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**AMENDMENT TO THE MASON COUNTY COMPREHENSIVE PLAN, CHAPTER XI, SHELTON URBAN GROWTH AREA PLAN, FIGURE 1, FUTURE LAND USE MAP EXPANDING THE BOUNDARY TO INCLUDE THE EASTERN PORTION OF THE PORT OF SHELTON'S OAKLAND BAY MARINA.**

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**ORDINANCE** amending the Mason County Comprehensive Plan, Chapter XI, Shelton Urban Growth Area Plan, Figure 1, Future Land Use Map expanding the boundary to include the eastern portion of the Port Of Shelton's Oakland Bay Marina 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**, the Port of Shelton, hereinafter referred to as "Applicant", owner of real property in Mason County has requested an amendment to the Future Land Use Map of the Shelton Urban Growth Area Plan, Chapter XI of the Mason County Comprehensive Plan as it affects their property; and

**WHEREAS**, the Applicant's request is specifically to expand a portion of the Shelton Urban Growth Area boundary to encapsulate the eastern portion of the Port's Oakland Bay Marina; and

**WHEREAS**, the boundary, as adopted, runs concurrent with the City of Shelton at the Oakland Bay Marina (Parcels: 320215100001, 320213260570, 320205770001, 320205706006, and 320205760018) and bisects portions of it dock and boathouses resulting in multi-jurisdictional regulation of a several parcels under a single ownership; and

**WHEREAS**, on September 28, 2015, the Mason County Planning Advisory Commission held a public hearing to consider the amendments and passed, by a majority vote, a motion to recommend approval of said changes; and

**WHEREAS**, on December 22, 2012 the Board of County Commissioners ("Commissioners") considered the Applicant's request 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 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 amendment to the Mason County Comprehensive Plan, Chapter XI, Shelton Urban Growth Area Plan, Figure 1, Future Land Use Map complies with all applicable requirements of the Growth Management Act, the Comprehensive Plan, and the Mason County Code, and in the best public interest; and

**BE IT HEREBY ORDAINED**, the Mason County Board of Commissioners hereby approves and ADOPTS revisions to the Mason County Comprehensive Plan, Chapter XI, Shelton Urban Growth Area Plan, Figure 1, Future Land Use Map as submitted by Applicant and illustrated in the attached Map. (ATTACHMENT A).

DATED this 22 day of December, 2015.

Board of Commissioners  
Mason County, Washington

ATTEST:


  
Clerk of the Board

APPROVED AS TO FORM:

