

PLANNING ADVISORY COMMISSION

MEETING AGENDA

May 15, 2017

Mason County Building 1

411 N 5th St. Shelton, Wa 98584

Commissioners Chambers

6:00 PM

1. Call to Order

2. Roll Call

3. Regular Business

- a. Adoption of Agenda
- b. COI Inquiry
- c. Approval of minutes
- d. Public Comment

4. Public Hearing – Joint Plan Element - The City of Shelton is in the process of updating its Comprehensive Plan, in compliance with the Growth Management Act (GMA) RCW 36.70A. As part of its update, the City is considering the expansion of its Urban Growth Area (UGA) in two locations, south and west of Sanderson Field, to accommodate projected population and employment growth. Amendments to the UGA must be jointly approved by both the City and the County. The City asks the County to approve the expansion of the UGA by amending its future land use map.

Presenter: Jason Dose, City of Shelton

5. Work Session – Countywide Planning Policies Update consistent with RCW 36.70A.210 and WAC 365-196-305. The act requires counties and cities to collaboratively develop county-wide planning policies to govern the development of comprehensive plans. The primary purpose of county-wide planning policies is to ensure consistency between the comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of county-wide planning policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.

Presenter: Paula Reeves, Department of Community Services

6. New Business

7. Adjournment



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Request for Expansion of the Urban Growth Boundary

Mason County Comprehensive Plan Update
Shelton Urban Growth Boundary

Staff Contact

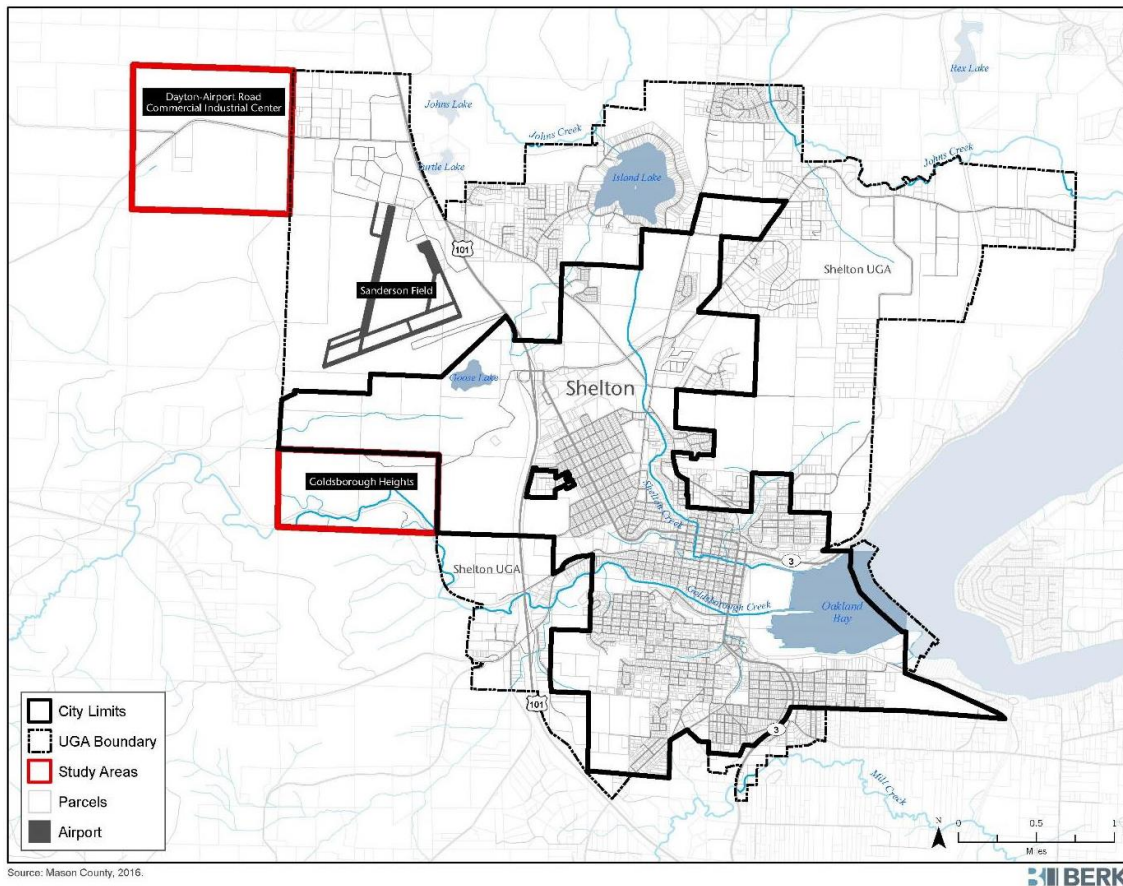
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City of Shelton Contact

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Summary of Proposal

The City of Shelton is in the process of updating its Comprehensive Plan, in compliance with the Growth Management Act (GMA) RCW 36.70A. As part of its update, the City is considering the expansion of its Urban Growth Area (UGA) in two locations, south and west of Sanderson Field, to accommodate projected population and employment growth. Amendments to the UGA must be jointly approved by both the City and the County. The City asks the County to approve the expansion of the UGA by amending its future land use map (see map below with proposed Shelton UGA Expansion Areas outlined in red).



