

Mason County Plan 2036

BOCC and Planning Commission Joint Meeting

June 20, 2017

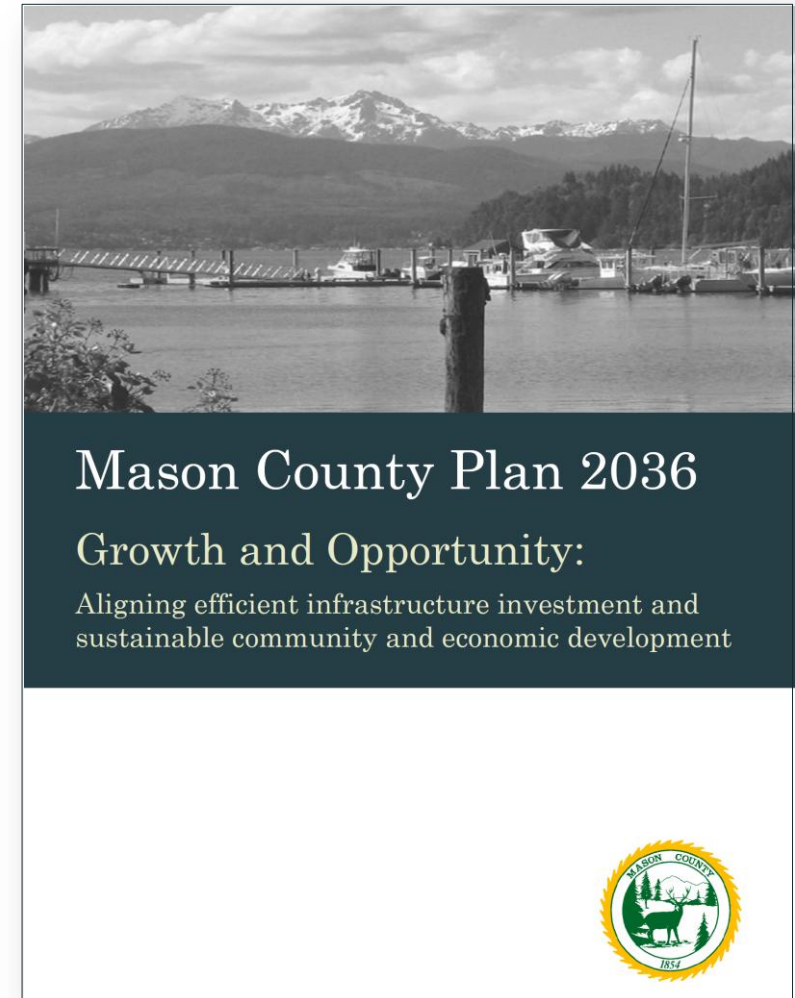


**MASON COUNTY
COMMUNITY SERVICES**

Building, Planning, Environmental Health, Community Health

Background

- Began reviewing in 2015
- Chapter-by-chapter review
 - Land Use
 - Housing
 - Health and Human Services
 - Capital Facilities
 - Transportation
 - Utilities
- Target completion in Fall of 2017

