

ORDINANCE NUMBER 41-14

AN ORDINANCE DESIGNATING PORTIONS OF THE ALLYN, BELFAIR, AND SHELTON URBAN GROWTH AREAS AS RESIDENTIAL TARGETED AREAS FOR A “MULTI-FAMILY HOUSING TAX INCENTIVE PROGRAM” PURSUANT TO CHAPTER 84.14 RCW

AN ORDINANCE of the Mason County Board of Commissioners (“Commissioners”) in coordination with a new Multi-Family Housing Tax Incentive Program to designate portions of the Allyn, Belfair, and Shelton urban growth areas as Residential Targeted Areas pursuant to Chapter 84.14 of the Revised Code of Washington.

WHEREAS, Chapter 84.14 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, the stated purpose of RCW 84.14 is to allow unincorporated areas of rural counties that are within urban growth areas to increase residential opportunities by stimulating construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings where there are insufficient residential opportunities; and

WHEREAS, Chapter 84.14 RCW, as amended, recognizes rural counties as those with a population between fifty thousand and seventy-one thousand and bordering the Puget Sound; and

WHEREAS, RCW 84.14 limits residential targeted areas designated by a rural county, to areas served by public sewer and adopted as an urban growth area prior to January 1, 2013; and

WHEREAS, the Commissioners have identified a potential residential targeted area in the Allyn urban growth area as those parcels zoned Rural Recreational, Medium Density Multifamily Residential, High Density Multifamily Residential, and Residential Platted that are served by public sewer (Attached Map “North Bay Sewer and Parcel Zoning”); and

WHEREAS, the Commissioners have identified a potential residential targeted area in the Belfair urban growth area as those parcels zoned Low Density Residential, Medium Density Residential, Multifamily Residential, Festival Retail, and Mixed Use that are served by public sewer (Attached Map “Belfair Sewer and Parcel Zoning”); and

WHEREAS, the Commissioners have identified a potential residential targeted area in the Shelton urban growth area as those parcels zoned Neighborhood Residential and Low Intensity Mixed Use that are served by public sewer (Attached Map "Shelton UGA Parcel Mixed Use Zoning and Sewer Boundary"); and

WHEREAS, the Commissioners indicated their interest in establishing a multi-family housing tax incentive program and in designating Residential Targeted Areas in the Allyn, Belfair, and Shelton urban growth areas through the adoption of Resolution No. 41-14; and

WHEREAS, during its June 16, 2014, public hearing, the Mason County Planning Advisory Commission reviewed the proposed Residential Targeted Areas and recommended approval of their establishment; and

WHEREAS, the Commissioners considered Staff's report, the Planning Advisory Commission's recommendation, and all public testimony regarding the Allyn, Belfair and Shelton Residential Targeted Area at a public hearing on July 15, 2014, and gave notice of said hearing in accordance with RCW 84.14; and

WHEREAS, the Commissioners find that the proposed Residential Targeted Areas lack sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would likely to live in such areas if the affordable, desirable, attractive, and livable residences were available; and

WHEREAS, the Commissioners find that the proposed Residential Target Areas will 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, the Commissioners find that the proposed Residential Targeted Areas are located in the unincorporated areas within the urban growth areas and are served by a sewer system; and

WHEREAS, the Mason County Board of Commissioners find that it is in the public interest to establish Residential Targeted Areas in the Allyn, Belfair, and Shelton Urban Growth Areas as depicted in attached maps.

NOW THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby establish Residential Targeted Areas pursuant to RCW 84.14 as described in the maps attached hereto and incorporated herein by reference.


DATED this 22 day of July 2014.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:



Clerk of the Board

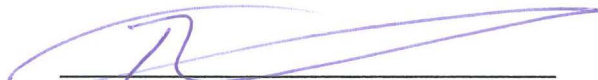


Terri Jeffreys, Chair

APPROVED AS TO FORM:



