

**MASON COUNTY JOINT BOARD OF COUNTY COMMISSIONERS  
AND PLANNING COMMISSION**

**SPECIAL MEETING AGENDA**

**June 20, 2017 - 6:00 p.m.**

**Mason County Building 1 - Commission Chambers**

**411 N. 5<sup>th</sup> Street, Shelton, WA 98584**

- 1. 6:00pm - Call to Order**  
Roll Call  
Changes to Agenda  
Welcome by Board of County Commissioners  
Other Business
- 2. 6:15pm – 15 Minute Public Comment Period**
- 3. 6:30pm - Briefing:** Staff overview and discussion of progress and next steps in developing Mason County's Comprehensive Plan
  - Countywide Planning Policies
  - Land Use Element
  - Housing Element
  - Transportation Element
  - Capital Facilities Plan
  - Utilities Element
- 3. 7:45pm - Work Session:** Discussion, guidance and direction  
  
Some Key Questions:
  - How to communicate policies – consolidated or disbursed throughout the Elements or other?
  - What are priorities for this planning process – e.g., affordable housing, water conservation, economic development, etc..., Do we have the right focus?
  - Long Range Planning – What is the right balance between existing policy discussion and the 20 year planning needs discussion?

**Americans with Disabilities Act (ADA) accommodations will be provided upon request, with reasonable, adequate notice.**

**MASON COUNTY  
AGENDA ITEM SUMMARY FORM**

<b>TO: BOARD OF MASON COUNTY COMMISSIONERS and PLANNING COMMISSIONERS</b>	
<b>From: Mason County Community Services</b>	<b>Action Agenda</b> __ __ <b>Public Hearing</b> __xx__ <b>Other</b> _____
<b>DEPARTMENT: Commissioners</b>	<b>EXT: _____</b>
<b>JOINT COMMISSION MEETING DATE: 20 JUNE 2017</b>	<b>Agenda Item #</b> (Commissioner staff to complete)

<b>BRIEFING DATE: 15 MAY 2017</b>
<b>BRIEFING PRESENTED BY: Dave Windom and Paula Reeves</b>
<b><input type="checkbox"/> ITEM WAS NOT PREVIOUSLY BRIEFED WITH THE BOARD</b> Please provide explanation of urgency:

**ITEM:**

**Joint BOCC and Planning Commission Meeting to discuss the update of the Mason County Comprehensive Plan as required by Washington's Growth Management Act (RCW 36.70A)**

Background: The Long Range Planning Work Program and Timeline adopted by the BOCC in April established two Joint BOCC and Planning Commission Meetings focused on the Comprehensive Plan Update, one on Tuesday, June 20<sup>th</sup>, 2017 and one on September 27<sup>th</sup>, 2017. The goal of this first meeting is to review the progress to date on the Mason County Comprehensive Plan 2036, specifically the Countywide Planning Policies, and Land Use, Housing, Capital Facilities, Utilities and Transportation Elements. While only the Transportation Element has been passed on to the BOCC for approval at this time, the meeting will encompass work done to date and provide an opportunity to discuss priorities and provide guidance. Staff will provide a short briefing including a summary of the updates at the beginning of the meeting. The bulk of the meeting be a discussion of overarching goals. No actions will be requested by staff at this meeting. The public will be invited to make comments at the beginning of the meeting.

**RECOMMENDED ACTION: Review and provide comments on background materials. No formal action requested.**

Attachment(s): Revisions to DRAFTs of Chapters 1-4, Required Elements of the Mason County Comprehensive Plan

# FIRST DRAFT

## Chapter I: Citizen’s Guide

---

This guide is intended to help you understand Mason County long-range planning and growth policy processes, make it easier to navigate the planning documents, and provide you with a snap shot of trends we expect to see over the next 20 years.



### Why do we need a long range plan for Mason County?

All communities in Washington engage in long range planning whether they do so as part of the state’s Growth Management Act requirements or not. Each time a county decides to commit money to the building of infrastructure such as water mains, streets and roads, schools or the provision of public health, law enforcement or fire services, it is shaping the community’s future. When a community chooses to maintain their public facilities or provide certain services, they are affecting the desirability and livability of the community.

**“Comprehensive Plan” refers to a long-range plan meant to guide the development and public policy decisions that will shape Mason County in the coming decades.”**

**--Mason County Commission Chairman, Kevin Shutty**

### Mason County is Growing

Population in Mason County is expected to grow by over 19,300 people, a 31% increase over the next 20 years. Through long range planning, we are working to maintain the County’s vision...

*“Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, fish, shellfish, 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 tables below give you a snapshot of growth expected in Mason County in the next 20 years and a picture of urban and rural lands. Policies developed through the long range plan will help the County to keep urban development in urban areas and ensure that rural development occurs in rural areas.

<b>MASON COUNTY AND URBAN GROWTH AREA</b>				
<b>20 YEAR POPULATION PROJECTION</b>				
	<b>2016 Population</b>	<b>2036 Population</b>	<b>Population Increase</b>	<b>% Increase 2016-2036</b>
<b>Mason County Total</b>	62,320	81,620	19,300	31%
<b>City of Shelton</b>	10,070	16,550	6,480	64%
<b>Urban Growth Areas (Allyn, Belfair, Shelton)</b>	6,730	9,410	2,680	40%
<b>Rural County</b>	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

<b>URBAN AND RURAL LAND AREA IN MASON COUNTY</b>		
<b>Area</b>	<b>Total Acres</b>	<b>Percent of Total Acres</b>
Rural Lands	387,300	63%
Olympic National Forest and Park	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
<b>Total County</b>	<b>620,060</b>	<b>100%</b>

Source: Mason County

### ***Mason County is a Safe Place to Live, Work, Play***

Mason County is improving safety and security of residents and visitors. Violent Crime per 100,000 people reported in 2015 showed improvement from 336/100,000 reported in 2013 to 285/100,000 in 2015. This is a testament to the excellent law enforcement and fire services in Mason County.

### ***Mason County is Working To Be Washington's Healthiest County***

Air Quality in Mason County is better than most parts of the state; we have more parks and recreation areas than most counties (1.5 acres/per person); and we boast over 700 miles some of the most beautiful and accessible coastline in the state that is protected by our new Shoreline Master Program. Our existing and planned trails in Mason County are some of the most beautiful in the state and increasingly popular with visitors and residents alike look for opportunities for walking, hiking and biking...

Favorite hikes and walks include:

- Shelton to Belfair Trail (Planned)
- Shelton to MCRA Park Trail
- North Bay Trail – Allyn to tip of Case Inlet (Planned)
- Mason Lake Park to Twanoh State Park
- Theler Wildlife Refuge Trail
- Kennedy Creek Salmon Trail Extension

Favorite local bike rides include:

- Harstine Island Loop (9.4 miles)
- Mason Lake Loop (24 miles)
- Skokomish Valley Road (11 miles)
- Kamilche-Bloomfield-Old Olympic Highway Loop (12 miles)

### ***Mason County is Innovating and Expanding Economic Opportunity***

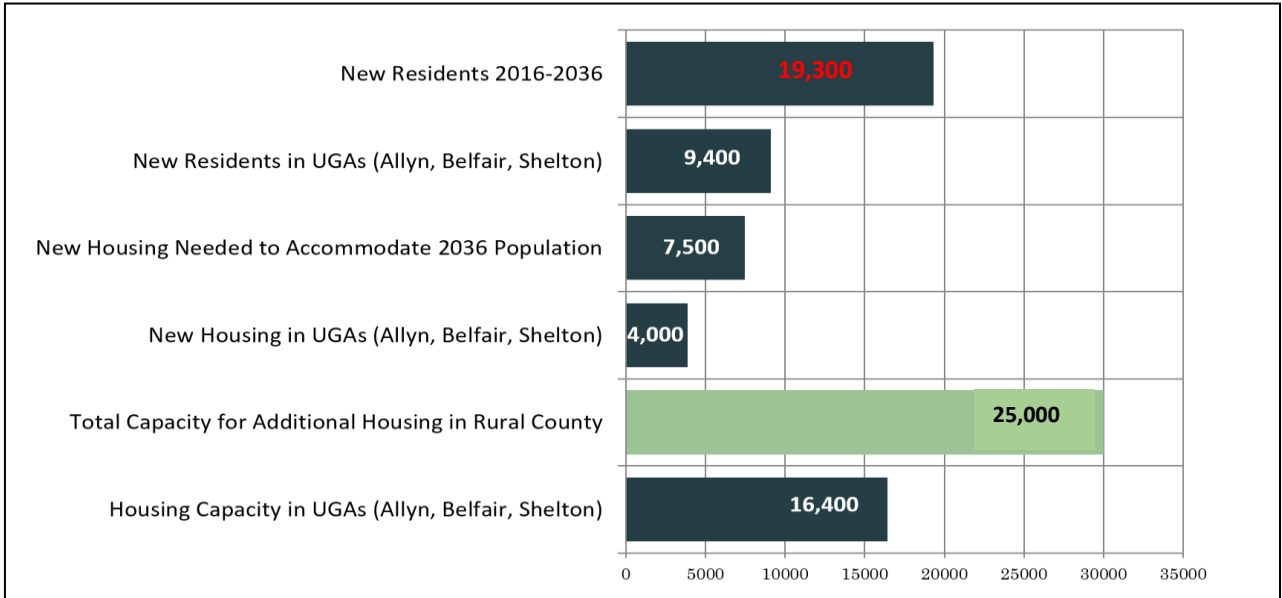
Mason County's employment has rebounded to pre-recession rates. We are expanding and innovating in new areas of agriculture including organic farming and our nationally recognized Christmas tree farming, and continuing to support tribal fisheries. Mason County also supports the Washington State University Extension's Small Farms Program providing technical assistance, educational opportunities, economic opportunities, and a direct link to state and federal resources available to family farmers.

We have a world class aquaculture industry in Mason County supplying sought after shellfish worldwide. We are also taking steps to support our cottage and local business growth as well as supporting growth of the "gig" economy in our region with technology investments and partnerships to enable more people to work remotely.

In compliance with the State's requirements for planning, Mason County is supporting economic development by including policies in our long range plan that continue to strengthen our economy.

### **Mason County is Increasing Housing Options**

Housing needs continue to shift with the changing population in Mason County. The rental market is expected to continue to increase along with internet rental providers (VRBO, AirB&B, etc). Demands continue to increase for a wider range of housing types.



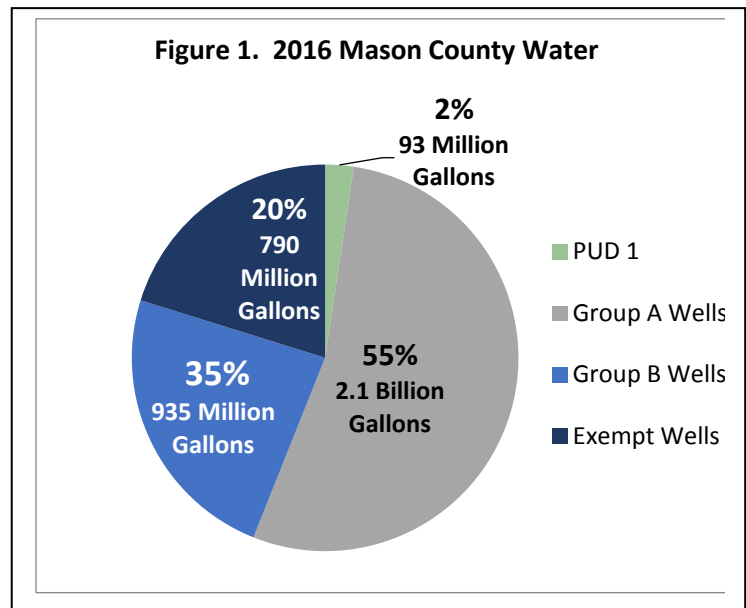
### **Mason County is Working to Conserve Water and Improve Water Quality**

As population grows, water consumption grows with it, even with some conservation strategies in place.

Beautiful coastal areas, lakes, rivers and streams with outstanding water quality are a hallmark of Mason County. We are working to find new ways to conserve, reuse and recycle water through building, on-site septic, and development planning innovations that will protect fisheries and wildlife and ensure wise and sustainable water use into the future.

Water conservation, wastewater recycling, and reuse is becoming more important due to increases in:

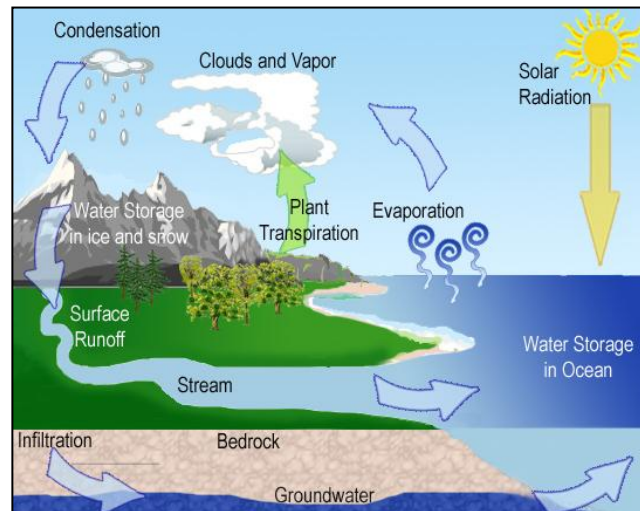
- Demand on potable or drinkable water resources,
- The cost of treating wastewater,
- Regulations requiring greater flows for streams and rivers, and
- The demand for sustainable building options.



## **Mason County is Working to Conserve Water and Improve Water Quality**

By design, on-site sewage systems, also known as septic systems, naturally recycle wastewater by recharging ground water. To ensure on-site sewage systems are treating waste effectively and not polluting the ground water, there must be a strong commitment to regular and ongoing monitoring to ensure these systems are working properly.

Under existing Washington State Law, several types of water conservation, recycling and reuse are currently permitted and regulated . However, additional State policy innovation and flexibility for Washington Counties promoting water conservation, recycling and reuse will be critical over the 20 year planning horizon in order to support projected growth and development in the way Mason County envisions, a way that maintains rural character, quality of life, and unique natural environment.



## **Why do we want the public involved in developing the County's 20 year plan?**

- Encourage efficiency in government by establishing coordinated policies and programs.
- Improve the community – to make it more beautiful, healthy, interesting, and efficient.
- Help promote interest, the interest of your community at large, while respecting and protecting the interests of individuals or special interest groups within the community.
- Inject long-range considerations into the determination of short-range actions and expenditures – Help us think longer term.
- Provide an economic development tool by providing basic information about the community to prospective employers, business interests and residents.

## **What's the process for developing the Mason County 2016-2035 Plan?**

The County Comprehensive Plan is a broad picture of a community's desired development and growth. The goals that are included in the plan may in some cases envision sweeping changes or they may contemplate preservation of existing situations. Regardless of the particular goals a community chooses to pursue, the goals provide direction and a framework for the community as it chooses actions.

Along with the Plan, implementing regulations are adopted separately as part of the County Municipal Code. State law requires that the Municipal Code including zoning and subdivision regulations must be written and implemented in compliance with the adopted Comprehensive Plan. Zoning and development regulations contain a level of detail that is applied to individual parcels of land. Examples of other implementation tools include funding of public capital facilities such as streets, incentive programs, health and education programs, and public-private partnerships.

## What information is in the Full Mason County Comprehensive Plan?

Each chapter contains narrative description of the intent, context, or history related to the goals and policies. Following the narrative, each chapter recites the underlying Growth Management Act goals and Countywide Planning Policies, followed by the Comprehensive Plan’s binding goals and policies.

<b>MASON COUNTY COMPREHENSIVE PLAN SUMMARY TABLE</b>		
<b>ELEMENT</b>		<b>DESCRIPTION</b>
<b>1</b>	<b>Introduction – Citizen’s Guide</b>	A summary of the goals, policies and trends contained in the 20 year Comprehensive Plan
<b>2</b>	<b>Countywide Planning Policies (CWPP)</b>	Policies that ensure implementation of the Comprehensive Plan and consistency between cities and county.
<b>3</b>	<b>Land Use Element</b>	Addresses the general distribution and location, and the appropriate intensity and density of urban land uses.
<b>4</b>	<b>Rural Element</b>	Addresses extent of rural lands and establishes policies to maintain rural character.
<b>5</b>	<b>Housing Element</b>	Identifies the mix and number of housing units necessary to accommodate projected population.
<b>6</b>	<b>Capital Facilities Plan</b>	Inventories and projects the future need for facilities and services including a minimum 6 year financing plan.
<b>7</b>	<b>Utilities Element</b>	Inventories the existing utilities and projects the needs, capacity, and location of proposed utilities
<b>8</b>	<b>Transportation Element</b>	Identifies transportation needs based on growth that support the other elements of the Comprehensive Plan
<b>9</b>	<b>Shoreline and Conservation Element</b>	Inventories and establishes policies to protect, restore, and preserve critical areas and resources over the 20 year planning horizon.
<b>10</b>	<b>Economic and Rural Development Element</b>	Establishes local goals, policies, objectives, and provisions for economic growth and vitality in the urban and rural areas of Mason County.
<b>11</b>	<b>Health and Human Services</b>	Establishes goals and strategies that promote a healthy living environment for the betterment of the community including an inventory and projection of needs for parks, trails, and recreation.
<b>12</b>	<b>Plan Implementation and Monitoring</b>	Describes steps to put the plan into action, how this Plan is updated and amended, and how the Plan is monitored and evaluated.



## **Mason County Comprehensive Plan - Table of Contents**

The plan is organized into twelve chapters based on the requirements and guidance in the State of Washington's Growth Management Act (36.70A).

### **Chapter 1: Citizen's Guide to the Mason County Comprehensive Plan**

This chapter does not contain policies, but provides a brief history and general description of Mason County today, and offers a brief discussion on the County in its earlier days. It includes information on past comprehensive planning and public involvement, as well as how this comprehensive plan was developed and updated.

### **Chapter 2: Mason County Planning Policies**

This Chapter lists all Mason County's Planning Policies (CWPPs) that have evolved from GMA's thirteen goals and the public input gained through the County's Visioning Processes and extensive public input. 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 foundation for development of Mason County's Comprehensive Plan.

### **Chapter 3: Land Use Element**

This Element addresses the general distribution and location, and the appropriate intensity and density of Urban and Open Space land uses. The Element also addresses certain land use goals and policies that are generally applied consistently across all land use categories: the treatment of historic land use approvals; pre-existing non-conforming uses; public uses; lot certification; and land divisions. The element also includes goals and policies for the establishment of regional, or difficult-to-site facilities referred to under state law as essential public facilities.

### **Chapter 4: Rural and Conservations Lands Element**

This Element establishes broad goals and policies to maintain rural character and guiding residential, commercial, and industrial uses in unincorporated Mason County consistent with the Growth Management Act's allowance of Comprehensive Plan 2016-2036 development in the rural area, including "limited areas of more intensive rural development". This Element also establishes policies to guide long-range planning, programs and regulations to conserve agricultural, forest and mineral resource lands.

### **Chapter 5: Housing Element**

This chapter contains plan policies that promote suitable living environments at all income levels, encourage housing maintenance, redevelopment and safety, and promote faster approval time when possible in the permitting process.

## **Chapter 6: Capital Facilities**

The focus of this chapter is the planning and provision of needed public facilities for the County's unincorporated and countywide populations. This chapter includes the specific goals and policies of the Comprehensive Plan 2016 that address capital costs, financing, levels of service methods and consequences, statutory requirements, and specific related goals and policies. The timeframe for the detailed financial information included in the Capital Facilities Plan is only required to be 6 years vs. the 20 year planning horizon for the other elements of the Comprehensive Plan.

## **Chapter 7: Utilities Element**

The policies in this chapter discuss the following: natural gas, telecommunications, electricity, solid waste, sewer, public water, water quality, drainage, flooding and stormwater management.

## **Chapter 8: Transportation Element**

This chapter details the transportation goals, objectives, and policies which set forth the adopted Level of Service (LOS) standards and other policy commitments for Mason County as described in the Technical Appendix adopted as part of this Plan.

## **Chapter 9: Shorelines Element**

This chapter contains the goals, policies, and implementation procedures of the Mason County Shorelines Master Program. Topics addressed include: shoreline use, conservation, public access, circulation, economic development, recreation, protection of historical, cultural, educational values, and restoration and enhancement.

## **Chapter 10: Economic Development Element**

This chapter details policies relating to economic needs such as: creating and maintaining diverse employment opportunities, protecting natural resource utilization, increasing non-resource industry diversity, promoting a range of commercial retail and service businesses, increasing tourism, conserving natural resources and open spaces and fostering a healthy public-private cooperative partnership in support of diverse business operations and investment.

## **Chapter 11: Health and Human Services Element**

Mason County recognizes the impact of the built environment on the public's health, and that the design of communities should be optimized in such a way to protect the health of residents from environmental threats while encouraging healthy behavior. The purpose of this Chapter is to plan for the environments and services that will meet the needs of current and future Mason County residents while preventing or controlling disease and keeping the

local population as healthy and productive as possible. This Chapter describes goals and strategies that promote a healthy living environment.

## **Chapter 12: Plan Implementation and Monitoring**

This element describes the concepts involved in putting a plan into action, how this Plan is updated and amended, and how the Plan is monitored and evaluated. This Chapter also addresses how the Plan and its development regulations will be applied at the community level, through the community planning process.

### **Appendices:**

- Appendix A includes a series of maps referenced throughout the Comprehensive Plan that is organized in a manner that makes it easier for printing purposes.
- Appendix B contains a chronological list of the Comprehensive Plan process from 1991 to the present.
- Appendix C contains the Transportation Element Technical Appendix, 2016.
- Appendix D contains definitions and a list of acronyms used within this document.

## Chapter 2 – Countywide Planning Policies

---

**REVISED DRAFT**

# Table of Contents

- I. INTRODUCTION ..... 4
  - History of Public Engagement ..... 5
  
- II. MASON COUNTY VISION STATEMENT ..... 7
  
- III. COUNTYWIDE PLANNING POLICIES ..... 8
  - 1: URBAN GROWTH ..... 8
  - 2: REDUCE SPRAWL ..... 8
  - 3: TRANSPORTATION ..... 9
  - 4: HOUSING ..... 10
  - 5: ECONOMIC DEVELOPMENT ..... 11
  - 6: PROPERTY RIGHTS ..... 12
  - 7: PERMITS ..... 12
  - 8: RESOURCE INDUSTRIES ..... 12
  - 9: OPEN SPACE ..... 12
  - 10: ENVIRONMENT ..... 13
  - 11: CITIZEN PARTICIPATION ..... 14
  - 12: FACILITIES/SERVICES ..... 14
  - 13: HISTORIC PRESERVATION ..... 14

### **The Role of the Countywide Planning Policies:**

- These countywide planning policies shall be the foundation for the Mason County Comprehensive Plan.
- As required by RCW 36.70A.120, all elements of the Comprehensive Plan and implementing regulations, including zoning maps, zoning regulations, and any amendments, shall be consistent with and implement these policies.
- As required by RCW 36.70A.120, all planning, land use permitting actions and capital budgeting decisions shall be made in conformity with the adopted comprehensive plan.
- The Mason County Comprehensive Plan adopts by reference the following functional plans: Shoreline Master Plan, Drainage, Floodplain, Schools, Special Districts, Economic Development, Parks and Recreation, Transportation, Watershed, and any other functional or subarea plans adopted by Mason County. Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.
- All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- A definition section will be incorporated into the final Comprehensive Plan document with definitions that are clearly articulated in Mason County Code or state or federal statutes.

