

ORDINANCE NUMBER 47-03

**AN ORDINANCE TO EXTEND THE EFFECTIVE DATE OF
ORDINANCE NO. 18-03, AN INTERIM MEASURE PROVIDING FOR
ADMINISTRATIVE VARIANCE REVIEW FOR DEVELOPMENT PROPOSED
ON RURAL RESIDENTIAL DESIGNATED LANDS IN MASON COUNTY;
TO BE EFFECTIVE TO THE DATE OF JUNE 3, 2003.**

WHEREAS, Mason County established rural residential development densities in May 2000, and the Mason County Development Regulations rural residential standards in March 2002, including front yard, side yard, and rear yard setbacks;

WHEREAS, when new development (residences and their accessory buildings) have been proposed on small and narrow rural residential parcels, the property owners are unable to site their proposed structures without first seeking a variance from the Development Regulations side yard setback standard;

WHEREAS, the Mason County Board of Commissioners adopted Ordinance No. 18-03 to enact Development Regulations revisions that establish the administrative variance review of proposed development on certain lots in Rural Lands in Mason County, where the proposed side yard setback is constrained under certain circumstances;

WHEREAS, Mason County should be afforded time to review this concern of development standards in the county, to assess the impacts on the community by revising these standards, and to develop appropriate development regulations for these Rural Residential properties through an adequate public review before the Planning Advisory Commission and Board of County Commissioners;

WHEREAS, the Mason County Planning Advisory Commission held a public hearing on April 21, 2003 to consider the revision of the Mason County Development Regulations and made recommendations to include certain standards to evaluate side yard setbacks of proposed development on rural residential parcels; but a date of the Board of County Commissioners public hearing on this matter has not been established.

**NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF MASON COUNTY
DOES HEREBY ORDAIN as follows:**

By the adoption of this Ordinance, the date of effectiveness for Ordinance No. 18-03, an interim measure providing for administrative variance review for development proposed on Rural Residential designated lands in Mason County, as adopted on March 4, 2003, is

ORDINANCE NO. 47- 03, page 2

now extended to June 3, 2003, to permit the completion of the public review to amend the Mason County Development Regulations regarding side yard setbacks on Rural Residential designated lands.

DATED this 22 nd day of April, 2003.

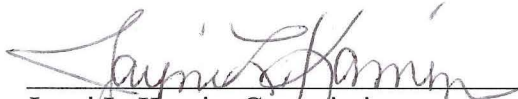
Board of Commissioners
Mason County, Washington



Herb Baze, Chair



Wesley E. Johnson, Commissioner



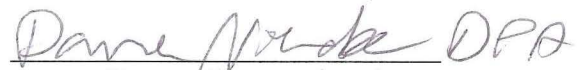
Jayni L. Kamin, Commissioner

ATTEST:



Rebecca Rogers
Clerk of the Board

APPROVED AS TO FORM :



Dave Wade DPA
Deputy Prosecuting Attorney