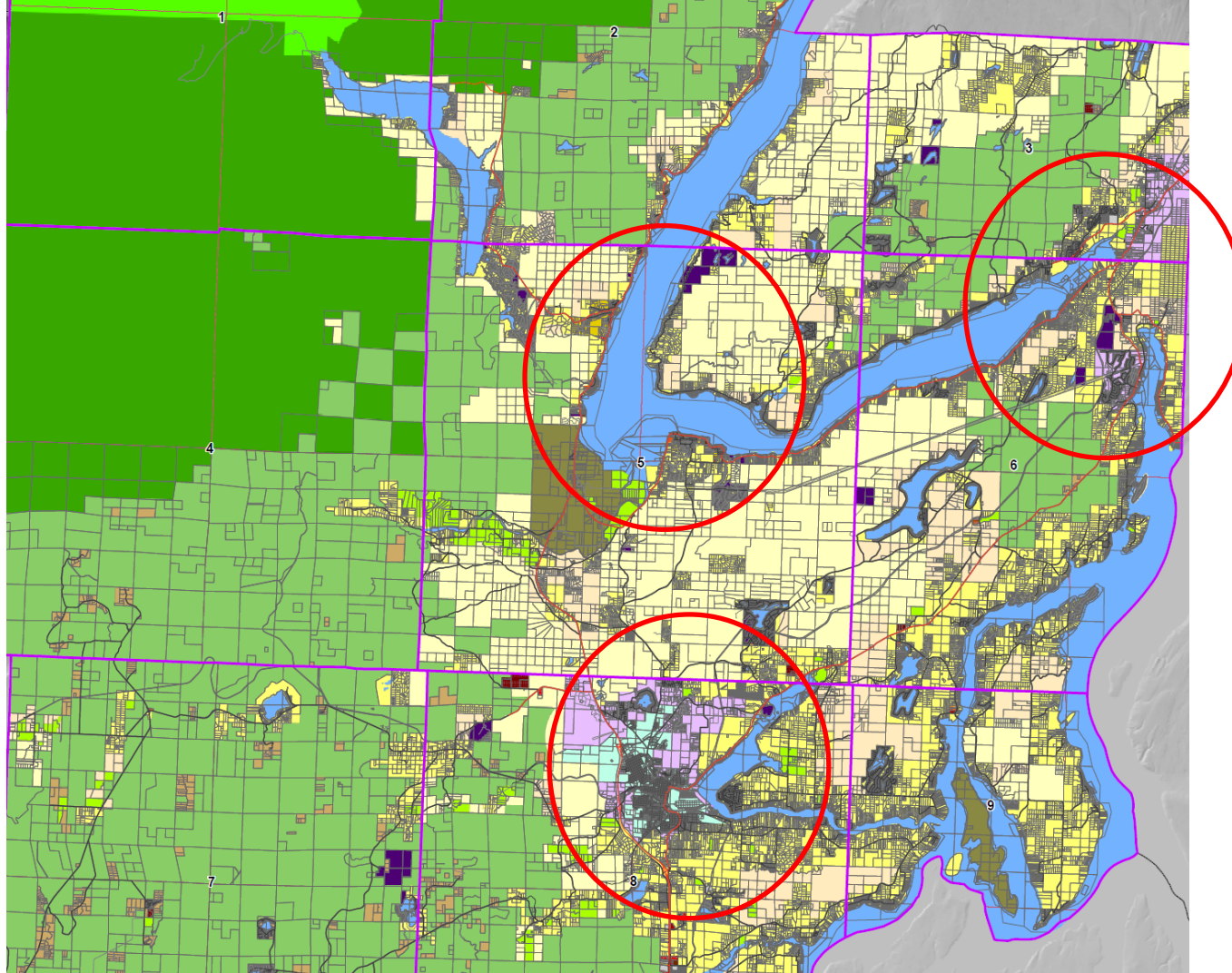


Process Goals

- A substantial update of the existing plan
- Process will:
 - Incorporate new public input
 - Update population and employment forecasts
 - Reflect changes in state law
 - Consolidate and refine goals and policies

What are we hearing so far?

- Enhance economic opportunity
- Promote housing choices
- Value communities and neighborhoods
- Protect water quality and quantity



Land Use Element

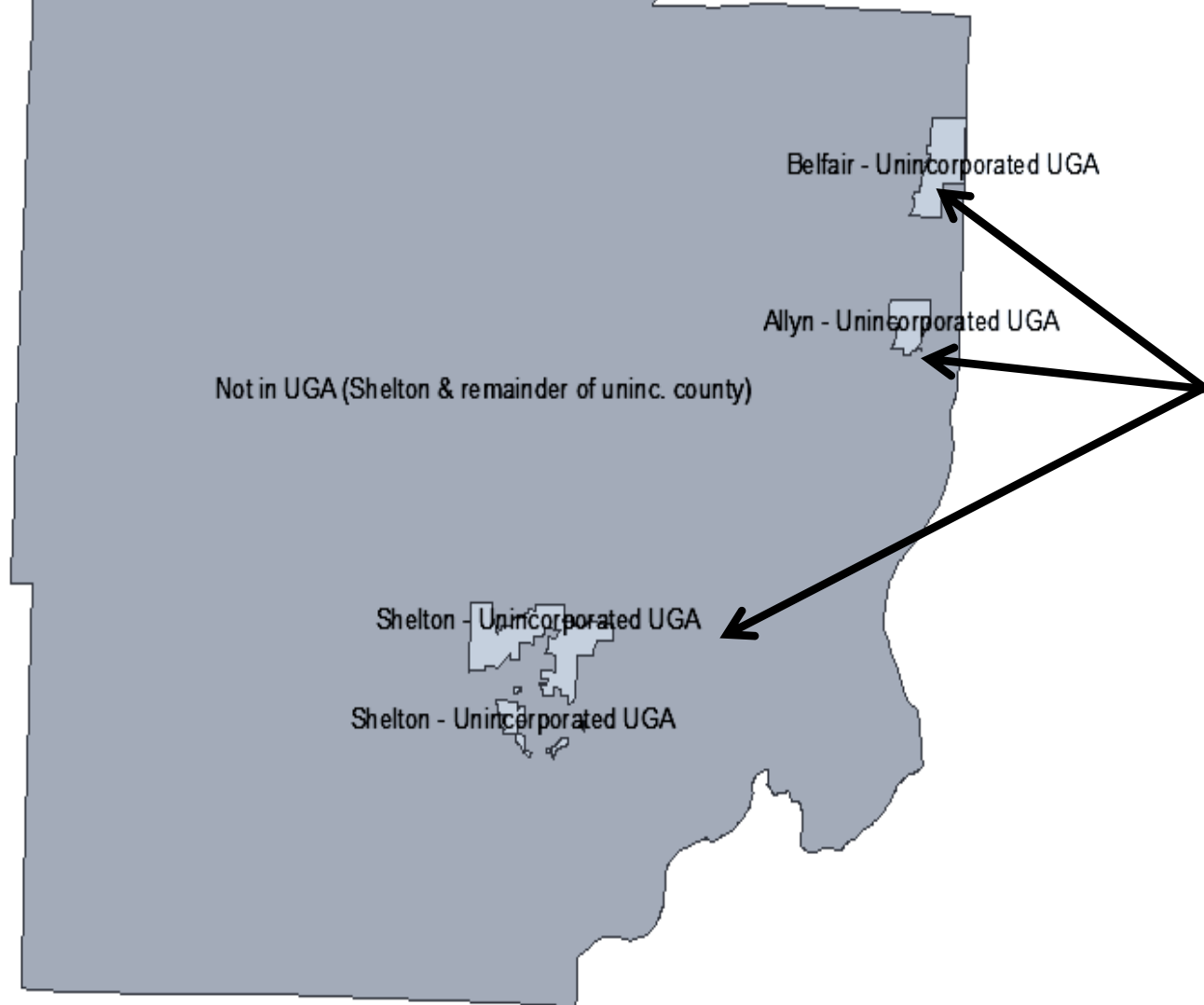
Mason County Comprehensive Plan 2036 – Supporting Economic Development

