

ORDINANCE NUMBER 118-08

**AN ORDINANCE AMENDING MASON COUNTY CODE SECTION 17.03.031
CORRECTLY IDENTIFYING THE "SOUTHERN CONNECTION" AS THE LONG
-TERM UGA ZONE**

WHEREAS: The Belfair sewer system is now under design and will soon be built to serve the Belfair Urban Growth Area (UGA) and,

WHEREAS: The county as developed plan to serve the UGA in phases and,

WHEREAS: In Mason County Code 17.03.031 the long term-term is incorrect designated as the "Newkirk Road Connection Zone" and,

WHEREAS: The Code should read "Southern Connection Zone" and,

WHEREAS: This code change is necessary to gain compliance with the State Growth Management Act.

NOW THEREFORE BE IT ORDAINED, that the Board of Commissioners Mason County hereby adopts revision in Mason County Code Section 17.03.031 (Attachment "A")

DATED this 4th day of November 2008.

Board of Commissioners
Mason County, Washington

ATTEST:




Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:



Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON



Tim Sheldon, Chair



Lynda Ring Erickson, Commissioner



Ross Gallagher, Commissioner

**Mason County Code and Development Regulations
Section 17.03.031**

17.03.031 Binding Site Plan Required in the Belfair UGA (Southern Connection – Long Term UGA Zone)

- A. Within the Southern Connection – Long Term UGA Zone development may be allowed with the use of an on-site system when:
1. Complies with the applicable health regulations and other Mason County building regulations; e.g. critical areas, storm water management, etc.
 2. A binding site plan is submitted which provides for future sewer pipelines and other utilities in accordance with the Belfair UGA Build-Out Sewer Connection Map.
 3. Demonstrates that development at the minimum density allowed within the zone could be achieved once public sewer and/or water would be available to serve the project site.
 4. The development density does not exceed 1 unit/5 ac.
- B. The binding site plan prepared under this section and reviewed and approved by the Director, shall address the following: buffers, landscaping, traffic access and parking standards, sewage disposal provisions, height and scale in relation to surrounding uses and future uses, vegetation removal, storm water, potable water, and lot coverage.
- C. Development of the site shall be consistent with the approved site plan. The Director may allow minor modification to the site plan, provided that all other regulations and conditions placed on the approval are met.