## **I. INTRODUCTION**

---

This chapter presents the Countywide Planning Policies used to develop Mason County's plan. The policies in this document are organized and numbered based on the thirteen goals adopted in Washington's State's Growth Management Act (RCW 36.70A) to guide counties and cities in the development and adoption of comprehensive plans, including:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Mason County and the City of Shelton jointly participated in formulation of Mason County’s Countywide Planning Policies (CWPPs). These policies also serve as the foundation for the update of Mason County’s Comprehensive Plan.

**History of Public Engagement**

Mason County organized a public process for developing the Countywide Planning Policies (CWPPs) in 1992. 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 an iterative process for preparing the CWPPs. The approach focused on coordination among Mason County, the City of Shelton, and other public agencies.

**Table 1. Original Drafters of the Countywide Planning Policies - 1992**

City and County Departments
City of Shelton Fire Department
Economic Development Council
Fire Districts
Hospital Districts
Mason County Fire Marshal
Mason County Growth Management Advisory Committee
Penninsula Regional Transportation Planning Organization
Port Districts
Public Utility District No. 1
Public Utility District No. 3
School Districts
Sewer Districts
Shelton City Commission
Shelton/Mason Chamber of Commerce
Skokomish Tribal Nation
Squaxin Island Tribal Nation
Water Districts



The first draft of the Countywide Planning Policies 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.

In the 2016-2036 Comprehensive Plan Update, the Countywide Planning Policies were revisited and updated to incorporate current public input, reflect current trends, and consolidate what has become a broad array of goals, policies and objectives throughout the planning documents Mason County has adopted over time. The foundational documents used to update the Countywide Planning Policies and help support the Comprehensive Plan update are included in Table 2.

**Table 2. Mason County Plans Supporting the 2016-2036 Comprehensive Plan Update**

<b>Topic</b>	<b>Foundational Plans</b>	<b>Date of Adoption</b>
Electricity	Mason County PUD No.3 Comprehensive Financial Report	2015
Solid Waste	Mason County Solid Waste Management Plan	2010 and Update
Solid Waste	Mason County Solid Waste Investment Needs	2016
Stormwater	Mason County Stormwater Management Plan	2009
Water	Washington State Department of Ecology Water Resource Inventory Area 14 - Storage Assessment Report	2005
Sub-Area	Southeast Mason Sub-Area Plan	1994
Sub-Area	North Mason Sub-Area Plan	1993
Sub-Area	Hartstine Island Sub-Area Plan	
Comp Plan	Mason County Comprehensive Plan	1970, 1993, 2005
Fire	Mason County Wildfire Protection Plan	2012
Homelessness	Mason County Homeless Plan	2016

## **II. MASON COUNTY VISION STATEMENT**

---

Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, fish, shellfish, 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 GROWTH 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 host 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 Growth 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's Urban Growth Area, the communities of Allyn and Belfair. 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 and quantity. 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.

### **III. 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.

#### **1: URBAN GROWTH**

GMA encourages concentrating development 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 ensure growth can be supported by adequate public infrastructure and services.

- 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.
- 1.2** Mixed-use developments, multi-family developments, employment centers, and other urban land uses are appropriate development to be encouraged within designated Urban Growth Areas, in order to protect rural character in the remainder of the County.
- 1.3** Encourage development in Urban Growth Areas where:
  - infrastructure exists or is planned; or
  - infrastructure is provided by the developer according to locally established minimum urban standards

#### **2: 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 Urban Growth Areas.

- 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 tranquility, low traffic volumes, natural views, privacy, and. Intensive development will be discouraged 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 area land use development

and accompanying water use shall be compatible with fish habitat, and consistent with protection of natural surface water flows and groundwater recharge. 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.

- 2.2** Comprehensive plan policies will be designed to protect rural lifestyles and values.
- 2.3** Establish Level of Service Standards, timely development of essential infrastructure, and adherence to design standards to reduce out-migration due to inadequate provision of urban amenities.
- 2.4** Establish a rural land use system that provides for continued vitality of limited areas of more intensive rural development often referred to in state statute as Limited Areas of More Intense Rural Development or LAMRIDs. The categories of these areas include rural activity areas, hamlets, commercial/industrial areas, and tourist/recreational areas.

### **3: 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.

- 3.1** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- 3.2** Establish Level of Service standards that encourage densities in Urban Growth Areas where services as public transit, pedestrian, car-pooling, etc., are available.
- 3.3** Establish Level of Service Standards, timely development of essential infrastructure, and adherence to design standards to reduce out-migration due to inadequate provision of urban amenities.
- 3.4** Protect functions of designated high volume corridors by restricting individual access points.
- 3.5** Promote interconnecting street networks which provide alternative routes.
- 3.6** Encourage use of varied multi-modal transportation alternatives by providing bikeways, sidewalks, trails, public transit, etc., as appropriate to location and terrain , especially in Urban Growth Areas,

- 3.7** Ensure that cooperative planning efforts continue with the Peninsula Regional Transportation Policy Organization and the County's Citizen Advisory Panel on the Transportation Improvement Program, and that policies of the County and the organization are consistent and coordinated, with the Comprehensive Plan as the guiding document for Mason County.
- 3.8** The County and the City and Urban Growth Area should work cooperatively with the Mason County Transit Authority (MCTA) to provide equitable public transit throughout the County.

#### **4: 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.

- 4.1** Incentivize affordable housing, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- 4.2** Define and establish the need for affordable housing through development of a Housing Plan.
- 4.3** Encourage affordable housing 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, mobile homes, micro or tiny homes and other options in both urban and rural areas. It is recognized that the techniques for encouraging affordable housing will differ in rural and urban areas.
- 4.4** Within the Urban Growth Areas, a wide range of housing types, densities, and mixtures will be encouraged, including affordable housing.
- 4.5** 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.
- 4.6** Affordable housing should be convenient to public transportation, major employment centers, and public services.
- 4.7** 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.

## **5: 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.

- 5.1** 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.
- 5.2** Maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, 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.
- 5.3** Establish coordinated incentives to promote economic development with respect to Vision Statements and Goals for each community.
- 5.4** Promote economic development activities where services needed by such activities already exist or can be easily and economically provided.
- 5.5** Promote economic development where off-site impacts, such as transportation, can be effectively managed.
- 5.6** Ensure Land Use Permit processes control activities in environmentally sensitive areas which may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.
- 5.7** Increase economic vitality in Mason County by stimulating the creation of jobs that provide livable wages and which promote economic diversity, stabilization, and maintenance of a high quality environment.
- 5.8** Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled citizenry.

## **6: 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.

- 6.1** 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.

## **7: PERMITS**

Both GMA and Mason County express that applications for land use and planning permits be processed in a timely and fair manner to ensure predictability.

- 7.1** Applications for permits should be processed in a timely and fair manner to ensure predictability.

## **8: 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.

- 8.1** 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.

## **9: 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.

- 9.1** Designate and map open space areas in coordination within the incorporated and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:
  - provides multiple use open space,
  - environmentally unique and or fragile,
  - separates incompatible land uses,
  - used as open space historically by the public, and
  - consistent with the UGA's vision statement.
- 9.2** Provide accessible public open space or protect environmentally important areas without compromising private property rights.

- 9.3** Identify and prioritize open space areas, both urban and rural, which may 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.
- 9.4** Encourage retention of open space and development of recreational opportunities.
- 9.5** 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.
- 9.6** Encourage the development of parks and public-use recreation areas appropriate for camping, hiking, horseback riding, and off-leash dog exercise.

## **10: ENVIRONMENT**

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

- 10.1** Protect the environment and enhance the quality of life, including air and water quality, and the availability of water.
- 10.2** In order to protect public health and water quality, septic systems and/or appropriate alternative disposal systems will be installed 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.
- 10.3** Mason County and the cities therein shall protect drinking water supplies from contamination, ensure that water for development is both legally and physically available, and identify and reserve future supplies.
- 10.4** Ensure Land Use Permit processes control activities in environmentally sensitive areas which may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.



## **11: CITIZEN PARTICIPATION**

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

- 11.1** Encourages the involvement of citizens in the planning process and coordination between communities and jurisdictions to reconcile conflicts.
- 11.2** Mason County and the City of Shelton will establish joint procedures for review of land development activities within the City's Urban Growth Area.

## **12: 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.

- 12.1** 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.
- 12.2** 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 environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits/burdens throughout the region or county.
- 12.3** Major public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.
- 12.4** Sharing of corridors for major utilities, trails and other transportation rights of way is encouraged.
- 12.5** Advance waste reduction efforts through support of State and Federal programs.
- 12.6** Promote waste reduction in Mason County through public information and education programs and other available, appropriate methods.

## **13: HISTORIC PRESERVATION**

GMA states that jurisdictions should "identify and encourage the preservation of lands, site, and structures that have historical or archeological significance. Mason County supports the efforts of the Mason County Historic Preservation Commission created to identify and actively encourage the conservation of Mason County's historic resources.

- 13.1** Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.

**Planning Commission Comments - Countywide Planning Policies - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Cleveland	4: 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.	P. 10	Done
Thompson	<del>Mason County will remain a primarily rural county where residents will enjoy peace and quiet</del> , characterized by quiet tranquility, privacy, natural views, and rural enterprise.	P. 2	Done
Thompson	<del>Residential growth within the County will be centered in Shelton urban area, the communities of Allyn and Belfair, and a new fully contained community . ? Where?</del>	P. 2	Removed this referece to fully contained community
Thompson	Mason County will offer a range of affordable rural and urban housing choices including single family , multifamily, and mixed-use -- Can we add something about low income housing?	P. 2	Seems stated in the "range of affordable" - stronger?
Thompson	<del>Encouraged</del> Mixed use developments,	CWPP 1.2	Done
Thompson	include tranquility and quiet	CWPP 2.1	Done
Thompson	Encourage alternative transportation modes by providing service in growth areas such as bikeways, sidewalks, <u>public</u> transit, etc.	CWPP 3.6	Done
Thompson	Within the Urban Growth Areas, a wide range of housing types, densities, and mixtures will be <u>encouraged including low income housing.</u>	CWPP 4.4	Added 'affordable housing'
Thompson	Increase economic vitality in Mason County by <u>stimulating</u> .	CWPP 5.7	Done
Thompson	Encourage the development of parks <u>and public-use recreation areas appropriate for camping, hiking, horseback riding, and off-leash dog exercise.</u>	CWPP 9.6	Done
Vogler	Mason County Vision Statement (addition and comment): "... aspects of it include: natural vistas, <i>fish, shellfish</i> , wildlife, and natural ecosystems. (Haensly, 12 Aug 16 letter); Statement about Shelton is weak and needs City input [Kristi Buck]	P.5	a. Done b. Reached out to the City of Shelton Community Development staff for comments. Please provide suggested language.
Vogler	The Rural Areas (change and addition): "... and other fisheries industries, <i>Christmas tree farming</i> and mining ..." Change to " <i>minor forest products</i> " [Kristi Buck, n.d.]; "... including mountains, lakes, rivers, <i>fish, shellfish</i> , and wildlife ..." [Haensley]	P.5	Discussion - Mason County has internationally known Christmas Tree Farms - they may like to be recognized
Vogler	The Environment and Open Space (addition): "... One focus will be watersheds and their water quality <i>and quantity.</i> " [Haensley]	P.5	Done
Vogler	CWPP 2.1 (deletion and addition): delete " <i>and personal freedom</i> " [Wilson 8/2015]; "... protected from encroachment by intensive development. <i>Rural area land use development and accompanying water use shall be compatible with fish habitat, and consistent with protection of natural surface water flows and groundwater recharge.</i> [Haensley]	p. 8	Done
Vogler	CWPP 5.3b Delete and move to Transportation element [Wilson 8/2015]	p. 8	Keeping it as a CWPP and can add to the Transportation Element as well.
Vogler	CWPP 5.7: Add reference to TIP-CAP [Transportation Improvement Program- Citizen Advisory Panel] [Kristi Buck]	p. 9	Done
Vogler	Environment (addition): "... including air and water quality <i>and quantity</i> , and the ..." [Haensley]	p. 12	Done - prior edits added 'the availability of water'
Vogler	CWPP 3.6 (addition): "... including air and water quality <i>and quantity</i> , and the ..." [Haensley]	p.12	Done - prior edits added 'the availability of water'
Vogler	CWPP 3.11 (deletion and addition): Mason County and the cities therein shall protect drinking water supplies from contamination, [delete " <i>maintain potable water in adequate supply</i> " ] <i>ensure that water for development is both legally and physically available particularly as to permit exempt wells.</i> " [Haensley]	p. 12	Done - omitted reference to permit exempt wells as they along with other types of wells are included and this is a technical term.

**Planning Commission Comments - Countywide Planning Policies - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Vogler	Plan Objectives (addition): "... objectives include preserve air and water quality <i>and quantity</i> , support a ..." [Haensley]	p. 14	Done
Vogler	List item 1. (additions and deletion): " <i>Preserve Air and Water Quality and Quantity</i> "; "... to maintain air and water quality <i>and quantity</i> . This includes coordination with state and regional agencies responsible for	p. 14	Done
Vogler	County/City collaboration: I'm not sure there has been any sharing, let alone collaboration, on anything but the UGA expansion.		I have reached out to City of Shelton Community Development to engage and coordinate. They attended the May 15 Planning Commission Meeting. We will continue to collaborate at the staff level. I will invite City Council to join for the June 21 Joint Meeting.
Vogler	Buildable lands review and evaluation program: as far as I can tell, this doesn't exist. At one point I asked and was told that if there was money it could be done.		Yes - Buildable Lands Update is in progress
Vogler	There was, I believe, a <u>Growth Management Advisory committee</u> set up with the original writing of the Comp Plan, but I the first paragraph seems to suggest this should continue through amendment -- which it has not. There was a lot of discussion during earlier meetings about the need for advisory committees for the UGAs.	p. 16	This section will be updated with the SEPA process in late summer/early fall
Vogler	There has been no effort as far as I know to update the community's vision of itself beyond the "Sparkling Solutions" (EDC) which was exclusively on economic development.		Discussion - Not sure how to address this
Vogler	It is clear (p.2) that the community's vision is for commercial/industrial/employment to be located in the UGAs.	p.4	Discussion - Not sure how to address this
Vogler	Open space corridors (p.2) need to be addressed; this was brought up in the land use section, but not dealt with. "The County will preserve an open space network ..."	p.4-5	Discussion - Not sure how to address this
Vogler	says they were) there should be some coordination on policy. (p.3) I believe the Joint City/County Elected Official Review Board should be revived. And shouldn't all the participants (Table II.2) be invited to		Yes - agree - reached out to City staff
Vogler	CWPP 1.4 seems awkwardly worded.	p. 7	Discussion - Not sure how to address this
Vogler	CWPP 5.3: I'm not sure this has been effective. I recall discussion of population growth <i>outside</i> Shelton and the UGA's and it seems that lack of available / suitable housing has encouraged a lot of folks to move out	p. 8	Discussion - Not sure how to address this
Vogler	CWPP 5.4: Have we designated "high volume corridors"?	p. 9	Yes - Transportation Element P. 37 and P. 40
Vogler	CWPP 5.6: More needs to be done to strengthen transit service. Perhaps a separate policy statement?	p. 9	Discussion - Not sure how to address this
Vogler	CWPP 5.8: I've been in a lot of discussions about what "equitable public Transit throughout the County" means. I believe the MTA, City and County Commissions need to jointly discuss the feasibility of providing free dial-a-ride to the entire county. (See esp. CWPP 6.8 Housing)	p. 10	Discussion - Not sure how to address this
Vogler	won't provide affordable housing, let alone low-income and very-low-income housing, and federally subsidized housing is minimal. Both Commissioner Jeffreys and Mayor Cronce have said that it is not possible to build affordable housing. This means the County must go	p. 9	Done - used "Incentivize"

**Planning Commission Comments - Countywide Planning Policies - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Vogler	CWPP 6.3 language change: "... and by allowing manufactured housing, mobile homes, micro/tiny homes, and alternative structures such as shipping containers used as housing in both urban and rural areas."	p. 9	Done - "mobile homes, micro or tiny homes and other options"
Vogler	CWPP 6.4: Are "general criteria for siting special purposeousing within the UGAs ..." included in either the housing or land use elements? They may well be; I just don't recall them.	p. 9	yes - multi-family tax incentive specifis areas within the UGAs as one example
Vogler	CWPP 6.6: Is this really part of the review process for ordinances and regulations?	p. 10	Discussion - Not sure how to address this
Vogler	inconsistent to talk about encouraging development "... in areas experiencing insufficient economic growth ..." given we're supposed to concentrate it in UGA's.	p. 10	Discussion - Not sure how to address this - this is a countywide planning policy
Vogler	CWPP 8.4 seems awkwardly worded.	p. 10	Discussion - Not sure how to address this - please propose language
Vogler	I believe we need a policy statement regarding water rights/availability specific to tribal access and senior rights. I think wording should be requested from them.		Discussion - Not sure how to address this - please propose language
Vogler	CWPP 8.2: add aquaculture to the list	p. 10	Done
Vogler	CWPP 1.5: I'd like to see the map! And our "incentives and regulations that provide accessible public open space ..."	p. 12	Will produce a map to include in the Land Use or Resource Element
Vogler	CWPP 1.5: fourth bullet omitted before "have been used historically by the public and are included in the UGA's vision statement."	p. 12	Done - some rewording
Vogler	CWPP 1.5a: This implies that public funds can be used to purchase designated open space. I argued for the inclusion of open space in the capital funds section but was over-ruled. If not there, where?	p. 12	Capital Facility Plan comment
Vogler	CWPP 3.4: Does the SMP "Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access"?	p.12	SMP Comment
Vogler	CWPP 3.10: are septics/alternatives only "encouraged where appropriate in rural areas"? not required?	P. 12	Done - Changed 'encouraged' to installed
Vogler	CWPP 8.6: "fiscal" should be "physical"	P. 13	Done
Vogler	CWPP 8.6: Rather than "Discourage" I'd suggest "Prohibit".	P. 13	Done - Ensure Land Use Permit processes control activities in environmentally sensitive areas which may have a detrimental effect on public health, safety, environment, and fiscal physical
Vogler	CWPP 7.1: Is there such a policy in place?	P. 13	There is a process and ongoing coordination
Vogler	CWPP 3.7: needs boldface	P. 14	Done
Vogler	support the efforts of the Mason County Historic Preservation Commission created to identify and actively encourage the conservation of Mason County's historic resources.	P. 13	Done
Vogler	Promote and enforce regulations that implement the State's goals and objecives forhistoric preservation at the local level	P. 13	Done - identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance through enforcement of regulations that implement the State's goals and objecives for historic preservation at the local level.

**Planning Commission Comments - Countywide Planning Policies - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Vogler	Plan Alternatives: I'm not sure this section is relevant; suggest removal.		This section will be updated and included with SEPA
Vogler	Public Process (p. 13): Remove? This wasn't done in the amendment/revision.		This section will be updated and included with SEPA
Vogler	Used" as in past/initial planning effort? Or as in this revision effort. Tense shifts in sentences following imply it was used in this iteration. If this is the case, the first sentence should read "... in this update of its comprehensive plan." If it was not used in this update, the rest of the introduction paragraph should be changed to past and the first sentence should read "... in its initial comprehensive planning effort." [And add a brief note about updates made in this revision to accomplish ???]	P. 3 - Introduction	This reads as an explanation to Washington Department of Commerce related to how the SEPA process was applied. We will update and modify this and other SEPA references when we go through SEPA later this fall.
Vogler	Use development instead of formation?	P. 3 - Introduction	Done
Vogler	All of this information, down to the section header on page 7 "communitywide goals / county planning process" really seems to describe what was done back in 1992. I think it's important to leave in the history, but the overview needs to be clear that this is historic information. If this is done, most of my other stickies between here and there can be ignored. And if this is done, a closing paragraph needs to explain what process was used in this revision.	P.4 - Public Participation	Done
Vogler	... framed its initial participation strategy ... Not all of these things were done in this revision.	P.4 - Public Participation	Revised to show history vs. this update
Vogler	Paragraph here explaining process used in 2016/17 revision.	P. 7 Top of Page	Done
Vogler	Delete "Encouraged," and I think there should be a hyphen in "Mixed-use."	P. 7 CWPP 1.4	Done
Vogler	in Urban Growth Areas ??? One example of the first overall suggestion. I have not included notes about any other occurrences.	Throughout Doc	replaced growth areas with urban growth areas
Vogler	wilderness, recreational living ...natural views, and privacy replace "will not be encouraged" with "will be discouraged"	P. 7-8 CWPP 2.1	Done
Vogler	As written, this is a transportation focused policy. If it's broadened to include more than transportation and focused on reducing sprawl by reducing out-migration, it might seem a better fit. Suggested language: Establish Level of Service Standards, timely development of essential infrastructure, and adherence to design standards to reduce out-migration due to inadequate provision of urban amenities. This same policy is repeated below in transportation as CWPP 5.3b ... confusing.	P. 8 CWPP 5.3	Done
Vogler	Suggested language: Encourage use of varied multi-modal transportation alternatives by providing bikeways, sidewalks, trails, transit, etc., as appropriate to location and terrain. [I don't think this needs to be limited to Urban Growth Areas.]	p.9 CWPP 5.6	Done - kept 'especially in Urban Growth Areas'
Vogler	Special purpose housing, generally refers to group homes, half way houses, re-entry housing, barrier-free housing, congregate housing for assisted living night shelters, that sort of thing rather than the "affordable housing" the tax incentive aims at.	P. 9 CWPP 6.4	Yes - I think that is the what is being discussed in this policy
Vogler	Addressing this would mean having a check-off item on all new ordinances affecting homebuilding (like a financial impact statement only for impact on provision of affordable housing options). The review of local regulations would be a separate, possibly task force, assignment to a group that included housing folk and maybe developers.	P. 9 CWPP 6.4	DISCUSSION ITEM - propose cutting this as it is a requirement of GMA
Vogler	Edit: "... drawing Urban Growth Area..." ... into the year 2014 ... Is this supposed to be 2034?	P. 10 CWPP 6.7	DISCUSSION ITEM - propose cutting this as it is a requirement of GMA

**Planning Commission Comments - Countywide Planning Policies - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Vogler	Two things: Although it doesn't have it's own CWPP number in the 2006 comp plan, this sounds like it should. What "incentives and regulations" provide accessible public open space?	P. 12	Proposed modification: "provide accessible public open space or protect environmentally important areas without compromising private property rights."
Vogler	I think a paragraph needs to be added here to explain which of these original strategies were used in this update and what other or different strategies were added and/or used.	P.4 - Public Participation	Done
Vogler	Suggest removing sentence "The policies appear as adopted."	P. 7	Done
Vogler	Edit: "... rural development (LAMRIDS).	P.8	Done
Vogler	Instead of "throughout the County" perhaps "in LAMRIDS and Urban Growth Areas throughout the County ..."	P. 10 CWPP 8.1	DISCUSSION ITEM - Propose leaving this as GMA encourages economic development in rural areas and in urban areas.