DRAFT - Profile of Mason County

MASON COUNTY AND URBAN GROWTH AREA 20 YEAR POPULATION PROJECTION				
	2016	2036	Population Increase	% Increase
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management and City of Shelton

Mason County Urban Growth Areas

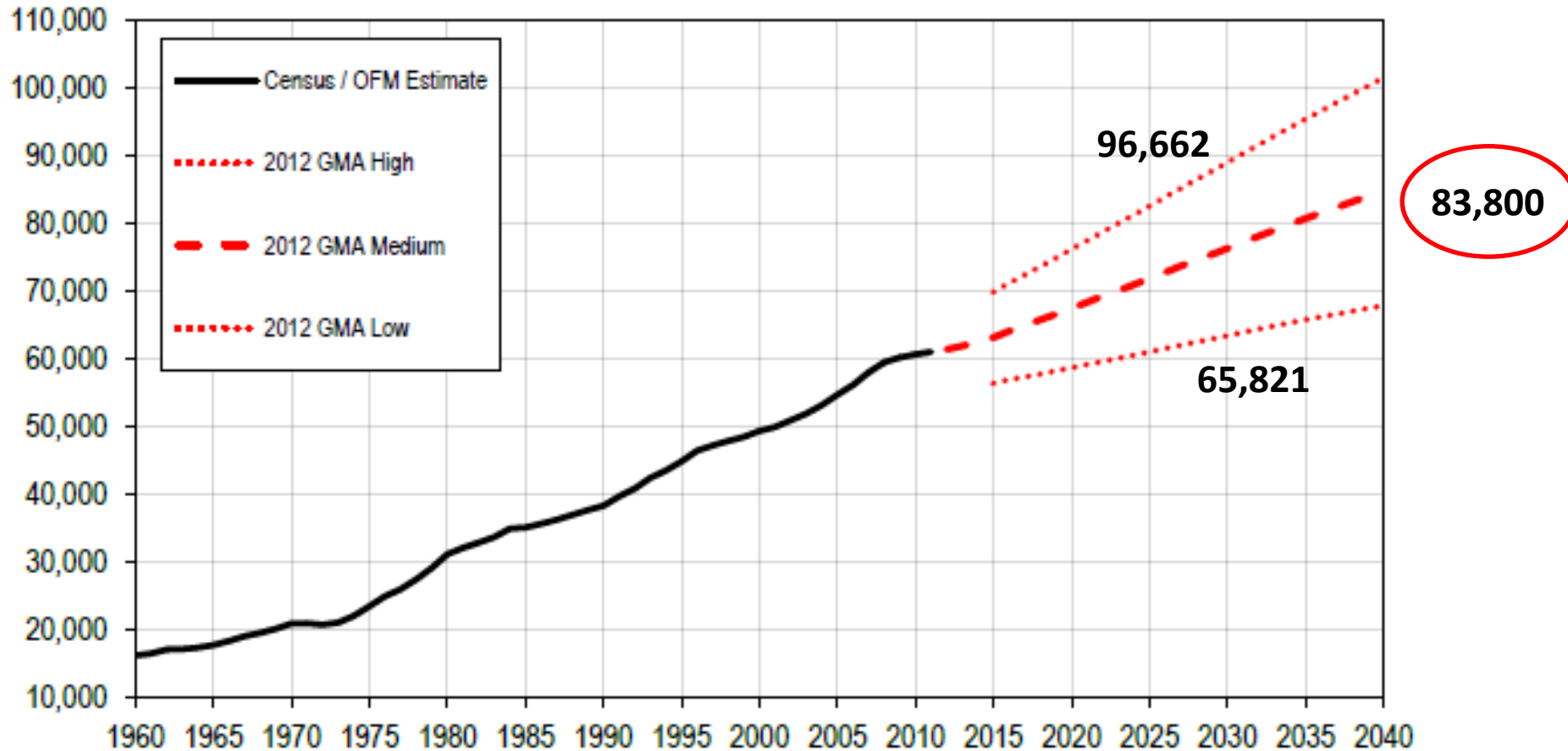


Urban Growth Areas in 2036

