

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

NOVEMBER 29, 2005

1. Call to Order – The special meeting was called to order at 1:36 p.m. by Chairperson Kamin. Present: Cmmr. Dist. 1 – Lynda Ring Erickson; Cmmr. Dist. 2 – Tim Sheldon; Cmmr. Dist. 3 – Jayni L. Kamin.
2. Pledge of Allegiance – The chairperson called the special meeting to order.
3. Continued Public Hearing to consider final adoption of amendments to the Comprehensive Plan

Bob Fink, Planning Manager, acknowledged letters from: John Diehl and FutureWise

The Planning Staff does not recommend any changes to the drafts presented to the Board for consideration. He noted there is a late format change in the proposals that would move text proposed in the Transportation Element to the Land Use Element. The text relates to the development of a county-wide future transportation network plan and the development of urban service standards, particularly road standards as recommended for the transportation element by the Planning Advisory Commission.

Staff had recommended, because of the broad range of issues involved in the amendments, the policies were more appropriately placed outside of the transportation element.

Chairperson Kamin gave an overview of the plan update process that they have gone through in the last six months: Mason County adopted a Comprehensive Public Participation Plan to facilitate citizen input and outreach; Mason County staff reviewed the entire Comprehensive Plan and Development Regulations to determine needed revisions, based on Growth Management Act compliance; the Planning Advisory Commission held several workshops and public hearings to review all proposed revisions and make clear and decisive recommendations to the Board; the Board of County Commissioners held a number of hearings on the updates where they have allowed staff to present recommended revisions and have allowed the public to continue to submit written comments throughout the entire process.

Updates to the Comprehensive Plan included numerous adjustments and additions based on the new 2005-2025 timeline. In addition several new items were added to the plan, including an economic development element, health and human services element and a new master planning policy section added to the land use element. Progress on the work program task to review the urban growth area boundaries and complete the subarea plans for Shelton and Allyn was made in part. The Board will work with these communities along with planning staff and the Planning Advisory Commission to complete these tasks in 2006.

Bob Fink, Planning Manager, outlined the purpose of the hearing is for the board to consider proposed amendments to the County Comprehensive Plan and regulations and rezone requests submitted by property owners. These amendments were developed through the public process based on the 2005 public participation plan and 2006 work program. Staff has prepared two draft ordinances and draft motions for considerations. The first proposed ordinance and motion would adopt the amendments to the County Comprehensive Plan and Development Regulations as prepared and attached. The second proposed ordinance and motion would approve the nine proposed property rezone requests. Each motion would include Findings of Fact in support of the actions.

It was recommended by staff to address the site specific rezone in a separate consideration.

Cmmr. Sheldon/Ring Erickson moved and seconded to remove the site specific rezone for separate consideration. Motion carried unanimously. K-aye; RE-aye; S-aye.

Cmmr. Ring Erickson/Sheldon moved and seconded that the Board of County Commissioners adopt Ordinance No. 108-05 which includes revisions amending the Mason County Comprehensive Plan and development standards in compliance with Washington State Growth Management Act pronounced under RCW 36.70A, as follows:

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Comprehensive Plan Chapter III Planning Policies, Chapter IV Land Use (population allocations, urban area boundaries, open space, and master development planning), Chapter V Housing, and Chapter VIII Transportation moving language regarding the future road network plan and the recommendations of the Planning Advisory Commission on urban facility standards to Chapter IV (Land Use); new Chapter IX Shoreline Master Program, Chapter X Economic Development, Chapter XII Health and Human Services.

Mason County Resource Ordinance Agricultural Resource Lands standards on accessory land uses;

Mason County Development Regulations definition of essential public facilities and the standards on structure height limits on industrial land uses;

New Mason County Code Chapters 17.40 Airport Overlay Zone and 17.50 Shoreline Master Program Use Regulations;

And have the chair sign the Findings of Fact addressing these tasks of the 2005 Mason County Comprehensive Plan update work program. Motion carried unanimously. K-aye; RE-aye; S-aye. Ordinance No. 108-05 (Exhibit A)

The Board pointed out that these rezone requests are all subject to the development standards. The property owner and developer must address the standards in order to make their changes.

It was noted that last year was the first year for rezone requests.

Cmmr. Sheldon/Ring Erickson moved and seconded the Board of County Commissioners adopt Ordinance No. 109-05 which sets forth the decisions of nine requests for rezone of properties in the rural area of Mason County, amending the Mason County Comprehensive Plan and implementing regulations as follows:

Request 05-01 Ken & Peggy Van Buskirk Rezone parcel 12329-12-00020, 12329-12-00030, 12329-12-00040, 12329-12-00050, 12329-12-00060 from Belfair UGA long term agricultural zone to Rural Residential 5 zone;

Request 05-02 Everett Jay Rezone parcels 42212-51-10013 from Rural Residential 2.5 zone to Rural Commercial 3 zone; and 42211-44-00250 from Rural Industrial zone to Rural Commercial 3 zone (Hoodsport Rural Activity Center);

Request 05-03 Peggy & Edwin Patterson and Ben Fabig Rezone parcels 42214-41-00110 and 42214-41-00020 from Rural Residential 2.5 zone to Rural Commercial 3 zone (Hoodsport Rural Activity Center);

Request 05-04 Alfred Jones Rezone parcels 22129-34-900020 (south half) and 22129-34-90040 from Residential 5 zone to Rural Commercial 2 zone (Spencer Lake Hamlet);

Request 05-05 Donald Huson Rezone parcel 32335-33-00000 from Rural Residential 20 zone to Rural Residential 10 zone;

Request 05-06 William Knannlein Rezone parcel 31906-50-00017 from Rural Residential 2.5 zone to Rural Industrial zone (Taylor Town Rural Activity Center);

Request 05-07 Gary Gribble Map Error Rezone parcels 42212-33-00010 from Rural Residential 2.5 zone to Rural Commercial 3 zone (Hoodsport Rural Activity Center);

Request 05-08 Larry and Vickie King Map Error Rezone parcels 42036-11-00020 from Rural Residential 5 zone to Rural Industrial zone;

Request 05-09 Aaron and Barbara Shumaker Map Error Rezone parcels 12308-22-00010 from Long Term Commercial Forest to Rural Residential 20 zone and have the chair sign the Findings of Fact as part of the decision for each of the rezone requests. Motion carried unanimously. K-aye; RE-aye; S-aye. Ordinance No. 109-05 (Exhibit B)

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4. Adjourn – The meeting adjourned at 2:01 p.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Jayni L. Kamin, Chairperson

ATTEST:

Lynda Ring Erickson, Commissioner

Rebecca S. Rogers, Clerk of the Board

Tim Sheldon, Commissioner