

ORDINANCE NUMBER 80-17

**An Ordinance Adopting the 2017 Mason County Docket of Comprehensive Plan Amendments, including updates to the 2005 Mason County Comprehensive Plan, Mason County Land Use Map, and amendments to Mason County Development Regulations as required by Washington State Law.**

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An Ordinance of the Mason County Board of Commissioners ("Commissioners") Adopting the 2017 Mason County Docket of Comprehensive Plan Amendments, on December 5th, 2017.

Whereas Mason County is required by the Growth Management Act (GMA), RCW 36.70A.130, to conduct a periodic review and update of its Comprehensive Plan and Development Regulations to ensure consistency with updated state laws and population and employment projections;

Whereas work on the 2016-2036 Update began in 2015, and included discussions with the City of Shelton and incorporation of their updated population and employment forecasts, as well as the discussions with Squaxin Island Tribal Nation, Skokomish Tribal Nation, the communities of Allyn and Belfair, neighboring counties, state, regional, special districts, other local partners, and the general public;

Whereas the Washington State Growth Management Act at RCW 36.70A.470(2) allows any interested person, including citizens, hearing examiners, staff of other agencies, and others, to request amendments to the Mason County Comprehensive Plan, Zoning Map, or suggest Comprehensive Plan policy amendments or development regulation amendments.

Whereas Mason County is also proposing amendments to the Comprehensive Plan and Development Regulations to meet current state and federal requirements, in addition to those proposed by citizens.

Whereas Mason County Code (MCC) 15.09.060 requires the County consider both the Comprehensive Plan and Development Regulation amendments together one time each year.

Whereas the Planning Office prepared a Comprehensive Plan Amendment report which was made available to the public, presented to the Board and Planning Commission, and finally approved by the Planning Commission October 16<sup>th</sup>, 2017.

Whereas the following Comprehensive Plan Amendments were transmitted to the State Office of Community Development and other agencies; and the following amendments have been included in the State Environmental Policy Act review:

<b>CITIZEN INITIATED AMENDMENTS</b>		
<b>Amendment</b>	<b>Description</b>	<b>Planning Commission Recommendation</b>
Neil Rezone	<b>Neil, Jeffery and Stephanie – (DDR2017-00085):</b> Request removal of Parcel 12329-13-00010, approximately 1 acre, from the Belfair Urban Growth Boundary and rezone it to Rural Residential (RR5) from Residential (R-4). They own the parcel immediately adjacent to this parcel that is inside the Belfair Urban Growth Area and would like to build on it. Concerns over feasibility of sewer connection in the vicinity of Irene Creek are cited as reasons for the Urban Growth Boundary adjustment and rezone request.	Do Pass
Padden Rezone	<b>Padden, James – Puget Sound Evergreen (DDR2017-00074):</b> Following a boundary line adjustment to Parcel 12320-10-93290, this request is for a rezone of approximately 2.24 acres from Medium Density Residential (R-5) to General Commercial and Business Industrial (GC-BI). The business, Puget Sound Evergreen, owned and operated by James Padden, has been a legal non-conforming use since Belfair zoning was established in 1998 and in business for over 20 years. This rezone complies with MCC 8.52.210 stating that all legal nonconforming uses shall be encouraged to convert to a conforming use whenever possible.	Do Pass
Belfair Development Regulations	Revise Belfair Urban Growth Area development regulations (MCC 17.20-17.35) consistent with best management practices for stormwater, current national transportation standards, and other best practices all consistent with goals, policies and objectives of Mason Counties Comprehensive Plan and provisions of the Washington State Growth Management Act.	Do Pass
<b>COUNTY INITIATED AMENDMENTS</b>		
<b>Amendment</b>	<b>Description</b>	<b>Planning Commission Recommendation</b>
MCC 17.04.502; 17.21.010; 8.52.061	Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3))	Do Pass
MCC 15.07.030	Ensure continued public involvement in the Comprehensive Plan including annual and emergency amendments (RCW 36.70A.130(2))	Do Pass
MCC 17.03.022	Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695)	Do Pass
MCC 6.68	Revisions to Water Adequacy Regulations in response to public comment	Do Pass – Included in Recorded Motion
MASON COUNTY 2016-2036 COMPREHENSIVE PLAN UPDATE	Mason County is required to conduct a periodic update of its Comprehensive Plan under RCW 36.70A.131. The update includes: an update of population and employment forecasts; updates necessitated by changes in state law; revisions to Countywide Planning Policies; and incorporation of new public input. Each required element of the 2005 Comprehensive Plan has been updated including: land use, housing, transportation, utilities, economic development, shorelines, capital facilities, parks and recreation, and rural elements.	Do Pass with Amendment

NOW THEREFORE, BE IT HEREBY ORDAINED By the Board of County Commissioners:

This 2017 Mason County Docket of Comprehensive Plan Amendments, is hereby approved and will be transferred to Washington State Department of Commerce.

DATED this 5<sup>th</sup> day of December 2017.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

ATTEST:

  
Clerk of the Board

  
Kevin Shutty, Chair

APPROVED AS TO FORM:

  
Tim Whitehead, Chief DPA

  
Terri Drexler, Commissioner

  
Randy Neatherlin, Commissioner