- 2% of Land Area
- 53% of Population Growth
- 60% of Demand for New Housing

State of Washington Projections

Mason County



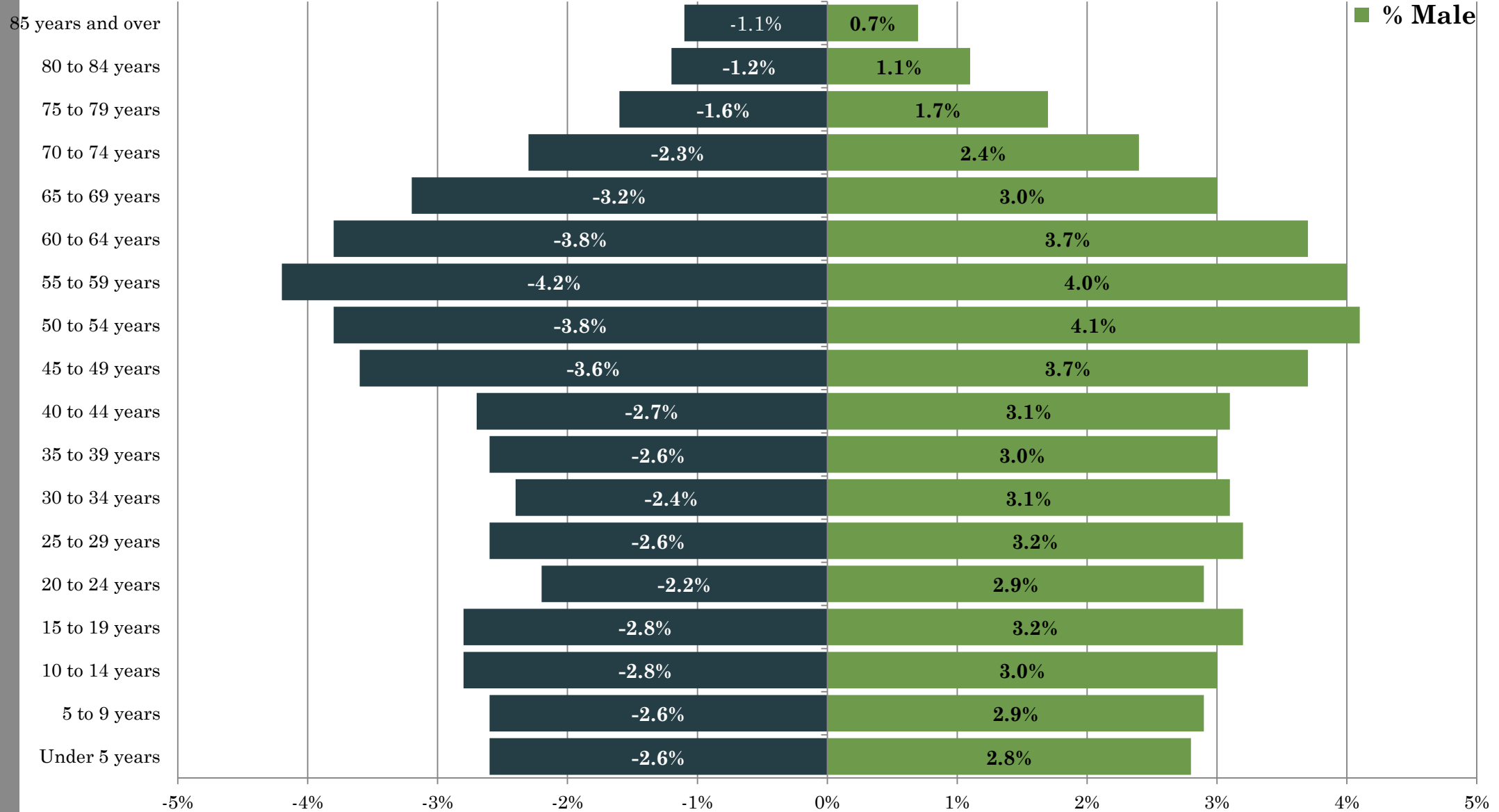
RCW 36.70A.110 & RCW 36.70A.115 - Local governments shall ensure their planning policies and regulations are consistent with OFM population projections