Background

The City of Shelton addressed the Planning Advisory Committee (PAC) in December 2016 regarding its request to expand its UGA to accommodate additional population and employment growth. In a memo, dated December 5, 2016, the City outlines the rationale for expanding the Shelton UGA. In the draft Mason County Comprehensive Plan, Shelton's population growth target is 9,417 new residents, a little less than half of population projection for the whole county. Expansion of the UGA in Goldsbrough Heights, south of Sanderson Field, would give Shelton the capacity to achieve that population target. Similarly, if Shelton is to retain its position as the primary employment center of the county, it should plan to provide about 50% of the county's projected employment growth. The expansion of the UGA in the Dayton Airport Road Commercial Industrial (DARCI) area, west of Sanderson Field, would give Shelton the capacity to achieve the employment target.

Shelton conducted an environmental review process to develop and evaluate alternatives for the proposed UGA expansion. The following alternatives were reviewed in the Draft

Environmental Impact Statement (EIS) issued on February 2, 2017.¹

Alternative 1 (No Action)

This is a required alternative under the State Environmental Policy Act (SEPA). This alternative accommodates growth through 2036 within the current City limits and UGA boundaries. No other changes would be made to update the Shelton Comprehensive Plan.

Alternative 2 Goldsborough Heights Residential Expansion and Dayton-Airport Road Primary Business Center

Comprehensive Plan update policies would support the expansion of the UGA in two areas to accommodate future housing and employment needs. This alternative would expand residential uses in a similar pattern to the Shelton Hills Master Plan for the approximately 325-acre Goldsborough Heights study area and create a commercial and industrial employment area in the approximately 600-acre DARCI study area that focuses on the development of primary business uses: tourism and hospitality, information technology, life sciences, food production, and processing and production of wood products. In both UGA expansion areas, some sensitive slopes or riparian corridors would be set aside for protection. Pre-annexation zoning would be identified for the UGA expansion areas, becoming effective upon annexation.

Alternative 3 Goldsborough Heights Golf Course and Dayton-Airport Road Commercial-Industrial Center

Comprehensive Plan policies would support the expansion of the UGA in two areas to accommodate future housing and employment needs, but with different mixes of uses than Alternative 2. Alternative 3 would cluster residential development around a golf course and village green in the Goldsborough Heights study area. The DARCI study area would allow a mix of commercial and industrial uses north of SR 102 and industrial uses on the south side of Highway 102. Large format retail (“big box”), warehousing, and light and medium industrial uses would be allowed north of SR 102. South of SR 102 light, medium, and heavy industrial uses would be allowed consistent with Shelton’s Industrial zone. In both UGA expansion areas, some sensitive slopes or riparian corridors would be set aside for protection. Pre-annexation zoning would be identified for the UGA expansion areas, becoming effective upon annexation.

Shelton received five comment letters on the Draft EIS, including comments from the Squaxin Island Tribe, the Washington State Department of Transportation (WSDOT), and three residents. Comments from the Squaxin Island Tribe primarily addressed issues of water quantity and quality associated with the proposal. WSDOT asked for additional information on the

¹ A copy of the Draft EIS for the project is available at the City of Shelton Comprehensive Plan Amendment page: http://www.ci.shelton.wa.us/departments/community_and_economic_development/plan_and_amendment.php

impacts to state highway facilities and commented on issues related to airport compatibility. Comments from residents addressed topics throughout the EIS including: public participation, critical aquifer recharge areas (CARAs), environmental health contamination, the protection of critical areas, the use of best available science, potential changes to zoning and development regulations, affordable housing, and stormwater mitigation.

Changes made to the Draft EIS text in response to these comments, including new analysis of traffic impacts to state highway facilities, will appear in the Final EIS. The Final EIS will be published on May 11, 2017. Comments received influenced the selection of Alternative 2 as the preferred alternative for the Final EIS.

Analysis

Shelton’s request to expand the UGA is consistent with the Mason County Countywide Planning Policies (CWPPs) and the Mason County Comprehensive Plan. The table below demonstrates how the proposed alternatives in the EIS meet the goals of the Growth Management Act and the CWPPs.

Consistency with the Growth Management Act and the Mason County Countywide Planning Policies

GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2	Alternative 3	Discussion
Guide growth in urban areas	UGAs are zoned for urban development	✓	✓	✓	All alternatives would allow growth in the City or UGA. Implementing zoning would require urban levels of development. In Alternatives 2 and 3, the UGA will be amended for this purpose. The UGA would be sized to match allocated growth and follows efforts by the City to plan for intense development in Shelton Hills in the city limits.

Discuss Legend:
 ✓ = generally meets;
 + = greater emphasis;
 ○ = partially meets;
 N/A = not applicable

GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2	Alternative 3	Discussion
Reduce sprawl	Protect rural lifestyles	✓	+	✓	<p>Discuss Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A = not applicable</p> <p>All the alternatives would allow for urban levels of employment and housing within the UGA. Alternatives 2 and 3 would expand the UGA but would be designed to meet population allocations (Goldsborough Heights) or to provide a large privately owned parcels to attract family wage jobs. Located between large institutional uses there would be limited precedent for future expansions along SR 102. Goldsborough Heights would be constrained by steep slopes and highways from future expansion. Alternative 2 provides a 200 ft. buffer on the north side of the DARCI Study Area to separate urban and rural uses.</p>
Encourage an efficient multimodal transportation system	Encourage densities in UGAs that support transit, pedestrians, and bicycles	✓	✓	+	<p>Policies supporting multi-modal transportation are included in the Comprehensive Plan. In Alternatives 2 and 3, development at Goldsborough Heights would provide the opportunity to implement policies related to bicycle and pedestrian transportation. The clustering of residential development in multi-family housing on a village green, adjacent to the commercial area in the Shelton Hills Master Plan would support efficient multi-modal transportation.</p>
Encourage a variety of housing types including affordable housing	Encourage infill housing, density bonuses, smaller lot housing, mixed-use, and multi-family housing in urban areas	✓	✓	+	<p>Policies supporting affordable housing and variety of housing types are included in the Comprehensive Plan. Development at Goldsborough Heights would allow a mix of single-family (including small lots) and town-house or cottage style housing in Alternative 2. Alternative 3 housing would include a mix of small lot single-family and multi-family apartments, with an emphasis on multi-family development.</p>
Promote economic development	Encourage economic development in areas of insufficient economic growth where there are public facilities and services	✓	+	+	<p>All alternatives support economic development, but Alternatives 2 and 3 would allow additional opportunities for economic development in the DARCI Study Area.</p>