# Chapter 3 – Land Use Element

---

**REVISED DRAFT**



# Table of Contents

- I. INTRODUCTION.....4**
  
- II. POPULATION.....5**
  - A. Historic Trends ..... 7
  - B. Current Conditions..... 8
  - C. Developing the Population Projection for Future Growth ..... 8
  - D. Components of Population Change ..... 9
    - Net Migration and Natural Increase..... 9
    - Seasonal Population ..... 9
  
- III. EXISTING LAND USE.....10**
  - A. Mason County Land Use Categories ..... 10
  - B. Mason County Land Area..... 11
  - C. Land Use in the Rural County .....12
    - Rural Land Capacity Analysis..... 13
  - D. Land Use in the Urban Growth Areas ..... 14
    - Belfair Urban Growth Area ..... 14
    - Allyn Urban Growth Area ..... 15
    - Shelton Urban Growth Area ..... 17
  
- IV. FUTURE LAND USE PLAN.....18**
  - A. Land Capacity Summary for Mason County..... 19
    - Green Diamond Resource Company Lot Retirement Project..... 19
  - B. Accommodating Growth and Protecting Critical Areas..... 20
    - Geologically Hazardous Areas..... 20
    - Wetlands ..... 22
    - Fish and Wildlife Habitat Conservation Areas ..... 23
    - Terrestrial Areas..... 26
    - Critical Aquifer Recharge Areas ..... 27

Frequently Flooded Areas .....	28
C. Accommodating Growth and Protecting Natural and Cultural Resources .....	29
Forest Lands.....	29
Agriculture .....	29
Voluntary Stewardship Program .....	30
Mineral Resource Lands .....	30
Open Space.....	31
Master Planned Communities .....	32
D. Protecting Water Quality and Reducing Runoff .....	36
E. Preservation of Historic and Cultural Resources .....	37

## List of Tables

Table 1. Mason County Population Projection 2016-2036.....	5
Table 2. Population by Decade – Washington State and Mason County .....	7
Table 3. Population Growth by Decade – Washington State and Mason County .....	7
Table 4. Countywide Growth/Annual Growth Rate 2010-2015.....	9
Table 5. Components of Population Change 2000-2010 .....	9
Table 6. Components of Population Change 2010-2015 .....	9
Table 7. Urban and Rural Land Area (Acres) within Mason County.....	12
Table 8. Land Use Acreage in Rural Mason County .....	12
Table 9. Rural Land Capacity Summary.....	13
Table 10. Land Uses in Belfair Urban Growth Area .....	14
Table 11. Belfair Land Supply Summary.....	15
Table 12. Land Uses in Allyn Urban Growth Area .....	16
Table 13. Land Use Analysis for Allyn Urban Growth Area .....	16
Table 14. Summary of Assessor’s Land uses in the Shelton UGA .....	17
Table 15. Population Projection Summary .....	17
Table 16. Area Growth Projections for Mason County 2016-2036.....	18
Table 17. Historic Population Increase and Distribution – Urban Growth Areas and Rural County ..	18
Table 18. Land Capacity Summary .....	19
Table 19. Classification of Water Bodies of Mason County.....	25

## I. INTRODUCTION

---

Washington State’s Growth Management Act (RCW 36.70A) is a series of state statutes that were first adopted in 1990, that require growing cities and counties to develop a Comprehensive Plan that will help ensure municipal services and infrastructure are planned in a way that support projected population and housing growth while maintaining the quality of life Washington is known for. It is primarily codified under Chapter 36.70A RCW, although it has been amended and added to in several other parts of the RCW.

The Land Use Element of a Comprehensive Plan is the central document required by the Growth Management Act that directs land use patterns and guides land use decisions within Mason County. This element provides the basis for the Housing, Parks, Transportation, Utility, Transportation, Economic Development, and Capital Facility Plans because it identifies the proposed distribution of land uses and addresses other concerns such as the protection of groundwater quality and quantity, drainage, flooding, and storm water run-off and potential mitigation measures.

The Growth Management Act specifies:

“A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.”

The Land Use Element of Mason County’s Comprehensive Plan identifies the existing land use conditions throughout Mason County, projects the land requirements to the year 2036 to meet projected population growth, and determines how that growth should be most cost effectively accommodated. It is organized into the following four sections:

- **INTRODUCTION:** The Growth Management Act – the reason for the Land Use Element
- **POPULATION:** The twenty (20) year projected population growth the County will accommodate
- **EXISTING LAND USE:** The buildable lands analysis and existing zoning and demographics for the Urban Growth Areas and Rural Mason County
- **FUTURE LAND USE PLAN:** The population growth distribution throughout the County and plan for protection of critical areas, natural resource lands, historic and cultural resources, and more.

**Appendix A** contains a series of maps referenced throughout the Comprehensive Plan.

-

## II. POPULATION

---

The Mason County Comprehensive Plan was developed based on both historical trends and future projections of Mason County's population. Using this information, future development demands and appropriate ways to manage land use in the county were developed.

The population projections used were prepared by the Washington State Office Financial Management in August of 2012. Mason County is required to use these population projections shown in Table 1 as a basis for developing the County's Comprehensive Plan and across all elements of the Plan.

The State Office of Financial Management projects that the total population for Mason County will 81,600 by 2036. This means an increase in the total population of the county by 19,300 people, or 31% over the 20-year period from 2016 to 2036. While an increase in population this large sounds remarkable, the historic population growth in Mason County in the 20 years from 1980 to 2000 was 58%. In the last thirteen years, from 2000 to 2014, the population grew an additional 28%.

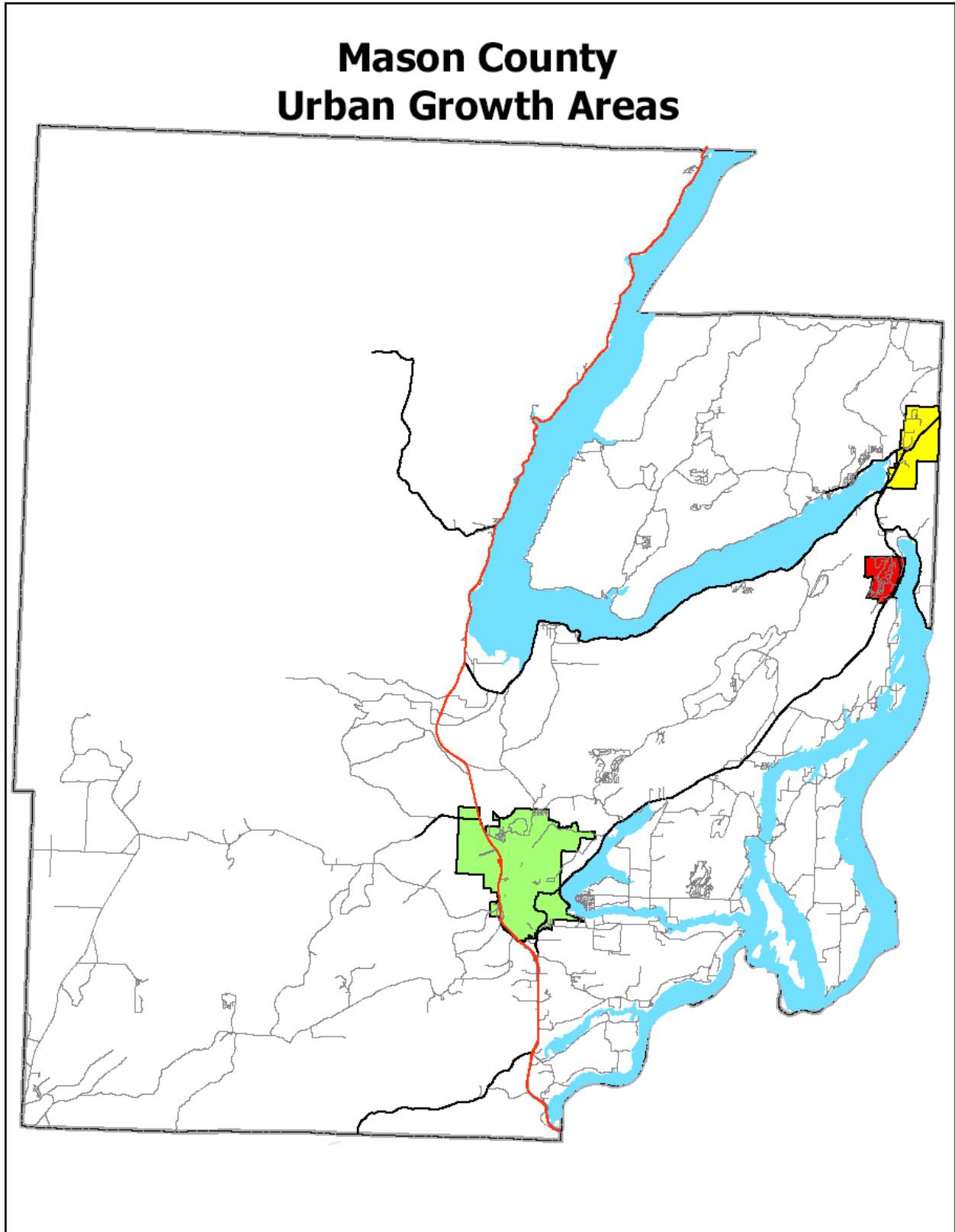
**Table 1. Mason County Population Projection 2016-2036**

	<b>2016 Population</b>	<b>2036 Population</b>	<b>Population Increase</b>	<b>% Increase 2016-2036</b>
<b>Mason County Total</b>	62,320	81,620	19,300	31%
<b>City of Shelton</b>	10,070	16,550	6,480	64%
<b>Urban Growth Areas (Allyn, Belfair, Shelton)</b>	6,730	9,410	2,680	40%
<b>Rural County</b>	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

Figure 1. provides a map of the areas of Mason County discussed throughout this Land Use Element and referenced throughout the Mason County Comprehensive Plan. See also Appendix A for a map series illustrating the land use, future land use and critical areas throughout Mason County.

FIGURE 1. Mason County Urban Growth Areas



**A. Historic Trends**

In 1970, Mason County's population was 20,918, only slightly more than one third of the County's population in 2010. During the decade of 1970 to 1980, the statewide population grew by 21%, or an average of 2.1% annually. At the same time, Mason County's population grew by 49.1% (an average rate of 4.91% annually) to reach a 1980 population of 31,184.

Table 2 and Table 3 summarize this data and shows fairly consistent growth historically.

**Table 2. Population by Decade – Washington State and Mason County**

	Population					
	1960	1970	1980	1990	2000	2010
Washington State	2,853,214	3,413,250	4,132,353	4,866,663	5,884,143	6,724,540
Mason County	16,251	20,918	31,184	38,341	49,405	60,699

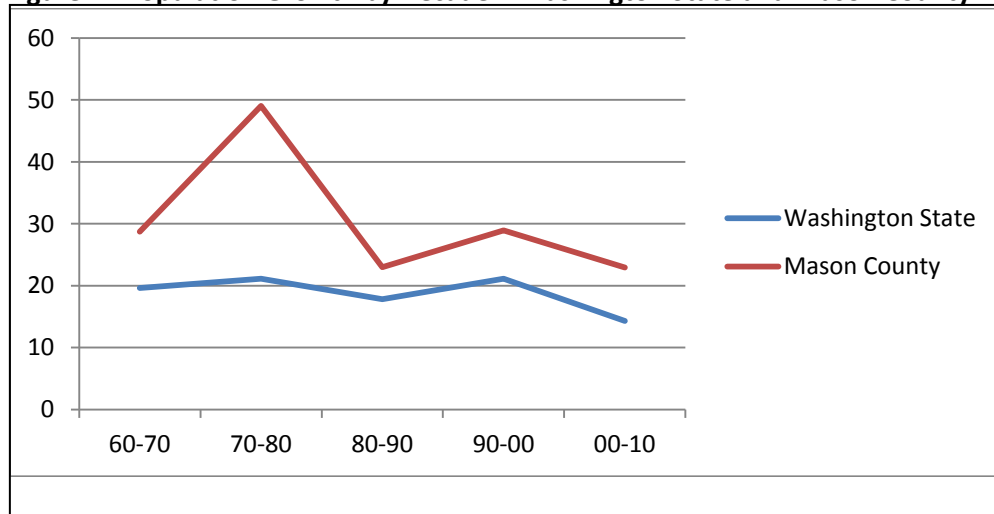
Source: Washington State Office of Financial Management

**Table 3. Population Growth by Decade – Washington State and Mason County**

	Percent Change					Average Annual Increase				
	60-70	70-80	80-90	90-00	00-10	60-70	70-80	80-90	90-00	00-10
Washington State	19.6	21.1	17.8	21.1	14.3	1.8	1.9	1.6	1.9	1.3
Mason County	28.7	49.0	23.0	28.9	22.9	2.6	4.0	2.1	2.6	2.1

Source: Washington State Office of Financial Management

**Figure 2. Population Growth by Decade – Washington State and Mason County**



The decade between 1980 and 1990 Mason County experienced a slower rate of growth going from 49% in 1980 to 23% in 1990. By 2010, growth had slowed to 22.9%. Increases in the state's overall population have remained steady from 1960 through 2010 at levels between 1% and 2% consistently.

In April of 1996, Mason County adopted its first GMA compliant Comprehensive Plan replacing the Comprehensive Plan of Mason County from 1970 and incorporating the Southeast Mason County Subarea Plan. At that time, growth projections for 2014 were 81,102 (20,000 more than actual 2014 population). However, refinements in population forecasting methods and a larger data set have improved the ability to project and plan for population, housing, transportation and related growth over time.

## **B. Current Conditions**

According to the Washington Office of Financial Management, growth in the state continues to be concentrated in the metropolitan areas with 79% occurring in the five largest counties (Clark, King, Pierce, Snohomish, and Spokane). King County had the largest portion of the state's growth with a 38% increase over the past year. Mason County had the fourth highest percent increase from 2000 to 2010, and fell to twenty fifth between 2010 and 2015.

The majority of Washington's population (78%) lives in the western portion of the State. In 2015, Eastern Washington's population grew by 0.8% and Western Washington by 1.5%. That is also a pattern of higher growth in counties along the Interstate 5 corridor compared to the rest of the state; and a similar pattern of faster growth in metropolitan than non-metropolitan counties. In 2015, 10 counties had a growth rate of more than 1.0%, three of those were non-metropolitan counties (Grant, Kittitas and Whitman). Grays Harbor and Wahkiakum counties lost population over the past year. Mason County's population stayed fairly consistent with an increase of 200 people in 2015, or 0.32%

## **C. Developing the Population Projection for Future Growth**

Based on the historic trends and current conditions, Mason County has chosen to base its 2016-2036 Comprehensive Plan on the State's mid-range population projection prepared by the Office of Financial Management (OFM). The decision to use the medium series projection for planning purposes was based on a recent slowing of growth rates in the county that trend toward the medium series. Growth in Mason County is still expected to experience steady growth and the City of Shelton has developed a population forecast based on recent developments and infrastructure investments that also indicate steady strong growth.

### *What Is Driving Growth?*

Statewide increases in population have been mostly due to net migration. In 2015 there was a statewide increase of 1.34% due to migration, the highest since 2008. Mason County is expected to follow that trend, although it may be at a slower rate. Between 2010 and 2015, the state experienced a 5.01% increase in population, while Mason County's increase was at 2.47%. Technological advances make it possible to work for companies located in the more metropolitan areas along the Puget Sound corridor, while still living in rural areas. Since Mason County is in relative proximity to Olympia, Bremerton, Tacoma, and Seattle, it is a desirable location for those looking to live in a rural area while telecommuting to work in metropolitan areas.

Given that Mason County is a popular destination for retirees, the County is expected to experience a higher rate of population growth as baby-boomers continue to retire, and a higher conversion rate of seasonal residence to year round occupancy is projected. Table 4 shows the annual population growth of Mason County in the rural versus urban areas. The rate of growth in the rural areas has been slower since 2012, while the urban growth areas population has fluctuated.

**Table 4. Countywide Growth/Annual Growth in Population 2010-2015**

Mason County	Population						Annual Growth in Population				
	2010	2011	2012	2013	2014	2015	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Unincorporated	44,173	44,455	44,862	45,075	45,255	45,367	282	407	213	180	112
Allyn UGA	1,971	1,976	1,988	2,001	2,000	2,003	5	12	13	-1	3
Belfair UGA	992	992	996	997	1,001	1,007	0	4	1	4	6
Shelton and UGA	13,563	13,577	13,604	13,727	13,744	13,823	14	27	123	17	79

Source: Washington State Office of Financial Management, Small Area Estimate Program, September 2015; State of Washington 2015 Population Trends, Forecasting & Research Division, Office of Financial Management, September 2015

#### D. Components of Population Change

##### *Net Migration and Natural Increase*

The main components of population change are births and deaths, or “natural increase”, and “net migration”. “Natural increase or decrease” is defined as the difference between live births and deaths. “Net migration” is defined as the difference between the number of people moving into an area and the number of people moving out. Tables 5 and 6 show the impact net migration and natural increase have had on both the State's and County's populations.

Over the past 15 years, Mason County experienced more deaths than births and a lower rate of in migration (2.5%) decreasing the total population by 11 people. It should be noted that the State and nation experienced a recession during this same time period. The overall percentages for the State are still greater with a reduction of almost half the number of people moving to Washington from 2010 to 2015.

**Table 5. Components of Population Change 2000-2010**

	2000	2010	NATURAL INCREASE	NET MIGRATION	PERCENT CHANGE
WASHINGTON	5,894,143	6,724,540	380,065	450,332	14.09
MASON COUNTY	49,405	60,699	521	10,773	22.86

**Table 6. Components of Population Change 2010-2015**

	2010	2015	NATURAL INCREASE	NET MIGRATION	PERCENT CHANGE
WASHINGTON	6,724,540	7,061,410	184,107	152,763	5.01
MASON COUNTY	60,699	62,200	-11	1,512	2.47

Source: State of Washington 2015 Population Trends, Forecasting & Research Division, Office of Financial Management, September 2015

##### *Seasonal Population*

Mason County experiences significant seasonal fluctuations in population. Seasonal residents are not completely captured in the State population projections because their official residence may not be in



Mason County. However, it is important that they be considered since there are definite increases in demand for certain types of capital facilities during the summer months when seasonal population is high and tourism is at its peak.

In order to approximate the seasonal population variation, the County has used billing addresses from both PUD #1 and PUD #3 customers. In this case, a seasonal resident is one who receives utility billings at an out of county address.

According to Mason County PUD #3 records, there are 27,730 residential households in their service area; however 23% of those are seasonally occupied. The billing records for Mason County PUD #1 show a total of 5,058 customers, with 54% of those customers considered seasonal.

Seasonal increases in population will have a number of long term impacts on the County, particularly along the County's waterfront areas. Visitors and seasonal residents contribute to peak congestion resulting from vehicle and pedestrian traffic. Seasonal population increases will also continue to place increased demands on County services. Those services, which are designed to accommodate the average and peak demands of resident populations, are often under severe stress during seasonal population peaks.

### **III. EXISTING LAND USE**

---

This section of the Land Use Chapter summarizes existing and planned land use in the Urban Growth Areas and rural Mason County. Data presented in this section was compiled from the Mason County Tax Assessor's database. In addition, the National Park Service provided data related to the National Park and Forest lands, and the Squaxin Island and Skokomish Tribes provided data related to tribal lands.

#### **A. Mason County Land Use Categories**

##### Residential

This category includes properties that have any type of dwelling unit placed upon it, except those with an improvement value of less than \$20,000. The Assessor considers properties with improvements valued at less than \$20,000 as vacant. Residential uses include single family, multi family, mobile homes, convalescent centers, rooming and boarding houses, etc. In addition, this category includes personal properties that have a building (other than a dwelling unit) with an improvement value of greater than \$20,000.

##### Rural Vacant

This category includes parcels determined vacant by the Mason County Assessor's office. Additionally, this category includes Lake Cushman leasehold properties and residential and personal property with an improvement value of less than \$20,000.

##### Commercial

This category includes properties used for wholesale and retail trade, service industries, health care providers, and warehouses. This category also includes privately owned open spaces, such as privately owned parks and other privately owned entertainment and recreation facilities.

### Agriculture/Aquaculture

This category includes all agricultural properties, tidelands, fisheries, and aquaculture related land classes.

### Forestry

This category includes all properties in open space forest lands, classified forests, designated forest lands, forest-related activities, and Christmas tree farms. The Forestry category does not include Long Term Commercial Forests designated under Mason County's Resource Land Ordinance, Ordinance Number 77-93, as required by GMA.

### Long Term Commercial Forests

This category includes only those lands designated as Long Term Commercial Forests under Mason County's Resource Lands Ordinance, Ordinance Number 77-93, as required by GMA.

### Mineral Extraction

This category includes mining activities and mining services.

### Transportation

This category includes all parcels related to transportation uses including railroads, rights-of-way, motor vehicle transportation, mass transit, aircraft runways, and parking lots.

### Utilities

This category includes all parcels used for utility related purposes including communications, electrical, natural gas, water, and sewage related uses; landfills; and pipelines.

## **B. Mason County Land Area**

This section characterizes the current land use in Mason County. The Mason County Assessor's Database provided the primary source of data for this section. It is important to distinguish land use as categorized by the Assessor from zoning. The Assessor's data is based on the parcel's actual use and taxing distinction. Zoning indicates a link to the Mason County Municipal Code, Development Regulations and helps determine what types of development are appropriate and which restrictions may apply to development.

### *Countywide Land Use*

Mason County includes approximately 620,067 acres of land, about 972 square miles, and an additional 57,600 acres, 90 square miles of water, as shown in Table 7.

Approximately 154,080 acres of Mason County are within the boundaries of the Olympic National Park and the Olympic National Forest.