Population Pyramid for Mason County, WA

US Census Data

■ % Female

■ % Male

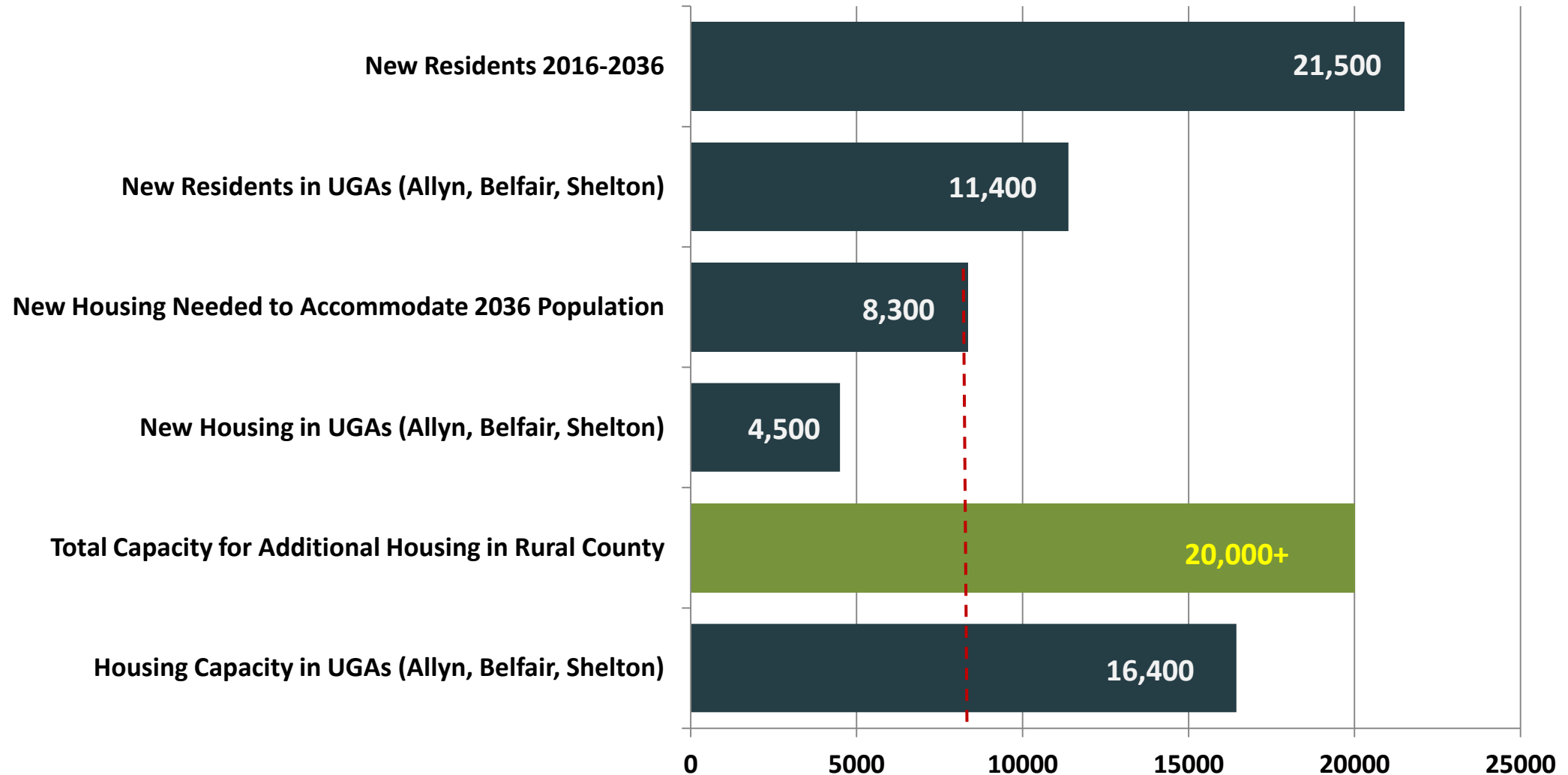




Housing Element

Mason County Comprehensive Plan 2036 – A Range of Housing Options

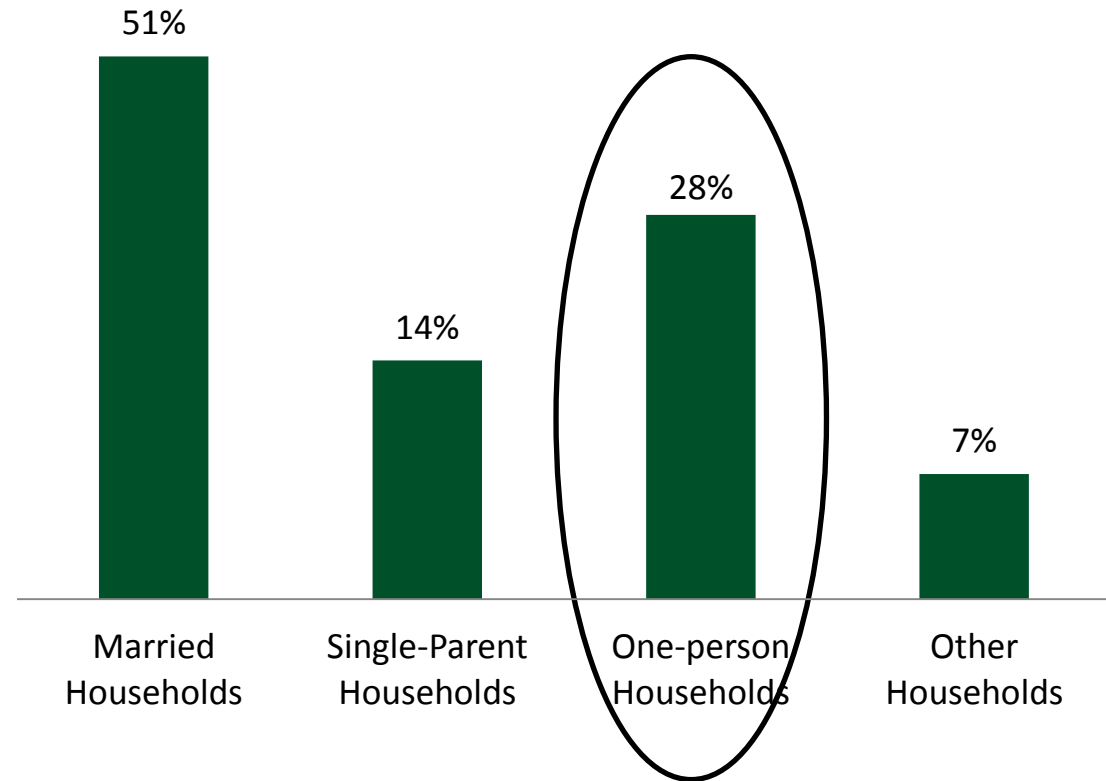
Housing Demand Projection



Housing Patterns & Trends