<div style="float: right; font-size: 0.8em; margin-bottom: 5px;"> Discuss Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A = not applicable </div> <div style="clear: both;"></div>					
GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2	Alternative 3	Discussion
Recognize property rights		✓	✓	✓	Under all alternatives, implemented zoning would allow for reasonable use of property.
Ensure timely and fair permit procedures		N/A	N/A	N/A	The alternatives do not affect regulations that address permit procedures.
Protect agricultural, forest, and mineral lands	Discourage uses that are incompatible with resource uses	✓	✓	✓	None of the alternatives directly affect agricultural, forest, or mineral lands, but the Comprehensive Plan includes policies that protect these lands generally.
Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat	Prioritize open space areas which should be conserved with public funds	✓	+	+	Policies in the Comprehensive Plan support recreation, open space, and conservation. Alternatives 2 and 3 set aside approximately 125 acres of conservation land to protect Goldsborough Creek in the Goldsborough Heights Study Area. 60 acres are also set aside for protection of the headwaters of the North Fork of Goldsborough Creek in the DARCI Study Area in Alternatives 2 and 3.
Protect the environment, including air and water quality	Protect drinking water supplies Discourage development in environmentally sensitive areas	✓	+	○	All alternatives are subject to critical area, critical aquifer recharge area restrictions, and shoreline master program regulations. Alternatives 2 and 3 would provide additional protection for Goldsborough Creek and the North Fork of Goldsborough Creek through the set aside of the conservation areas discussed above. Alternative 2 would meet greenhouse gas thresholds while Alternative 3 would not achieve an 11 percent reduction in accordance with Ecology Guidance.
Ensure adequate public facilities and services	Public facilities that generate travel demand should be on transportation or transit corridors	✓	✓	✓	All alternatives increase the demand for public facilities and services. All would require mitigation measures to ensure adequate facilities and services. See Error! eference source not found. Error! Reference source not found. for more information.
Encourage historic preservation	Support efforts of the Mason County Historic Preservation Committee	✓	✓	✓	All alternatives would be subject to policies in the Comprehensive Plan that support historic preservation.

GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2	Alternative 3	Discussion
Foster citizen participation	Encourage interjurisdictional coordination	✓	✓	✓	All alternatives are undergoing public review as part of the SEPA process. Section Error! Reference source not found. Error! Reference source not found. describes opportunities to participate.

Discuss Legend:
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N/A = not applicable

Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A not applicable

Source: BERK Consulting, 2016

In addition, the following CWPPs and Mason County General Land Use (GLU) policies specifically relate to the growth of urban areas and the expansion of the UGA. These policies require that development in the UGA:

- Can develop at urban intensities and takes advantage of existing infrastructure and services
- Can develop as urban in character, prevent sprawl, and protect rural character elsewhere in the county
- Can protect open space and sensitive areas.

CWPP 1.1. *Designate Urban Growth areas around the incorporated city of Shelton and two unincorporated areas of Belfair and Allyn: where infrastructure exists, infrastructure is planned, as identified in an approved Capital Facilities Plan, or services can be reasonably and economically extended; where there is a sufficient supply of environmentally sound land to support urban densities and urban growth forecasted for the 20 year planning cycle, and where the community's vision has identified its area as an Urban Growth Area.*

CWPP 3.8 *Encourage development in Growth Areas where:*

- *infrastructure exists or is planned; or*
- *infrastructure is provided by the developer according to locally established minimum urban standards*

CWPP 8.4 *Promote economic development activities where services needed by such activities already exist or can be easily and economically provided.*

CWPP 8.5 *Promote economic development where off-site impacts, such as transportation, can be effectively managed.*

GLU 7: *Designate urban growth areas based on the following criteria:*

The area has environmentally appropriate land capacity for and is willing to accommodate urban growth as agreed upon in the Comprehensive Plan, and the area has existing urban residential development at urban densities (minimum 4du/acre) and a variety of other uses (e.g. commercial, industrial, public, institutional etc.) that are found in urban areas; or the area has both urban and non-rural densities (1-3 du/acre) and uses (such as some commercial, industrial, institutional, public) and the capacity and desire to allow infill at urban densities with urban uses.

GLU 11: *Ensure urban residential densities of at least 4 dwelling units per net acre in UGA's, and provide for both single and multiple family dwellings, which are served by a combination of both existing public facilities and services and any additional needed public facilities and services provided by either public or private sources, with municipal utilities as the preferred service providers within municipal boundaries.*

The proposed UGA expansions meet these policies. Both UGA expansion areas can support urban densities and have dedicated areas set aside to protect environmentally sensitive areas. Infrastructure exists in the DARCI area including transportation networks and water service. It can be reasonably extended in Goldsborough Heights through the Shelton Hills Planned development. Transportation impacts can be managed and mitigated as growth occurs.

