

RESOLUTION NO. 34-14

**A RESOLUTION STATING THE INTENT OF MASON COUNTY TO DESIGNATE RESIDENTIAL TARGETED AREAS FOR THE PURPOSE OF A MULTI-FAMILY HOUSING TAX INCENTIVE PROGRAM AND PROVIDING NOTICE OF A PUBLIC HEARING PURSUANT TO CHAPTER 84.14 RCW**

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WHEREAS, Washington State law, Chapter 84.14 Revised Code of Washington (RCW), provides for the exemption from ad valorem property taxation for the value of eligible improvements associated with qualifying multi-family housing located in residential targeted areas and authorizes the County to designate said residential targeted areas; and

WHEREAS, in regards to counties, the stated purpose of Chapter 84.14 RCW is to allow unincorporated areas of rural counties within urban growth areas to stimulate housing opportunities by providing special valuation for eligible improvements associated with the provision of multi-family housing in areas targeted as residentially deficient; and

WHEREAS, a "rural county"<sup>1</sup> is defined as a county with a population of between fifty thousand and seventy-one thousand and bordering Puget Sound; and

WHEREAS, Chapter 84.14 RCW requires that the legislative body state their intention to designate residential targeted areas for the purposes of the multi-family housing tax incentive program by Resolution; and

WHEREAS, RCW 84.14.040 requires that the legislative body hold a public hearing to consider the designation of residential targeted areas prior to adoption; and

WHEREAS, the Commissioners have determined that amendments to the Mason County Code are necessary to establish application procedures, standards and guidelines for a multi-family housing tax incentive program and for making determinations as required by Chapter 84.14 RCW; and

NOW, THEREFORE BE IT RESOLVED by the Board of Mason County Commissioners that:

1. The Commissioners hereby state their intent to establish residential targeted areas in the Allyn, Belfair, and Shelton Urban Growth Areas pursuant to Chapter 84.14 RCW. The boundaries of the proposed residential targeted areas are limited to those zoning districts wherein multi-family development is permitted and further restricted to

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<sup>1</sup> RCW 81.14.010 (16) as amended effective June 12, 2014

only those areas served by sewer. Attached are maps depicting the residential targeted areas for each urban growth area.

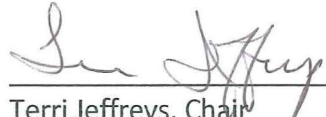
2. A public hearing to consider the establishment of the Residential Targeted Areas as attached will be held at the Mason County Courthouse Building I, Commission Chambers, 411 North Fifth Street, Shelton, WA 98584 on Tuesday, July 15, 2014 at 9:30 a.m.

Dated this 1 day of July, 2014

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

ATTEST:

  
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Clerk of the Board

  
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Terri Jeffreys, Chair

APPROVED AS TO FORM:

  
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Tim Sheldon, Commissioner

  
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Tim Whitehead, Chief DPA

  
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Randy Neatherlin, Commissioner