Household Type

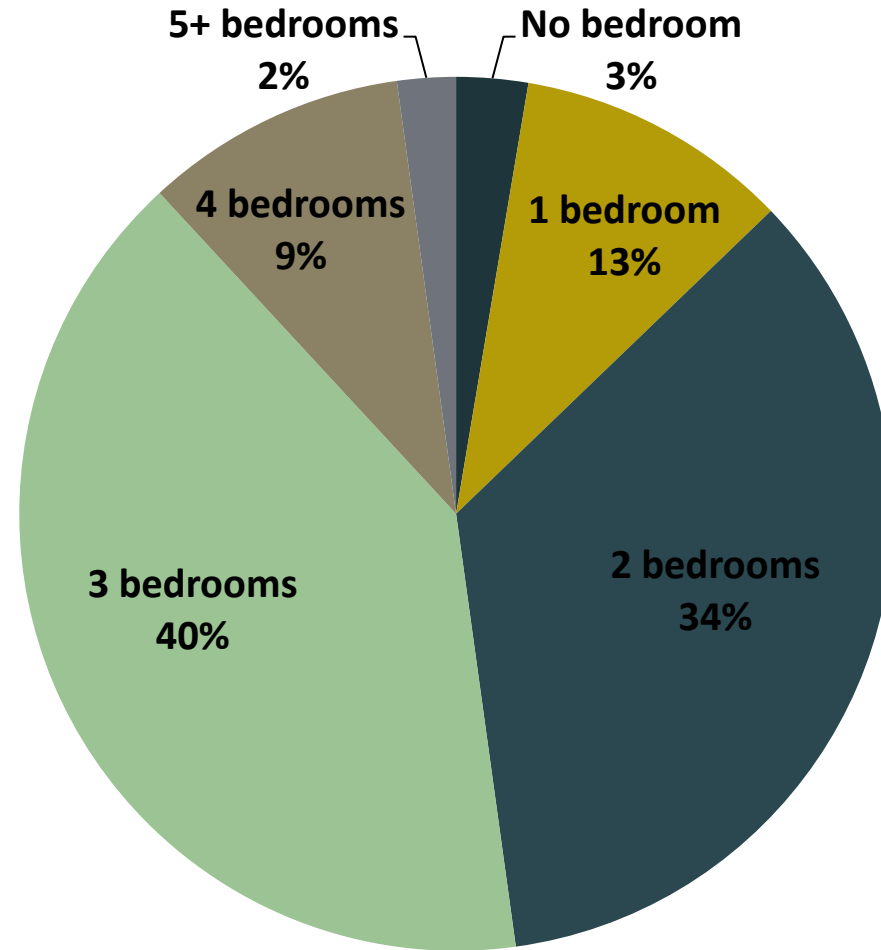
Household Type	Mason County
Married Households	51%
<i>With Children Under 18 Years of Age</i>	25%
<i>Without Children Under 18 Years of Age</i>	75%
Single Parent Households	14%
One-person Households	28%
Other Households	7%
% Households without Children	35%