CWPP 1.4 *Encouraged mixed use developments, multi-family developments, employment centers, and other urban land uses are appropriate development to be encouraged within designated Growth Areas, in order to protect rural character in the remainder of the County.*

GLU 8: *Ensure that development within UGA's promotes compact and efficient land use patterns and reduces the inappropriate conversion of undeveloped land into sprawling, low density development.*

GLU 10: *Ensure that urban growth areas accommodate urban uses such as residential commercial, institutional, religious, industrial, public facilities, utilities, recreational facilities, open spaces and greenbelts and combinations of the above.*

GLU 12: *Ensure commercial uses in urban growth areas that serve a regional market as well as citizens of the UGA's, and include retail, service, financial, and institutional uses of a small, medium and large size.*

GLU 13: *Ensure industrial uses are allowed in UGA's varying in size from small to larger, located in appropriate areas, which can accommodate parking, loading, storage, and disposition of byproducts.*

GLU 14: *Ensure that urban areas have urban services such as public sewer and water systems, storm water management systems, streets and utilities, capable of servicing the land uses located there. If the unincorporated UGA has sewer service, as a passage of this plan, existing urban sized legally platted lots may develop consistent with regulations. If the UGA is presently without sewers*

as of passage of the plan, existing legally platted lots may develop consistent with County Health Department regulations for on-site septic services, provided that environmental degradation is avoided and urban densities may be achieved in the future as evidenced in platting, site design, conditions on the plat, and no-contest agreements to the extension of sewer.

This set of policies, in addition to some of the policies above, are intended to ensure that urban growth areas accommodate a full range of uses characteristic of an urban environment, including a concentration of housing, employment, public facilities, and regional services. The concentration of residential uses at Goldsborough Heights and the concentration of employment uses in the DARCI area does this. Concentrating such uses in the urban area allows for the protection of character in the rural areas of the county.

Development of the Goldsborough Heights area will expand upon the Shelton Hills development which encourages a variety of residential and commercial land uses. The Green Diamond Resource Company intends permanently protect forest lands in Mason County and has already taken action to conserve lands that could be used for low intensity residential development. In 2016, a permanent conservation easement on Green Diamond holdings eliminated capacity for approximately 300 residential units in the rural area. Mason County's growth target for Shelton reflects a shift of those residential units to the urban area, consistent with Growth Management Act goals for urban growth and preventing sprawl.

Similarly, development in the DARCI area is intended to keep Shelton as a primary employment center for Mason County. This should concentrate employment into areas that can be serviced by urban infrastructure and services and protect rural character.

CWPP 1.5 *Designate and map open space areas in coordination within the incorporated and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:*

- *lands that do or can provide multiple use open space,*
- *are environmentally unique and or fragile,*
- *can act as separators between incompatible land uses, have been used historically by the public and are included in the UGA's vision statement.*

Provide incentives and regulations that provide accessible public open space or protect environmentally important areas without compromising private property rights.

The proposed UGA expansions protect open space and environmentally sensitive areas. In Goldsborough Heights, approximately 200 acres of open space are set aside to protect

wetlands, steep slopes, and Goldsborough Creek. In the DARCI area, a minimum of 60 acres are set aside to protect wetlands at the headwaters of the North Fork of Goldsborough Creek.

State Environment Protection Act (SEPA)

An EIS was prepared for this non-project action. The Draft EIS was issued on February 2, 2017 and the Final EIS is scheduled to be issued on May 11, 2017.

Public Notification

A list of interested parties has been maintained by county staff to ensure that notifications of public meetings and comment periods are addressed specifically to those individuals. All public meeting notices will be mailed to all parties of interest and posted in accordance with MCC 15.07.030.

The City of Shelton followed and exceeded the requirements of SEPA and GMA in the preparation of its draft Comprehensive Plan and Environmental Impact Statement. The City held public workshops, conducted a survey, conducted a public scoping meeting, and held several public meetings to ensure continuous public review and comment over the course of the planning process. Opportunities for oral and written comments were provided. Feedback from the public involvement process influence the development of the proposal and the selection of the preferred alternative of the EIS.

Summary and Recommendation

Staff recommends that the Planning Advisory Commission consider this proposal together with Staff's Report and public testimony, and forward for approval to the Board of County Commissioners.



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Review and Revision of Countywide Planning Policies May 15th, 2017

Mason County Comprehensive Plan Update
Countywide Planning Policies

Staff Contact

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Summary

Mason County and Shelton collaboratively develop County-wide Planning Policies to govern the development of the all elements of the Comprehensive Plan. Mason County's original Countywide Planning Policies were adopted in 1992 and updated in 2005. The primary purpose of County-wide Planning Policies is to ensure consistency between the Comprehensive Plans of the County and City on related regional issues. Another purpose of County-wide Planning Policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties. At a minimum, County-wide Planning Policies must include:

- Designation of urban growth areas;
- Selection and allocation of population between cities and counties as part of the review of an urban growth area;
- Amendments to urban growth areas, including the review required by RCW 36.70A.130(3);
- Consultation between cities and counties regarding urban growth areas; and
- If desired, policies governing the establishment of urban service boundaries or potential annexation areas.
- Contiguous and orderly development and provision of urban services to such development;
- Siting public facilities of a county-wide or statewide nature, including transportation facilities of statewide significance;
- County-wide transportation facilities and strategies;
- The need for affordable housing such as housing for all economic segments of the population and parameters for its distribution;
- Joint city/county planning in urban growth areas;
- County-wide economic development and employment;
- An analysis of fiscal impact; and policies governing the buildable lands review and evaluation program.

Background

Countywide Planning Policies must be consistent with RCW 36.70A.210 and WAC [365-196-305](#), and they provide the foundation for the Mason County Comprehensive Plan.