The incorporated City of Shelton occupies an additional 3,900 acres of Mason County and Tribal lands account for approximately 8,180 acres of the County. Mason County includes three Urban Growth Areas - Belfair, Allyn, and Shelton (See **Figure 1** for a map of these areas). Belfair is located in the northeastern corner of Mason County and covers approximately 2,500 acre. Just south of Belfair along the western shoreline of Case Inlet is Allyn, consisting of approximately 1,000 acres. In the southeastern region is the Shelton UGA, encompassing 5,500 acres that surround the Shelton city limits.

**Table 7. Urban and Rural Land Area (Acres) within Mason County**

Area	Total Acres	Percent of Total Acres
Rural Lands	387,300	63%
Olympic National Forest and Park	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
<b>Total County</b>	<b>620,060</b>	<b>100%</b>

**C. Land Use in the Rural County**

It is important that lands designated for long term commercial forests, national park lands and national forest lands remain intact. These lands combined account for approximately 57 percent of the land area of Mason County and are not included in the developable lands analysis.

As shown in Table 8, there are also Federal lands and lands of the Tribal Nations within Mason County. The Mason County Assessor does not maintain data on Federal or Tribal lands. This developable lands analysis also does not include land uses within the City of Shelton, which are covered under the City of Shelton's Comprehensive Plan. As shown in Table 8, Rural Mason County's vacant lands are nearly a quarter of total land area.

**Table 8. Land Use Acreage in Rural Mason County**

Land use	Total Acres	Percent Total	Improved (building value >\$20k)	Percent Total	Unimproved (building value <\$20k)	Percent Total	Total Acres 2005	Percent Change
Forest/Water	276,848	60.70%	5,051	2%	271,796	98%	353,676	-22%
Vacant	111,912	24.50%	4,813	4%	107,099	96%	52,656	112%
Residential	40,201	8.80%	36,008	90%	4,193	10%	33,137	21%
Government	8,638	1.90%	1,910	22%	6,728	78%	na	
Agri/Aquaculture	7,633	1.70%	3,260	43%	4,373	57%	9,845	-22%
Commercial	4,361	1.00%	3,192	73%	1,169	27%	3,538	23%
Transportation	2,440	0.50%	502	21%	1,938	79%	2,368	3%
Utilities	1,980	0.40%	461	23%	1,519	77%	2,079	-5%
Parks	1,968	0.40%	832	42%	1,136	58%	na	
Mining	147	0.03%	43	29%	104	71%	152	-3%

Source: Mason County Assessor's Office, 2015

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

### Rural Land Capacity Analysis

An analysis of land use in the rural areas was conducted using individual parcel data for various rural districts and zones. These included: Hoodspout, Union, Taylor Town, the Hamlets, Independent Commercial/Industrial Areas, Long Term Commercial Forest Lands, Agricultural Resource Lands, Inholding Lands, and the remaining county rural land not falling into any of these classifications. Parcel data was obtained for the County from the Mason County Assessor's office in March of 2015. From this complete list of County parcels, parcel data for the Allyn, Belfair, and Shelton UGAs were separated out and analyzed by different methods and are discussed in other sections of this Chapter. The remaining County parcels were broken down into the above districts and zones. Once divided, each category was individually analyzed to determine the residential capacity.

**Table 9. Rural Land Capacity Summary**

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Inholding Lands	13473.59	10364.22	1/5	2072.84	5172.11
Rural Residential 2.5	976.13	527.34	1/2.5	210.94	527.34
Rural Residential 5	107283.4	68471.37	1/5	13694.27	34235.68
Rural Residential 10	35874.64	32974.01	1/10	3297.4	8243.5
Rural Residential 20	114206	108374.1	1/20	5418.71	13546.75
Agricultural Resource	7018.94	4205.25			
Long Term Commercial Forest	301430.1	297540.1			
Rural Tourist	4457.41	1658.24			
Rural Tourist Campground	372	255.76			
Rural Commercial 1	58.76	7.12			
Rural Commercial 2	109.82	45.87	1/lot	25	62.5
Rural Commercial 3	138.92	22.3	1/lot	26	65
Rural Commercial 5	16.9	0			
Rural Industrial	309.28	68.75			
Rural Natural Resource	675.77	367.04			
<b>Totals</b>	<b>586,401</b>	<b>524,881</b>		<b>24,745</b>	<b>61,853</b>

The calculations in Table 9 reflect an estimated increase of nearly 25,000 dwelling units to the rural areas should the land be developed to accommodate maximum residential capacity. This type of "build out" development could accommodate more population in the rural areas, not including the City of Shelton or the Urban Growth Areas.

### Methods

Parcel data was first organized by current land use in accordance with the codes as provided by the County Assessor's Office and from zoning district data obtain from Mason County Geographic Information Systems (GIS). In order to determine the number of parcels and amount of acreage in each area that is currently devoted to various land uses, land use codes were grouped into broader land use

categories (i.e. Residential, Commercial, Transportation, etc.) Once divided by existing land use, the zoning classification of each parcel was determined. This shows the current land use and what its potential residential use was according to its zoning district. For example, a parcel with an existing land use code of vacant located within a Rural Commercial zoning district has a one dwelling unit per acre potential, according to the Development Regulations for that zone adding at least 2.5<sup>1</sup> new residents per dwelling unit to the area. This type of calculation and analysis was conducted for each of the districts and zones mentioned above and are summarized in Table 9.

#### D. Land Use in the Urban Growth Areas

##### *Belfair Urban Growth Area*

Unincorporated Belfair is the primary commercial center in the Northeast corner of North Mason County. Mason County recently identified Belfair as an Urban Growth Area (UGA) of approximately 2,500 acres. The current population within the UGA is approximately 1,000. However, Belfair serves residents within a larger rural geographic area as well as tourists visiting the Hood Canal and unique Theler Wetlands.

While new development is on the rise in Belfair, the town is in the midst of trying to develop a particular character or ‘theme’ based around the Theler Wetlands as the town’s anchor. Belfair is also home to over 150 businesses located mostly along State Route 3. With the anticipated addition of pedestrian facilities, the continued development of a consistent town theme, an improved local economy, Belfair will be served as a destination well into the foreseeable future.

As shown in Table 10, Forestry represents the primary land use within the Belfair UGA encompassing more than 800 acres, and accounting for approximately 35 percent of the area’s total land. There is also a large share of Vacant land, over 20% in the UGA.

**Table 10. Land Uses in Belfair Urban Growth Area 2015-2016**

Land use	Total Acres	% Total	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total Acres 2005	Percent Change
Forest/Water	888.35	35.40%	32.77	3.70%	855.58	96.30%	877	1.30%
Vacant	583.64	23.30%	20.21	3.50%	563.43	96.50%	483	20.80%
Residential	499.4	19.90%	422.54	84.60%	38.43	7.70%	403	24%
Commercial	327.13	13%	314.93	96%	6.05	1.80%	183	79%
Utilities	90.34	3.60%	78.52	87%	11.82	13.10%	57	58.50%
Transportation	82.95	3.30%	1.77	2.00%	81.18	98%	52	59%
Agri/Aquaculture	67.4	2.70%	50.19	74.50%	17.21	25.50%	32	111%
Mining	7.63	0.30%	7.63	100%	0	0	8	-4.60%
Government	3.75	0.10%	2.5	67%	1.25	33%	Na	

<sup>1</sup> 2.57 - Mason County average household size, U.S. Census Bureau.

Parks	0.65	0.03%	0	0	0.65	100%	Na
-------	------	-------	---	---	------	------	----

Source: Mason County Assessor's Office, 2015

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

### *Belfair Buildable Lands*

Table 11 shows "buildable lands" or land supply with potential for development. This data is a combination of both Assessor land use and Mason County Municipal Code Zoning Districts or the classifications that tell what types of development are permitted.

Each parcel is separated into its Urban Growth Area and Zoning District, and then identified as developed or undeveloped. Undeveloped parcels of land that are zoned for residential housing development are identified. Then average household size based on US Census Data is applied to determine persons per household. Based on this data, Belfair UGA has nearly 1,500 undeveloped acres and if developed, it has the potential to accommodate over 17,000 people.

**Table 11. Belfair Urban Growth Area Land Use Analysis 2015-2016**

Zone	Total Acres	Undeveloped Acres	Dwelling units/acres	Potential Units	Times 2.5 persons/unit
Long Term Agriculture (LTA)	17.21	0	1/10	1	2
Festival Retail (FR)	20.09	2.68	0	0	0
General Commercial (GC)	146.09	107.27	0	0	0
General Commercial Business Industrial (GC-BI)	146.29	83.04	0	0	0
Mixed Use (MU)	185.19	78.7	10/1	787	1967
Business Industrial (B-I)	133.4	58.94	0	0	0
Multi Family Residential (R-10)	196.59	158.46	10/1	1584	3961
Med. Density Residential (R-5)	825.34	716.18	5/1	3580	8951
Single Family Residential (R-4)	722.82	279.40	4/1	1117	2794
<b>Totals</b>	<b>2,393</b>	<b>1,485</b>		<b>7,069</b>	<b>17,675</b>

Source: Mason County Assessor's Office, 2015 and Mason County Zoning Map

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

### *Allyn Urban Growth Area*

The Allyn Urban Growth Area is located along the upper, western shoreline of the Case Inlet in eastern Mason County (See Figure 1 for a Map). A portion of the Urban Growth Area called Lower Allyn was the original community first platted in 1889. It has a mix of residences and commercial businesses covering 385 of the 1000 acres within the Urban Growth Area. Lakeland Village, a planned residential development, makes up the largest land area and population base.

State Route 3 connects Allyn to several major regional cities. Shelton is 18.5 miles to the south and

Bremerton, in Kitsap County, is 16 miles to the north. The Belfair Urban Growth Area is just 4 miles north. Table 12 indicates that some land in Allyn has been reclassified since 2005, making comparisons of some land categories difficult.

**Table 12. Land Uses in Allyn Urban Growth Area 2015-2016**

Land use	Total Acres	% Total	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total 2005	Percent Change
Vacant	698	69.80%	521.4	74.70%	176.6	25.30%	369	89%
Residential	110.2	11.00%	90.75	82.40%	19.45	17.60%	479	-77%
Utilities	107.4	10.70%		42.30%	62	57.70%	29	270%
Transportation	38.2	3.80%	29.89	78.20%	8.31	21.80%	66	-42%
Commercial	18.5	1.90%	18.5	100.00%	0		167	-89%
Government	17.2	1.70%	0		0		na	
Parks	6.8	0.70%		13.20%	5.9	86.80%	na	
Forest	3.2	0.30%	0		3.2	100%	137	-98%
Agri/Aquaculture	0	0.00%			0		153	-100%
Mining	0	0.00%	0		0		0	

Source: Mason County Assessor's Office, 2015 and Mason County Zoning Map

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

Table 13 reviews the Assessor's data with zoning to determine build out potential and shows that nearly 250 acres in Allyn are undeveloped. If developed, there is the potential to accommodate over 4,000 people in the Allyn UGA.

**Table 13. Land Use Analysis for Allyn Urban Growth Area 2015-2016**

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Business Park (BP)	30	25.28	0	0	0
Highway Commercial (HC)	7.73	0	0	0	0
Public Open Space (POS)	1.93	1.93	0	0	0
Residential 1 (R-1)	157.76	86.82	4/1	347	867
Residential 1 Platted (R-1P)	451.38	45	6/1	270	675
Residential 2 (R-2)	6.95	3.39	10/1	33	84
Residential 3 (R-3)	50.8	37.62	20/1	752	1881
Village Commercial (VC)	5.61	3.33			
Residential 1 Recreational (R-1R)	299.33	44.64	5/1	223	558
<b>Total</b>	<b>1,011</b>	<b>248</b>		<b>1,625</b>	<b>4,065</b>

Source: Mason County Assessor's Office, 2015 and Mason County Zoning Map

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

*Shelton Urban Growth Area*

The Shelton UGA includes 5,500 acres and contains parcels that currently bisect its boundary. The existing land use patterns within the Shelton UGA can generally be described as containing a mix of land uses including residential, commercial, parks, resource lands and undeveloped areas. In the 2005 Plan update, residential development was the predominant land use. A review of 2016 data shows that forestry is now the primary at 26% of Shelton’s UGA’s. Residential is the second largest use, followed by undeveloped or vacant land.

**Table 14. Land Uses in the Shelton Urban Growth Area 2015-2016**

Land use	Total Acres	% Total	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total Acres 2005	Percent Change
Forest	1430.59	26%	20.33	1.40%	1410.26	98.60%	1395	2.60%
Residential	1108.43	20%	1014.2	91.50%	89.28	8.05%	1103	0.50%
Vacant	953.99	17%	33.83	3.50%	920.16	96.50%	835	14%
Commercial	671.68	12%	577.92	86%	93.76	14%	240	180%
Transportation	504.81	9%	485.2	96%	19.61	3.90%	662	-24%
Government	498.76	9%	147.3	30%	351.46	70%	Na	
Parks	274.02	5%	27.49	10%	249.23	90%	Na	
Utilities	50.95	1%	40.89	80%	10.06	20%	57	-11%
Agri/Aquaculture	41.76	1%	34.52	83%	7.24	17%	72	-42%
Mining	17.97	0.30%	6.2	34.50%	11.77	65.50%	12	50%

Source: Mason County Assessor’s Office, 2015 and Mason County Zoning Map

\*Assessor’s data only reflects primary use of land and does not identify secondary uses like home-based businesses.

Table 15 reflects the Assessor’s data together with zoning to show the build out and population potential of undeveloped lots in the Shelton Urban Growth Area (See Figure 1. for an Urban Growth Area Map). As shown in Table 15, there are over 3,000 acres undeveloped in the Shelton UGA with the potential to accommodate over 19,000 people.

**Table 15. Land Use Analysis for the Shelton Urban Growth Area 2015-2016**

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Airport Industrial (AI)	953.13	78.95	0	0	0
Commercial Industrial (CI)	474.89	277.4	0	0	0
General Commercial (GC)	63.92	30.55	0	0	0
Industrial (I)	772.73	508.21	0	0	0
Mixed Use (MU)	265.51	142.95	12/1	1715.4	4288.5
Neighborhood Residential (NR)	2280.93	1507.61	4/1	6030.44	15076.1
Public Institutional (PI)	623.55	532.63	0	0	0
<b>Total</b>	<b>5,435</b>	<b>3,078</b>		<b>7,746</b>	<b>19,365</b>

Source: Mason County Assessor’s Office, 2015 and Mason County Zoning Map

\*Assessor’s data only reflects primary use of land and does not identify secondary uses like home-based businesses.



#### IV. FUTURE LAND USE PLAN

The future land use map represents Mason County’s plan to accommodate projected population growth in a way that maximizes existing infrastructure and ensures adequate public facilities and services can be provided in a way that maintains the quality of life enjoyed in Mason County. Urban type growth and development is planned for the urban growth areas, including the City of Shelton and the communities of Allyn and Belfair. A more rural development pattern for housing and a slower rate of growth is planned for the rural county. The Rural Activity Centers, or areas where you would expect to find rural commercial services and other rural community development include Union, Hoodsport and Taylor Town. The Hamlets include Bayshore, Dayton, Deer Creek, Grapeview, Lilliwaup, Matlock, Potlatch, Spencer Lake, and Tahuya.

**See Appendix A for a map series showing planned Urban and Rural Development Pattern.**

Based on historic trends, the County has estimated how the future growth in population will be distributed between Urban Growth Areas and rural Mason County. Table 16 shows population growth projected for these areas as it relates to the total land area. The trend of faster growth in the urban growth areas that Mason County has experienced over the past decades is expected to continue through the 20 year planning horizon.

**Table 16. Area Growth Projections for Mason County 2016-2036**

Area	Additional Population	Share of Population Growth	Percent Total Land Area
Shelton Urban Growth Area	6,407	33%	1.5%
Belfair Urban Growth Area	3,495	18%	.4%
Allyn Urban Growth Area	1,359	7%	.1%
Fully Contained Community Reserve	582	3%	-
RAC – LAMIRDS	388	2%	<1%
Rural Lands	7,184	37%	63%
<b>Total County</b>	<b>19,416</b>	<b>100%</b>	

Table 17 provides a detailed picture of people moving to Mason County over the past fifteen years and where they chose to live.

**Table 17. Historic Population Increase and Distribution – Urban Growth Areas and Rural County**

	ALLYN		BELFAIR		SHELTON		RURAL	
	Increase	Share	Increase	Share	Increase	Share	Increase	Share
2000-2005	460	9%	97	2%	834	16%	3943	74%
2006-2010	374	8%	81	0.10%	717	16%	3313	74%
2011-2014	21	2%	11	1%	169	19%	699	78%
2000-2014	855	8%	189	2%	1720	16%	7955	74%

While a greater number of people overall located in rural Mason County as shown in Tables 16 and 17, population and growth in development was and is still very concentrated in the Urban Growth Areas. The relative size of rural Mason County when compared to the size of the Urban Growth Areas is important to consider. Rural Mason County is approximately 970 square miles and the Urban Growth Areas combined are a fraction of that at approximately 50 square miles.

**A. Land Capacity Summary for Mason County**

The Future Land Use Map for Mason County includes designated areas for the National Park and Forest, Long-Term Commercial Forest Lands, In-holding lands, Agricultural Resource Lands, Urban Growth Areas (UGAs), Rural Activity Centers, and Rural Areas. Mineral Resource Lands are also designated, but that designation is an overlay on other districts, primarily the Forest Lands or the Rural Areas. See **Appendix A** for a series of maps referenced throughout the Comprehensive Plan.

The Urban Growth Areas include the City of Shelton and the un-incorporated communities of Belfair and Allyn. Rural Activity Centers include Union, Taylor Town, and Hoodsport. Table 18 provides a summary of demand for residential and non-residential land in the Urban Growth Areas over the 20 year planning horizon.

**Table 18. Land Capacity Summary**

Area (all acres are net acres)**	Residential Land Demand	Non-Residential Land Demand*	Total Land Demand
<b>Urban Growth Areas</b>	<b>3,100</b>	<b>1,710</b>	<b>4,810</b>
- Shelton	1650	1430	3080
- Belfair	1230	250	1480
- Allyn	220	30	250

\*Exclusively non-residential

\*\* Net acres excludes unavailable lands, unsuitable lands; 20% roads & 25% market factor

*Green Diamond Resource Company Lot Retirement Project*

The Green Diamond Resource Company has worked with The Trust for Public Lands to retire thousands of acres of timberland into conservation easements in the coming decades. By 2020, it is anticipated that Green Diamond will have retired more than 1,700 units of potential residential development through this conservation process.

Rural residential districts are distinguished by the minimum number of acres required for each dwelling unit (e.g. rural residential 5 require a minimum of 5 acres per unit). The total number of housing units that will be forgone was estimated to be over 1,700 based on review of the buildable land in each zoning district. The population that would have occupied those residential units by 2036 is estimated at over 4,000 people.<sup>2</sup>

<sup>2</sup> US Census Bureau, American Community Survey 5 year Estimates, 2.57 average household size for Mason County in 2014. 1700 units x 2.57 persons = 4,369.

## **B. Accommodating Growth and Protecting Critical Areas**

### *Geologically Hazardous Areas*

Geologically hazardous areas include areas susceptible to landslide, erosion, earthquake or other geological events. In many cases, hazards can be reduced or mitigated by engineering, design or modified construction practices. Because of their susceptibility however, some of these areas may not be suitable for new development.

Mason County's Resource Ordinance identifies three types of Geologic Hazard Areas: 1) Landslide Hazard Areas, 2) Seismic Hazard Areas, and 3) Erosion Hazard Areas. Landslide Hazard Areas are lands that have an increased potential for landslides and other earth movement. Seismic Hazard Areas are lands that are particularly susceptible to damage from earthquakes and other seismic activity. Lastly, Erosion Hazard Areas are lands that are more susceptible to excessive erosion.

### *Landslide Hazard Areas*

A landslide is a rapid down slope movement of a mass of material such as rocks, soil, or other debris. The speed and distance of movement, as well as the amount of material, varies greatly and depends on a combination of geologic, topographic and hydrologic factors. Especially susceptible to landslide hazards are marine bluffs and unconsolidated glacial deposits on steep hillsides (greater than 40 percent).

Potential Landslide Hazard Areas are areas that meet the following criteria:

1. Areas with indication of earth movement such as debris slides, earth flows, slumps and rock falls; or
2. Areas with artificial over steepened or unengineered slopes, i.e. cuts or fills;
3. Areas containing soft or potentially liquefiable soils;
4. Areas unstable as a result of stream incision, stream bank erosion, and undercutting by wave action;
5. Slopes greater than 15% (8.5 degrees), except areas composed of consolidated rock, and having either of the following:
  - a. Steep hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; or
  - b. Springs or groundwater seepage.

A key indicator of potential landslide areas is slope of the land. Approximately 10% of the landscape in Mason County (excluding Olympic National Forest and Olympic National Park areas) has a slope of 15-30%, and approximately 3% has steeper slopes of 30-45% (See Appendix A for the Landslide Hazard Map).

The risk of landslide occurrence depends on a number of factors including soil vulnerability, slope, and the degree of water saturation. Development activities can increase the risk by exposing soil through clearing, altering natural drainage patterns, excavating the “toe” of slopes, or increasing soil moisture content.

An important measure of potential risk for landslide when development occurs is land clearing and alteration for development. Potential impacts to Mason County can be assessed based on the relative amount of land converted to urban uses during the 20-year planning under each of the alternatives.

In addition to the critical area regulations, the comprehensive plan minimizes the amount of land cleared for development by directing it to the County’s growth into Urban Areas. Further, options such as Working Rural Areas and Resource Conservation Master Plans require clustering and open space. Both techniques reduce the amount of land disturbed by development while maintaining overall rural densities.

### *Seismic Hazards*

Seismic Hazards occur in areas subject to severe risk of earthquake damage as a result of seismic induced settlement or soil liquefaction. These areas include soils containing high organic content (e.g., wetland soils), areas of loose sand and gravel, artificial fills, landslide deposits, and fine-grained soils with high water tables.

Seismic Hazard Areas are areas susceptible to ground failure, including the following:

1. Mapped geologic faults;
2. Deep road fills and areas of poorly compacted artificial fill;
3. Areas with artificially steepened slopes;
4. Post-glacial stream, lake or beach sediments;
5. River Deltas;
6. Areas designated as potential Landslide Hazard Areas;
7. Bluff areas;
8. Areas underlain by potentially liquefiable soils.

Seismic Hazard Areas are shown on the Mason County Seismic Hazards Map (FIGURE IV-4.2), as documented by the *Coastal Zone Atlas of Washington* and *Geology and Related Groundwater Occurrence, Southeastern Mason County, Washington, Water Supply Bulletin 29*.

