

ORDINANCE NUMBER 03-96

MASON COUNTY INTERIM URBAN GROWTH AREA ORDINANCE

AN ORDINANCE establishing an Interim Urban Growth Area Boundary adjoining the City of Shelton, adopting Planning Policies, and amending Mason County Title 16, Plats and Subdivisions; Mason County Title 17, Interim Resource Ordinance; Ordinance 1118-91, Mason County Mobile Home and Recreational Vehicle Parks; and Ordinance 99-84, Mason County Environmental Ordinance, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Board of County Commissioners held a public hearing on December 19, 1995, to consider the recommendations of the Planning Commission, the Mason County planning staff and citizens on which areas are appropriate to be designated within the Interim Urban Growth Boundary adjoining the City of Shelton, on what Planning Policies are appropriate, and on what land development regulations are required to implement the policies.

WHEREAS, the Mason County Planning Commission formulated its recommendations after a public hearing on December 11 and December 18, 1995.

WHEREAS, these hearings were duly advertised public hearings.

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of County Commissioners of Mason County hereby ADOPTS the Mason County Interim Urban Growth Area Ordinance as follows:

I. Interim Urban Growth Area Boundary

A City of Shelton Interim Urban Growth Area boundary as per the map attached as ATTACHMENT A is hereby adopted. For purposes of interpreting the map the following general rules shall apply;

1. Where the line appears to follow a section line or quarter section line, it shall be interpreted to do so.
2. Where the line appears to follow a river, stream, or body of water, it shall be interpreted as following the centerline of such.
3. Where the line appears to follow a public road or street, it shall be interpreted to follow the edge of public right-of-way for that street or road that would include the street or road in the IUGA.
4. Where the line appears to follow a parcel line as established by Mason County Assessors Maps, it will be interpreted to do so.
5. Where the location of the line is not otherwise discernible, an interpretation of the line's location shall be agreed to by County and City staff. Such determinations are appealable to the County Commission.

II. Intent of the Goals and Policies

The following goals provide a statement of the intent of this ordinance. The goals provide a basis for interpretation of the specific policies contained herein.

1. To establish general guidelines for orderly growth within the Interim Urban Growth area for Shelton.
2. To provide for cooperation between Mason County and the City of Shelton in planning and guiding development in the Interim Urban Growth Area.
3. To provide land owners and the public generally with certainty about the types of land uses that will occur and or the processes that will be provided for changing those uses as the areas urbanize.
4. To provide a framework for detailed land use and service provision plans and studies that will facilitate efficient use of public funds.
5. To coordinate regulations and utility standards to minimize public and private costs.
6. To provide for land use densities and types, development standards, and provision of urban type services within the IUGA that are compatible with the City of Shelton Comprehensive Plan.

III. Definitions

- A. "City" means the City of Shelton
- B. "County" means County of Mason
- C. "Interim Urban Growth Area (IUGA)" means the area described in ATTACHMENT A
- D. "Subdivisions" means short plats, long plats, and large lot subdivisions as regulated by Title 16 of Mason County Code
- E. "Urban density" means no less than 3 dwelling units per net acre
- F. "Urban services" or "urban type services" means City water service, City sewer service, public streets and roads.

IV. Interim Development Policies

A. Land Use Policies

- A1. Provide for appropriate and desired land use patterns as growth occurs.

Policies

A1a. Growth should be guided toward the creation of compact, efficient patterns of land use and the reduction of sprawl;

- Urban development in the Shelton area should be directed into areas already characterized by urban type growth or adjacent to such areas as defined by the designation of the Shelton Urban Growth boundary.
- No development should be allowed that results in a reduction of adopted levels of service. Rural and urban levels of service shall be adopted for the Urban Growth Area. The LOS applied shall be consistent with the type of service available.

A1b. Consistent and compatible land use patterns should be established within the IUGA through a cooperative planning process between the City and County. Consistency should be based on joint agreement, review of the Future Land use Map, and review of the description of land uses within each depicted land use area provided in the Shelton Comprehensive Plan.