As required by RCW 36.70A.120, all implementing regulations, including zoning maps and zoning regulations, shall be consistent with and implement these policies. Amendments to the implementing regulations shall conform to these policies. Additionally, all planning, land use permitting actions and capital budgeting decisions shall be made in conformity with the adopted comprehensive plan.

With several new Planning Commissioners and County and City staff changes, it is important to go back to the 2015-2016 discussions and revisit these policies.

Summary and Recommendation

Staff recommends that the Planning Advisory Commission review and revise the Countywide Planning Policies consistent with state requirements, and forward for approval to the Board of County Commissioners as part of the Comprehensive Plan Update.

CHAPTER II

PLANNING GOALS AND THE INTEGRATED PLANNING PROCESS

INTRODUCTION

Mason County used an integrated GMA/SEPA process in its comprehensive planning effort. This integrated approach has allowed the County to meet its GMA and SEPA requirements through a single, unified process. Mason County's unified process includes public participation, documentation of existing conditions, establishing goals and objectives, identifying alternatives, conducting impact and consistency analyses, identifying mitigation measures, and preparing documents. This chapter presents an overview of Mason County's integrated process and related public involvement. It also presents the goals developed for the plan, and the county-wide planning policies which guided the plan's formation and are integrated into it.

PUBLIC PARTICIPATION

OVERVIEW

Both GMA and SEPA recognize public participation as a critical aspect of the planning process. Both acts provide wide latitude in creating the public participation and agency coordination process to suit the needs of individual jurisdictions. GMA requires, and SEPA encourages, early and continuous public participation in the development and amendment of comprehensive plans and development regulations. Further, GMA's Procedural Criteria strongly recommend engaging the community in a "visioning" process to identify common community values and ideals, and to describe an image of the community's future. In addition, SEPA requires notice, comment, agency coordination, public meetings, and public hearings.

Mason County framed its public participation strategy to comply with these requirements. The strategy included a Growth Management Advisory Committee (GMAC) representing all sub-areas of Mason County, an Ad Hoc Committee, and the Mason County Planning Commission. It also included general public involvement during the following key steps of its Comprehensive planning process:

1. Community Visioning
2. Community Goals/Countywide Planning Policies
3. Plan Objectives and Alternatives
4. Designation of Critical Areas and Resource Lands
5. Impact Analysis and Mitigation
6. Comprehensive Plan and EIS Documents

The community visioning process and expanded scoping process are summarized here. The public participation activities for Community Goals/Countywide Planning Policies are described in section II-3, Plan Goals. Similarly, the public participation activities for Plan Objectives and

Alternatives, Impact Analyses and Mitigation, and Comprehensive Plan and EIS Documents are described in those corresponding sections of this chapter.

COMMUNITY VISIONING

Mason County's Vision Statement translates the community's values, hopes and goals into a unified vision for the future. The county involved a broad range of community members in its visioning process. The process included a vision survey, public meetings, and a random sample telephone survey of registered voters. The vision statement provides a guide to the comprehensive plan.

Mason County Vision Statement

Mason County will remain a primarily rural county where residents will enjoy peace and quiet, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, wildlife, and natural ecosystems; fewer restrictions and more privacy than in an urban area; the easy operation of resource based industries such as timber, mining and agriculture; and the close ties of family and community to the land.

The Urban Areas

The City of Shelton and the communities of Belfair and Allyn will serve as the County's principal economic, civic, and social centers. Each will have a core business area anchored by retail, service industries, government, and education facilities. Shelton will also hosts a multi-county medical industry that serves the Olympic Peninsula region, and regional retail centered in the City's Olympic Highway North area. The three urban areas will provide a strong employment and tax base.

The Rural Areas

Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming and mining will provide employment for County residents. The County's abundance of natural amenities including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Resorts. The County's land use regulations will protect natural resource lands and industries against encroachment from incompatible, competing uses.

Housing

Residential growth within the County will be centered in Shelton urban area, the communities of Allyn and Belfair, and a new fully contained community. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, and mixed-use.

The Environment and Open Space

Mason County will protect the environment in a way which is compatible with the needs of a growing population. One focus will be watersheds and their water quality. The county will also conserve an open space network that will include wildlife habitat and corridors, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents.

PLAN GOALS

OVERVIEW

The Growth Management Act identifies thirteen goals to guide counties and cities in the development and adoption of comprehensive plans. These thirteen goals pertain to: urban growth, reduction of sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation.

Mason County's Countywide Planning Policies (CWPPs) evolved from GMA's thirteen goals and the public input gained through the County's Visioning Process. Further, Mason County and the City of Shelton jointly participated in formulation of Mason County's Countywide Planning Policies (CWPPs). These policies have served as the underlying goals for preparation of Mason County's draft Comprehensive Plan.

PUBLIC PARTICIPATION

Mason County organized a public process for developing the Countywide Planning Policies (CWPPs). That process established a Joint City/County Elected Official Review Board (Board). This Board included the commissioners from both Mason County and the City of Shelton. The Board was guided by the requirements of House Bill 1025 and the Mason County/City of Shelton Regional Strategy Agreement.

