

ORDINANCE NUMBER 60 - 03

**AMENDMENTS TO THE MASON COUNTY DEVELOPMENT REGULATIONS
(Ord. No. 82-96)
REGARDING MOTOR VEHICLE IMPOUND YARDS.**

AN ORDINANCE amending the Mason County Development Regulations, Ord. No. 82-96, adding Section 1.03.105 Motor Vehicle Impound Yards, regarding development standards for this land use in Mason County, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Board of County Commissioners adopted these chapters and sections within the Mason County Development Regulations in a public hearing on May 1, 2000;

WHEREAS, the Development Regulations contains motor vehicle impound yards in the land use matrix table, but there are no standards to adequately address this land use in Mason County;

WHEREAS, the Mason County Planning Commission held public meetings on April 21 and May 19, 2003 about the proposed new Development Regulations section and formulated their recommendations;

WHEREAS, the Board of County Commissioners held a public hearing about the proposed revisions on June 10, 2003, to consider the recommendations of the Planning Advisory Commission, and the Mason County Department of Community Development and citizens' testimony on the proposed revisions to Mason County Development Regulations, adding Section 1.03.105 Motor Vehicle Impound Yards, regarding development standards for this land use in Mason County;

WHEREAS, the Mason County Board of County Commissioners has approved findings of fact to support its decision as ATTACHMENT A;

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby approves and ADOPTS the amendments to the Mason County Development Regulations, Ord. No. 82-96, Section 1.03.105 Motor Vehicle Impound Yards, regarding development standards for this land use in Mason County, as amended, as described by ATTACHMENT B.

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DATED this 10th day of June, 2003.

Board of County Commissioners
Mason County, Washington



Herb Baze, Chair

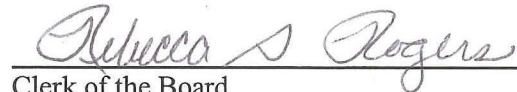


Wesley E. Johnson, Commissioner




Jayni L. Kamin, Commissioner

ATTEST:



Clerk of the Board

APPROVED AS TO FORM:



Deputy Prosecuting Attorney

**AN ORDINANCE AMENDING
THE MASON COUNTY DEVELOPMENT REGULATIONS (Ord. No. 82-96)
REGARDING MOTOR VEHICLE IMPOUND YARDS**

**MASON COUNTY BOARD OF COMMISSIONERS
June 10, 2003**

FINDINGS OF FACT

1. Under consideration is the proposed ordinance to make amendments to Mason County Development Regulations, adding Section 1.03.105 Motor Vehicle Impound Yards, regarding development standards for this land use.
2. The Mason County Development Regulations (Ord. No. 82-96), adopted on May 1, 2000, contains motor vehicle impound yards in the land use matrix table. There are no standards to adequately address this land use in Mason County.
3. At the April 21, 2003 and May 19, 2003 Mason County Planning Advisory Commission meetings, the Department of Community Development presented the proposed development standards for motor vehicle impound yards. In their review, the Planning Advisory Commission members asked questions of staff on the proposed standards and the potential impact on adjacent land uses, especially location of this land use and adequate buffering from existing uses. Following their discussion, members made final changes to standards and approved a motion to recommend adoption of the new section in Development Regulations Section 1.03. Motor Vehicle Impound Yards.
4. At the June 10, 2003 Mason County Board of Commissioners public hearing, the Department of Community Development presented the current concerns and proposed development standards, as recommended by the Planning Advisory Commission, that addresses development standards for motor vehicle impound yards. The County Commissioner questions focused on how the ordinance changes would affect the review of motor vehicle impound yards and the impacts to existing land uses on adjacent lots.

From the preceding findings, the Mason County Board of Commissioners adopted a motion to make amendments to the Mason County Development Regulations (Ord. No. 82-96), adding Section 1.03.105 Motor Vehicle Impound Yards, regarding development standards for this land use, as presented by the Mason County Department of Community Development.



Chair, Mason County Board of Commissioners

Date

Proposed revisions are stated below:

Section 1. Amend the Matrix of Permitted Uses, Figure 1.03.020. to modify under Description of Use: "Motor vehicle impound yards in enclosed bldg. (see Industry, light)*", to read as: "Motor vehicle impound yards (see Section 1.03.105)*".

Section 2. Add a new section as follows:

Section 1.03.105 Motor Vehicle Impound Yards.

Motor vehicle impound yards and their accessory structures are permitted in designated Urban Growth Areas at sites which are designated for industrial or commercial/industrial mix on the Mason County Comprehensive Plan Future Land Use Map for the respective Urban Growth Area, as amended.

