
**AMENDMENT TO THE MASON COUNTY COMPREHENSIVE PLAN
AND MASON COUNTY DEVELOPMENT AREAS MAP (REZONE)
LAKE NAHWATZEL AND KENNEDY CREEK**

ORDINANCE amending the Mason County Comprehensive Plan and Mason County Development Areas Map (rezone) under the authority of RCW 36.70A.80.

WHEREAS, the Washington State Growth Management Act (RCW 36.70A.130) requires each county, including Mason County, to take legislative action to review and revise its comprehensive plan and development regulations to ensure that the plan and regulations continue to comply with the requirements of the Act; and

WHEREAS, the County needs to address certain requests for comprehensive plan and zoning changes to meet the goals and requirements of Chapter 36.70A RCW (Growth Management Act); and

WHEREAS, Green Diamond Resource Company, hereinafter referred to as "Applicant", owner of real property in Mason County has requested an amendment to the Comprehensive Plan's Future Land Use Map and zoning change to the Development Areas map affecting their property; and

WHEREAS, on October 15, 2012, the Mason County Planning Advisory Commission held a public hearing to consider the amendments and passed a motion to recommend approval of said changes; and

WHEREAS, on December 11, 2012 the Board of County Commissioners ("Commissioners") considered the Applicant's request and the same was denied; and

WHEREAS, on February 11, 2013 the Applicant requested the Commissioners reconsider their denial; and

WHEREAS, the Commissioners reconsidered the requested amendments at a duly advertised public hearing on March 19, 2013; and

WHEREAS, the Board of County Commissioners took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented; and

WHEREAS, the Board of County Commissioners in reviewing the proposed changes considered the impacts consistent with Mason County Code, Title 17, Sections 17.05.079 and 17.05.080(c) and Title 15, Sections 15.03 and 15.07; and

WHEREAS, the Board of County Commissioners also considered the Staff Report and recommendations of the Mason County Planning Advisory Commission; and

WHEREAS, the Board of County Commissioners finds that the proposed amendments to the Comprehensive Plan Future Land Use Map and Development Areas Map comply with all applicable requirements of the Growth Management Act, the Comprehensive Plan, and the Mason County Code, and that they are in the best public interest; and

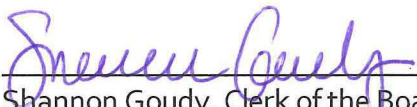
WHEREAS, the Board of County Commissioners concluded at a duly advertised public hearing that adoption of the amendments will further public health, safety and welfare;

BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS revisions to the Mason County Comprehensive Plan Future Land Use Map and Development Areas Map as submitted by Applicant and described in the attached Findings of Fact (ATTACHMENT A).

DATED this 19th day of March 2013.

Board of Commissioners
Mason County, Washington

ATTEST:


Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:


Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Randy Neatherlin, Chair


Tim Sheldon, Commissioner


Terri Jeffreys, Commissioner

MASON COUNTY BOARD OF COMMISSIONERS

FINDINGS OF FACT

**ADOPTION OF AMENDMENTS TO THE MASON COUNTY COMPREHENSIVE
PLAN FUTURE LAND USE MAP AND DEVELOPMENT AREAS MAP**

1. Applicant has made application to Mason County for its consideration of amendments to the Comprehensive Plan Future Land Use Map and rezone change to the Development Areas Map.
2. Applicant is requesting an amendment to the Comprehensive Plan's Future Land Use Map re-designating 248.7 acres of Long Term Commercial Forest (resource designation) located along Lake Nahwatzel to rural with a zoning designation of Rural Residential 5. Additionally, 248.7 acres along Kennedy Creek will change from a rural designation of Rural Residential 20 to Long Term Commercial Forest.
3. Affected parcels along Lake Nahwatzel are specifically described as portions of parcels 52005-00-00000, 52005-00-02000, 52005-42-00010, 52005-00-72160, 52004-00-00010, 52004-30-70150, 52004-32-00000, 52004-00-00000, 52004-34-00000; and along Kennedy Creek as a portion of parcel 41936-00-04000.
4. Mason County Development Regulations, Title 17, Section 17.05.080 provides criteria and characteristics for consideration in rezoning parcels from an existing land use zone to another zone. However, Subsection 17.05.080(c) states that the criteria do not apply to the initial zoning placed on land re-designated from Long Term Commercial Forest. Therefore, the application was not subject to evaluation under the rezoning criteria.
5. The requested rural zoning of Rural Residential 5 is also consistent with general and residential policies as applied to rural areas in Chapter III, Section 3 of the Comprehensive Plan. Residential zoning and development is already predominant around the lake.
6. The criteria utilized for re-designation of resource land as outlined in the Mason County Resource Management Code Sections 8.52.060(c) (Long Term Commercial Forest Lands) and 8.52.070(b)(3) (In-holding Lands) have also been met. The amendments are consistent with the Comprehensive Plan's goals for protecting resource lands as described in Chapter III, Section 4, Policy RE-105. By designating an equal number of acres as Long Term Commercial Forest to replace those re-designated, the proposals do not diminish the overall acreage of resource lands