Tim Sheldon, Commissioner

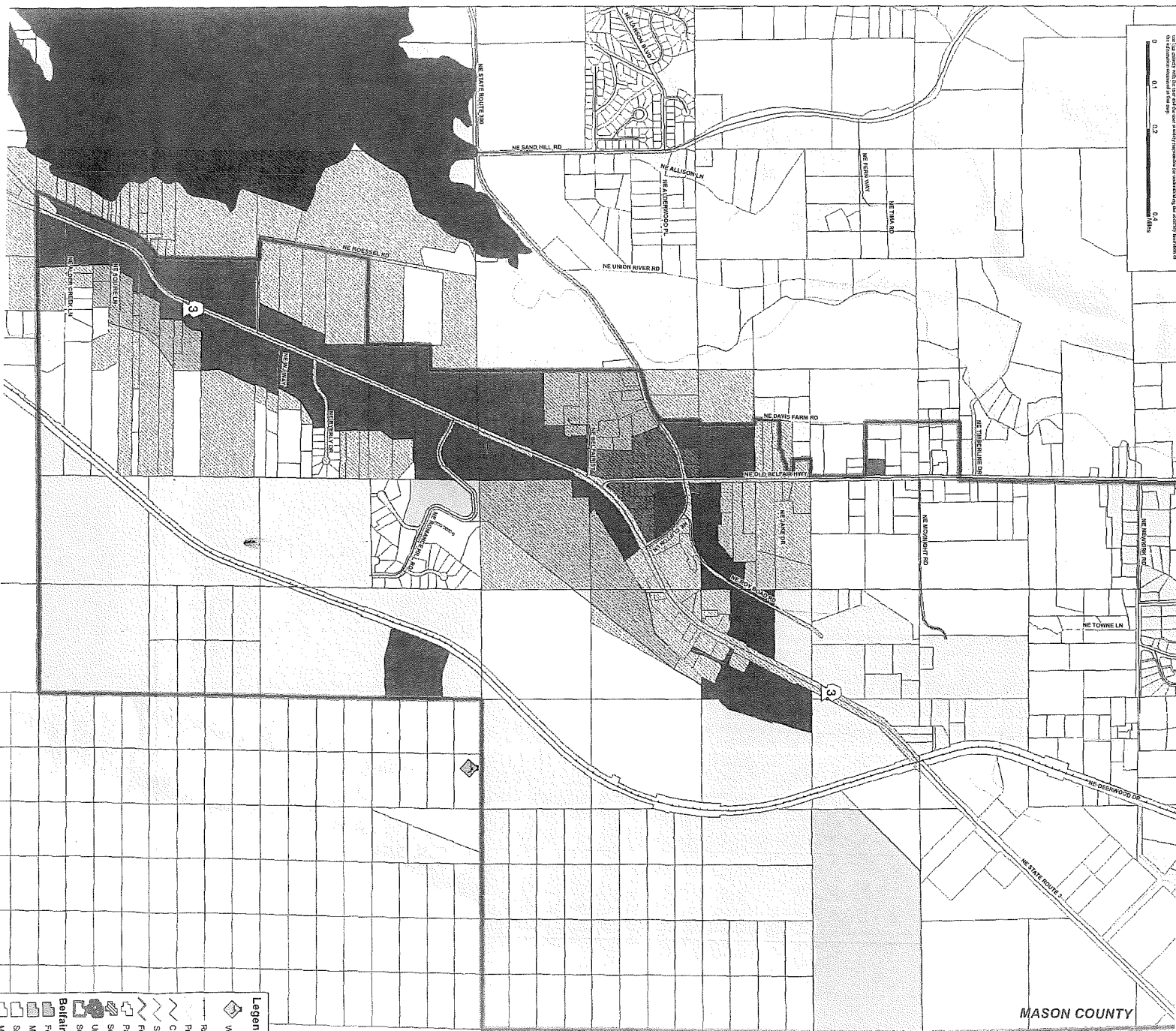


Tim Whitehead, Chief DPA



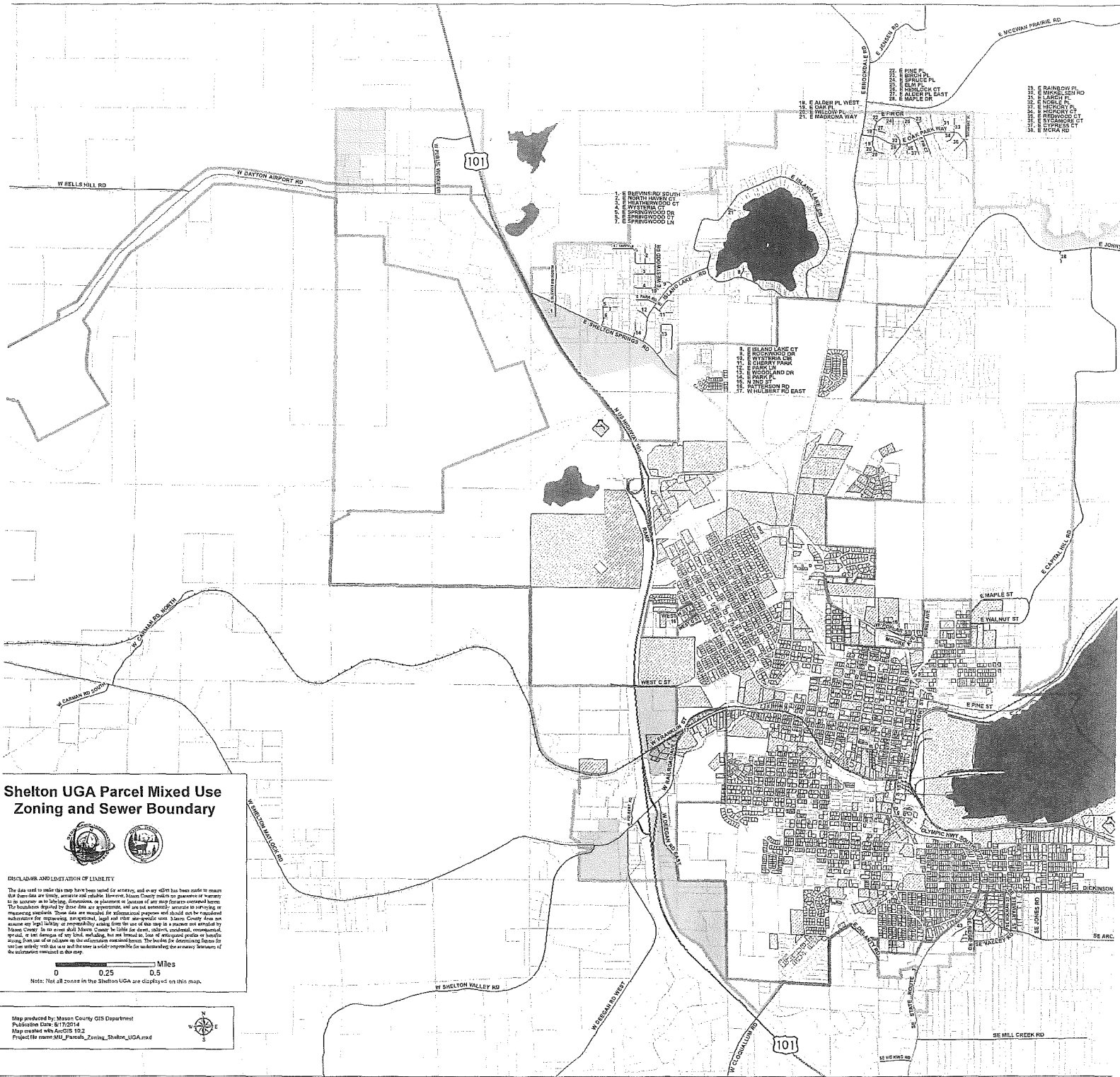
Randy Neatherlin, Commissioner

Scale: 1" = 1/4" (1:30,000)
 0 0.1 0.2 0.4 Miles



MASON COUNTY
 KITSAP COUNTY

- Legend**
- Waterkeeper Treatment Plant
 - Railroads
 - Private Road
 - County Road
 - State Highway
 - Federal Highway
 - Parcels
 - Sewered Parcels
 - Urban Growth Area
 - Sewer System Boundary
 - Beltair Zoning**
 - Single Family Residential
 - Medium Density Residential
 - Mixed Use
 - Festival Retail

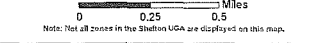


Shelton UGA Parcel Mixed Use Zoning and Sewer Boundary



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Note: Not all zones in the Shelton UGA are displayed on this map.

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 Project file name: MLI_Parcels_Zoning_Shelton_UGA.mxd