- A. When the adjacent parcel is 1) designated industrial and either vacant or in industrial use, or 2) designated commercial/industrial mix and in industrial use, then the standard F3 fence shall be required along the property line with such uses.
- B. When the adjacent parcel does not meet the requirements stated in A., then the proposed impound yard shall be enclosed within a structure, or the operation shall be contained within one of the following buffers:
 - 1) a minimum 20 foot wide buffer consisting of a type F4 fence on the project side of the buffer, together with a type B1 berm and plants as specified in Bufferyard E, planted in such a fashion that a year-round screen at least eight feet in height shall be produced within three growing seasons;
 - 2) a minimum 20 foot wide buffer consisting of the security and sight obscuring fencing on the project side of the buffer, together with 4 canopy trees, 12 understory trees, 48 evergreen shrubs, and 24 deciduous shrubs per 100 lineal feet of buffer planted in such a fashion that a year-round screen at least eight feet in height shall be produced within three growing seasons;

Noise, odor, light and glare from these operations shall meet the standards of Section 1.04.400 (performance standards of Rural Industrial land uses).

These operations shall include the following best management practices: a) permanent paved surface that aids in the control and containment of spills and fluid leaks during movement and storage of impounded vehicles; b) approved stormwater features that separate contaminants from rainfall and runoff; and c) containment of moderate risk waste and petroleum products shall be conducted as set forth in Mason County Resource Ordinance Section 17.01.080.P Secondary Containment of Hazardous Materials.

**Draft amendment to the Mason County Development Regulations, Ora. No. 82-96, and
Ordinance No. 134-02 June 2, 2003 BCC review version**

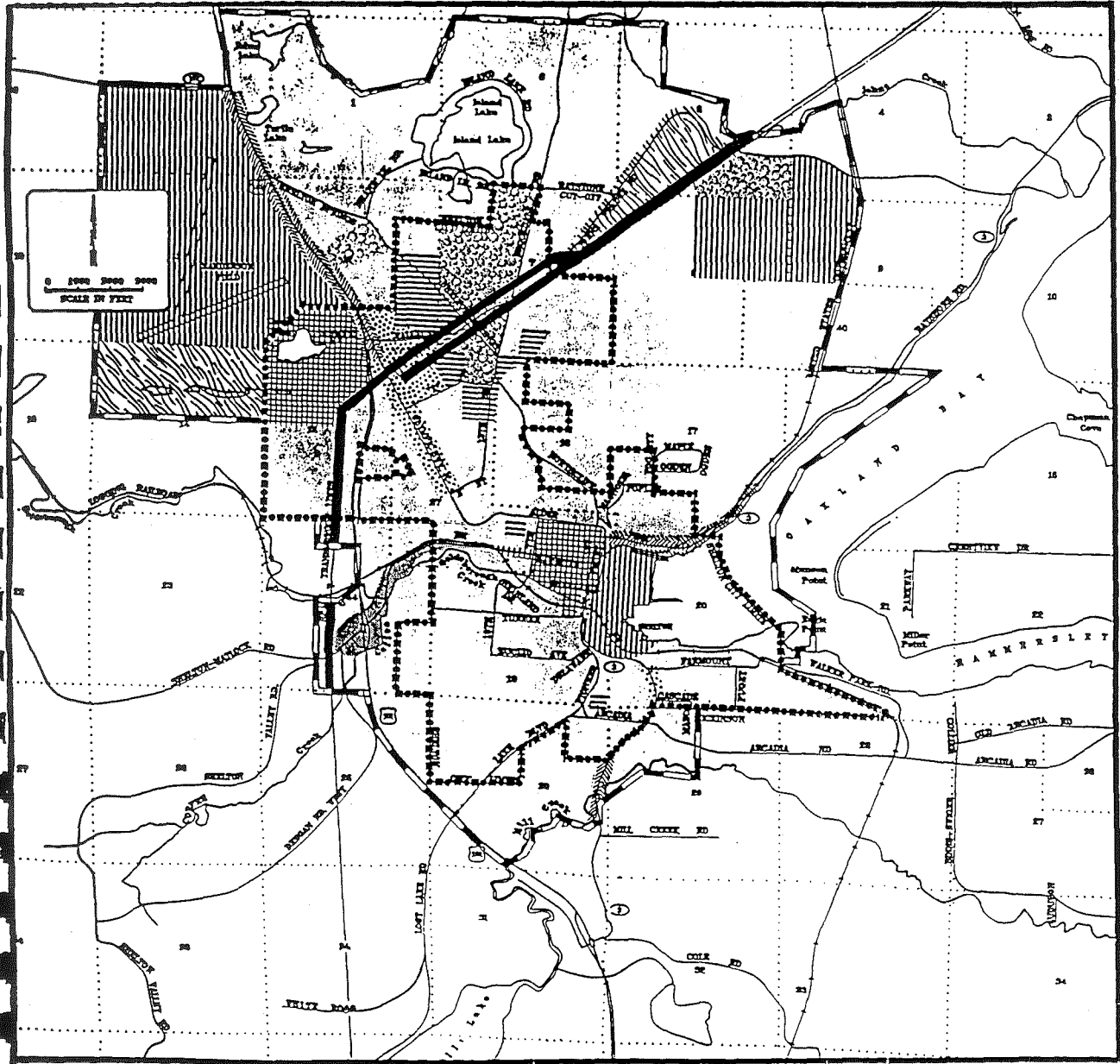
Guard dogs shall not be used.