In addition, the Board used a twelve-step process for preparing the CWPPs. The approach focused on coordination among Mason County, the City of Shelton, and other public agencies. TABLE II.2 identifies the groups that participated in the preparation of the CWPPs:

TABLE II.2: Mason County GMA/ SEPA Countywide Planning Participants

Sewer Districts	Water Districts
Fire Districts	School Districts
Port Districts	Hospital Districts
Squaxin Island Tribe	The Skokomish Tribe
County/City Public Works Depts.	Mason County Fire Marshal

Public Utilities District No.1	Public Utilities District No. 3
County/City Budget Directors	County/City Planning Departments
Shelton Planning Advisory Committee	Economic Development Council
City of Shelton Fire Department	County/City Parks Departments
Shelton/Mason Chamber of Commerce	County/City Criminal Justice Dept.
Peninsula Regional Transportation Planning Organization (RTPO)	Mason County Growth Management Advisory Committee (GMAC)

The first draft of the CWPPs was completed in late January, 1992. The draft went through an informal review and revision period that ended in March of 1992. The formal review period for the CWPPs began in May, 1992 and continued through August, 1992. Public hearings were held in May and June of 1992. CWPPs were revised to reflect input received through the public review process and the public hearings. Mason County and the City of Shelton jointly adopted the Countywide Planning Policies on August 17, 1992.

COMMUNITY GOALS/COUNTYWIDE PLANNING POLICIES

Mason County's Comprehensive Plan addresses each of the thirteen GMA goals according to the vision shared by County residents. The following discussion identifies Mason County's Countywide Planning Policies, organized by the GMA goal they address. The policies appear as adopted.

URBAN GROWTH

GMA encourages concentrating development in urban areas where adequate public facilities and services exist, or can be provided within a reasonable amount of time. In conjunction with the City of Shelton, Mason County adopted County-Wide Planning Policies (CWPP), some of which deal specifically with the issue of urban growth and are designed to alleviate negative aspects of growth.

CWPP 1.1. Designate Urban Growth areas around the incorporated city of Shelton and two unincorporated areas of Belfair and Allyn: where infrastructure exists, infrastructure is planned, as identified in an approved Capital Facilities Plan, or services can be reasonably and economically extended; where there is a sufficient supply of environmentally sound land to support urban densities and urban growth forecasted for the 20 year planning cycle, and where the community's vision has identified its area as an Urban Growth Area.

CWPP 1.4 Encouraged mixed use developments, multi-family developments, employment centers, and other urban land uses are appropriate development to be encouraged within designated Growth Areas, in order to protect rural character in the remainder of the County.

CWPP 3.8 Encourage development in Growth Areas where:

- infrastructure exists or is planned; or
- infrastructure is provided by the developer according to locally established minimum urban standards

Reduce Sprawl

GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are designed to reduce the impacts of growth, including sprawl, in areas outside of UGAs.

CWPP 2.1 Rural areas now exist throughout Mason County that contribute a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, and open space. Other rural qualities include peace and quiet, low traffic volumes, natural views, privacy, and personal freedom. Intensive development will not be encouraged in these rural areas due to the difficulty of providing cost-effective services, or because their disappearance from the landscape would seriously detract from the desired character of the county. Rural areas of Mason County should be designated as such and protected from encroachment by intensive development. Rural areas include those portions of the County that lie outside designated growth areas, master planned communities, and destination resorts, and may have lower standards of infrastructure and service that reflect and maintain this rural character.

CWPP 2.2 Comprehensive plan policies will be designed to protect rural lifestyles and values.

CWPP 5.3 Establish Level of Service standards in Growth Areas that ensure adequate services to prevent out-migration due to congestion.

CWPP 5.3a Establish a rural land use system that provides for continued vitality of limited areas of more intensive rural development. The categories of these areas include rural activity areas, hamlets, commercial/industrial areas, and tourist/recreational areas.

Transportation

GMA encourages development of efficient, multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.

CWPP 5.1 Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

CWPP 5.2 Establish Level of Service standards that encourage densities in Growth Areas where services as public transit, pedestrian, car-pooling, etc., are available.

CWPP 5.3b Establish Level of Service standards in Growth Areas which ensure adequate service to prevent out-migration due to congestion.

CWPP 5.4 Protect functions of designated high volume corridors by restricting individual access points.

CWPP 5.5 Promote interconnecting street networks which provide alternative routes.

CWPP 5.6 Encourage alternative transportation modes by providing service in growth areas such as bikeways, sidewalks, transit, etc.

CWPP 5.7 Ensure that cooperative planning efforts continue with the Peninsula Regional Transportation Policy Organization and that policies of the County and the organization are consistent and coordinated, with the Comprehensive Plan as the guiding document for Mason County.

CWPP 5.8 The County and the cities and other community growth areas therein should work cooperatively with the Mason County Transit Authority (MCTA) to provide equitable public Transit throughout the County.

Housing

GMA encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages preservation of existing the housing stock.

CWPP 6.1 Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

CWPP 6.2 Define and establish the need for affordable housing through development of a Housing Plan.

CWPP 6.3 Encourage affordable housing in urban areas through innovative land use techniques including infill housing incentives, smaller urban lots in urban areas, mixed use, multifamily units, density bonuses for affordable units. Encourage affordable housing in rural areas by utilizing the supply of existing platted smaller lots which can meet applicable subdivision, environmental and building regulations, and ensuring existing legally built lots retain their conforming status, and by allowing manufactured housing in both urban and rural areas. It is recognized that the techniques for encouraging affordable housing will differ in rural and urban areas.

CWPP 6.4 The housing and land use elements of the Comprehensive Plans for Mason County and its cities will include an assessment of land availability and general criteria for siting special purpose housing within the Urban Growth Areas to ensure that such housing can be accommodated.

CWPP 6.5 Within the Urban Growth Areas, a wide range of housing types, densities, and mixtures will be encouraged.

CWPP 6.6 As part of a comprehensive program to address the affordability issue, examine current local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of affordable housing options.