- A2. Land use patterns should be established that are consistent with eventual provision of urban type services.

Policies

A2a. Subdivision of land shall facilitate current or eventual residential development at urban densities.

A2b. In areas within the Urban Growth Area, where public sewer and water are not available, subdivisions must be designed to allow more intensive development when such services become available. This can be accomplished on one of the following two ways:

Alternative #1

Before annexation or before urban services are otherwise available at a property, subdivision shall be to urban densities. However, development may be allowed wherein non-urban services are provided on several lots in support of development on others.

Alternative #2

Before annexation or before urban services are otherwise available on a property, subdivision of the property may provide for a number of lots meeting the definition of urban density while the remainder of the property is maintained as a single large lot. The large lot portion may be used to site non-urban type services such as wells and septic systems to serve development on the smaller, urban size, lots. Eventual provision of urban services to such properties shall be as per policy B1a. below.

A2c. Specific improvements bringing properties subdivided in one of the ways discussed above to city standards may be deferred until City services are provided. This deferment will only be granted if, as a condition of approval of such subdivisions, an obligation to bring the property to specified city standard at that time is provided as an attachment to title.

A3. Whether roads provided in new subdivisions are public or private, the layout of the roadways should support the modified grid street pattern of the City of Shelton. Use of cul-de-sacs should be minimized.

B. The county supports the following Policies for extension of City utilities to areas within the IUGA:

B1. City Utilities may be extended to properties within the IUGA either upon annexation or through the creation of a Utility Extension Agreement with the owners of properties not annexed.

B2. No utility extension will be permitted to any unannexed property within the IUGA unless a Utility Extension Agreement is signed between the owner of the subject property and the City of Shelton. The Agreement shall provide for the following;

- B2a. Utility Extension Agreements will be an instrument recorded against the title of the property and the responsibilities therein shall transfer to successors in ownership of all or part of the property.
- B2b. Extension and hook up must not result in lowering of service delivery below adopted City LOS standards. Hook ups outside of the City shall not be permitted until such standards are adopted.
- B2c. Sewer extensions will not be allowed without demonstration that equivalent I&I will be removed from the system or a contribution to a sewer system I&I mitigation fund is made.
- B2d. Water hook-up will not be allowed until a contribution to a source development fund is made by property owner/developer.
- B2e. Extensions will not be permitted unless agreement is made to pay a system development charge as identified by the City in a rate study.
- B2f. All costs for utility system extension, steps necessary to maintain LOS, sewer system I&I removal fund contributions, water source development fund contributions and system development charges shall be born by the property owner served.
- B2g. All served property must have a commitment to annex when contiguous and requested by City placed on title.
- B2h. All utility users shall be subject to rates and surcharges as established by the City of Shelton.
- B2i. In the event that a Utility Extension Agreement is made in an area that is served by a State Department of Health approved water system, that system may continue to be operated by the present owners or their satellite management agency. Fire flow, service line size, and main size will remain until State DOH requires an upgrade for a green operating permit.
- B3. In addition to all conditions listed in section B2(a-i) above, the following must be provided in Utility Extension Agreements reached to extend City services to new development not vested by virtue of a complete development application before signature of this Joint Planning Agreement;
 - B3a. City owned utilities will only be extended to land uses consistent with the City's Comprehensive Plan Future Land Use Map as determined by the City.

- B3b. City owned utilities will only be extended to development meeting city development standards.
- B3c. When extended to residential development, city owned utilities will only be extended to development that meets the definition of urban densities as per Joint Planning Agreement and is consistent with the policies for subdivision of land therein.
- B3d. Storm water systems shall be designed and constructed in compliance with the requirements of the Washington State Department of Ecology's Storm water Management Manual for the Puget Sound Basin and all adopted storm water master plans or storm water ordinances and basin plans. Those properties designated by these plans as draining to City of Shelton owned and maintained facilities shall be included in the City Storm Water Utility Program.

