

ORDINANCE NUMBER 109 - 09

ESTABLISH ZONING FOR LIMITED AREA and
AMENDMENTS TO THE MASON COUNTY FUTURE LAND USE MAP

ORDINANCE assigning zoning to unzoned areas within County jurisdiction and amending the Comprehensive Plan's Future Land Use Map.

WHEREAS, the County can establish zoning under the authority of Chapter 36.70 and 36.70A RCW; and

WHEREAS, Mason County's previous "Development Areas" maps incorrectly represent several properties within the County's jurisdiction, mostly around the Lake Cushman area, as Olympic National Forest (ONF); and

WHEREAS, during the process of creating a digital Development Areas map with a parcel layer, the unzoned parcels were discovered; and

WHEREAS, zoning was selected following the criteria in the Mason County Comprehensive Plan Chapter III-3 Rural Lands Residential Policies RU 520 through RU 522; and

WHEREAS, the Comprehensive Plan's Future Land Use map has been amended for consistency; and

WHEREAS, all affected property owners were notified of the proposed changes; and

WHEREAS, on September 21, 2009 Mason County Planning Advisory Commission held a public hearing and passed a motion to recommend approval of proposed zoning to the Board of County Commissioners; and

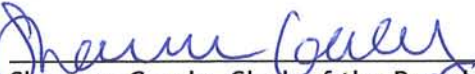
WHEREAS, the Mason County Board of Commissioners held a public hearing about the proposed zoning on November 3, 2009 to consider the testimony of the Mason County Department of Community Development and Mason County citizens; and

NOW THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS the new zoning as described by ATTACHMENT A and the amended Future Land Use Map as described by ATTACHMENT B.

DATED this 8th day of December, 2009

Board of Commissioners
Mason County, Washington

ATTEST:



Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:


Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Tim Sheldon, Chair


Ross Gallagher, Commissioner


Lynda Ring Erickson, Commissioner



**Mason County
Development Areas Map
Panel 1 of 10**



County Commissioners	
Ordinance Number	Date
Lynda Ring Erickson, District 1	Date
Tim Sheldon, District 2	Date
Ross Gallagher, District 3	Date
Rebecca S. Rogien, Clerk of the Board	Date

Legend	
Parcels	Development Areas
Townships	Zoning Descriptions
Long Term Commercial Forest	Rural Tourist
Rural Multi-Family	Rural Tourist-Campground
Inholding Lands	Rural Commercial 1
Rural Residential 2.5 Acres	Rural Commercial 2
Rural Residential 5 Acres	Rural Commercial 3
Rural Residential 10 Acres	Rural Commercial 5
Rural Residential 20 Acres	Rural Industrial
Agricultural Resource Lands	Rural Natural Resource
City	Shelton Urban Growth Area
Urban Growth Area	Indian Reservation
Olympic National Forest	Water