  
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

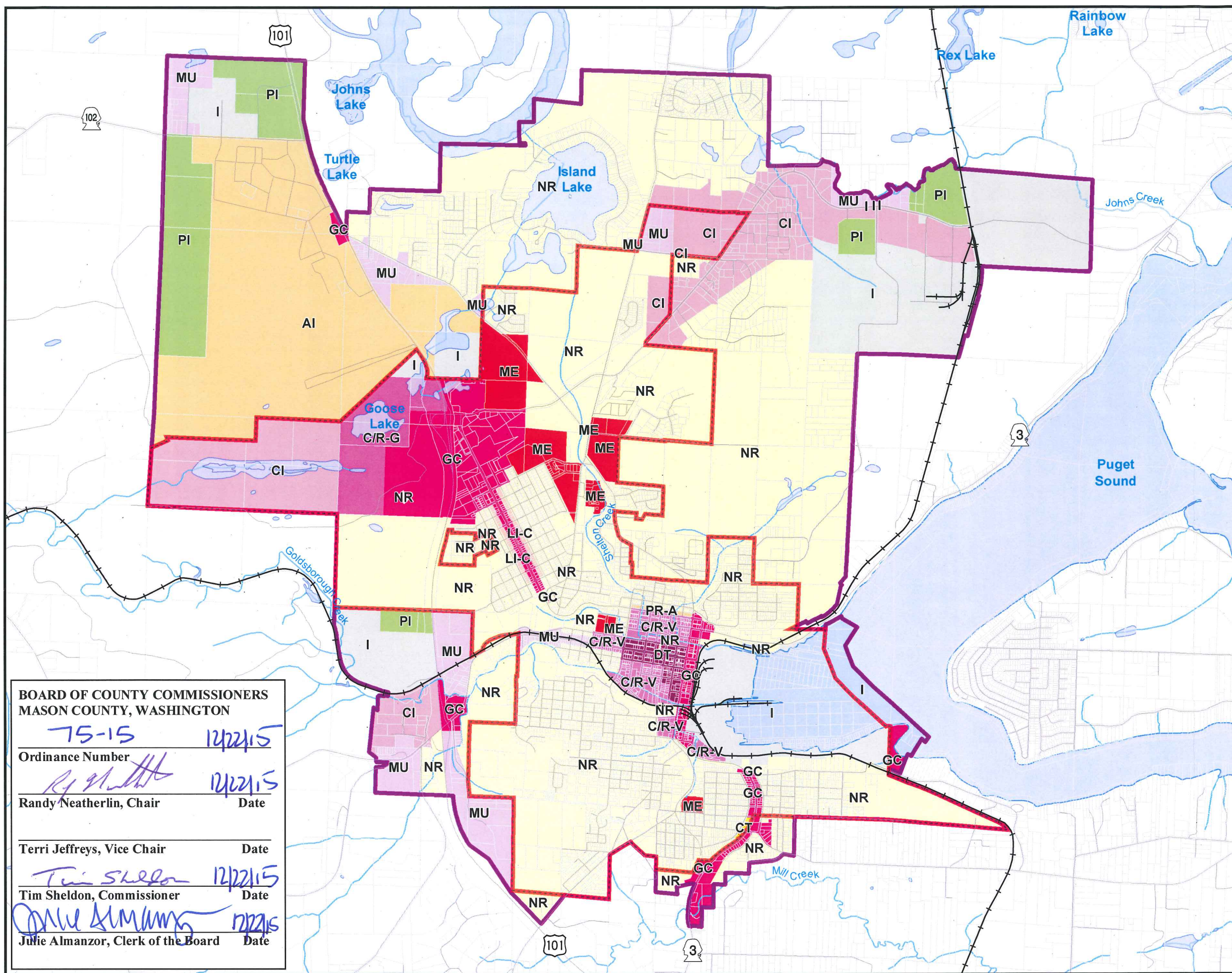
  
Randy Neatherlin, Chair

  
Terri Jeffreys, Commissioner

  
Tim Sheldon, Commissioner

ATTACHMENT A

# Shelton Urban Growth Area Zoning Map



## City of Shelton Future Land Use

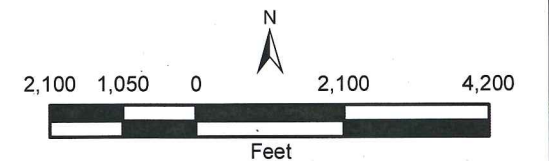
- Commercial
- Commercial - Targeted for Potential Residential Rezone
- Commercial / Residential - Valley
- Commercial / Residential - Goose Lake
- Low Intensity Commercial
- Professional Office / Residential Mixed Usage
- Downtown
- Medical / Educational
- Low Intensity Mixed Use
- Neighborhood Residential
- Commercial / Industrial
- Industrial

## Mason County Future Land Use

- General Commercial
- Public Institutional
- Mixed Use
- Neighborhood Residential
- Commercial Industrial
- Industrial
- Airport Industrial

- Shelton UGA Boundary
- City of Shelton
- Parcels
- Water Bodies
- Water Course
- Railroads
- Roads by Ownership

Map created by the Mason County GIS Department  
 Map File: Shelton\_Future\_Land\_Use.mxd  
 Map Created in ArcGIS 10.2  
 Map Date: 12/22/2015



### BOARD OF COUNTY COMMISSIONERS MASON COUNTY, WASHINGTON

75-15	12/22/15
Ordinance Number	Date
<i>Randy Neatherlin</i>	12/22/15
Randy Neatherlin, Chair	Date
Terri Jeffreys, Vice Chair	Date
<i>Tim Sheldon</i>	12/22/15
Tim Sheldon, Commissioner	Date
<i>Julie Almanzor</i>	12/22/15
Julie Almanzor, Clerk of the Board	Date