C. Policies for Transportation

- C1. Assure that roads and streets provided to development facilitate urban-type densities

Policies

- C1a. Subdivisions shall provide for current or eventual streets on a grid or modified grid pattern providing access to property, and to adjacent properties where appropriate, consistent with urban densities as provided in policy A2a.

D. Policies on standards for new development.

- D1. Assure that new on-site development occurs to standards that do not result in future inconsistencies with City standards.

Policies

- D1a. On site development standards for sidewalks, landscaping, signage, not otherwise deferred as per section A2b, shall be consistent with City standards.

E. Policies on Annexation

- E1. To minimize inefficient provision of essential urban services, annexation within the IUGA shall be facilitated whenever desired by property owners, or when necessary for efficient service provision.

Policies

- E1a. Annexation of unincorporated islands as they occur shall be encouraged.

- E2. The jurisdictions will agree on a formula and method for amortization of sales tax benefit lost by the County after annexation.
- E3. The jurisdictions will agree on a formula and method for amortization of County owned capital facilities transferred to the City as a result of annexation.

F. Policies on Joint Planning

Jurisdiction for areas within the Interim Urban Growth Area shall rest with Mason County until annexation. The County shall provide for joint planning and review of development proposals according to the following policies;

- F1. The County and the City shall each notify the other of any discretionary land use permit or development proposal within the Interim Urban Growth Area or within 1000 feet of the IUGA boundary. Such notification shall be adequate to provide opportunity to review and comment on such applications prior to action designated body of jurisdiction.
- F2. All threshold determinations pursuant to the State Environmental Policy Act (SEPA) issued by the County for proposals within the IUGA or within 1000 feet of the IUGA, will be provided to the City. All such threshold determinations issued by the City for projects or areas within 1000 feet of the City boundary shall be provided to the County. Such notice shall be adequate to provide County staff with opportunity to review and comment on such actions prior to expiration of comment periods.
- F3. The County and City shall each take due heed of comments offered by the other regarding any application for discretionary land use permits being processed by the other. Each jurisdiction shall have formal standing for appeal of decisions made by the other on such matters.

V. Development Regulations

The following are amendments to existing County ordinances necessary to implement the policies.

MASON COUNTY CODE TITLE 16: PLATS AND SUBDIVISIONS

Add a new definition to section 16.08 Definitions, as follows:

16.08.340 Urban Growth Area. Those such areas designated in the county comprehensive plan or other land control ordinance.

(The purpose of this amendment is to allow urban growth areas to be considered in this ordinance pursuant to Policy A2 and its sub-policies.)

Amend the language in section 16.12.010 Delivery -- Data, as follows:

16.12.010 Delivery--Data. Whenever any person shall desire to plat or replat any land lying in Mason County outside the corporate limits of a municipality, preliminary sketches shall be delivered to the County Planner one week prior to a regular Planning Commission meeting for consideration and approval by the Planning Commission of all features of public interest. The sketch shall show all streets, alleys, and highways in the proposed plat and in surrounding plats and unplatted property. So far as practicable and with due regard for topographic conditions, streets, alleys, and highways in the proposed plat shall conform to those in adjoining plats and to the policies in the Comprehensive plan or other development plans and land control ordinances as may be adopted by the Board. The sketch may be waived at the option of the Planning Commission.

(This language is proposed to specify the city modified grid pattern as defined by the city and required in Policy A3.)