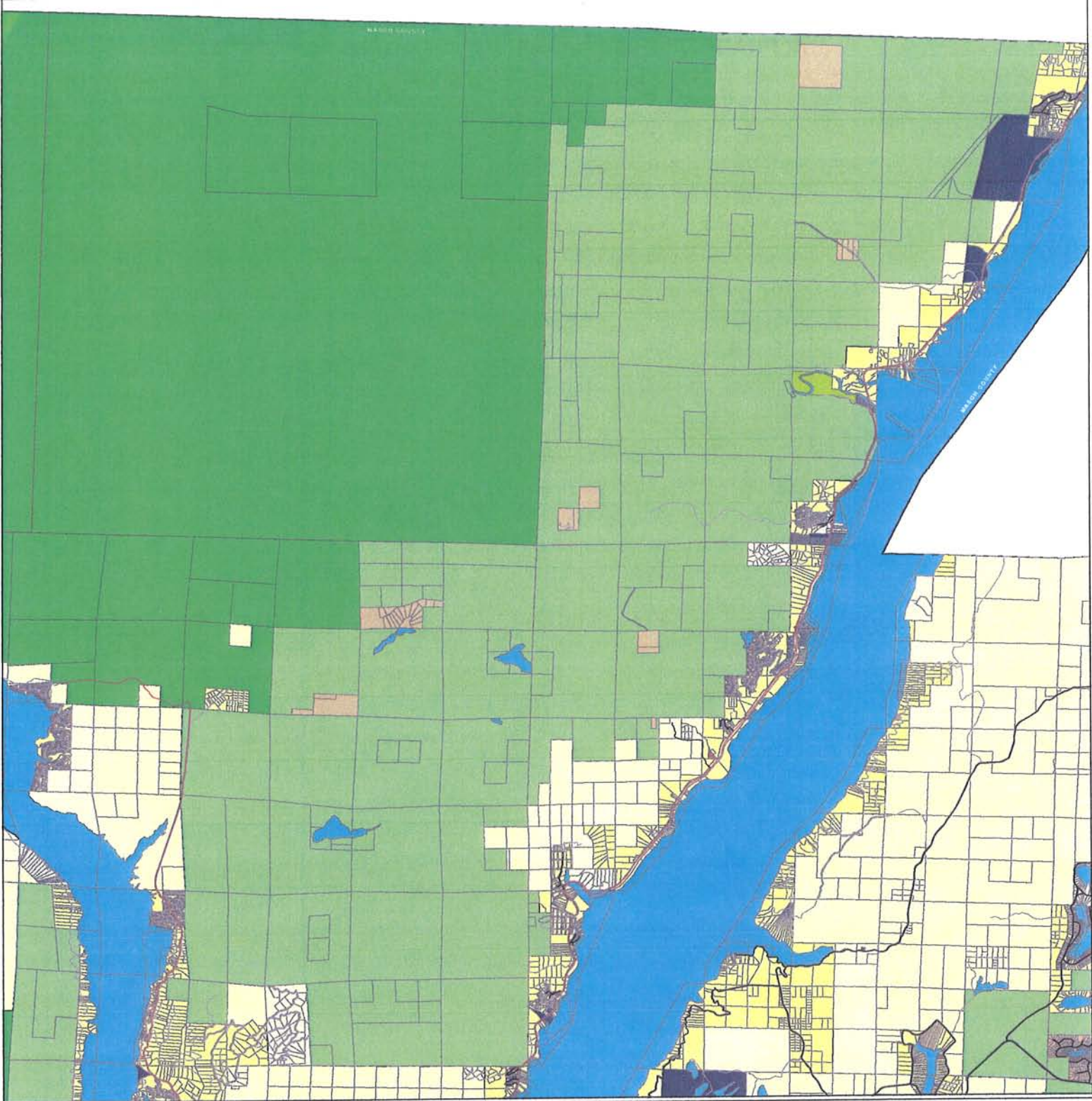


Map produced by Mason County GIS Department
 Project file name: Development_Areas_Panel_1.mxd
 Publication Date: 12/16/2008
 Map created with ArcGIS 9.3

Zoning information from the Mason County Planning Department.
 Parcel and Township information from the Mason County GIS Department.

This map is intended to show the zoning designation of properties, and, therefore, some shorelines and water bodies are not shown or are partially hidden.

DISCLAIMER AND LIMITATION OF LIABILITY
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Mason County Development Areas Map Panel 2 of 10



County Commissioners	
Ordinance Number	Date
Lynda Ring Erickson, District 1	Date
Tim Sheldon, District 2	Date
Ross Gallagher, District 3	Date
Rebecca S. Rogers, Clerk of the Board	Date

Legend	
Parcels	Development Areas
Townships	Zoning Descriptions
Long Term Commercial Forest	Rural Tourist
Rural Multi Family	Rural Tourist-Campground
Inholding Lands	Rural Commercial 1
Rural Residential 2.5 Acres	Rural Commercial 2
Rural Residential 5 Acres	Rural Commercial 3
Rural Residential 10 Acres	Rural Commercial 5
Rural Residential 20 Acres	Rural Industrial
Agricultural Resource Lands	Rural Natural Resource
City	Shelton Urban Growth Area
Urban Growth Area	Indian Reservation
Olympic National Forest	Olympic National Park
Water	

