

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

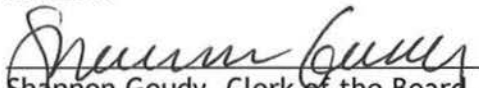
WHEREAS, based upon the staff report, the proposed interim zoning map, and public testimony, the Mason County Board of Commissioners approves the findings of fact to support its decision as ATTACHMENT A.

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:

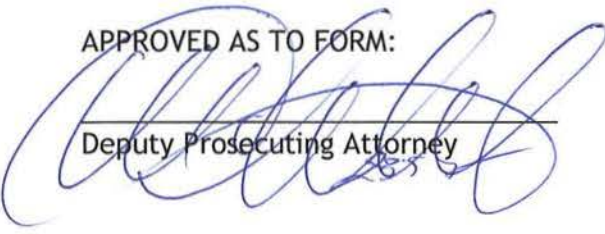

Shannon Goudy, Clerk of the Board

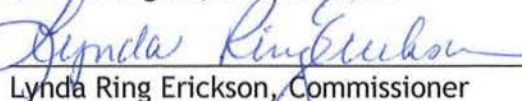
BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Tim Sheldon, Chair


Ross Gallagher, Commissioner

APPROVED AS TO FORM:


Deputy Prosecuting Attorney


Lynda Ring Erickson, Commissioner

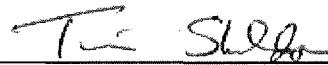
MASON COUNTY BOARD OF COMMISSIONERS

FINDINGS OF FACT

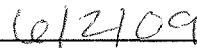
INTERIM ZONING FOR LIMITED AREA OF COUNTY JURISDICTION

June 2, 2009

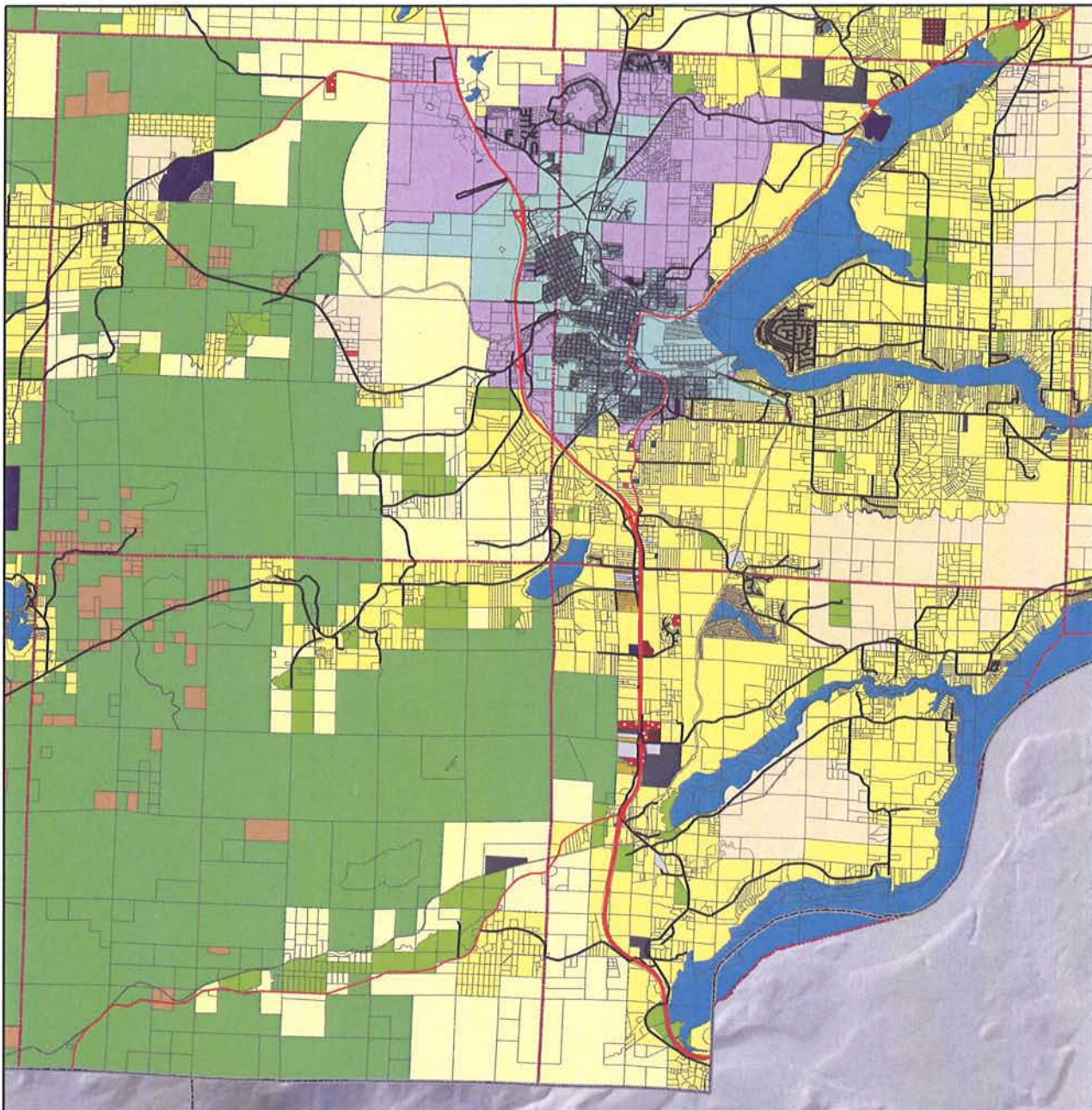
1. On January 15, 2008 Mason County adopted into its Comprehensive Plan the Shelton Urban Growth Area (UGA) Future Land Use map (Ord. No. 11-08) designating zoning districts and a new urban growth boundary.
2. On June 2, 2009 Mason County adopted development regulations and a zoning map for the Shelton 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



Proposed Mason County
Development Areas Map
Panel 8 of 10



Map produced by: Mason County GIS Department
Project file
name:Development_Areas_Panel_8_11x17.mxd
Publication Date: 5/21/2009
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 designation of
properties; and, therefore, some shorelines and water
bodies are not shown or are partially hidden.



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

DISCLAIMER AND LIMITATION OF LIABILITY

The data used to make this map have been tested for accuracy, and every effort has been made to ensure that these data are timely, accurate and reliable. However, Mason County makes no guarantee or warranty as to its accuracy as to labeling, dimensions, or placement or location of any map features contained here. The boundaries depicted by these data are approximate, and are not necessarily accurate to surveying or engineering standards. These data are intended for informational purposes and should not be considered authoritative for engineering, navigational, legal and other specific uses. Mason County does not assume any legal liability or responsibility arising from the use of this map in a manner not intended by Mason County. In no event shall Mason County be liable for direct, indirect, incidental, consequential, or tort damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising from use of or reliance on the information contained herein. The burden for determining fitness for use lies entirely with the user and the user is not to be held liable for any damages resulting from the information contained in this map.