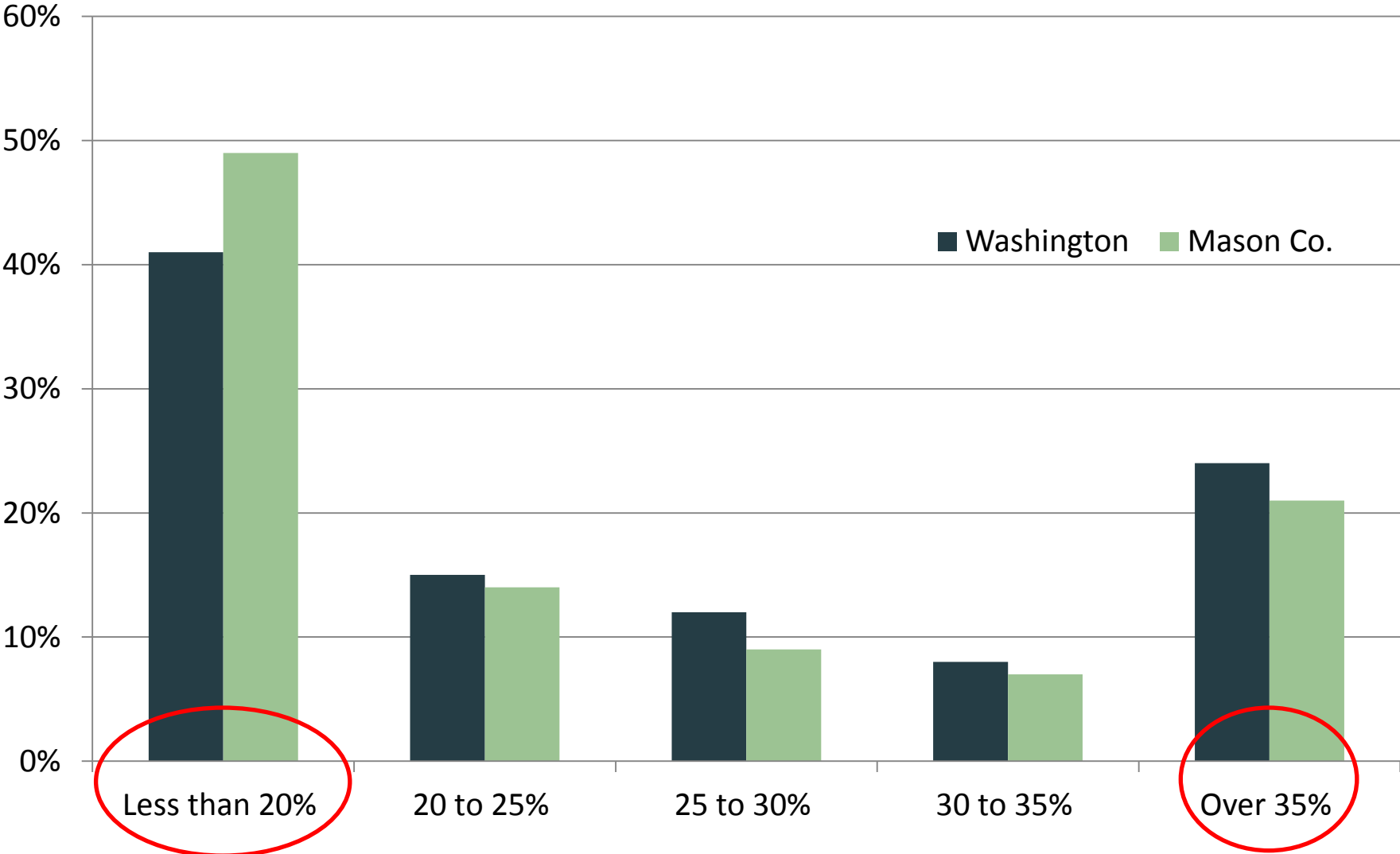
Housing Patterns & Trends

Housing Stock

- Over half of current housing stock in larger homes (3+ bedrooms)
- Housing stock matches present demand, but will it match future demand?



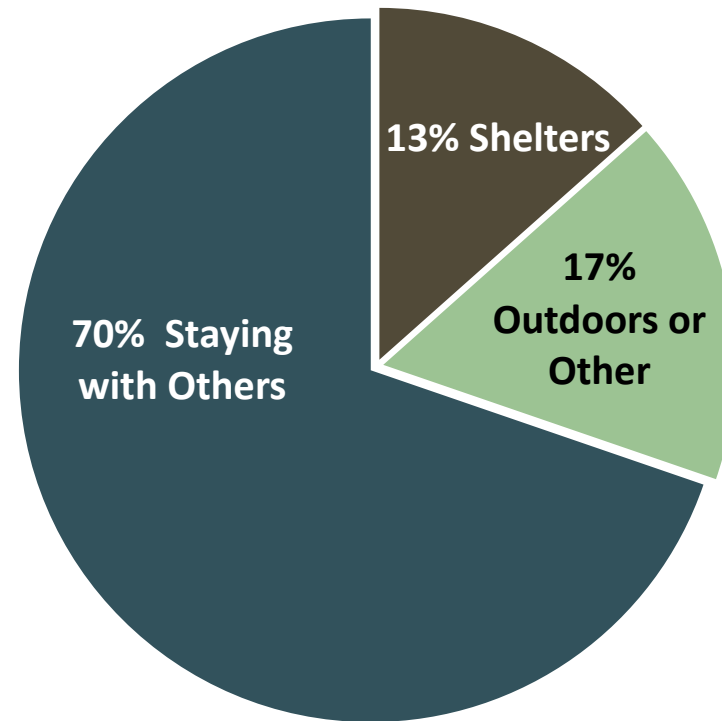
Housing Patterns & Trends – Housing as a Percent of Income



Housing Patterns & Trends

Who are the Homeless?