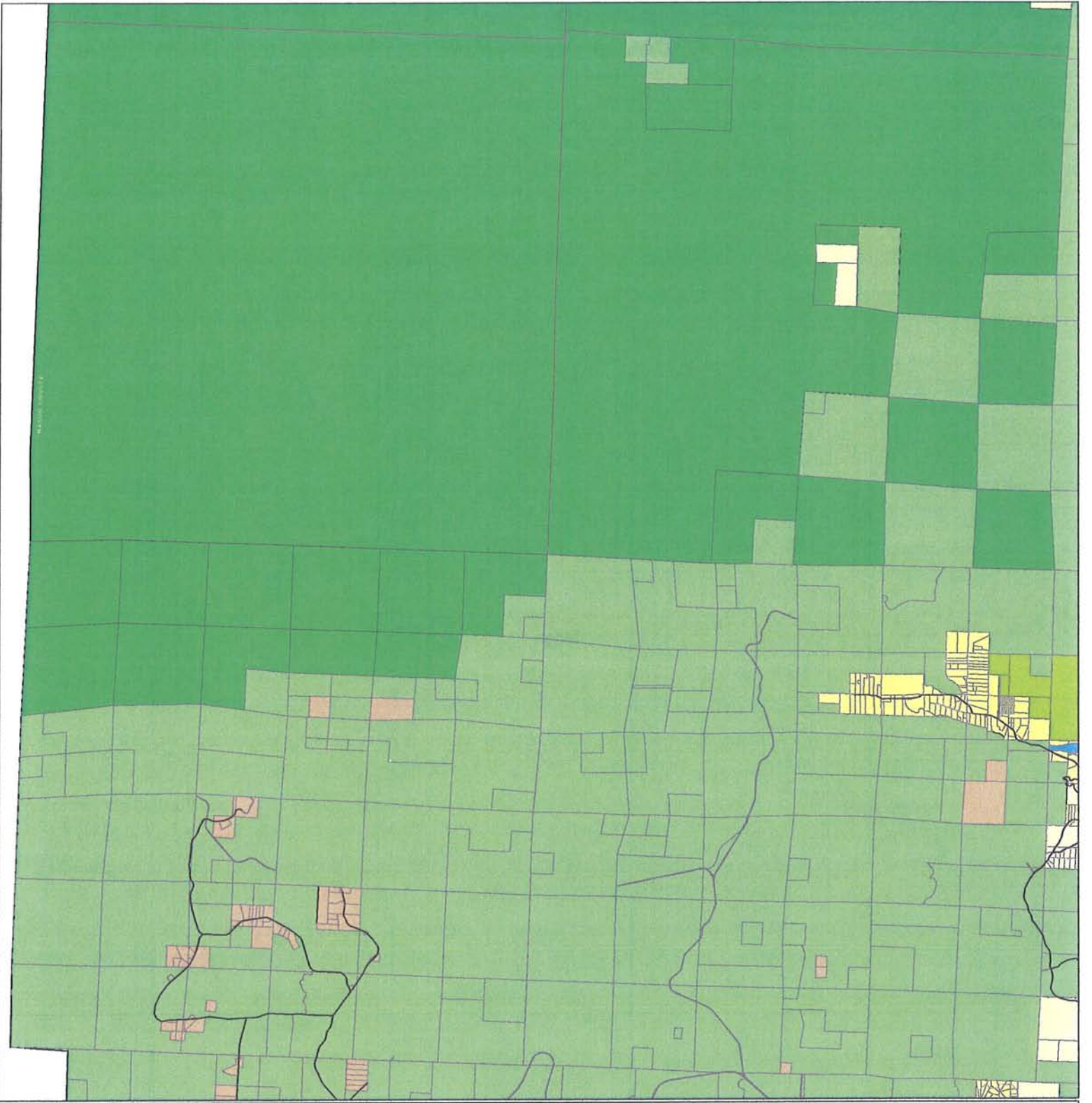


Map produced by Mason County GIS Department
 Project file name: Development_Areas_Panel_2.mxd
 Publication Date: 12/18/2008
 Map created with ArcGIS 9.3

Zoning information from the Mason County Planning Department
 Parcel and Township information from the Mason County GIS Department.

This map is intended to show the zoning designations of properties, and, therefore, some shorelines and water bodies are not shown or are partially hidden.

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**Mason County
Development Areas Map
Panel 4 of 10**



County Commissioners	
Ordinance Number	
Lynnda Ring Erickson, District 1	Date
Tim Sheldon, District 2	Date
Ross Gallagher, District 3	Date
Rebecca S. Rogien, Clerk of the Board	Date

Legend			
Parcels	Development Areas	Long Term Commercial Forest	City
Townships	Zoning Descriptions	Rural Tourist	Shelton Urban Growth Area
		Rural Tourist-Compground	Urban Growth Area
		Inholding Lands	Indian Reservation
		Rural Residential 2.5 Acres	Olympic National Park
		Rural Residential 5 Acres	
		Rural Residential 10 Acres	
		Rural Residential 20 Acres	
		Agricultural Resource Lands	
		Rural Commercial 1	
		Rural Commercial 2	
		Rural Commercial 3	
		Rural Commercial 4	
		Rural Industrial	
		Rural Natural Resource	
			Water



Map produced by Mason County GIS Department
Project Name: Development_Areas_Panel_4.mxd
Publication Date: 12/15/2009
Map created with ArcGIS 9.3

Zoning information from the Mason County Planning Department
Parcel and Township information from the Mason County GIS Department

This map is intended to show the zoning designations of parcels, and, therefore, some shorelines and water bodies are not shown or are partially hidden.