CWPP.6.7 Ensure an adequate supply of urban land and affordable housing by drawing Growth Area boundaries which accommodate the Medium Growth Scenario for population into the year 2035, recognize environmentally sensitive constraints, provide for a market factor,

accommodate supporting new commercial, industrial and public/quasi-public uses, and utility and facility infrastructure land needs.

CWPP 6.8 Affordable housing should be convenient to public transportation, major employment centers, and public services.

CWPP 6.9 Affordable housing needs will be examined in both city and rural contexts. Strategies to address housing affordability will reflect local definitions of affordable housing, urban and rural values, cost and availability of land, infrastructure cost, private property rights, and broad-based citizen involvement.

Economic Development

GMA encourages economic development that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of the County, especially for unemployed and disadvantaged persons, and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the County's natural resources, public services and public facilities.

CWPP 8.1 Encourage economic development throughout the County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the County, especially for unemployed and disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the County's natural resources, public services and public facilities.

CWPP 8.2 Maintain and enhance natural resource-based industries including productive timber, agriculture, mining and fisheries industries. Encourage the conservation of productive natural resources, and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long term commercial forest and agricultural production lands and the resource based industries associated with these areas.

CWPP 8.3 Establish coordinated incentives to promote economic development with respect to Vision Statements and Goals for each community.

CWPP 8.4 Promote economic development activities where services needed by such activities already exist or can be easily and economically provided.

CWPP 8.5 Promote economic development where off-site impacts, such as transportation, can be effectively managed.

CWPP 8.6 Discourage development activities in environmentally sensitive areas which may have a detrimental effect on public health, safety, environment, and physical integrity of the area.

CWPP 8.7 Increase economic vitality in Mason County through the creation of jobs that provide livable wages and which promote economic diversity, stabilization, and maintenance of a high quality environment.

CWPP 8.8 Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled citizenry.

Property Rights

GMA states that "property rights of landowners shall be protected from arbitrary and discriminatory actions. Further, Private property shall not be taken for public use without just compensation having been made.

CWPP 10.1 Property rights of landowners shall be protected from arbitrary and discriminatory actions. Private property shall not be taken for public use without just compensation having been made.

Permits

Both GMA and Mason County express that "applications for permits should be processed in a timely and fair manner to ensure predictability (CWPP 10.2)."

CWPP 10.2 Applications for permits should be processed in a timely and fair manner to ensure predictability.

Resource Industries

GMA recommends Counties maintain and enhance natural resource based industries including productive timber, agriculture, mining, and fisheries industries, and encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

CWPP 8.2 Maintain and enhance natural resource based industries including productive timber, agriculture, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Open Space

GMA encourages the retention of open space and development of recreational opportunities. GMA further encourages conservation of fish and wildlife habitat, and increased access to natural resource lands, water and developed parks

CWPP 1.5 Designate and map open space areas in coordination within the incorporated and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:

- lands that do or can provide multiple use open space,
- are environmentally unique and or fragile,
- can act as separators between incompatible land uses, have been used historically by the public and are included in the UGA's vision statement.

Provide incentives and regulations that provide accessible public open space or protect environmentally important areas without compromising private property rights.

CWPP 1.5a Identify and prioritize open space areas, both urban and rural, which should be purchased with public funds or conserved through other public means such as conservation

easements, life estates, and/or conveyance to a land trust. Assure that private property rights are protected. Through regulations and/or incentives, continue to allow low impact rural uses and densities in environmentally fragile areas designated as open space, consistent with critical area regulations.

CWPP 3.2 Encourage retention of open space and development of recreational opportunities.

CWPP 3.4 Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access.

CWPP 3.5 Encourage the development of parks.

Environment

GMA strives to protect the environment and enhance the quality of life, including air and water quality, and the availability of water.

CWPP 3.6 Protect the environment and enhance the quality of life, including air and water quality, and the availability of water.

CWPP 3.10 In order to protect public health and water quality, septic systems and/or appropriate alternative disposal systems will be encouraged where appropriate in rural areas, according to adopted County health codes. Alternative sewage collection and treatment systems with tight lines should be considered as an option when needed when public health is in jeopardy, and or to correct environmental damage and when consistent with land use designations in the Comprehensive Plan. Development permits and/or franchises for sewage treatment systems should be granted when consistent with the Comprehensive Plan.

CWPP 3.11 Mason County and the cities therein shall protect drinking water supplies from contamination, maintain potable water in adequate supply, and identify and reserve future supplies.

CWPP 8.6 Discourage development activities in environmentally sensitive areas which may have a detrimental effect on public health, safety, environment, and fiscal integrity of the area.

Citizen Participation

GMA encourages the involvement of citizens in the planning process and coordination between communities and jurisdictions to reconcile conflicts.

CWPP 10.3 Encourages the involvement of citizens in the planning process and coordination between communities and jurisdictions to reconcile conflicts.

CWPP 7.1 Mason County and the cities within will establish joint procedures for review of land development activities within the cities' Growth Areas.

Facilities/Services

GMA strives to ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy without decreasing the level of service provided.

CWPP 3.1 Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy without decreasing current levels below locally established minimum standards.

CWPP 4.1 Mason County and the cities therein, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect the environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits/burdens throughout the region or county.

CWPP 4.2 Major public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.

CWPP 4.3 Sharing of corridors for major utilities, trails and other transportation rights of way is encouraged.

Historic Preservation

GMA states that jurisdictions should "identify and encourage the preservation of lands, site, and structures that have historical or archeological significance.

CWPP 3.7 Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance.