All structures in Mason County are subject to the engineering and design requirements of the International Building Code for earthquakes. Seismic hazards requirements focus on effects to buildings and other facilities from intense ground shaking and/or liquefaction. Attention to seismically induced landslides could also cause structural damage to buildings, particularly on steeper slopes and shoreline bluffs. In addition, the critical area regulations do not allow significant public buildings in seismic hazard areas; and the future land use plan directs most growth away from these areas.

### *Erosion Hazard Areas*

Erosion is a natural process in which the land surface is worn away by the action of water, wind, ice or other geologic processes. The most common cause of erosion is water falling or flowing across the land. Factors contributing to erosion hazard are soil type and slope. Erosion hazards generally occur on erosive soils where slopes exceed 15 percent.

The Mason County Resource Ordinance classifies Erosion Hazard Areas underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those for which potential for erosion is identified in the Soil Survey of Mason County, USDA Soil Conservation Service, 1960, or any subsequent revisions or addition to that Ordinance.

The erosion process can be accelerated by development activity that exposes and disturbs soils so they are more vulnerable to erosive forces. Further, increased areas of impervious surfaces reduce the infiltration of rainfall, increase stormwater runoff, and result in even greater erosion potential. Increased runoff, erosion, and sedimentation may adversely affect the physical and biological characteristics of streams and other water resources.

Erosion Hazards are similar to Landslide Hazards in that they are both often created by, or aggravated by development activities such as clearing and grading. The comprehensive plan controls the hazards through the critical areas regulations and by concentrating development in suitable areas.

#### *Wetlands*

Wetlands are natural ecosystems that serve a number of important beneficial functions. They assist in reducing erosion, siltation, flooding, and ground and surface water contamination. Wetlands provide habitat for wildlife, plants, and fisheries. They may also assist in recharging groundwater supplies. In addition, wetlands provide opportunities for recreation and education.

Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. However, the term 'wetlands' may also include artificial wetlands intentionally created from non-wetland areas to for mitigation, if permitted by the county. In making a determination regarding a wetland, Washington State Wetland Identification and Delineation Manual (Ecology #96-94), or as amended hereafter, shall serve as the technical resource guide on determining if an area possesses hydrophytic vegetation, hydric soils, and/or wetland hydrology.

Wetlands are classified by a rating system set forth in the Washington State Wetland Rating System for Western Washington by Washington State Department of Ecology. A four-tier wetlands rating system has been adopted as the rating system for Mason County to protect wetlands and their critical functions. Wetland buffer widths, wetland activities, and replacement ratios are based on this rating system. These four categories include:

- 1) **Category I Wetlands.** Category I wetlands are those regulated wetlands that include but are not limited to rare, unique wetland types that are more sensitive to disturbance than most wetlands and that contain ecological attributes that are impossible to replace within a human lifetime. Category I wetlands score 70 points or more out of 100 on the wetlands ratings systems.
- 2) **Category II Wetlands.** Category II wetlands are those regulated wetlands that score between 51-69 points out of 100 on the wetlands ratings system.
- 3) **Category III Wetlands.** Category III wetlands are those regulated wetlands that score between 30-50 points on the wetlands ratings system.\*

- 4) **Category IV Wetlands.** Category IV wetlands are those regulated wetlands that score less than 30 points out of 100 on the wetlands ratings system.\*

\* Non-Regulated Wetlands. Isolated wetlands under 1,000 square feet which are not associated with a riparian corridor, not part of a wetland mosaic, and not essential habitat of a priority species as identified by the Washington Department of Fish and Wildlife.

Mason County includes an abundance of wetland areas. Most of these areas are associated with larger freshwater and saltwater systems. Approximately 940 square miles in the County have been mapped as wetlands as documented by the National Wetland Inventory, Mason County Generalized Wetland Inventory Map. Agricultural wetlands and isolated wetlands under one acre in size are exempt from most of the regulatory requirements of the Mason County Critical Area Ordinance.

The alteration or destruction of wetlands can eliminate or reduce the variety of biological and hydrological functions that wetlands perform. Direct impacts may result from clearing, grading or filling in advance of development. Of equal potential are indirect impacts from new development, which may alter surface water flows, or interrupt the infiltration of groundwater.

New development may increase volumes of sediment-laden runoff entering wetlands. This may inhibit the wetlands' natural capacity to remove nutrients and process chemical and organic wastes. In addition, increased sedimentation within wetlands may reduce their ability to temporarily store flood waters and increase the risk and magnitude of downstream impacts.

Wetlands may also often provide groundwater recharge. Development activities in areas near or hydrologically connected to wetlands in recharge areas could interrupt infiltration to the groundwater system.

The Comprehensive Plan concentrates growth to Urban Growth Areas. It also provides for permanent open space and designated natural resource areas in development allowed within Rural Areas.

#### *Fish and Wildlife Habitat Conservation Areas*

Mason County contains an abundance of marine, freshwater and upland habitat for fish and wildlife. Preservation of fish and wildlife habitat is critical to protecting suitable environments for animal species, and in providing an important part of the local quality of life for County residents and visitors.

One of the most important functions of wildlife is in maintaining the health and diversity of ecosystems. Each species has its role in an ecosystem. When a species is eliminated, the ecosystem loses the functions it performed. As a result, the balance of the ecosystem is sometimes irreversibly lost or diminished. Given the inter-relation of all species in an ecosystem, species elimination may result in unpredictable consequences, though some consequences of habitat impact are known in advance. For example, a loss of marine invertebrates and kelp from over-harvesting ultimately affects the quality of habitat for larger fish, mammals and birds.

Fish and wildlife also provide important recreational and economic benefits such as hunting and fishing opportunities. The continued prosperity of the commercial and recreational fish and shellfish industries depends on maintenance of excellent water quality and unpolluted habitats for fish, shellfish, and their food sources.

Fish and wildlife habitat also provide significant social benefits. Mason County residents are accustomed to occasional encounters with wildlife such as bald eagles, great blue heron and elk. Wildlife provides the opportunity to educate the public about biological and ecological processes. Other less quantifiable benefits include wildlife viewing, and maintaining the historical, cultural, and spiritual values of Native American Tribes and the general public.

The Mason County Resource Ordinance guides management of the County's Fish and Wildlife habitat through the regulation of conservation areas. Fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated populations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean intergovernmental cooperation and coordination is critically important in a region. In some cases, it is sufficient to assure that a species will usually be found in certain regions across the state.

The provisions for the protection of habitat cannot succeed in their purpose of supporting viable populations of fish and wildlife species unless other agencies and the public also act to protect the species. In the case of anadromous fish, the Statewide Salmon Recovery Strategy identifies that it will take a balanced approach to addressing the factors of decline that are within human control, including harvest, hatchery, habitat, and hydropower. The underlying assumption is that impacts to anadromous fish or their habitat or to fish and wildlife conservation areas shall be avoided or mitigated. Fish and wildlife habitat conservation areas include both aquatic and terrestrial areas within Mason County. The approximate location and extent of critical fish and wildlife habitat areas are displayed in the Washington Department of Fish & Wildlife's (WDFW) Priority Habitat and Species (PHS) Program database. The following categories are used in classifying critical areas:

- (1) Commercial and recreational shellfish areas;
- (2) Kelp and eelgrass beds; herring, sand lance, and smelt spawning areas;
- (3) Naturally occurring lakes and ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;
- (4) Streams;
- (5) Saltwater Shorelines, and Lakes 20 Acres and Greater in Surface Area;
- (6) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- (7) State Department of Natural Resources natural area preserves and natural resource conservation areas;
- (8) Areas with which federal or state endangered, threatened and sensitive species of fish and wildlife have a primary association. Those species known to be found in Mason County shall be listed in the Resource Ordinance. Protection of species habitats is determined by the state or federal listing, and their actual presence near the site subject to review. Other listed and protected species may be found in Mason County, which are not listed.
- (9) Other areas that contain habitats and species of local importance (which include juvenile salmonid migration areas) as also listed. Species of local importance may include, but are not limited to, state candidate and monitor species.

*Aquatic Areas*

Mason County includes three principal river systems and numerous lakes, small rivers, and streams. The Skokomish and Hamma Hamma rivers are swiftly flowing, deeply incised rivers that originate high in the Olympic Mountains and empty into Hood Canal. The East and Middle Forks of the Satsop River originate in the Olympic Mountains, converge at the southwestern corner of the County and flow southward into the Chehalis River. All of the eastern part of the County is drained by smaller streams which flow only short distances before reaching outlets to Puget Sound. Many of the small streams, as well as the larger systems, support significant fisheries, including anadromous fish. Other surface waters are made up of numerous lakes and wetland areas, some of which include Cushman, Mason, Nahwatzel, Lost, Isabella, Island, Cranberry, Limerick and Spencer lakes.

The waters and shorelines of Mason County are an important resource. In addition to their natural beauty, and cultural value, they provide the base for a sizable shellfish industry, aquaculture, fish and wildlife habitat.

Water systems are classified by the Washington Department of Natural Resources (WAC 222-16-030) and Table 18 provides a general description of water type classifications currently in use.

**Table 19. Classification of Water Bodies of Mason County**

<b>Type</b>	<b>Description</b>
Type "S" = Shoreline	Streams and waterbodies that are designated "shorelines of the state" as defined in RCW 90.58.030. (formerly type 1)
Type "F" = Fish	Streams and waterbodies that are known to be used by fish, or meet the physical criteria to be potentially used by fish. Fish streams may or may not have flowing water all year; they may be perennial or seasonal. (formerly type 2 or 3)
Type "Np" = Non-Fish	Streams that have flow year round and may have spatially intermittent dry reaches downstream of perennial flow. Type Np streams do not meet the physical criteria of a Type F stream. This also includes streams that have been proven not to contain fish using methods described in Forest Practices Board Manual Section 13. (formerly type 4)
Type "Ns" = Non-Fish Seasonal	Streams that do not have surface flow during at least some portion of the year, and do not meet the physical criteria of a Type F stream. (formerly type 5)



### *Terrestrial Areas*

All development activities have the potential to impact native plant and animal species. Terrestrial Management Areas are those areas where the presence of state endangered or state threatened terrestrial species have been identified. The Mason County Critical Area Ordinance specifies that all development in these areas shall be consistent with State and Federal law.

See **Appendix A** for a series of maps showing Critical Areas including Terrestrial Areas in Mason County.

There are also a number of publicly and privately managed natural areas in Mason County that have been designated as preserves or refuges. These areas are important for fish and wildlife habitat, scenic vistas, protection of sensitive plant species, and preservation of open space.

The Washington State Department of Natural Resources manages three Natural Area Preserves in Mason County. They include 17 acres at Oak Patch Lake, 28 acres on Skookum Inlet, and a 56-acre site on Totten Inlet. The Washington State Department of Fish and Wildlife manages a number of properties in the County, including the 172-acre Skokomish River Tidelands Wildlife Area and the 122-acre Union River Wildlife Area.

Mason County also includes a number of properties managed by the Hood Canal Land Trust (HCLT). HCLT is a non-profit organization that either owns properties outright or manages them under the terms of conservation easements. Key HCLT sites include the Klingall and Jimmy Bryan Wetland Preserves, 88 acres on the north side of Lynch Cove and 140 acres along the Union River under a conservation easement.

The impacts of development to habitat include the replacement of woodlands, pastures and other undeveloped areas with buildings, roads, parking lots, landscaping, and other structures. Depending on the location, density and intensity of uses, this may result in the removal and displacement of habitat and cause some wildlife species to relocate to other areas. Since most habitats are currently assumed to be at or near their carrying capacity, displaced animals may perish.

Loss of wetlands, riparian areas and adjacent fields may affect the overall number and variety of wildlife and waterfowl. Loss of riparian vegetation could also affect migrating or nesting areas. Plant and animal species can also be affected by erosion and sedimentation of streams, coastal waters, and wetlands. Shoreline and related over-water development can harm valuable kelp and eelgrass beds.

In addition to the critical areas protections adopted by the county, the comprehensive plan concentrates development into the County's population growth and associated development to Urban Areas. The development in Urban Area will, however, account for about 0.5 percent of the County's land area. The comprehensive plan also provides for permanent open space and designated resource areas in development within Rural Areas. These features will promote the protection, preservation, and enhancement of fish and wildlife habitat.

### *Critical Aquifer Recharge Areas*

The State of Washington's definition of aquifer recharge areas for GMA planning purposes focuses on existing areas of supply which are vulnerable to contamination. Critical Aquifer Recharge Areas

*Areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge (WAC 365-190-030).*

Groundwater exists in underground layers of porous rock or soil called *aquifers*. Water stored in aquifers reaches the ground surface through springs, wells, or by seepage into surface water features, including wetlands. Surface waters replenish, "recharge", aquifers through seepage from streams, lakes, and wetlands, and from precipitation that percolates through soil or rock.

Potable water means water suitable for drinking. Groundwater provides virtually all of Mason County's potable water. Protecting aquifers and aquifer recharge areas, therefore, is critical to maintaining Mason County's water supply. Aquifers exist throughout the County. The groundwater supplying most of the County's water is obtained from the aquifers running through the coarser and more permeable glacial and fluvial sedimentary deposits. The older, undifferentiated sedimentary deposits provide large quantities of water for industrial and municipal wells. Bedrock forms the bottom of the groundwater layer although fractures and joints in the relatively impermeable rocks may yield small quantities of water.

Precipitation provides the primary source of recharge for Mason County's groundwater. Precipitation within the County averages 64 inches annually. It increases rapidly towards the Olympic Mountains where, at Lake Cushman, precipitation is in excess of 100 inches per year. Water levels in wells are typically within 125 feet of the land surface. The quality of groundwater in an aquifer is inextricably linked to its recharge area. Approximately 24,970 acres have been mapped as Critical Aquifer Recharge Areas in Mason County (See Appendix A for a series of maps including Critical Aquifer Recharge Areas).

All Critical Aquifer Recharge Areas in Mason County are classified as Extremely Susceptible, Highly Susceptible, Moderately Susceptible, or Low Susceptibility as defined by the County's Resource Ordinance.

Urban development has two potential impacts on groundwater resources: 1) increases in impervious surfaces reduce the volume of precipitation available to recharge groundwater, and 2) urban development may introduce pollutants into the groundwater system. When groundwater recharge is reduced, groundwater supplies may be depleted. In many instances, this is coupled with withdrawals of groundwater in excess of recharge capacity. Potential long-term impacts include reduced capacity of water wells, reduced flows in groundwater-fed streams, and depletion of water supplies to lakes or wetlands.

Pollutants can be introduced into the groundwater system through a variety of means. They include failing septic systems, agricultural chemicals and animal waste, urban runoff, solid waste disposal, and leaking underground storage tanks.

### *Frequently Flooded Areas*

The Frequently Flooded Areas, or Flood Hazard Areas, of Mason County are subject to periodic inundation which can result in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses could be exacerbated by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. Mason County has prepared this flood damage prevention ordinance to implement comprehensive flood damage reduction measures that are necessary for public health safety and welfare and that allow property owners to protect their property.

Flooding in Mason County generally occurs from November through April. The greatest cause of flooding is heavy rainfall combined with snow melt. A special flood risk zone has been established for the zones A and A2 floodplain of the Skokomish River, Vance Creek and tributaries. This special flood risk zone is designated as a floodway and the entire floodway is designated an avulsion risk area. Construction of a new structure or an expansion of the square foot area of an existing structure is prohibited in this designated floodway.

The Skokomish River Valley floods several times annually. In recent history there have been large flood events in 1955, 1972, 1990, 2003, and 2007. Many homes, pastures and personal property were damaged in those years as well as lessor damage on a more frequent basis. Flooding on the Tahuya River and Goldsborough Creek have been known to cause some damage, whereas the Union River tends to have high flows, but minimal overbank flooding.

Flooding of marine shorelines is caused by a number of factors, which can occur individually or in combination. They include extreme high tides, waves generated by winds, tsunamis of distant origin, and locally generated seismic waves or boils. Wind-driven waves, superimposed on extreme high tides, represent the most common form of coastal flooding in Mason County.

Floodways, floodplains and coastal flood areas are identified by the Mason County Federal Flood Insurance Study FEMA maps.

The comprehensive plan is intended to provide for the protection of Frequently Flooded Areas by concentrating urban development on the least amount of land, considering the suitability of the land for development through the use of performance standards, and by providing for significant open space and resource use areas in development within the Rural Area.

The *County-Wide Planning Policies* call for Mason County and the City of Shelton to protect all types of Critical Areas.

### **C. Accommodating Growth and Protecting Natural and Cultural Resources**

Natural resources abound in Mason County and provide the foundation for the County's economy. While timber has played the dominant role, other natural resources including agricultural lands and minerals, have also fostered economic development within the County.

#### *Forest Lands*

Without question, timber is the foundation upon which Mason County's economy is built. Forest Products continue to be Mason County's premier natural resource industry. The early explorers marveled at the vast timber expanse in the region, describing it as "thick as fur on a dog's back." For 140 years, Mason County's extensive forests have supplied logs, lumber, building components, pulp, and other products to national and international markets.

Long Term Commercial Forest lands and Forest Products represent the primary land uses throughout Mason County and within each of its seven watersheds. **Table 9** of this Land Use Element shows the Long Term Commercial Forest and In-holding lands in Mason County. As previously mentioned in the discussion of Mason County land use, these figures do not include federal and tribal lands. Thus, Long Term Commercial Forest lands and Forestry play an even greater role in the County's land use, due to the acreage that the U.S. Forest Service maintains as well as lands forested by both the Skokomish and Squaxin Island Tribes.

Mason County currently has an abundance of forested lands with long term commercial significance. Although continued population growth will place additional demands on forest resources, these are not expected to significantly affect the County's forest resources during the 20 year planning period. Impacts associated with forestry operations include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of harvested areas. The state Department of Natural Resources is responsible for regulating these impacts. The comprehensive plan concentrates urban development on the least amount of land. It also provides for permanent open space and resource use areas in development allowed within the Rural Areas.

#### *Agriculture*

The State of Washington's GMA guidelines define agricultural land as land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock, and that has long term commercial significance for agricultural production. Long term commercial significance includes the growing capacity, productivity, and soil composition of the land for long term commercial production, while considering the land's proximity to population areas, and the possibility of more intense uses of the land.

Agricultural practices have taken place in Mason County since the early days of logging. The clear-cutting practices of those early logging companies opened a considerable amount of County land to agriculture, particularly to dairying and cattle raising. Crop production was limited to the growing of hay, berries and potatoes. In the eastern part of the County where the weather was milder, extensive vineyards and fruit orchards were planted. Despite its rich agricultural history, however, Mason County is not well-endowed with the resources necessary to create a strong competitive advantage for agricultural production. Consequently, agriculture's current role in Mason County's economy is relatively minor.

In 1993, there were 320 farms in operation in the County covering approximately 21,640 acres or nearly 4 percent of Mason County land area. In 2016, that acreage has declined to about 8,000 acres a loss of over 60 percent. Continued population and housing growth in Mason County is likely to increase land use conflicts between urban uses and remaining agricultural uses. As land values rise, the potential economic returns will likely increase the pressure on owners to sell or develop their properties.

Much of the agricultural land within the County is located in the rural areas, outside the UGA's.

In order to better conserve agricultural lands of long-term commercial significance, Mason County designated Agricultural Resource Lands in its Resource Ordinance. The amendments also provided for continuing protections for lands in agricultural use, but not qualified as lands of long-term commercial significance.

#### *Voluntary Stewardship Program*

In 2012, Mason County elected by a vote of the Commission to opt in to the Voluntary Stewardship Program as established under Ruckelshaus Process Bill and codified in RCW 36.70A.700. This program is intended to promote local plans that protect and enhance critical areas within areas where agricultural activities are conducted, while maintaining and improving the long-term viability of agriculture in the state of Washington and reducing the conversion of farmland to other uses. These plans establish voluntary incentive programs that encourage good riparian and ecosystem stewardship, protect water quality and fish habitat, and discourage the cessation of agricultural activities.

Counties opting to enroll in this program were eligible to receive state funding for the implementation of it. In 2015 Mason County entered into a contractual agreement with the Washington State Conservation Commission to receive funding for the Voluntary Stewardship Program Workplan Development to be complete by 2017.

#### *Mineral Resource Lands*

The State of Washington's GMA guidelines define mineral resource lands as lands primarily devoted to the extraction of minerals, or that have known or potential long term significance for the extraction of minerals. Minerals include gravel, sand, and valuable metallic substances.

**Appendix A** shows a series of maps including a Map of Mason County Mineral Resource Lands identifying locations of known and potential mineral resources. The mineral resources identified on the map are based primarily on soil types identified by the SCS in the *Mason County Soil Survey* and the Department of Ecology in the *Coastal Zone Atlas of Washington*. It should be noted that many of the soil characteristics which increase an area's potential as a source of mineral resources also increase its potential for aquifer recharge.

Mason County contains a large supply of construction aggregate (i.e., sand and gravel). There are three remaining, undeveloped, large sources of high-quality sand and gravel located in close proximity to the waters of Puget Sound, such that materials can be transported from the site by barge to water-dependent metropolitan construction aggregate markets also located on the Puget Sound tide lands. Two of these large deposits of aggregate are located in Mason County. They include the proposed Hama Hama site at Eldon on Hood Canal, and the permitted Johns Prairie site north of Shelton on

Oakland Bay. Both Mason County sites contain a high-volume source of high-quality sand and gravel. These resources are suitable for processing into a wide variety of finished construction aggregate classes, all meeting government and ASTM (American Society for Testing and Materials) specifications.

Mason County has nineteen operating surface mines at the present time, approximately 2,223 acres considered as active permitted mines according to the Department of Natural Resources. The Resource Ordinance protects mineral resources lands for the future use of these areas for mineral resource extraction.

Continued population growth may place additional demands on local mineral resources. Impacts associated with mineral extraction include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of excavated areas.

### *Open Space*

There are three kinds of open space land: private, common use, and public open space. Private open space includes farms, forest lands, and other parcels of undeveloped land. Common use open space is land within a residential development or other development that is designated for common access by the residents of the development or by the general community. Public open space is publicly-owned land available for recreational use of the entire community. Open water areas, such as the Hood Canal or lakes, is also often considered as open space because it creates a sense of openness.

Open space land is valuable to the community for a number of reasons. It can provide recreational opportunities, it is aesthetically pleasing, it enhances the quality of life in urban areas, and it increases property values. It creates natural boundaries, which can act as greenbelts and define neighborhood identity and can protect natural resources such as groundwater recharge areas, streams, soils, tidal areas, agricultural areas, and wildlife. Open space often provides habitat areas for wildlife.

Open space land is an essential component of rural character. Without adequate open space, the land will not appear rural. Rural character is discussed in the Rural Lands Element of Mason County's Comprehensive Plan.

Mason County enjoys extensive open spaces. In addition to the Olympic National Park and Olympic National Forest, there are significant tracts of state owned or privately held timber. Farmlands in river valleys, particularly the Skokomish, also are open space lands. A detailed listing of park and recreation facilities in the County is presented in the Capital Facilities element of the Mason County Comprehensive Plan.