Amend the language to section 16.16.010 Application For Approval, as follows:

16.16.010 Application For Approval. For the purpose of expediting the final approval of any plat, the subdivider shall make application for approval of a preliminary plat to the Commission, at the office of the Planner. Together with the application, the subdivider shall submit ten copies of the preliminary plat at least twenty-one days prior to the Commission meeting at which action is desired. The Planner, on behalf of the Commission, shall submit copies of the plat to:

(a) Engineer, Health Officer, and other County officials concerned with the scope of their municipal functions;

(b) Director of Highways when such plats are located adjacent to the rights-of-way of State highways;

(c) The proper city officials when such land to be platted is in the urban growth area or within 1000 feet of its boundary.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

Amend the language of section 16.16.060 Approval, as follows:

16.16.060 Approval. (a) The Commission shall consider the preliminary plat at the next regular meeting after the expiration of the twenty-one days required in Section 16.16.010, and shall render a decision on such plat within forty days of the meeting at which the plat is first considered unless written permission is given by the applicant for a longer period of time. If the Commission finds that the preliminary plat makes appropriate provision for streets, other public ways, parks, playgrounds, sites for schools, and other facilities, in furtherance of the Comprehensive Plan and other controls, and that the public interest will be served, the Commission may recommend approval of the preliminary plat outright or conditionally to the Board.

Recommendations shall be submitted to the Board not later than fourteen days following action by the Commission. Upon receipt of the recommendation on any preliminary plat, the Board shall, at its next public meeting, set the date for the public meeting where it may adopt or reject the recommendations of the Commission. If, after considering the matter at a public meeting, the Board deems a change in the Planning Commission's recommendation approving or disapproving any preliminary plat is necessary, the change of the recommendation shall not be made until the Board shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the preliminary plat.

Every decision or recommendation made under this section shall be in writing and shall include findings of fact and conclusions to support the decision or recommendation.

In computing any period of time prescribed by this Title, the day of the act from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday, or a County legal holiday, in which event the period runs until the end of the next day which is neither a Saturday, Sunday, or a County legal holiday.

(b) The approval of a preliminary plat shall not guarantee final approval of the plat or subdivision nor constitute an acceptance of the subdivision. Approval shall be authorization to proceed with the preparation of the final plat along the lines indicated in the approval of the preliminary plat.

(c) A final plat meeting all requirements of this Title shall be submitted to the Board of County Commissioners for approval within three (3) years of the date of preliminary plat approval. An applicant who files a written request with the General Services Department at least thirty (30) days before the expiration of this three (3) year period shall be granted one one-year extension upon showing that the applicant has attempted in good faith to submit the final plat

within the three (3) year period. Requests for additional one (1) year extensions must be approved by the Board of County Commissioners. Requests must be made in writing and submitted to the Department of General Services at least thirty (30) days before the expiration of the previously granted extension. Knowledge of the expiration of the initiation of a request for extension of approval time is the responsibility of the applicant. Mason County is not responsible for providing notification of expiration, although it may notify the applicant of the date of expiration.

(d) **Renewal Procedure:** A plat for which preliminary approval has expired shall be submitted for reconsideration in the same manner as a new application, provided the required fees shall be reduced by 50 percent and further provided that such plats shall conform with regulations and standards in effect at the time of reapplication.

(e) Plats without an approved sanitary or municipal sewage works, shall have at least 75 percent of the lots approved by the Mason County health officer for individual septic tanks prior to approval by the Planning Commission. Plats within the urban growth area shall be approved by the Mason County health officer prior to approval by the Planning Commission. Such approval may contain restrictions on some lots which would run with the land until such time that the lots can be connected to city sewer and water services.

(f) Preliminary approval of the County Engineer in all aspects of a preliminary plat concerning his office and preliminary approval of the Mason County Health Officer in all aspects concerning his office must be obtained prior to the preliminary plat hearing.

(The purpose of this amendment is to allow subdivision consistent with Policy A2b.)

Amend the language of section 16.28.020 Streets, Conformity with Comprehensive Plan, as follows:

16.28.020 Streets, Conformity with Comprehensive Plan. The alignment of major streets shall conform as nearly as possible with that shown on the Comprehensive Plan. All streets shall conform to the policies in the Comprehensive plan or other development plans and land control ordinances as may be adopted by the Board.

(The purpose of this amendment is to provide for the design of streets to implement Policy A3)

Amend the language of section 16.28.170 Lot Size, as follows:

16.28.170 Lot Size.

(a) Basic minimum requirements shall be as follows:

(1) All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of twenty-five (25) feet. Widths shall be measured perpendicular to the longitudinal median line of the lot.