Section 3. Incorporate the City of Shelton Comprehensive Plan Future Land Use Map, as adopted in the City of Shelton 1995 Comprehensive Plan, amended on June 2, 1997, and shown as Attachment A.

[Revised on June 2, 2003]

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CITY OF SHELTON COMPREHENSIVE PLAN



FUTURE LAND USE MAP

-  NEIGHBORHOOD RESIDENTIAL
-  COMMERCIAL
-  RESIDENTIAL/COMMERCIAL MIX
-  INDUSTRIAL
-  COMMERCIAL/INDUSTRIAL MIX
-  MEDICAL/EDUCATIONAL
-  LOW-INTENSITY MIXED USE
-  UTILITY CORRIDOR
-  GATEWAY CORRIDOR
-  PARKS & PUBLIC OPEN SPACE
-  CITY LIMITS
-  URBAN GROWTH BOUNDARY

**FIG. 1.03.038,
BUFFER YARD STANDARDS**

	Bufferyard A	Bufferyard B	Bufferyard C	Bufferyard D	Bufferyard E	Bufferyard F
Buffer Width	5'	10'	15'	20'	25'	50'
STRUCTURE REQUIRED	no	no	no	F3 or B1*	F4 or B2*	F5 or B3*
PLANT UNITS/100'						
CANOPY TREES	0.6	1	2	3	4	8
UNDER STORY TREES	1	2	4	6	6	12
SHRUBS	0	3	6	9	24	48
EVERGREENS	0	0	0	0	12	24

* see FIGURE 1.03.037 for structure details.

**Figure 1.03.039
Plant Material Types**

Plant Material Type	Planting in Buffer Yards abutting Vacant Lands	All Other Plantings
Canopy Tree (Deciduous)		
Single Stem	1 1/2 inch caliper	2 inch caliper
Multi-Stem Clump	6 feet height	8 feet height
Under story Tree (Deciduous)	4 feet height	6 feet height
Evergreen	4 feet height	6 feet height
Shrub		
Deciduous	1 gal (15 inches height)	2 gal (24 inches height)
Evergreen	1 gal (12 inches height)	2 gal (18 inches height)

NOTE: These requirements refer to the minimum size of plant materials at the time of planting.




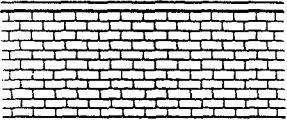
1.03.040 Off-Street Parking and Loading

**Note: These requirements will be adapted from ordinance #815, Mason
County Parking Standards**

Illustrations of Berms & Fences

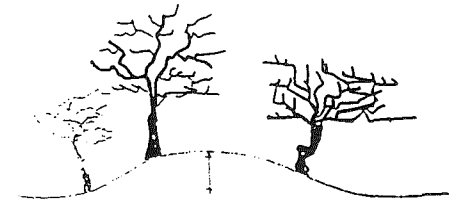
Figure 1.03.037

FENCES

Symbol	Height	Material
F1	44"	 Wood Picket
F2	48"	 Wood Rail
F3	6'	 Wood Stockade
F4	8'	
F5	6'	 Masonry Wall (Poured Concrete, Cement Block, Brick, etc)
F6	8'	

BERMS

Symbol	Height	Material
B1	4'	Earth
B2	5'	
B3	6'	



Berm Height ↗

BERM WALLS

BW1	4' Berm w/6' Masonry Wall
BW2	5' Berm w/7' Masonry Wall
BW3	6' Berm w/8' Masonry Wall

Less Intensive | More Intensive