**Appendix A** contains a series of maps including an Existing Open Space Map showing the existing open space in Mason County classified into four categories including:

1. Private Commercial Forest - Includes all privately held properties under the Designated Forest, Classified Forest or Open Timber current use tax programs. While these properties do not have public access rights, they fulfill many of the traditional functions of open space.
2. Streams, Ponds and Floodplains - Includes all water bodies that are rated by DNR as Type I

through IV Waters. Undeveloped floodplains associated with those waters are also considered existing open space, but are not shown on the map.

3. Electrical Transmission Lines - Includes only those main transmission lines that are for regional distribution.
4. Other Open Space - Includes all properties under the Open Agriculture and Open Space current use taxation programs, National Park Service lands, National Forest Service lands, State and local public recreation areas, natural preservation reserves, tribal natural areas, and landslide hazard areas.

Projected growth in Mason County is likely to increase the pressure for conversion of existing open space to urban uses over the next 20 years. As land values rise, the potential economic returns will likely increase the pressure on owners of larger tracts of undeveloped land to sell or develop their properties.

The Comprehensive Plan provides for the preservation, protection, and enhancement of open space . It does this by directing substantial population and housing growth into Urban Growth Areas. Also, the comprehensive plan provides for incentives to cluster development, as well as requiring the preservation of open space in some situations. It should be noted that if the incentives for rural clustered development are implemented, tens of thousands of acres could be preserved as open space. Both techniques are intended to preserve open space including: Long-Term Commercial Forest lands, Agricultural Resource Lands, local parks, state parks and other state lands, the Olympic National Park and the Olympic National Forest, land slide hazard areas and their associated buffers, flood ways, streams and their associated vegetation area, wetlands and their associated buffer areas, lands preserved as part of a clustered development plan, lands preserved as part of the designation of a master planned resort, and major utility corridors.

#### **[INSERT GRAPH OPEN SPACE ACRES]**

**Appendix A** contains a series of maps including the Future Land Use Map showing open space lands protected in the comprehensive plan. These include: Long-Term Commercial Forest lands, Agricultural Resource Lands, local parks, state parks and other state lands, the Olympic National Park and the Olympic National Forest, steep slopes, wetlands, streams, and major utility corridors.

Additionally, cluster development policies could result in tens of thousands of acres preserved as open space across the County. Undeveloped land, non-designated forest lands and non-designated agricultural lands may also function as open space.

#### *Master Planned Communities*

Master Planning is a new tool for accommodating population growth in Mason County while protecting the resources of Mason County. It requires the implementation of additional design and performance standards for all aspects associated with development of the site, including protection of the environment and natural features, construction of utilities and roadways, and site construction. Low Impact Development (LID) techniques shall be incorporated into all Master Development Plans. LID is a land use development strategy that emphasizes protection and use of on-site natural features,

integrated with engineered, small-scale hydrologic controls at the parcel and subdivision scale to manage stormwater and more closely mimic predevelopment watershed hydrologic functions.

Master Development Planning in Mason County is intended to facilitate long range, predictable and innovative development possibilities on large tracts of land. A Master Development Plan allows larger properties with unique characteristics or circumstances benefit from more detailed and thorough planning of future development to accomplish desired land development over a multiple year and phased term. A Master Development Plan provides a common and interrelated development theme within the boundaries of the Master Development Plan, while ensuring its integration and compatibility with the surrounding community and land uses.

The intent of a Master Development Plan is to: preserve unique, fragile, and environmentally critical areas; provide efficient use of the land and infrastructure; implement low impact development techniques; promote innovative, quality design; and provide for the inclusion of on-site amenities such as open spaces, community facilities, enhanced landscaping, and recreational opportunities. Uses allowed within the Master Development Plan should be consistent overall with those uses allowed within the base land use districts, provided that a Master Development Plan may allow for more flexibility in density, the location of uses and development standards in a manner consistent with the intent of the base land use district. A Master Development Plan allows for a mixture of residential and non-residential land use development types, such as clustering of single-family residential dwellings, attached residential units, zero lot line development, public facilities, and commercial and office uses.

A Master Development Plan shall be applied through the Mason County Development Regulations and be accompanied by a Development Agreement.

Separate provisions are necessary that address unique conditions when locating a Master Development Plan within an Urban Growth Area or within lands designated rural. A Master Development Plan could also be appropriate for areas adjacent to but outside existing Urban Growth Boundaries. When a specific location is identified for within Mason County, a Master Development Plan will be required to demonstrate consistency with the Comprehensive Plan and RCW 36.70A.35.

#### *Master Development Plan Policies*

1. **LAND USE.** Adopt regulations to guide the location and sitting of Master Development Plans within rural and urban areas, consistent with policy direction contained throughout the Comprehensive Plan. These regulations shall:
  - 1.1. Clarify that a Master Development Plan is appropriate for large contiguous areas of land under common ownership or control, with common characteristics and connectivity. Include criteria for when and where a Development Master Plan may be appropriate within rural lands and within urban growth areas.
  - 1.2. Require a Master Development Plan pursuant to RCW 36.70A.350.
  - 1.3. Require that adequate road, water, drainage, sewer and/or septic capacity exist or is planned to meet the demands of the proposed development within the Master



Development Plan. Consider alternative standards for utilities and roads that address rural and urban character and utilize low impact development techniques in harmony with the unique environmental characteristics of the area.

- 1.4. Provide transportation circulation that addresses public service and emergency response requirements and the needs of pedestrians and bicyclists.
- 1.5. Encourage flexibility in design to promote a variety of housing types, densities, and affordability. Accommodate a mix of commercial, retail and residential uses, as well as opportunities for social and cultural expression while preserving the areas natural features. Individual lot sizes should vary in a Master Development Plan to promote a range of housing options and the preservation of unique and fragile environmental features and critical areas.
- 1.6. Provide levels of service compatible with the project's location, development intensity and the surrounding lands uses. Proposed Master Development Plans in rural areas shall not require urban services.
- 1.7. Allow for increased density and/or a reduction in dimensional standards within the Master Development Plan when enhanced on-site amenities are incorporated into the overall development, such as open spaces, community facilities, landscaping and buffers, recreational opportunities, and other similar amenities that benefit the community and the environment and exceed the existing minimum requirements.
- 1.8. Include a process to allow phased development within the Master Development Plan in an orderly, coordinated, and thoughtful manner. The phasing plan for the development shall demonstrate that the various segments of the development are served by adequate public facilities and services.
- 1.9. Promote the incorporation of LID techniques in the development and management of the area within the Master Development Plan.
- 1.10. Include technical guidance on the use of LID techniques in public and private developments within the Master Development Plan. These techniques shall:
  - i. Preserve the site characteristics, including natural terrain, drainage patterns, soil structure, and native vegetation;
  - ii. Preserve the natural hydrologic cycle, including vegetative rainfall interception and evapotranspiration, and groundwater infiltration and percolation to the extent the subsurface conditions permit;
  - iii. Mimic natural rainfall capture capacity in areas of site disturbance, and ensure the protection of property and public safety in the design of overflow capacity, and
  - iv. Incorporate measures to manage stormwater within the Master Development Plan

that will enhance water quality downstream.

- 1.11. Require all Master Development Plans to include specific design guidelines and development standards to ensure that the proposed development promotes community identity, has a consistent theme, and is integrated and compatible with its surroundings.

**2. Water & Sewer Utilities in Master Development Plans.** Water and sewer utility infrastructure in master development plans shall be designed with quality components, and to be operated and maintained efficiently.

- 2.1 Potable water service shall be consistent with coordinated water supply plans for urban growth areas (UGAs), and provide through community-based systems for planned developments in rural areas. Such rural systems should preferably be operated and maintained by a public entity with authority to operate in the proposed area.
- 2.2 To the extent available, Master Development Plans should utilize reclaimed water supplies in addressing non-potable water demands.
- 2.3 Development within a UGA shall plan for wastewater service consistent with sewer service plans for the UGA and current development standards and the costs for capacity borne by the development.
- 2.4 Clustered development is encouraged to maximize the efficiency of wastewater service provisions, taking into account the proximity to connection outside the development.
- 2.5 Development in future phases of a Master Development Plan that will be served by wastewater collection and treatment shall be planned to facilitate future connection to a public system with attention to the location of those lines in public rights of ways or easements that will ultimately be the responsibility of the sewer service provider.
- 2.6 Development in areas not planned for future public sewer service shall provide community-based collection and treatment systems, preferably maintained by a public entity, consistent with the best available knowledge of hydrogeologic connectivity and the potential impacts to surface and groundwater resources.
- 2.7 Development shall address the storage location and collection of solid waste and recyclable materials. In UGAs, developments shall facilitate curbside collection of solid waste and recyclable materials.

**3. Parks & Recreational Facilities in Master Development Plans.** Improvements and phasing in a Master Development Plan shall address adequate passive and active parks and open spaces consistent with the standards in the County-Wide Parks Plan (to be updated in 2006).

- 3.1 Parks and other recreational or trail facilities shall be designed and developed consistent with industry standards for quality of materials, safety and efficient operations and maintenance.

- 3.2 Master Development Plans shall include connections to future or existing open space corridors and trail connections, with internal community circulation.
- 3.3 Master Development Plans with access to surface water amenities shall incorporate access for residents and visitors outside the proposed development.

#### **D. Protecting Water Quality and Reducing Runoff**

Mason County has an abundance of marine and freshwater areas that include Puget Sound, Hood Canal, and thousands of rivers, streams, lakes, ponds, and wetlands. Surface water flows in the County result from precipitation. Precipitation occurs year round. It tends to be particularly heavy during the months of November through April, when heavy rainfall at the lower elevations combines with seasonal snowmelt in the mountains.

Mason County's drainage system for surface runoff is characterized by thousands of small tributaries which form the several hundred streams and rivers that eventually make their way into Hood Canal, Oakland Bay, Totten Inlet, Skookum Inlet and Case Inlet (See **Appendix A**, Mason County Stream Type Map) Some of the larger of these rivers include the Skokomish, Union, and Tahuya Rivers.

Mason County's natural drainage system contains hundreds of lakes and ponds that further help to moderate the effects of surface water storm flows. The largest of these include: Lake Cushman, Mason Lake, Cranberry Lake, Lake Limerick, and Lake Nahwatzel.

Mason County has done a significant amount of planning related to stormwater management and water quality. The County has cooperated with the adjoining counties, tribes and the state to develop specific watershed management plans and implemented water quality protections in several significant ways. For example, the County created a clean water district and stronger on-site septic system controls including an operations and management ordinance. Sanitary sewer systems have been constructed in the the North Bay - Case Inlet area as well as in the Belfair Urban Growth Area to improve water quality in those areas. The county also adopted the "Skokomish River Comprehensive Flood Hazard Plan" to identify means of managing flooding problems.

Mason County's management of stormwater is primarily regulatory. The Puget Sound Water Quality Management Plan requires all counties and cities within the Puget Sound drainage basin to adopt ordinances to control runoff from new development and redevelopment. The plan directs local governments to adopt the stormwater programs which include minimum requirements as developed by the Department of Ecology. The County created and adopted the Storm Water and Surface Water Utility and Stormwater Management Ordinance incorporating the minimum requirements of the most current edition of the Department of Ecology's Stormwater Manual. These address many of the stormwater concerns by requiring appropriate design and best management practices for new development or redevelopment for both water quantity and quality.

See also the Utility Element of the Mason County Comprehensive Plan for more information about stormwater management.

The City of Shelton has provisions for stormwater management in its Comprehensive Plan and city ordinances. The Capital Facilities Element and Utilities Element of the City's Plan discuss existing provisions and the need for continued joint planning between the city and the county to coordinate stormwater management in the urban growth area.

New development almost always results in the clearing of vegetative areas and increases in impervious surfaces. The purpose of the plans and ordinances discussed above is to remove or minimize the impacts that can be caused by development through implementation of Low Impact Development (LID) practices, or stormwater management techniques designed to mimic natural processes. If not appropriately designed using these LID techniques, urban development can result in the impacts of increased soil erosion and sedimentation during and after clearing; encroachment into streams and wetlands; alteration of stream courses; and loss of critical habitat. Urban development can result in nonpoint pollution of surface waters. Increased runoff from development may also increase the incidence of downstream flooding and erosion.

This Land Use Element includes policies and designated districts requiring clustering of development and preservation of open space. Both techniques reduce the amount of land disturbed by development while maintaining overall rural densities. The open space design provides additional protection to wetlands, floodways and streams.

The *Countywide Planning Policies* call for Mason County and the City of Shelton to provide for the protection of water quality and address public education, stormwater management, and watershed management.

#### **E. Preservation of Historic and Cultural Resources**

As Mason County continues to grow, it is important that the history of Mason County be preserved. The state and federal governments have developed inventories of those sites and facilities that have special historical importance. Some of the sites are formally listed on an historical register, which provides some tax and other advantages to their owners for preserving their historic attributes. Native American tribes also have sites identified of cultural or historical significance. The County intends to cooperate with the state agencies and the area tribes to protect historically and culturally important areas. The Countywide Planning Policies include policies guiding the county in the protection of these areas with support and oversight by the County's Historic Preservation Committee.

**Appendix A** contains a series of maps including a map of Public and Historic Lands and Facilities identifying historic sites throughout Mason County.

**Planning Commission Comments - DRAFT Land Use Element - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Bailey	where are these 1700 units located that Green Diamond will retire to pot. res. development?	P. 19	Will Include a Map in Appendix A
Bailey	Will the Urban Growth maps on pages 22 grow in the next 20 years and if so, where is the trend heading? Will areas like Arcadia, Union, Hoodspport potentially have the growth to put them in the UGA in the future?		DISCUSSION QUESTION - We are not planning to change UGAs
Cleveland	Preservation of open space <u>in</u>	P. 58/71	Done
Vogler	Question a lot of definitions and content in the Rural Lands discussion		DISCUSSION - Develop a separate Rural Element
Vogler	Insert Line Graph to explain population growth	P. 7	Done
Vogler	Question the Seasonal Population numbers	P 9-10	DISCUSSION
Wilson	Is our airport discussed anywhere? It is a very unique element of our community - need to ensure its continued viability		Airport is discussed in the Shelton UGA Land Use Summary and in the Transportation Element - Should we consider more?
Wilson	Have all the public comments been addressed	Yes	See Public Comment Table
Wilson	Population Current Trends - why state and other county data included here.	P. 8	Reworked to keep only the context
Wilson	Table 4 - list growth numbers vs. growth rates - some so small rates are meaningless	P. 9	Done
Wilson	Why repeat some sections of the Resource Ordinance	P. 24-26	Need to call out some of this information for Dept. of Commerce and the public interested, but not wanting to go through Municipal Code
Wilson	Question the total farms and agricultural land	P. 30	Updated - 8000 acres down from 21,000 in 2005
Wilson	Are the CWPPs and Mason County Planning Policies in sync?	Throughout	As we discussed, I pulled them and will include the policies in one Chapter
Wilson	Organization of document difficult to follow		Re-organized based on our discussion 6/2
Wilson	Tables need to be cited, explained - ensure people know how to read the tables and then tell them the important story. What is relevant for the planning purpose.	Done	Reworked the tables to simplify and clarify messages - Do we need to add more?
Wilson	Rewording of Seasonal Population discussion provided	P. 10	Included
Wilson	How has the County estimated distribution of future population	P. 19	Reworked discussion and included some an additional table - Table 16 to address your comments.
Wilson	Table 9 and discussion - Comparison of Population Growth by Area - Suggest delete		Done
Wilson	Table 17 - Actual Population Increase - add totals	P. 19	Done

**Planning Commission Comments - DRAFT Land Use Element - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Wilson	Remove Pacific NW Salmon Center from Belfair discussion per public comment	P. 15	Done
Wilson	Make Table titles consistent in the land use summary section	P.16-17	Done
Wilson	Wrong data in Table 12	P.17	Created a new Table for Allyn - this was rural county data
Wilson	I am lost reading the Future Land Use Plan section - starting with Table 17 - no context	P. 19	Reworked substantially
Wilson	Clean up - Edit Wetlands section	P. 23	Done

# Chapter V – Housing Element

---

# Table of Contents

- I. INTRODUCTION** ..... 4
  - Mason County’s Vision for Housing ..... 4
  - Requirements for the Housing Element ..... 4
  
- II. DEMOGRAPHICS AND HOUSING CONDITIONS** ..... 6
  - Housing Type ..... 6
  - Housing Stock ..... 8
  - Mason County Households ..... 8
  - Housing Quality..... 10
  
- III. HOUSING NEEDS ASSESSMENT** ..... 11
  - Land Capacity for Housing ..... 12
  - Rural Residential ..... 12
  - Urban Residential ..... 12
  
- III. AFFORDABLE HOUSING** ..... 13
  - Income Distribution** ..... 14
  - Limited Access to Affordable Housing**..... 16
  
- IV. HOMELESSNESS** ..... 16
  - Who Are the Homeless in Mason County? ..... 18
  
- V. EXISTING HOUSING POLICIES AND OPPORTUNITIES** ..... 19
  - Multi-Family Housing Tax Incentive Program..... 19
  - Manufactured Housing ..... 19
  - Washington State - Governor’s Affordable Housing Advisory Board ..... 19
  
- VI. VISION, GOALS, POLICIES FOR HOUSING** ..... 21
  - Countywide Planning Policies ..... 22
  - Additional Housing Policy ..... 23
  - Mason County Land Use Policies ..... 26



## LIST OF TABLES

Table 1. Mason County Population Projection 2016-2036.....	6
Table 2. Number of Homes by Structure Type in Mason County - 2016.....	7
Table 3. Mason County Households by Type.....	9
Table 4. Age of Housing Stock.....	10
Table 5. Total Land Capacity for Housing.....	12
Table 6. Housing Cost as a Percent of Income, Mason County and Washington State .....	13
Table 7. Income Distribution and Affordable Housing Costs.....	14
Table 8. Housing Assistance Needs – Low and Moderate Income Households 2009-2013.....	15
Table 9. Homelessness in Mason County 2006-2015 .....	17

## LIST OF FIGURES

Figure 1. 2016 Mason County Housing Types.....	7
Figure 2. Mason County Housing Stock by Number of Rooms .....	8
Figure 3. Mason County Households by Type .....	9
Figure 4. Housing Demand Projection 2016-2036.....	11
Figure 5. Housing Cost as a Percent of Income, Mason County and Washington State .....	13
Figure 6. Homelessness in Mason County – 2006-2015 .....	18
Figure 7. Homeless Living Status in Mason County – 2006-2015 .....	18

## I. INTRODUCTION

---

### Mason County's Vision for Housing

To assure adequate affordable housing that is available and accessible to all income levels, Mason County will review zoning and building regulations to ensure they encourage affordable and accessible housing and are responsive to demographic changes. Mason County will identify and utilize incentives and creative “out of the box” thinking to maximize the potential for appropriate growth, rehabilitation, and maintenance of Mason County’s housing stock and to increase low-income housing units to both ease the affordable housing shortage and the cost burden borne by our low-income citizens. Mason County will support housing opportunities that adhere to and fit within Smart Growth Principles<sup>1</sup>.

---

### Requirements for the Housing Element

Washington State’s Growth Management Act (GMA) requires that comprehensive plans include a housing element. This requirement grew out of concerns over affordability, availability, and housing condition. The public also identified environmental regulations and the infrastructure financing demands imposed by GMA as potentially having negative impacts on housing. As a result, the Growth Management Act includes the following as goal number four of its thirteen goals in RCW 36.70A.020, GMA Planning Goals:

*“(4) Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

GMA also includes specific requirements for Housing Elements (RCW 36.70A.070) adopted as part of a County Comprehensive Plan including:

*“(2) A housing element ensuring the vitality and character of established residential neighborhoods that:*

*(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;*

*(b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;*

---

<sup>1</sup> About Smart Growth. (2016, October 17) Retrieved from <https://www.epa.gov/smartgrowth/about-smart-growth>

- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”*

## I. DEMOGRAPHICS AND HOUSING CONDITIONS

---

Mason County relies on population data provided by the U. S. Bureau of the Census and Washington State's Office of Financial Management. The Washington State Office of Financial Management prepares the population forecasts for cities and counties to use in Comprehensive Planning. Mason County's population reached 60,699 full time residents in 2010, reflecting an increase of more than 22,358 since 1990. About 2,500 people or 11 percent of this growth, occurred in the City of Shelton.

From 2000 to 2010, Mason County grew at a much greater rate (23 percent) than the state of Washington (14 percent) as a whole. The highest concentrations of population are in Shelton and along the Hood Canal and inland waterways. Population increases over the last decade can be attributed mostly to net migration.

The Washington State Office of Financial Management projects that the County's population will increase to 81,616 by 2036, which is an approximate increase of 31 percent over the next two decades.

**Table 1. Mason County Population Projection 2016-2036**

	2016 Population	2036 Population	Population Increase	% Increase 2016-2036
<b>Mason County Total</b>	62,320	81,620	19,300	31%
<b>City of Shelton</b>	10,070	16,550	6,480	64%
<b>Urban Growth Areas (Allyn, Belfair, Shelton)</b>	6,730	9,410	2,680	40%
<b>Rural County</b>	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

### **Housing Type**

Mason County had 33,404 housing units in 2016 according to the State Office of Financial Management, Small Area Estimates. About 24,345 of these homes or about 71 percent are permanently occupied.