(2) The minimum area of lots served by municipal sewage works shall be six thousand (6,000) square feet.

(3) The minimum gross land areas of lots served by individual sewage system on each lot shall be twelve thousand five hundred (12,500) square feet. These minimum sizes shall be for lots proposed for single family units outside of urban growth areas. Lots for single family units inside of urban growth areas and for multiple family units shall be as approved by the Mason County Planning Commission.

(4) The area within a panhandle lot which functions as the access area shall not be computed in determining the minimum area.

(b) Lot areas in excess of established basic minimums may be required:

(1) When specified by the Mason County General Services Department, Environmental Health Division;

(2) When specified by the Mason County zoning ordinance.

(c) Environmental Health Division approval of proposed lot sizes, with respect to ability of soils to accept septic tank effluents, shall be obtained prior to the submission of a preliminary plat.

(d) In the case of a "planned unit development" minimum lot sizes may be disregarded in favor of a combination of smaller lot sizes and reserved open spaces producing an equivalent population density.

(This amendment would allow subdivision consistent with Policies A2a and A2b.)

Amend short plat administrative procedures section 16.36.025, as follows:

16.36.025 Procedure - Administrative Determinations. The Administrator shall, after conferring with appropriate officials, determine whether:

(a) The proposed lots are in conformity with the intent of the Comprehensive Plan requirements;

(b) The proposed lots are served with adequate means of access, and, as may be applicable, fire protection, drainage, water supplies, and means of sanitary sewage disposal;

(c) The public use and interest will be served by permitting the proposed division of the land;

(d) No lot shall be less in area than 12,500 square feet on individual septic tanks, provided that in urban growth areas smaller lots may be allowed consistent with policies in the comprehensive plan or other land control ordinance.

(e) Adequate legal descriptions are provided for each lot;

(f) All real property taxes shall be paid to date.

(This amendment would allow subdivision consistent with Policies A2a and A2b.)

Amend for large lot divisions section 16.38.016 Administrator's Procedures upon Acceptance of Application, as follows:

16.38.016 Administrator's Procedures upon Acceptance of Application.

(a) The Administrator shall distribute one copy of the large lot subdivision application to each of the following:

- (1) The Public Works Department;
- (2) The Environmental Health Department;
- (3) The County Fire Marshal;
- (4) The Department of Transportation when the proposal may effect a State highway;

(5) Any city or town when the proposed subdivision is within one mile of the municipality's boundaries, or within or within 1,000 feet of the urban growth area adjoining the city;

(6) Any affected provider of water and/or sewer services;

(b) The Administrator shall set a date for the return of findings and recommendations for each relevant agency. All agency findings and recommendations shall be in writing;

(c) The Administrator shall notify all landowners within 300 feet of the proposed large lot subdivision within 7 days of accepting the completed application. This notice shall include a legal description of the location of the proposed division, either a vicinity location sketch or a locational description in nontechnical language, a project description, indications that no public hearing is scheduled, and a date by which written comments must be received for inclusion in the review. Any person shall have twenty (20) days from the date of notice in the newspaper to comment on the proposed plat as delineated in RCW 58.17.095 (2) or its successor.

(d) The Administrator shall make legal notification of said application within 10 days in a newspaper of general circulation within the County. Costs of this notification shall be the responsibility of the applicant. The comment period from the date of the notice shall be twenty (20) days.

(e) The Administrator shall require the applicant to post a notice on or around the land proposed to be divided in at least five (5) conspicuous places designed to attract public awareness of the proposal. Said notice shall be provided by the Administrator and posted by the applicant.

