

**MASON COUNTY
AGENDA ITEM SUMMARY FORM**

To: Board of Mason County Commissioners	
From: Barbara Adkins	Action Agenda <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Other <input type="checkbox"/>
Department: Community Services	Ext: 286
Date: December 6, 2016 – 2 nd Public Hearing	Agenda Item # (Commissioner Staff to Complete)
Briefing Date: September 19 th , 2016 Workshop Date: October 3 rd , 2016 1st Public Hearing Date: October 25, 2016	
Briefing Presented By: Rebecca Hersha	
[] Item Was Not Previously Briefed With The Board Please Provide Explanation Of Urgency	

ITEM: Public hearing to consider Code Amendments to the *Shoreline Master Program* (17.50 MCC), *Chapter IX* (Shoreline Management) of the *Comprehensive Plan*, the *Resource Ordinance* (8.52 MCC), and *Title 15*.

BACKGROUND: Under the Shoreline Management Act, all Washington counties and cities that have shorelines of the state within their boundaries are required to have an SMP that is in accordance with shoreline guidelines issued by the Washington State Department of Ecology. Mason County's SMP was first adopted in 1975, and last updated in 1988, with minor amendments made in 2002 and 2006.

In 2003 (and amended in 2007 and 2011), the WA Department of Ecology issued new guidelines to assist local governments in meeting the State requirement to conduct a comprehensive review and amendment of the Master Program for Shoreline Development. The guidelines outline procedural steps and substantive requirements that must be met.

This update to the Shoreline Master Program is an extensive overhaul of the program requiring the County to re-evaluate all shoreline policies, designations and regulations and must be based upon scientific and technical information to assure no net loss of shoreline ecological functions while providing for appropriate uses within shoreline areas. In addition to revising the SMP regulations and policies, this non-project action includes revising other codes as necessary to ensure consistency with the revised SMP.

RECOMMENDED ACTION: The Board of County Commissioners hereby approves the Resolution stating the intent of Mason County to repeal and replace the Mason County Shoreline Master Program, Chapter IX of the Comprehensive Plan, amend the Resource Ordinance and Development Code; and adopt a Channel Migration Zone Map.

ATTACHMENT(S): Resolution

RESOLUTION #_____.

A RESOLUTION STATING THE INTENT OF MASON COUNTY TO REPEAL AND REPLACE THE MASON COUNTY SHORELINE MASTER PROGRAM (CHAPTER 17.50 MCC) AND COMPREHENSIVE PLAN CHAPTER IX (SHORELINE MANAGEMENT); AMEND RESOURCE MANAGEMENT (CHAPTER 8.52 MCC) AND DEVELOPMENT CODE (TITLE 15 MCC); AND ADOPT A CHANNEL MIGRATION ZONE MAP.

WHEREAS, Chapter 90.58 RCW, also known as the Shoreline Management Act of 1971 (SMA), requires each city and county to develop and implement a local Shoreline Master Program (SMP); and

WHEREAS, Mason County adopted an SMP in 1975, which was last updated in 1988, with minor amendments made in 2002 and 2006; and

WHEREAS, the SMA established a timeline for local jurisdictions to adopt updated SMP’s consistent with the guidelines, and the adoption deadline for Mason County was December 2012, although the County and Ecology have mutually agreed to continue working on the update past this date in good faith; and

WHEREAS, the Board of County Commissioners approved a Public Participation Plan wherein the County presented information on the SMP update to several local groups and organizations, sent out mailers to all shoreline property owners, held two open houses, broadcasted on local media, and published an article in the “Shelton Life”; and

WHEREAS, the County appointed two citizen groups, the Shoreline Joint Technical Advisory Committee and the Shoreline Citizen’s Advisory Committee to assist in developing the SMP goals, policies, environmental designations, and use/development regulations; and

WHEREAS, after the Joint Technical Advisory Committee held 14 meetings and the Citizen’s Advisory Committee held 27 meetings, a “Preliminary Draft SMP” and was completed in January 2013 and the Jurisdiction Map and the Environmental Designation Map were completed in May 2013 (and later revised); and