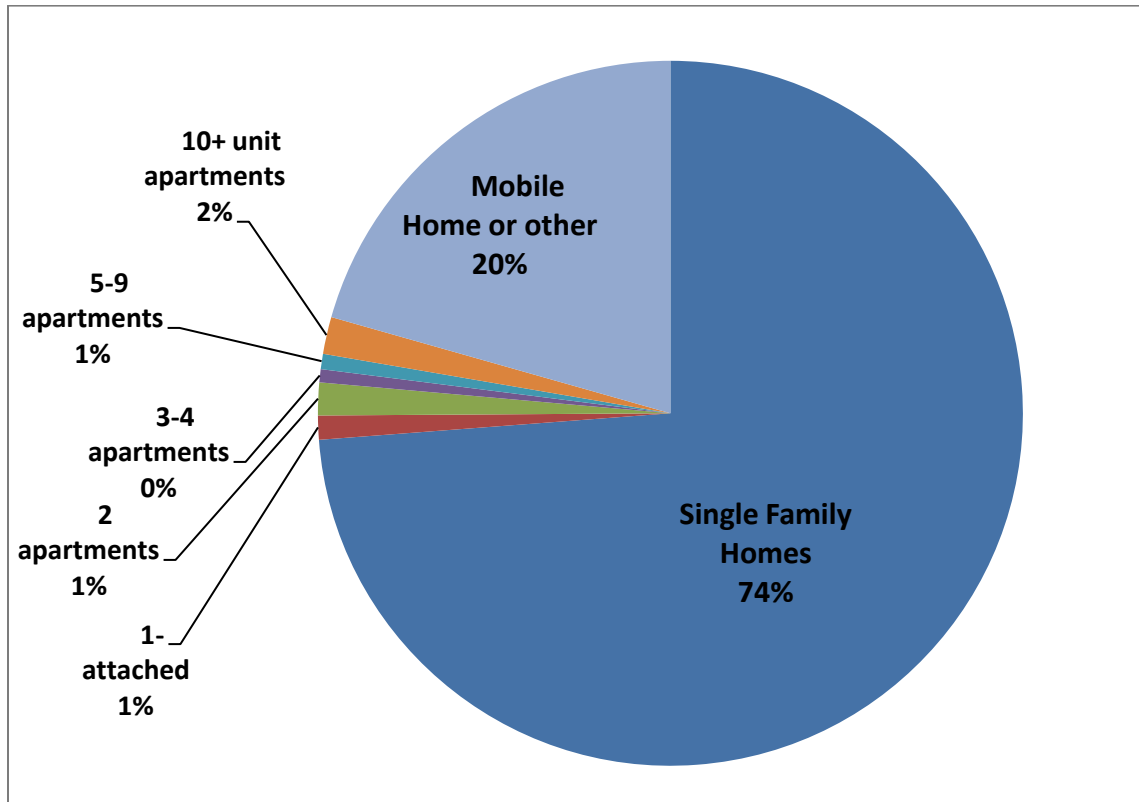
Using the US Census, American Community Survey to determine housing type, approximately 74 percent of Mason County housing is single family homes. Table 5 and Figure 1 summarize the types of housing in Mason County in 2016. Table 1 also identifies owner-occupied and rental housing for the permanently occupied units.

**Table 2. Number of Homes by Structure Type in Mason County - 2016**

Structure Type	Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Occupied Housing Units	24,345	70.90%	19,038	78.20%	5,307	21.80%
1-detached	17,967	73.80%	15,325	80.50%	2,632	49.60%
1-attached	268	1.10%	171	0.90%	96	1.80%
2 apartments	365	1.50%	38	0.20%	324	6.10%
3-4 apartments	146	0.60%	0	0.00%	143	2.70%
5-9 apartments	170	0.70%	57	0.30%	117	2.20%
10+ apartments	414	1.70%	0	0.00%	430	8.10%
Mobile Home/Other	5,015	20.60%	3,446	18.10%	1,566	29.50%

Source: Washington Office of Financial Management and U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

**Figure 1. 2016 Mason County Housing Types**



Source: Washington Office of Financial Management and U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

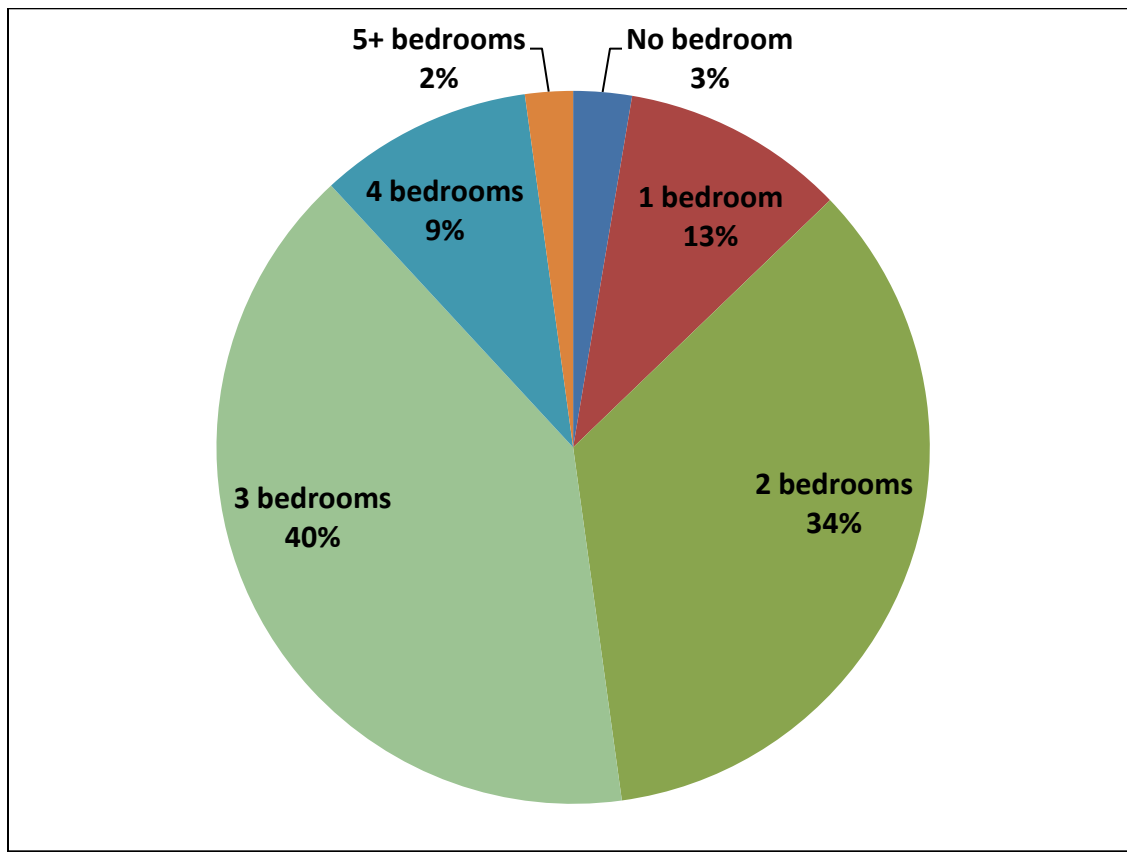
### Housing Stock

According to the U.S. Census, only 28 percent of homes are renter occupied. This is significantly lower than the statewide average of 37 percent.

Single-family units represent the majority of the County's housing stock. Mobile homes and other types of housing accounted for 20 percent of the housing units in the County. Multi-family units comprise approximately 5 percent of the County's housing stock. Most of the multi-family housing is located in the City of Shelton.

The total housing stock in Mason County grew just over 27 percent from 2000 through 2010.

**Figure 2. Mason County Housing Stock by Number of Rooms**



Source: U.S. Census, 2015 American Housing Survey

### Mason County Households

Mason County currently has a lower rate of occupied housing (70 percent) than generally occurs in its neighboring counties and Washington State as a whole as shown in Table. 5. Further, the percentage of the County's housing stock made up of mobile homes and trailers (20 percent) is among the highest compared with other counties and the state.

While mobile homes and trailers tend to be affordable, they have a higher rate of dilapidation than other types of housing within the County. Therefore, while many of the residents of Mason County are homeowners, it should not be assumed that they are not in need of housing assistance programs. Mason County also has a relatively low concentration of multi-family units (5 percent).

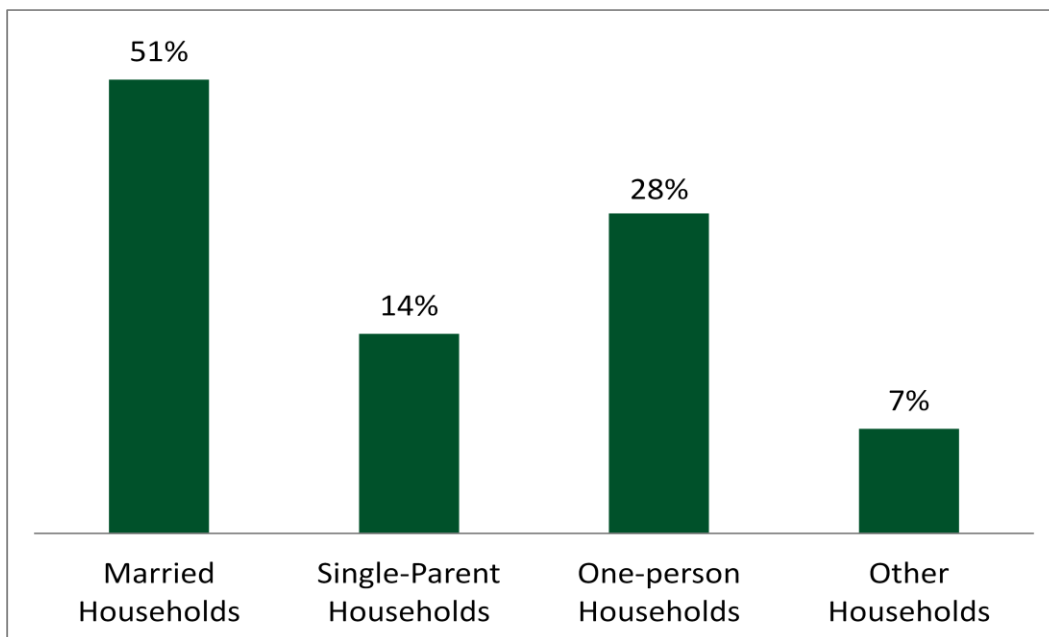
An analysis of Mason County’s households shows that nearly a third of the population lives in one-person households, a mismatch potentially for the housing stock made up of larger single family homes (3 and 4 bedrooms).

**Table 3. Mason County Households by Type**

Household Type	Percent of Population
<b>Married Households</b>	<b>51%</b>
With Children Under 18 Years of Age	25%
Without Children Under 18 Years of Age	75%
<b>Single Parent Households</b>	<b>14%</b>
<b>One-person Households</b>	<b>28%</b>
<b>Other Households</b>	<b>7%</b>
<b>% Households without Children</b>	<b>35%</b>

Source: U.S. Census, 2015 American Housing Survey

**Figure 3. Mason County Households by Type**



Source: U.S. Census, 2015 American Housing Survey

## Housing Quality

The age of a structure can indicate the amount of repair or maintenance that may be needed to maintain safety and habitability of the structure. As a structure ages, it requires more maintenance to remain livable and functioning. Table 4 chronicles the age of Mason County's housing stock and the number of homes that are either renter or owner occupied. It shows that the greatest percentages of homes in the County were built in the 1980's and 1990's. More than 55 percent of the occupied housing units in the County are owner occupied.

Table 4 shows a spike in ownership rates of homes built in the 1980s and 90s, with a decrease in ownership of newer homes. Rental rates show a similar pattern of older units dating between 1960 and 1999. Rental homes built between 1980 and 1999 show the highest owner and owner occupied rates, while rentals are highest in structures built between 1960 and 1979.

**Table 4. Age of Housing Stock**

Year Built	Total Units	Percent of Total	Occupied		
			Total	Owner	Renter
2010 or later	135	0.4%	139	126	15
2000 to 2009	6,084	18.7%	4,735	3,989	751
1980 to 1999	12,593	38.6%	8,569	6,932	1,639
1960 to 1979	9,326	28.6%	6,467	4,657	1,811
1940 to 1959	2,924	8.9%	1,894	1,444	459
1939 or earlier	1,534	4.7%	1,270	902	368
Total	32,596	100%	23,099	18,054	5,045

Source: Mason County



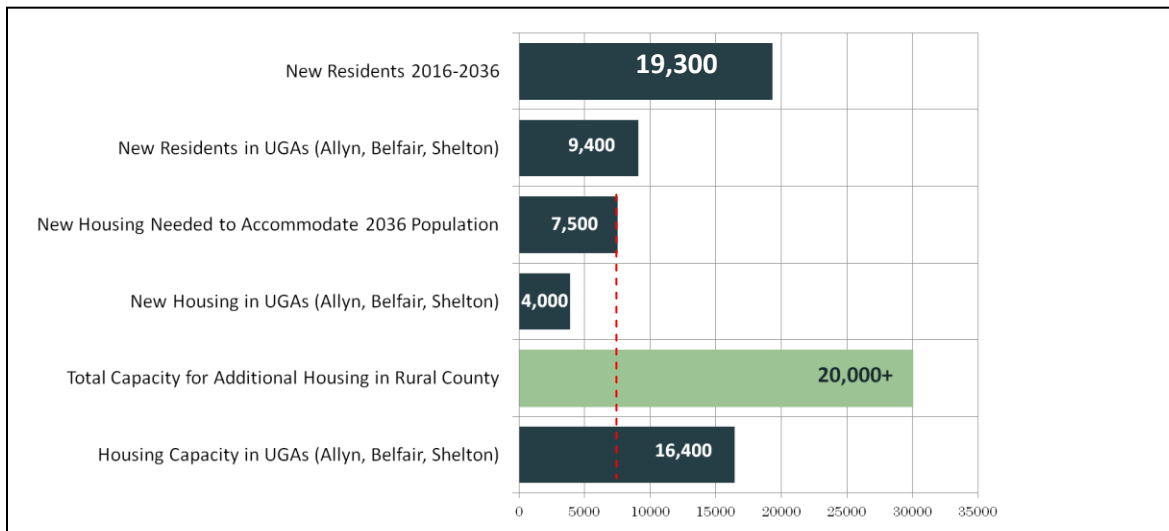
## II. HOUSING NEEDS ASSESSMENT

Washington’s Growth Management Act requires an assessment of existing and projected housing needs to be conducted as part of the Housing Element of Mason County’s Comprehensive Plan. The following section uses the demographic and housing information from the previous section to assess existing needs, future needs and gaps in policy.

### Housing Demand

The population in Mason County is expected to increase by 19,300 over the 20 year planning horizon. Using the US Census data for average household size, the housing needed to accommodate these new residents is estimated to be approximately 7,500 homes over the same period. While the number of existing vacant housing units in Mason County appears to be sufficient to accommodate this population (approximately 9,000 housing units not permanently occupied), assessing housing also considers type of housing, condition and affordability, accessibility and other factors.

**Figure 4. Housing Demand Projection 2016-2036**



Source: Washington State Office of Financial Management

**Table 2. Mason County Housing Projection 2016-2036**

	2016 Housing Units	2036 Housing Units	Number of New Housing Units	% Increase 2016-2036
<b>Mason County Total</b>	33,400	44,000	10,650	32%
<b>City of Shelton</b>	3,900	5,000	1,150	30%
<b>Urban Growth Areas (Allyn, Belfair, Shelton)</b>	3,000	4,500	1,500	50%
<b>Rural County</b>	26,500	34,500	8,000	30%

Source: Washington State Office of Financial Management

## Land Capacity for Housing

The State Growth Management Act requires local jurisdictions to ensure sufficient land for housing to accommodate population growth, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(c)(c).

Mason County has three urban growth areas designated for residential development at higher densities, in addition to larger rural residential areas outside the urban areas. Rural residential zoning accommodates the development of housing at less concentrated levels on larger parcels to include agriculture, farming, and timber occupations, as well as provisions for clustering. Clustering provides more options for higher density with provisions for community open space. Urban residential zoning allows a more concentrated development of housing together with residential-friendly commercial uses to support the surrounding residents.

**Table 5. Total Land Capacity for Housing**

Location	Total Undeveloped Acres	Total Potential Housing Units
Urban Growth Areas (Allyn, Belfair, Shelton)	1,500	7,500
Rural County	525,000	25,000

Source: Mason County Assessor's Office, 2015 and Mason County Zoning Map

\*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

## Rural Residential

Residential zoning districts in rural areas of the County allow for housing to acreage ratios varying from one home for every two and a half acres to one home for every twenty acres. These districts also permit small hobby farms and cottage industries enabling people to work from home, as well as group homes, churches and community centers to meet the needs of rural lifestyles. With the approval of special permits, schools and day care centers can also be developed, further accommodating people living outside the urban areas and alleviating the need for commuting for those families without the resources to do so. There are also multi-family housing districts in the rural areas that provide for duplexes, multi-family housing complexes and mobile home parks. This type of housing can be a more affordable option for low-income families.

## Urban Residential

Residential districts in the Urban Growth Areas provide several options to meet the housing needs of Mason County. They permit single dwelling units, multi-family units, accessory dwelling units, assisted living facilities, day cares, and group homes as well as the necessary schools, churches, and community centers to support those residents. Having family support facilities such as schools, group housing, and day cares in residential areas increases access and reduces travel, especially for financially disadvantaged.

### III. AFFORDABLE HOUSING

The U.S. Department of Housing and Urban Development (HUD) calculates housing need for every county in the nation. Households that pay more than 30 percent of their incomes for rent or housing costs are considered in need of housing assistance. Households with incomes under 50 percent of median income are also eligible for most assistance programs. For rental housing, housing costs include rent and utilities. For owner-occupied housing, housing costs include mortgage principal and interest, property taxes, property insurance, and utilities.

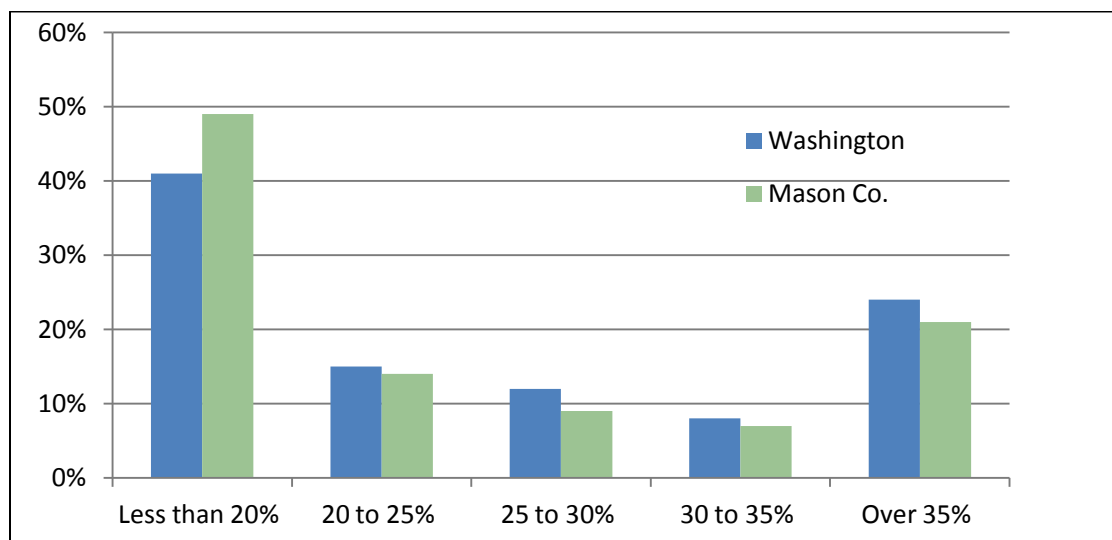
In Mason County, the two ends of the spectrum are strongly represented. Those with a small housing cost burden, less than 20 percent of their income and those with a large housing cost burden, more than 30 percent of their income are the largest portions of the population.

**Table 6. Housing Cost as a Percent of Income, Mason County and Washington State**

Percent of Income	Washington	Mason County
Less than 20%	41%	49%
20 to 25%	15%	14%
25 to 30%	12%	9%
30 to 35%	8%	7%
Over 35%	24%	21%

Source: U.S. Census, 2015 American Community Survey

**Figure 5. Housing Cost as a Percent of Income, Mason County and Washington State**



Source: U.S. Census, 2015 American Community Survey

## Income Distribution

The following list provides definitions for income levels commonly used to characterize housing affordability:

- *Extremely Low Income: Below 30 percent of the median income.*
- *Very Low Income: Between 31 and 50 percent of the median income.*
- *Low Income: Between 51 and 80 percent of the median income.*
- *Moderate Income: Between 81 and 95 percent of the median income.*
- *Middle Income: Between 96 and 120 percent of median income.*
- *High Income: Above 121 percent of median income.*

Based on the US Census, American Community Survey, the median family income in Mason County is approximately \$49,800. Table 7 shows the income ranges of Mason County families. It also identifies the affordable cost of housing for each income classification. More than 11 percent of the County's residents earn incomes that place them in the extremely low-income category. This means they live on less than \$1,238 per month. Affordable housing for that 11 percent of the population would have to cost less than \$372.

**Table 7. Income Distribution and Affordable Housing Costs**

Income Status	Definition	Annual Income Range	Monthly Affordable Housing Costs	Household	
				Number	Percent of Total
<b>Extremely Low Income</b>	<30% Median Income	< \$14,861	\$371.53	2,657	11.5%
<b>Very Low Income</b>	30% to <50% Median Income	\$14,861 to <\$24,769	\$371.53 - \$619.22	3,059	13.2%
<b>Low Income</b>	50% to <80% Median Income	\$24,769 to <\$39,630	\$619.22 - \$990.75	2,492	10.8%
<b>Moderate Income</b>	80% to <95%	\$39,630 to <\$47,061	\$990.75 - \$1,176.52	3,431	14.9%
<b>95% and above Median Income</b>		=/>\$47,061	=/>\$1,176.52	11,460	49.6%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Median Family Income, 2014 US Census - \$49,538

Formula: Median Family Income (MFI) x % Below MFI ÷ 12 x 30%

Table 8 shows that in the period between 2009 and 2013, more than 68 percent of renters and more than 65 percent of home owners in Mason County earned 30 percent or less of the median income and had a housing cost burden that exceeded 30 percent of their household income. This is a slight decrease over the past ten years. In 2000, 69 percent of renters and 67 percent of homeowners earning the least had a housing cost burden that exceeded 30 percent of their incomes.

**Table 8. Housing Assistance Needs – Low and Moderate Income Households 2009-2013**

Households by Income	Households Number of Renters	Gross Rent (% of Income)		Households Number of Owners	Owner Costs (% of Income)	
		% with Cost Burden >30%	% with Cost Burden >50%		% with Cost Burden >30%	% with Cost Burden >50%
<b>&lt; 30% Median Income</b>	1,130	68.1% (770)	61.1% (690)	1,245	65.9% (820)	57% (710)
<b>30% to 50% Median Income</b>	1,335	77.1% (1,030)	38.6% (515)	1,735	51.3% (890)	37.5% (650)
<b>50% to 80% Median Income</b>	950	50.5% (480)	4.2% (40)	2,540	54.9% (1,345)	16.9% (415)
<b>More than 80%</b>	1,755	12.8% (225)	4.8% (85)	12,670	19.7% (2500)	1.7% (210)
<b>Total</b>	5,175	48.4% (2,505)	25.7% (1,330)	18,190	30.5% (5,555)	10.9 (1,985)

Source: Office of Policy Development and Research, U.S. Department of Housing and Urban Development, October 2016

Table 8 also shows that of households earning more than 30 but less than or equal to 50 percent of median income, more than 77 percent of renters and more than 51 percent of homeowners had a housing cost burden of over 30 percent of their income. Just over 30 percent of renter and 54 percent of owner households earning more than 50 but less than or equal to and 80 percent of median income also had a housing cost burden greater than 30 percent of their incomes.