(f) The Administrator shall approve, deny, conditionally approve, or return the application to the applicant for corrections or for additional information on the large lot plat. PROVIDED, the large lot plat shall not be recorded until all required improvements are made or a performance security is posted as delineated in 16.38.041. Large lot plats that are approved shall be approved with the condition that required improvements are carried out within a three (3) year period. after all improvements are completed the division shall be recorded. An applicant who files a written request to the Administrator at least thirty (30) days before the expiration of the three (3) year period may be granted one one-year extension upon showing that the applicant has attempted in good faith to make required improvements. The Administrator shall be responsible for making this determination.

If the conditions are not satisfied within the time limits set out in this section a new application

must be filled out if reconsideration is desired. Large lot subdivisions for which approval has expired shall comply with the regulations and standards in effect at the time a new application is made and pay the established fees. If the conditions required by the Administrator and the other requirements of Title 16 are met within the time limits set out in this section, then the Administrator shall make final approval of the large lot subdivision and sign the plat of the division as proof of approval. After being signed, the map of the large lot subdivision shall be recorded with the Auditor.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

Amend the language of large lots section 16.38.021 Lots, as follows:

16.38.021 Lots. The design, shape, size, and orientation of lots shall be appropriate to the use for which the lots are intended and the character of the area in which the lots are intended (sic) and the character of the area in which they are located. The lots shall be consistent with the policies of the county comprehensive plan and other land control ordinances. Lot areas in excess of minimum standards may be required for reasons of sanitation, steep slopes, slide hazards, poor drainage, flood hazards, or other unique conditions or features which may warrant protection of the public interest.

(The purpose of this amendment is to provide for subdivisions to be consistent with the range of policies in the proposal.)

Amend large lot divisions section 16.38.055 Innovative Techniques, as follows:

16.38.055 Innovative Techniques. Innovative techniques such as density subdivisions are encouraged, and shall be considered on a case by case basis when it is found that the promotes the goals and policies of the comprehensive plan and other land control ordinances better than a more conventional design. See Attachments C through K.

(The purpose of this amendment is to provide for subdivisions to be consistent with Policy A2b without having to be processed as a variance.)

**MASON COUNTY MOBILE HOME AND RECREATIONAL VEHICLE PARKS,
ORDINANCE NO. 1118-91**

Add a new definition to section two, Article II Definitions and Interpretations.

Section 2.01.260. Urban Growth Area. Those such areas designated in the county comprehensive plan or other land control ordinance.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

Amend the language in section 4.01.020 Site Plan Distribution, as follows:

Section 4.01.020. Site Plan Distribution. The Administrator shall distribute the required copies as follows:

- A. General Services (1)
- B. Public Works (2)
- C. The Department of Transportation when the proposal may affect a state highway (1)
- D. The appropriate Fire District (1)
- E. The appropriate official of a city or town when the land for which application has been made is within one mile of the municipal boundaries, within or within 1000 feet of a city's Urban Growth Area, or contemplates the use of any city or town utilities (1).
- F. Planning Commission (9)
- G. Community Development (1)

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

MASON COUNTY INTERIM RESOURCE ORDINANCE NO. 77-93

Amend the language in section 17.01.120 K. Review by Agencies, as follows:

K. REVIEW BY AGENCIES

For all applications, within 21 calendar days of acceptance of a complete application:

1. The Department of Community Development shall notify the Director that the

proposal dies or does not conform to the goals and policies of RCW 36.70A, the standards of this Chapter, and report on such other matters as may properly be their responsibility.

2. The Public Works Director shall notify the Director of Community Development that the proposed roads, utilities, drainage facilities and other improvements can or cannot conform to County development standards and state law under the Public Works Director's authority.
3. The Public Works Director shall also, in such manner deemed appropriate, establish the adequacy of legal descriptions of the subject property.
4. The Health Director shall notify the Director of Community Development that the proposed method of waste disposal and proposed system of water supply can or cannot conform to adopted development standards, including the County Health Code and state law under the Health Director's authority.
5. The County Fire Marshal shall notify the Director of Community Development that the development can or cannot conform to adopted fire safety standards, including the Uniform Fire Code and state law under the Fire Marshal's authority.
6. The County Building Official shall notify the Director of Community Development that the development can or cannot conform to adopted building safety standards, including the Uniform Building Code and state law under the Building Official's authority.

