ORDINANCE NUMBER 48 - 09

INTERIM ZONING FOR LIMITED AREA

ORDINANCE assigning interim zoning to unzoned areas within County jurisdiction.

WHEREAS, under RCW 36.70A.390, the County has authority to adopt interim zoning; and

WHEREAS, Mason County’s current Development Areas Map Panel 8 of 10 represents an area of the County that includes the Shelton Urban Growth Area as one zoning district as well as the zoning districts for the surrounding rural areas; and

WHEREAS, on January 15, 2008 Mason County adopted the Shelton Urban Growth Area (UGA) Future Land Use map (Ord. No. 11-08) designating zoning districts and a new urban growth boundary; and

WHEREAS, the Shelton UGA Future Land Use map boundary excludes approximately 250 acres of existing properties within the UGA to become part of the County’s rural area; and

WHEREAS, those properties being excluded from the Shelton UGA are without rural zoning; and

WHEREAS, interim 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 interim zoning shall stay in effect until such time as the Future Land Use map is amended and formal zoning is adopted or until June 2, 2010, whichever is earlier; and

WHEREAS, based upon the staff report, the proposed interim zoning map, and public testimony, the Mason County Board of Commissioners approves the findings of fact to support its decision as ATTACHMENT A.

NOW THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS the new interim zoning as described by ATTACHMENT B.

DATED this 2nd day of June, 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 BOARD OF COMMISSIONERS

FINDINGS OF FACT

INTERIM ZONING FOR LIMITED AREA OF COUNTY JURISDICTION

June 2, 2009

1. On January 15, 2008 Mason County adopted into its Comprehensive Plan the Shelton Urban Growth Area (UGA) Future Land Use map (Ord. No. 11-08) designating zoning districts and a new urban growth boundary.

2. On June 2, 2009 Mason County adopted development regulations and a zoning map for the Shelton UGA consistent with the Comprehensive Plan and Shelton UGA Future Land Use map putting the new urban growth boundary into effect.

3. The new effective Shelton UGA boundary excludes approximately 250 acres previously within the UGA and now part of the County’s rural area without rural zoning.

4. Under RCW 37.70A.390 the County has authority to adopt interim zoning to resolve instances such as this while allowing time to formally adopt zoning.

5. Interim zoning for the unzoned areas was selected following the criteria in the Mason County Comprehensive Plan Chapter III-3 Rural Lands Residential Policies RU 520 through RU 522.

6. Interim zoning shall stay in effect until such time as the Mason County Comprehensive Plan’s Future Land Use map is amended and formal zoning is adopted OR until June 2, 2010, whichever is earlier.

Tim Sheldon, Chair
Mason County Board of Commissioners

Date
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.

Legend:
- Parcels
- Development Areas
- Townships

Zoning Descriptions:
- Agricultural Resource Lands
- Long Term Commercial Forest
- Rural Industrial
- Rural Natural Resource
- Urban Growth Area
- Indian Reservation
- Olympic National Forest
- Olympic National Park
- Water

The data used to make this map have been tested for accuracy; and every effort has been made to ensure that the data are timely, accurate, and reliable. However, Mason County does not guarantee the correctness, completeness, or accuracy of any information contained in this map. The boundaries depicted by these data are approximations and are not necessarily accurate to surveying engineering standards. These data are intended for informational purposes only and should not be used for any purpose other than the one for which the data were designed. The user of this map assumes all responsibility for the use of these data. If the map is used in a manner not authorized by Mason County, the user may be held liable for direct, indirect, incidental, special, or consequential damages to any party, including, but not limited to, loss of anticipated profits or lost business. Furthermore, the user of this map acknowledges responsibility for the accuracy of any map not contained in this map.