Looking at all income classifications, there has been a significant increase over the past decade in renters (48 percent or nearly half) with a housing cost burden greater than 30 percent of their income. In 2000, 34 percent or a third of renters had this housing cost burden.

For home owners in all income classes, there has also been an increase. Over the past decade, home owners with a high housing cost burden of more than 30 percent of their income went from 27 percent of all homeowners to 31 percent.

According to the HUD Comprehensive Housing Affordability Strategy (CHAS), 1,205 renter households were at risk of homelessness, meaning that they earned less than 50 percent of median income and paid more than 50 percent of their incomes for rent.

Housing affordability is a complex and changing issue. Interest rates may fluctuate, affecting the number of people who can afford to buy a home. Housing stock and availability also plays a role in affordability. Should the federal government continue to reduce its role in low income housing, a greater burden will fall on local government to assist low income and special needs households.

#### **Limited Access to Affordable Housing**

Approximately 38% of Mason County's housing demand (5,165 units) is a combination of purchase and rental housing that is affordable to households earning less than 80% of the County's median income including:

- 9 percent (1,287 units) for *Extremely Low- Income* households,
- 12 percent (1,711 units) for *Very Low-Income* households, and
- 16 percent (2,166 units) for *Low-Income* households.

The affordability of the single-family housing is based on at least 20 percent of that housing being manufactured housing.

Of particular concern is the "affordability gap" in Mason County – the comparison of very low- and extremely-low income households to housing units by cost: In 2015, for every 100 households earning less than 50 percent of the Median Family Income of \$60,200 in Mason County, there are only 33 units available that are "affordable" within these affordability guidelines<sup>2</sup>.

In 2015 Mason County, a four person family renting a three bedroom home or apartment needs 71.5 percent of the Median Family Income or \$43,040 per year. That translates to a full time household hourly income rate of \$20.69. A one person/one bedroom rental needs an income of 44 percent of the median family income or \$26,280 per year. That translates to a full time hourly income of \$12.63. Finally, 57 percent of the housing stock is affordable to purchase for a family making the median family income of \$60,200. That translates to a full time household hourly rate of \$28.94.

#### **IV. HOMELESSNESS**

A review of the data provided in the Mason County Point in Time County summary indicates a stark increase in homeless individuals from 2014 to 2015. Where progress had been made in 2012, worsening economic conditions, lack of new employment opportunities, job losses,

---

<sup>2</sup> Statistics and demographics obtained from the 2015 Housing Needs Assessment may not be the same or similar to those found in other sections of this Chapter or the remainder of the Comprehensive Plan.

reduction in public assistance programs and lack of affordable housing have contributed to our increase in homelessness.

Point in Time count data comes from the annual Point in Time count required by the Department of Housing and Urban Development (HUD) and Washington State via the Homelessness Housing and Assistance Act (ESSHB 2163 – 2005 and RCW 43.158C.030). The count is completed each year through a collaboration of private, non-profit, governmental and citizen staff and volunteers. Communities conduct sheltered counts of people living in emergency shelter or transitional housing on an annual basis. Every other year, HUD requires communities to conduct unsheltered counts of people living in a place unfit for human habitation, such as in an abandoned building, encampment or park). The Department of Commerce provides survey forms, training and support for counties.

The Point in Time count, as shown in Table 9, is the responsibility of the County Consolidated Housing Grant administrator and the County. In the past, the count was primarily focused in the city of Shelton and Belfair through partnerships with local shelters and non profits offering meals. However, through newly established communication with our law enforcement representatives, we have discovered that there are 21 or more homeless encampments throughout the county, some of which are very remote and make it difficult for inhabitants to make to population centers.

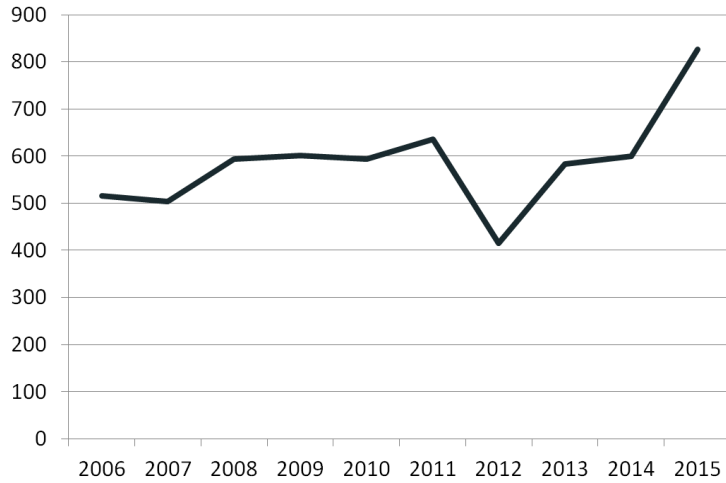
In addition to ensuring we are capturing data from homeless encampments, Mason County is working to improve our Homeless Veteran and Special Needs counts. In future counts we will look to partner with our Veteran Advisory Board and recruit veteran volunteers to help with the count.

**Table 9. Homelessness in Mason County 2006-2015**

Year	Homeless
2006	515
2007	504
2008	593
2009	601
2010	593
2011	636
2012	415
2013	583
2014	600
2015	826

Source: Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County, 2015

**Figure 6. Homelessness in Mason County – 2006-2015**



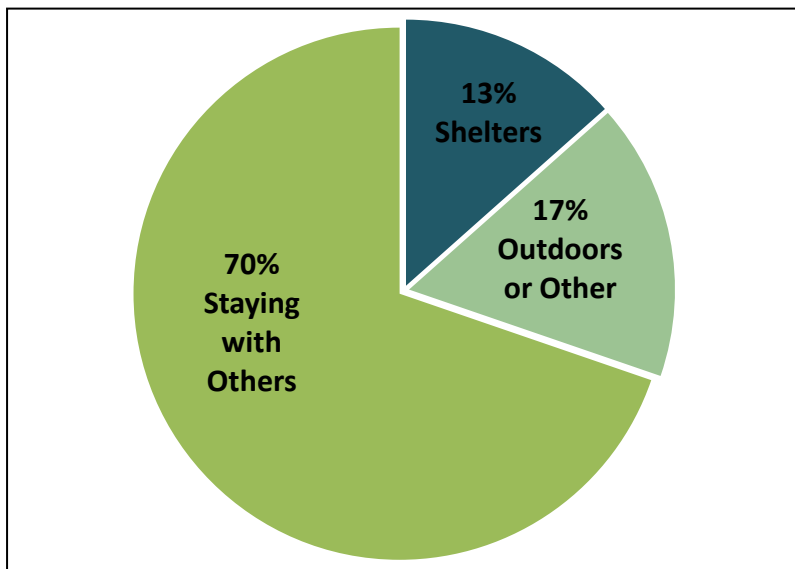
Source: Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County, 2015

**Who Are the Homeless in Mason County?**

Based on recent studies conducted by Mason County Public Health and the Report, *Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County*, more is known about homelessness in the area than historically. The annual survey data, summarized in Figure 7, shows trends and characteristics including:

- +40 percent - children, aging or disabled
- 65 percent due to economic reasons - job loss, family crisis
- 17 percent live outdoors or in other unsheltered circumstances

**Figure 7. Homeless Living Status in Mason County – 2006-2015**



Source: Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County, 2015



## V. EXISTING HOUSING POLICIES AND OPPORTUNITIES

---

### **Multi-Family Housing Tax Incentive Program**

In June of 2015, Mason County adopted a Mutli-Family Housing Tax Incentive Program under the authority of Chapter 84.14 RCW providing additional affordable housing opportunities. The intent is to “stimulate the construction of new multifamily housing in urban growth areas where housing options, including affordable housing, are severely limited.” It allows the value of new housing construction, conversion, and rehabilitation improvements to be exempt from ad valorem property taxation for eight to twelve years as an incentive to developers who construct housing to increase affordable housing units. Ultimately, any property owner or developer interested in taking advantage of these tax incentives needs to commit to renting or selling at least 20% of the housing units as affordable housing<sup>3</sup> units to low<sup>4</sup> and moderate<sup>5</sup> income households.

The Multi-Family Housing Tax Incentive Program is codified in the County’s zoning code. In that Chapter, the program is outlined to include the County’s legislative authority, the process for designating Residential Targeted Areas, and the application and review requirements. The adopted Designated Residential Target Areas are in the Allyn, Belfair, and Shelton Urban Growth Areas.

### **Manufactured Housing**

Mason County has not adopted any ordinances or policies that discriminate against the placement of mobile homes or manufactured homes in any area the County that permits any other type of housing. The zoning code defines mobile homes as dwelling units and as such is permitted wherever dwelling units are permitted. Mobile Homes parks, a group of two or more homes on a single parcel are, however, limiting to specific zoning districts.

### **Washington State - Governor’s Affordable Housing Advisory Board**

Access to safe and affordable housing is a critical component of education and job success, health, and general wellbeing. In January of 2015 the Governor’s Affordable Housing Advisory

---

<sup>3</sup> "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

<sup>4</sup> "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located

<sup>5</sup> "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located

Board published the most comprehensive affordable housing study<sup>6</sup> in more than a decade. This study creates a baseline for measurement of the effectiveness of state and local housing programs, policies and funding. The study identified the housing affordability gap (the number derived from comparing households by income to housing units by cost), and the number of households that are cost-burdened (households who spend more than 30 percent of their income on housing and housing related costs).

Another aspect of the lack of affordable housing identified in the study is apparent in the number of households that are “cost-burdened” regardless of income – households which spend more than 30 percent of their income on their mortgage/rent and utilities. Taken together, one-third of Mason County homeowners and renters are cost-burdened.

Since 2000, incomes in the state have declined by 2 percent but median rents have increased 8 percent in real dollars. This means housing affordability in the state has been a growing problem over the past decade. Projected population growth over the next five years will be largely driven by low-income households. Washington State’s above-average economic and job growth is forecasted to continue, resulting in continued population increases, however most of that growth will be driven by low-income households.

The Study forecasted that the number of housing units priced for low-income households will likely grow at a similar but slightly faster rate than the number of low-income households. Applying the forecast to the current affordable housing gap, Washington State will see a slight reduction in the affordable and available housing gap. However, if other changes are not made it will take at least 30 years for the gap in affordable and available housing to close.

---

<sup>6</sup> State of Washington Department of Commerce. (January 2015) *2015 Housing Needs Assessment*. Olympia, Washington. Mullin & Lonergan Associates Incorporated.

## II. VISION, GOALS, POLICIES FOR HOUSING

---

Home ownership and home affordability have long been recognized as a foundation for social stability. Home ownership, however, continues to be out of reach for many county residents. Similarly, rental units are often unaffordable, may not be well maintained, or are simply unavailable within the County.

Until the Great Recession of the late 2000s, Mason County was one of the fastest growing counties in the State (the fourth highest percentage population increase from 2000 to 2010). From 2010 to 2015, however, population growth changed significantly and Mason County dropped to 25<sup>th</sup> place in population growth<sup>7</sup>. Economic instability in the years since the last Comprehensive Plan has dramatically impacted the housing situation in Mason County. Development has stalled; the need for low income and affordable housing has increased; and the population of un-housed persons continues to rise.

To assure adequate affordable housing that is available and accessible to all income levels, Mason County will review zoning and building regulations to ensure they encourage affordable and accessible housing and are responsive to demographic changes. Mason County will identify and utilize incentives and creative “out of the box” thinking to maximize the potential for appropriate growth, rehabilitation, and maintenance of Mason County’s housing stock and to increase low-income housing units to both ease the affordable housing shortage and the cost burden borne by our low-income citizens. Mason County will support housing opportunities that adhere to and fit within Smart Growth Principles<sup>8</sup>.

Mason County is rural. It will support principles of the Washington State Growth Management Act.

[I]n defining its rural element under RCW 36.70A.070 (5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.<sup>9</sup>

---

<sup>7</sup> Office of Financial Management. (September 2015) *State of Washington 2015 Population Trends*. Retrieved from <https://www.ofm.wa.gov>.

<sup>8</sup> *About Smart Growth*. (2016, October 17) Retrieved from <https://www.epa.gov/smartgrowth/about-smart-growth>

<sup>9</sup> RCW 36.70A.011

Mason County, in partnership with the City of Shelton, the Ports, the PUDs and other stakeholders, will help existing places thrive by taking care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that its communities value.

## **Countywide Planning Policies**

### **4: 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.

- 4.1** Incentivize affordable housing, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- 4.2** Define and establish the need for affordable housing through development of a Housing Plan.
- 4.3** Encourage affordable housing 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, mobile homes, micro or tiny homes and other options in both urban and rural areas. It is recognized that the techniques for encouraging affordable housing will differ in rural and urban areas.
- 4.4** Within the Urban Growth Areas, a wide range of housing types, densities, and mixtures will be encouraged, including affordable housing.
- 4.5** 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.
- 4.6** Affordable housing should be convenient to public transportation, major employment centers, and public services.
- 4.7** 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.

## **Additional Housing Policy**

- 1. Mason County will provide opportunities for housing that are within the financial means of all of its residents, which include meeting the social service needs and providing a reasonable opportunity to live and work in their community.**
- 1.1 Ensure that all residents of Mason County have an equal and fair opportunity to obtain adequate, safe and sanitary housing suitable to their needs and financial resources regardless of race, religion, gender, sexual orientation, gender identity, age, national origin, family status, income or disability.
- 1.2 Actively pursue job creation and economic diversification strategies that provide better paying, secure jobs capable of creating new employment opportunities so that housing becomes affordable and available to increased numbers of county residents.
- 1.3 Support a continuum of housing and related services for homeless people and forestall growth in homelessness through prevention and intervention. This continuum of housing may include, but not be limited to Housing First programs; year-round shelters; and sanctioned tent encampments which, at a minimum, provide adequate toilet facilities, garbage collection, and access to public transportation. Services will be of sufficient number to distribute units throughout the County without overburdening any particular part of the County.
- 1.4 Promote a continuum of housing and related services for people with special needs, such as frail elderly, mentally and physically disabled persons, and recovering substance abusers.
- 1.5 Fully utilize federal and state housing programs to meet the needs of low-and moderate-income households, and the special needs population that cannot be served by the private sector.
- 1.6 Pedestrian pathways should be provided that link residential areas with schools, recreational areas, shopping and employment in the Urban Growth Areas and in Local Areas of More Intense Rural Development (LAMIRD).
- 1.7 Mason County will allow creative design practices that allow for residential uses in business zones.

- 1.8 Mason County will allow development of residential buildings that have shared facilities, such as single-room occupancy facilities, and micro-housing. Mason County will also allow development utilizing creative design such as tiny homes, etc. Mason County will ensure compatibility of residential uses through development standards.
  - 1.9 The County will partner with low-income housing advocacy organizations and assist in the timely processing of applications for low-income housing.
  - 1.10 Mason County will encourage and support the efforts of non-profit organizations and “self help” housing groups such as Habitat for Humanity to develop housing for low-and moderate-income households.
  - 1.11 Mason County will coordinate housing policies and programs with the City of Shelton and other Urban Growth Areas of the county in planning for low-and moderate-income housing and for shelter for those currently un-housed.
  - 1.12 Mason County, in partnership with the City of Shelton, will develop a set of priority housing measures to monitor housing short-fall on an annual basis as a means of evaluating the effectiveness of housing policies, goals and implementation measures.
- 2. Reduce regulatory barriers and allow greater flexibility in the housing development process while ensuring that future residential development carefully considers and protects natural ecosystems including wetlands, streams, wildlife habitat, and fresh and marine water quality and quantity.**

***POLICIES***

- 2.1 Mason County will develop consistent, fair and enforceable regulations that maintain environmental quality and public health and safety standards while minimizing housing development costs.
- 2.2 When developing housing regulations, the County will consider the balance between housing affordability and environmental quality, design quality, and maintenance of neighborhood.
- 2.3 Mason County will encourage and facilitate development of housing stock that is energy efficient and that conserves non-renewable energy resources while also protecting air and water quality and quantity.

- 2.4 Mason County's regulations and standards for housing proposed near critical ecosystems and aquifer recharge areas will ensure that these areas are protected from degradation.
  - 2.5 The County will develop standards and incentives that facilitate restoration of existing structures, historic structures, and rehabilitation of substandard housing including existing manufactured and mobile home rental parks.
  - 2.6 Identify and employ cost-effective incentives that are reasonably likely to result in an increased supply of housing suitable to the needs and income of all Mason County residents. Incentives may include, but not be limited to, smaller lot sizes, zero-lot-line design, fee waivers and exemptions, parking requirement reductions, and expedited permitting.
  - 2.7 The County will prioritize the development of safe and affordable housing that is in close proximity to jobs, transportation and daily activities.
  - 2.8 The County will provide for exemptions to or reductions of impact fees and/or permit fees to encourage the development of low-income housing.
  - 2.9 The County will ensure that regulations do not create impediments to fair housing choice and will ensure that neighborhoods include a mix of housing types and affordability levels so as not to create isolated pockets of low-income and/or special-needs housing.
  - 2.10 Mason County will offer a variety of pre-approved housing designs available to developers and builders that serve to streamline the permitting process.
  - 2.11 Mason County will periodically assess the impact of policies and regulations on the growth in housing stock, the affordability of housing, and access to fair housing choice, and will modify policies and regulations to reduce any negative impacts.
- 3. Mason County will support and encourage housing that meets the requirements of special-needs populations and will ensure equal access to housing for all persons with special needs.**

This policy provides guidance for special-needs housing for persons with physical and mental disabilities. The Supreme Court and Fair Housing laws talk about people with physical and mental disabilities as a protected class of people. Those included under

disabilities are individuals with severe mental illness, developmentally disabled, alcohol and drug addiction, physically disabled, frail elderly and persons with HIV/AIDs. A shortage of available, decent and affordable living units makes it difficult for these persons and their families to maintain an acceptable living standard. Providing for people with special needs means accommodating affordable special needs housing in land use plans and regulations and offering incentives to provide affordable, accessible housing.

#### ***POLICIES***

- 3.1 Decisions on locating special-needs housing will be based on the facilities and the impacts on infrastructure and services, and not be based on the circumstances of the occupants.
- 3.2 Mason County will ensure that codes and ordinances allow for a continuum of housing that can provide appropriate care opportunities for special-needs populations, such as emergency housing, transitional housing, congregate housing, independent living, assisted living, family-based living, intergenerational housing or institutions.
- 3.3 Mason County will identify and refer to and/or provide incentives for the development of special-needs housing.
- 3.4 Mason County will adopt a process, consistent with the Countywide Planning Policies, for the siting of those special needs housing defined as essential public facilities.
- 3.5 Mason County will ensure the development of housing units for individuals with disabilities, consistent with the Americans with Disabilities Act (ADA).

#### **Mason County Land Use Policies**

The *Mason County Land Use Policies* in Chapter III, Section 8, contain a number of policies that are related to housing and are intended to implement housing goals and address housing needs. These include:

1. Encouraging a range of lot sizes, development densities and housing types to meet the needs of a diverse population and provide affordable housing choices for all income levels.
2. Establishing an Urban Growth Area large enough to minimize restrictions on the residential land supply that would limit access to affordable housing for numerous economic segments of the County's residents.



3. Providing for clustering, planned unit developments, and other innovative techniques which will result in a greater variety of lot sizes and housing types.
4. Providing for a new fully contained community, this is required to provide for variety of housing options for households with different incomes.

**Planning Commission Comments - DRAFT Housing Element - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Bailey	On Housing Element -Housing Goal 3 - What are we proactively doing as a county to promote special needs housing? I understand its in the element language, but any examples of the effort being put into this?		Mason County Public Health leads this work. We could have a presentation by lead staff if desired.
Bailey	On Housing Element - income details page 13 . Do we have more recent data ?		Done - updated to latest State Office of Financial Management data and US Census Housing Survey data
Bailey	On Housing Element - Page 12 bullet 4 Housing condition. this study was done 15 yrs ago. Anything new and in addition, we have a breakdown on percentages and how those 4 and 5 are being addressed by the county planning and health departments?		Done - updated document to latest State Office of Financial Management data and US Census Housing Survey data - housing condition data is limited - may need a follow up study
Cleveland	"...ensuring young people choose to stay" - suggest change to 'desire to stay'	P. 5	Done
Cleveland	"Interest rates may dramatically affecting" - suggest change to 'dramatically fluctuate, affecting...'	P. 18	Done
Vogler	The re-calculation of needed housing units that PAC agreed needed to be done hasn't been (note p. 19).		Done
Vogler	And on "Special Needs Housing" -- Page 3 points out that we are to identify sufficient land for multi-family housing, group homes and foster homes. And even more specific: "Additionally, County policies must also have codes, ordinances and site plans that support development of special-needs housing (e.g. group homes, foster care facilities, supportive housing for people experiencing mental illness and addiction, etc.)." from page 7.		DISCUSSION - Housing Needs Assessment section updated. May need some additional discussion around policy.
Vogler	restricts the number of multi-family units to 1 / block (haven't looked this up, but have been told). I don't know if multi-family is allowed at all in any of the Rural Residential zones in the County. I don't know if Shelton's restrictions		DISCUSSION - Housing Needs Assessment section updated. May need some additional discussion around policy.
Vogler	know how many we have, but we need an inventory of special needs housing. I believe it will show we fall <b>very</b> short in this regard. I don't know what sort of zoning they require, but again, we need to be certain there are		DISCUSSION: Housing Matters 3 Year Housing and Homelessness Strategy for Mason County Washington integrated into Housing Element

**Planning Commission Comments - DRAFT Housing Element - May 31, 2017**

<b>Commissioner Commenting</b>	<b>Comments</b>	<b>Page Reference</b>	<b>Staff Response</b>
Wilson	Population and Affordability discussions seem duplicative - discussed in multiple places		Done - reorganized and reworked to consolidate these discussions into clear sections
Wilson	Variety of places where goals and policies - Countywide Planning Policies and Mason County Policies specific to the element are discussed - makes it hard for reader to get a sense of alignment		DISCUSSION FOR JOINT MEETING - How to best incorporate policies - one chapter or throughout Plan in Elements?
Wilson	How are public comments being addressed - which ones need to be brought forward to the PAC by Staff for discussion?		DISCUSSION: Public Outreach has been ongoing and comments have been addressed throughout the development. The Revised DRAFTS being discussed at the Joint Meeting on June 20th will be made available for additional public comment. Staff continue to track comments and how they are being addressed and bringing forward any discussion items to the PAC.
Wilson	Include Vision with the Goals, Policies and Objectives	P. 3	Done
Wilson	discuss both water quality and quantity	Goals section	Done
Wilson	Question about Table showing year of housing construction	P 10	Working on revising this data - agree it needs to be verified and updated - can not locate a source
Wilson	Housing Affordability discussion - move to P. 14 incorporate with other affordability discussion	P. 5	Done
Wilson	Double check tables for accuracy, consistency, dates		Done - reworked and updated a lot of the tabular data and included figures