DISCLAIMER AND LIMITATION OF LIABILITY

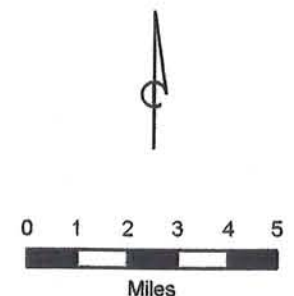
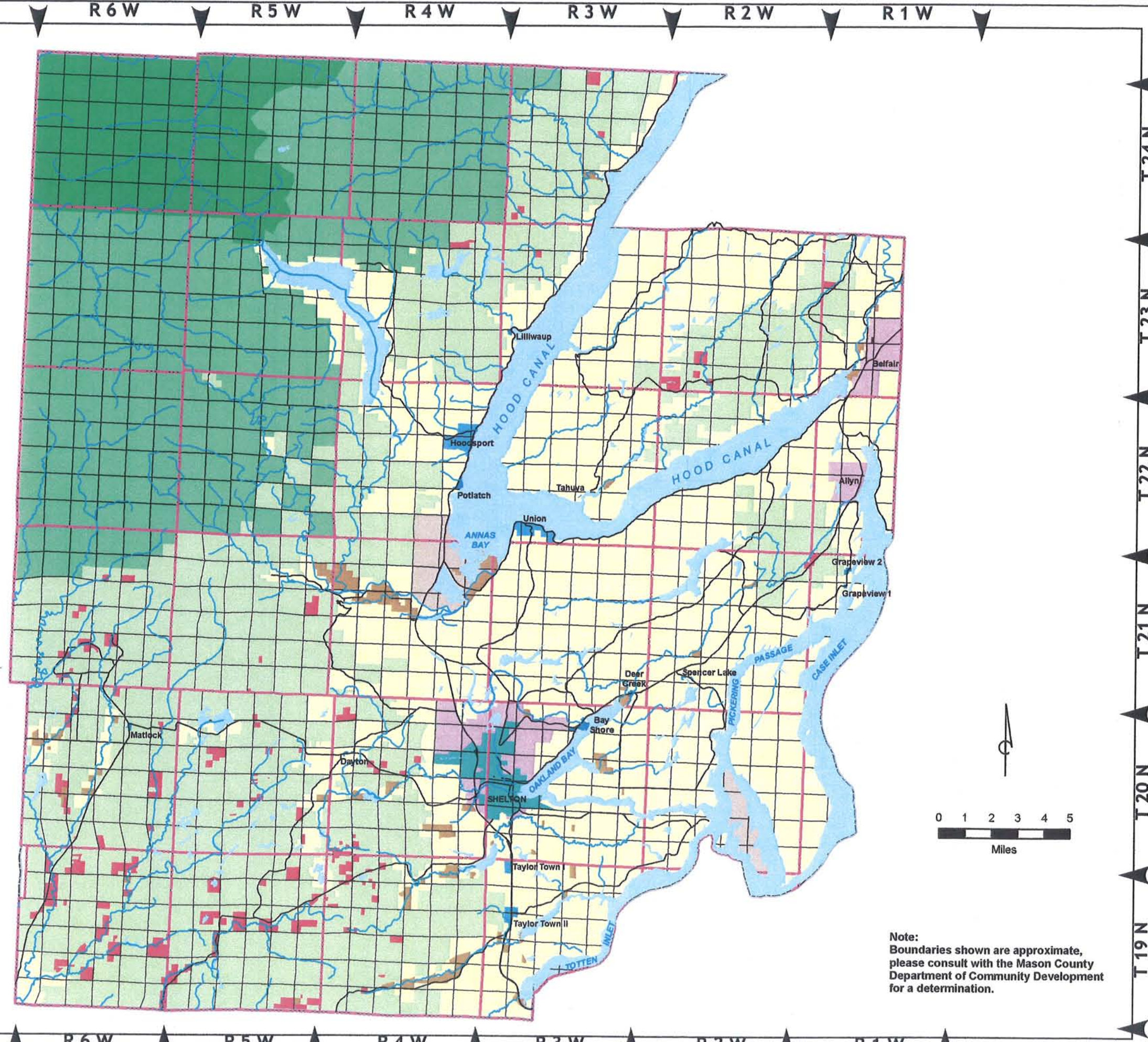
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MASON COUNTY COMPREHENSIVE PLAN

Future Land Use

Legend

-  Townships
-  Sections
- Future Land Use**
-  Olympic National Forest
-  Olympic National Park
-  Long Term Commercial Forest
-  Indian Owned Lands
-  Rural Area
-  Inholding Lands
-  Agricultural Resource Land
-  Agricultural/UGA Overlap
-  Urban Growth Area
-  Rural Activity Center
-  City of Shelton
-  Hamlet
-  Water



Note:
Boundaries shown are approximate,
please consult with the Mason County
Department of Community Development
for a determination.



Project File: Future_Land_Use_11x17.mxd
Project Date: July 15, 2009
Map produced by: Mason County GIS
using ArcGIS 9.3.1

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