WHEREAS, the Planning Advisory Commission (PAC) began their review of the “Preliminary Draft SMP” in January 2013 and found it necessary to also revise the Resource Ordinance (Chapter 8.52 MCC) and the Development Code (Title 15 MCC) to ensure consistency with the revised SMP and to improve upon outdated references and issues with clarity, readability, and internal consistency; and

WHEREAS, after holding 47 public workshops and after significantly revising the “Preliminary Draft SMP,” the PAC held public hearings on June 13, June 20, and June 27, 2016 and passed a motion to recommend approval of the amendments, together with a Channel Migration Zone Map, pursuant to the SMA and consistent with Growth Management; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), the County issued a Determination of Non-Significance on March 4, 2016 and filed a Growth Management Act 60-day notice of intent to adopt with the State of Washington Department of Commerce; and

WHEREAS, the Board of County Commissioners considered the above amendments together with Staff’s Report and public testimony at duly advertised public hearings on October 25 and December 6, 2016; and

WHEREAS, WAC 173-26-100 provides a local process for approving and amending Shoreline Master Programs and the Board of County Commissioners acknowledge that Ecology must approve all master programs before they become effective; and

WHEREAS, the Board of County Commissioners finds that the proposed amendments comply with all applicable requirements of the Growth Management Act, the Comprehensive Plan, and the Mason County Code, and that it is in the best public interest; and

WHEREAS, this Resolution recognizes the culmination of Mason County’s extensive and continuing process of public involvement and consultation with Ecology including a public hearing by which the proposed amendments will be approved for submittal; and

WHEREAS, it is the intent of the Board of County Commissioners to submit to Ecology an amended Shoreline Master Program, together with corresponding amendments to the Mason County Comprehensive Plan, the Resource Ordinance and the Development Code as they interrelate to those changes, and

WHEREAS, it is the intent of the Board of County Commissioners to take final action adopting these amendments at such time as the Ecology review and approval process has been complete.

BE IT HEREBY RESOLVED, the Mason County Board of Commissioners hereby accepts the repeal and replacement of the Mason County Shoreline Master Program (17.50 MCC) including the Jurisdiction and Shoreline Environmental Designations Maps and Chapter IX of the Comprehensive Plan (Shoreline Management); the amendment of the Resource Ordinance (8.52 MCC) and the Development Code (Title 15) of the Mason County Code; and the adoption of the Channel Migration Zone Map.

DATED this ____ day of _____ 2016.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:

Melissa Drewry, Clerk of the Board

Terri Jeffreys, Chair

APPROVED AS TO FORM:

Tim Sheldon, Commissioner

Tim Whitehead, Chief DPA

Randy Neatherlin, Commissioner

Mason County Shoreline Master Program Update Shoreline Environmental Designations



Shoreline Environmental Designations

- Commercial
- Residential
- Rural
- Conservancy
- Natural

Note: There is also an 'Aquatic' SED, which encompasses areas waterward of the "mean higher high water" and/or "ordinary high water mark."

0 0.5 1 2 3 4 5 Miles

1 inch = 9,000 feet



This map is intended for planning purposes only. The preliminary shoreline jurisdiction depicts the approximate location and extent of "shorelines of the state". These are the areas potentially subject to the State Shoreline Management Act and Shoreline Master Program. The preliminary shoreline jurisdiction includes the ordinary high water mark (OHWM), a 200' zone from the OHWM, the FEMA floodplain that is within 200 feet of a floodway, and any associated wetlands. The actual extent of the shoreline jurisdiction requires a site-specific evaluation to identify the OHWM and any associated wetlands.

Map Created By: Mason County GIS
Map File: SMP_SED_Nov_2016_24x34.mxd
Map Created In: ArcGIS 10.2
Map Date: 11/21/2016

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 to its accuracy as to labeling, dimensions, or placement or location of any map features contained herein. 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 site-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, special, 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 solely responsible for understanding the accuracy limitation of the information contained in this map.

Mason County
Shoreline Master Program

Shoreline
Environmental Designations

BOARD OF COUNTY COMMISSIONERS MASON COUNTY, WASHINGTON

Ordinance Number	
Randy Neatherlin, Chair	Date
Terri Jeffreys, Vice Chair	Date
Tim Sheldon, Commissioner	Date
Diane Zoren, Clerk of the Board	Date