In addition to the above agencies, the Director of Community Development shall provide, on a timely basis, a copy of the development proposal to all agencies of jurisdiction and affected tribes, as required by Chapter 43.21c RCW, the State Environmental Policy Act (SEPA). The Director shall also provide timely notice to the adjoining city of proposals located in the urban growth area or within 1000 feet of its boundary. The Director shall incorporate any comments received into the County decision making process.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

Add a new definition to section 17.01.240 Definitions, as follows:

Urban Growth Area. Those such areas designated in the county comprehensive plan or other land control ordinance.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

MASON COUNTY ENVIRONMENTAL ORDINANCE NO. 99-84

Add a new definition to section 2.2 Additional Definitions, as follows:

(5) Urban Growth Area. Those such areas designated in the county comprehensive plan or other land control ordinance.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

Amend the language in section 6.2 Public Notice, as follows:

(1) Whenever Mason County issues a DNS under WAC 197-11-340(2) or a DS under WAC 197-11-360(3) the county shall give public notice as follows:

(a) If public notice is required for a nonexempt license, the notice shall state whether a DS or DNS has been issued and when comments are due.

(b) If no public notice is required for the permit or approval, the county shall give notice of the DNS or DS by:

(i) Posting the property, for site-specific proposals;

(ii) Notice by publication for commercial and industrial projects.

(c) Whenever the county issues a DS under WAC 197-11-360(3), the county shall state the scoping procedure for the proposal in the DS as required in WAC 197-11-408 and in the public notice.

(d) For site specific proposals located in the urban growth area or within 1000 feet of its boundary, the county shall provide notice to any adjoining city whenever it issues a DS or DNS.

(2) Whenever the county issues a DEIS under WAC 197-11-455(5) or a SEIS under WAC 197-11-620, notice of the availability of those documents shall be given by:

(a) Indicating the availability of the DEIS in any public notice required for a nonexempt license, and

(b) Posting the property, for site specific proposals;

(c) Notifying public or private groups which have expressed interest in a certain proposal or in the type of proposal being considered;

(3) Whenever possible, the county shall integrate the public notice required under this section with existing notice procedures for the county's nonexempt permit(s) or approval(s) required for the proposal.

(4) The county may require an applicant to complete the public notice requirements for the applicant's proposal at his or her expense.

(The purpose of this amendment is to provide notice and an opportunity for comment to the city pursuant to Policy F1.)

This ordinance shall be in full force and effective on this 3rd day of January, 1996

DATED this 3rd day of January, 1996.

Board of County Commissioners
Mason County, Washington

Mary Jo Cady
Mary Jo Cady, Chair

M. L. Faughender
Marv Faughender, Commissioner

William O. Hunter
William O. Hunter, Commissioner

ATTEST:

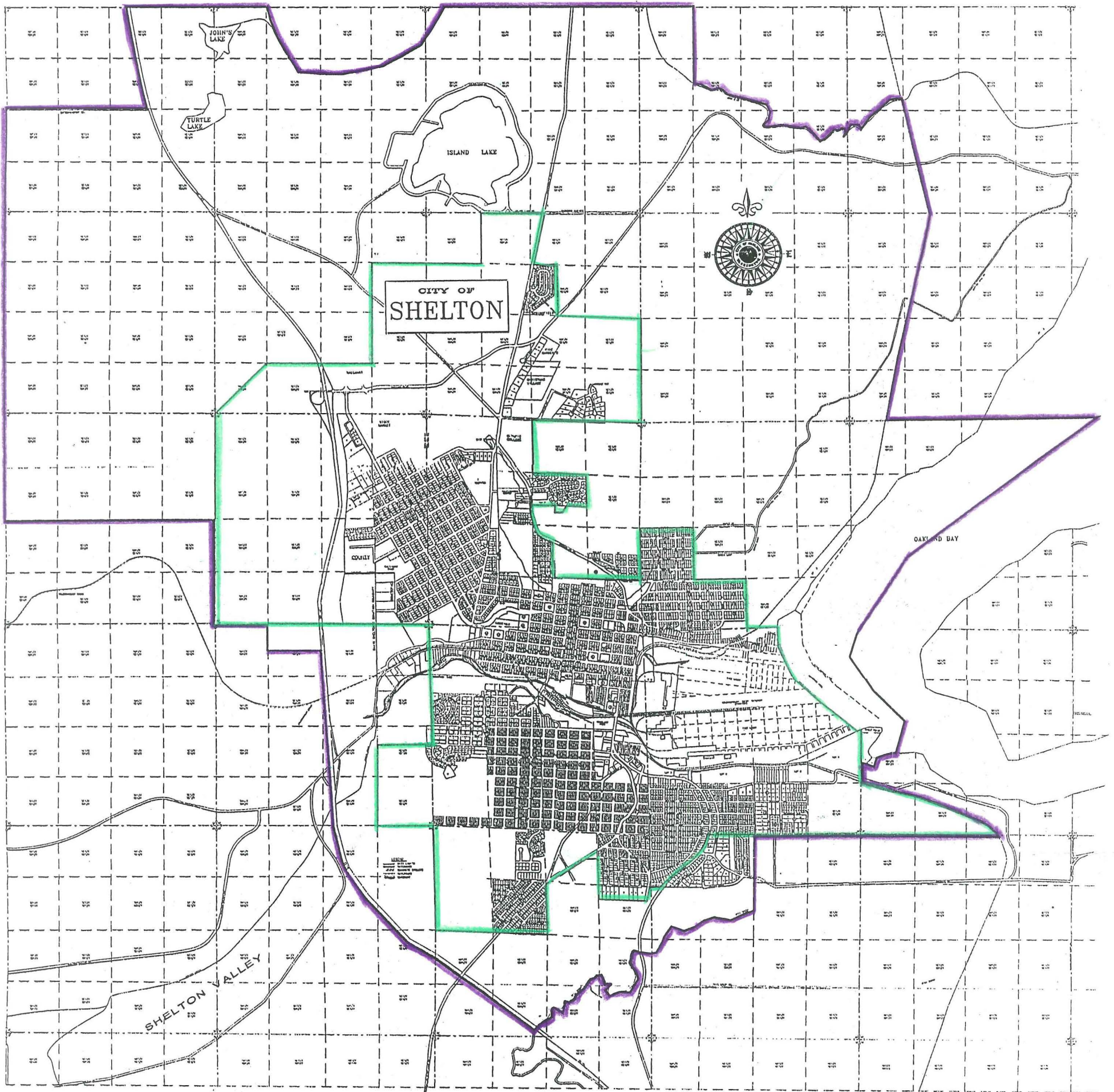
Rebecca S. Rogers
Clerk of the Board

APPROVED AS TO FORM:

Phil Pitt, CHIEF DPA
Prosecuting Attorney

C: DEPT. OF COMMUNITY DEV.
GENERAL SERVICES
ENV. HEALTH
PUBLIC WORKS

SHELTON INTERIM URBAN GROWTH AREA



**MASON COUNTY ORDINANCE #03-96
"ATTACHMENT A"**

COUNTY COMMISSIONERS:

M. P. Faughender Marv Faughender, District #1.
William O. Hunter Bill Hunter, District #2.
Mary Jo Cady Mary Jo Cady, District #3.
Becky S. Rogers Becky Rogers, Clerk of the Board.

LEGEND:

- CITY LIMITS
- INTERIM URBAN GROWTH BOUNDARY

THIS MAP IS ACCURATE ONLY TO THE DATE STATED. ANY QUESTIONS AFTER THIS DATE NEED TO BE SUBMITTED TO THE PLANNING DEPARTMENT.

REVISION: NOVEMBER, 1996