PLAN OBJECTIVES AND ALTERNATIVES

OVERVIEW

GMA emphasizes and SEPA requires, the use of objectives as an important means of formulating and evaluating the proposed Comprehensive Plan. Mason County's Vision Statement and goals, as stated through the Countywide Planning Policies, provided the framework for developing the County's Major Plan Objectives.

Mason County's draft Plan/EIS presents and evaluates four alternatives and a preferred alternative to determine which alternative(s) can feasibly attain the community's objectives. Mason County's integrated approach complies with GMA's requirement to develop a plan based on planning goals, and SEPA's requirement to describe and evaluate plan alternatives through the community's goals and objectives.

PLAN OBJECTIVES

Mason County's Growth Management Advisory Committee used the Vision Statement and Goals to identify objectives that the County's Comprehensive Plan should achieve. Those

objectives include preserve air and water quality; support a resource-based economy; maintain rural lifestyle; create flexibility in land management; foster land and housing affordability; and encourage employment and a strong tax base.

1. Preserve Air and Water Quality

Appropriate regulation of land use and development throughout the County to maintain air and water quality. This includes coordination with state and regional agencies responsible for protecting of air and water resources.

2. Support Resource-Based Economy

Appropriate regulation of land use and development of lands adjacent to Resource Lands to help encourage the long term viability of Mason County's resource-based economy.

3. Maintain Rural Lifestyle

Appropriate regulation of land and development throughout the County to maintain the sense of community, safety, peace, and lack of crowding. New development should consider on site views of trees and water, and use the natural environment to buffer/screen one home from another.

4. Flexibility in Land Management

Use of flexible land use and development regulations and management practices, such as performance zoning, to preserve personal property rights, promote well-designed development, and to protect the natural environment.

5. Affordability

Appropriate land use and development regulations throughout the County to maintain affordable land, housing, and public services.

6. Encourage Employment and Strong Tax Base

Appropriate regulation of land use and development throughout the County to encourage economic expansion, the creation of high paying jobs, and broadening the County's tax base.

PLAN ALTERNATIVES

Comprehensive Plan alternatives were part of a decision-making process that began with Visioning and progressed through development of Community Goals, and Major Plan Objectives. This process was used because both GMA and SEPA emphasize goals, objectives and alternatives as important means for formulating and evaluating the Comprehensive Plan. Following an extensive evaluation of numerous broad range alternatives, the Growth Management Advisory Committee (GMAC) identified four Comprehensive Plan Alternatives to be advanced for SEPA analysis in the draft Plan/EIS.

Initially, the GMAC considered 10 broad range alternatives for the County's draft Plan/EIS. Those alternatives included No Action as required by SEPA, 5 urban options, and 4 rural concepts. Through an assessment process that evaluated the alternatives based on Mason County's Vision Statement, community goals, and Major Plan Objectives, the GMAC refined the 10 broad range alternatives into four for further consideration. Those alternatives, including "No Action" and three others, contain a range of ideas and growth concepts intended to encourage evaluation of growth management issues facing Mason County. They presented

alternative approaches to the designation and location of Urban Growth Areas, Fully Contained Communities, Working Rural Areas, and Rural Lands including Rural Activity Centers, Rural Community Centers, and Rural Areas. They also presented alternative standards for residential and non-residential development.

After a series of public workshops and committee meetings, a preliminary preferred alternative was developed. The county then proceeded to produce the "Draft Mason County Comprehensive Plan and Environmental Impact Statement, November, 1995" and released it for public comment. Taking the public comment received, the draft plan was revised to produce this document.

POLICIES

The GMAC also developed broad policy categories to further describe the four alternatives. Those policies included general policies and alternative-specific policies. The general policies applied to all alternatives. The alternative-specific policies applied to a single alternative. The policies addressed:

TABLE II-4: GMA Policy Categories	
Urban Growth Areas	Rural Lands
Resource Lands	Critical Areas
Open Space	Water Quality and Quantity
Housing	Utilities
Capital Facilities	Transportation

II-5 IMPACTS AND MITIGATION MEASURES

OVERVIEW

Growth causes numerous impacts on the environment. Potential impacts on the natural environment include increased storm water runoff and air emissions as well as decreased or altered habitat for fish and wildlife. Potential impacts on the built environment include increased demands for housing, transportation and other capital facilities, and utilities.

IMPACT ANALYSES

Both GMA and SEPA require that the County analyze impacts associated with the proposed comprehensive plan alternatives and provide information regarding those impacts. GMA requires that the County collect and analyze data for resource lands, the mandatory plan elements, and urban growth areas. It also requires the County to review drainage, flooding, and stormwater runoff through the land use element. SEPA requires that the County analyze impacts to both the natural and built environments. Discussion of this is to be found in the Comprehensive Plan Environmental Impact Statement.

MITIGATION MEASURES

GMA was adopted in large part to reduce a number of growth related impacts on the natural and built environment. SEPA describes these various ways of reducing growth related impacts as mitigation. There are a number of ways in which fulfilling GMA's requirements will assist Mason County in identifying mitigation measures, and in some cases, serve as mitigation. Discussion of this is to be found in the Comprehensive Plan Environmental Impact Statement.

PUBLIC PROCESS

In preparation for this comprehensive plan, Mason County used a three-step public process to review impacts and mitigation associated with the County's comprehensive plan. The steps included the following:

An Ad Hoc Committee to review and guide revisions to preliminary drafts of the County's draft Plan/EIS and preparation of the Final EIS Public comment received in response to issuance of the County's draft Plan/EIS; and Public input received at public meetings and hearings on the draft Plan/EIS.