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



Homeless Living Status



Transportation Element

Mason County Comprehensive Plan 2036 – Safer and More Connected System

Transportation System

Public streets/roads: 620 miles countywide

Bridges: 64

Bus System: 11 Bus Routes,
5 Park and Rides & Other

Airport: 1053 Acres

Ports: 4 – Shelton, Allyn,
Grapeview, Dewatto



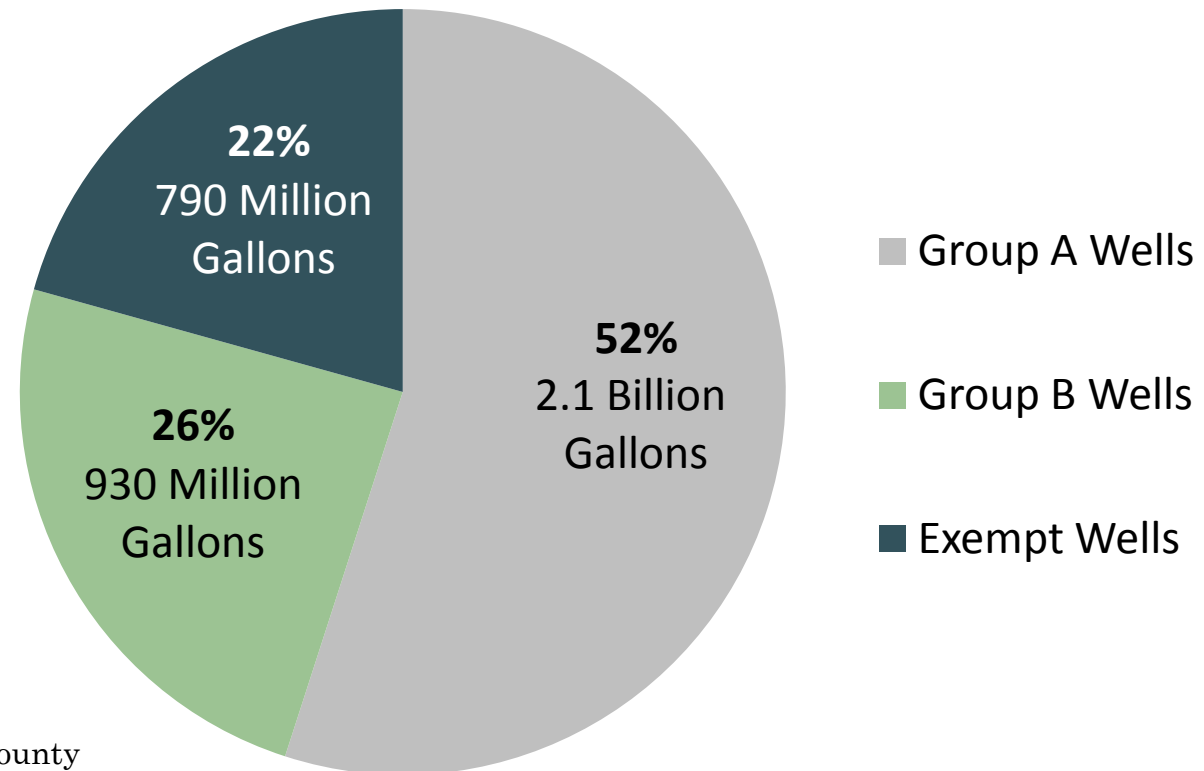


Utility Element

Mason County Comprehensive Plan 2036 – Meeting Future Demands

Water & Wastewater

- Demand for water - growing at <1% annually (.6-.7%)
- Estimates - 150 Gallons per connection/per day, **where actual consumption not available**
- Opportunity for more water conservation, recycling and reuse in code.



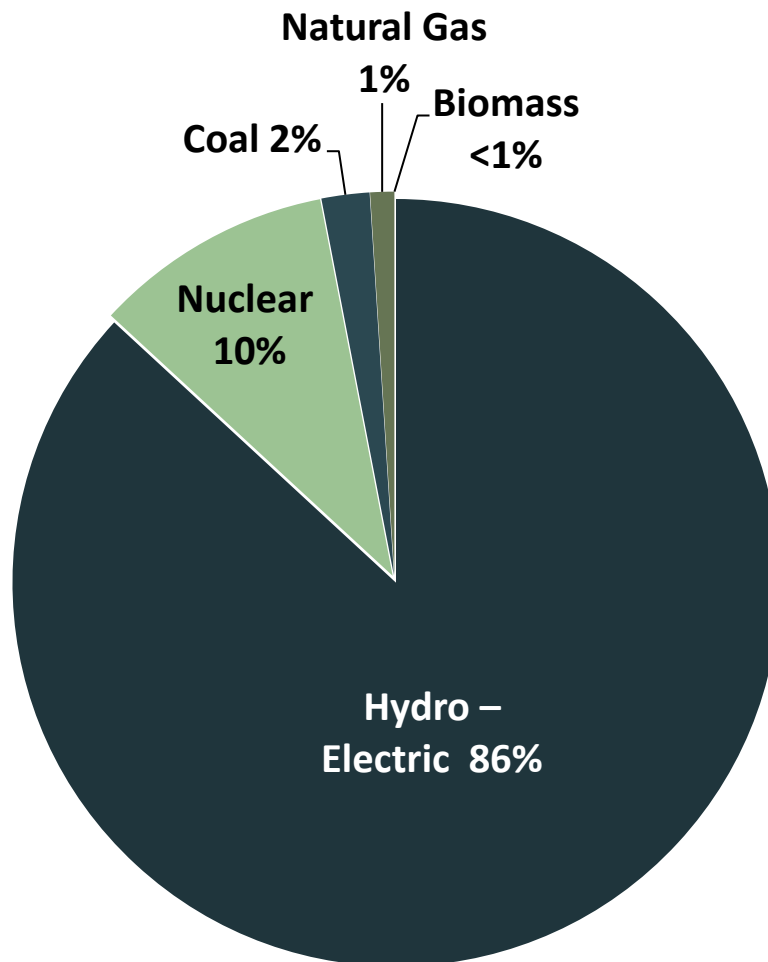
Source: WA Department of Health and Mason County

Current Fuel Mix for Electricity

Fuel	Percentage
Hydroelectric	86%
Nuclear	10%
Coal	2%
Natural Gas	1%
Biomass/Other*	<1%
Total	100%

* biofuels, landfill gas, petroleum, and waste

Source: BPA 2016



Mason County Electricity Outlook

Residential, Commercial, Industrial Consumption (kWh)

	1993	2016	2036
Mason County Population	38,350	62,320	83,800
PUD 3 Electricity (MWh)	493,000	610,000	765,000
PUD 1 Electricity (MWh)	58,700	73,100	91,000
Per Capita kWh	14,390	10,960	10,490

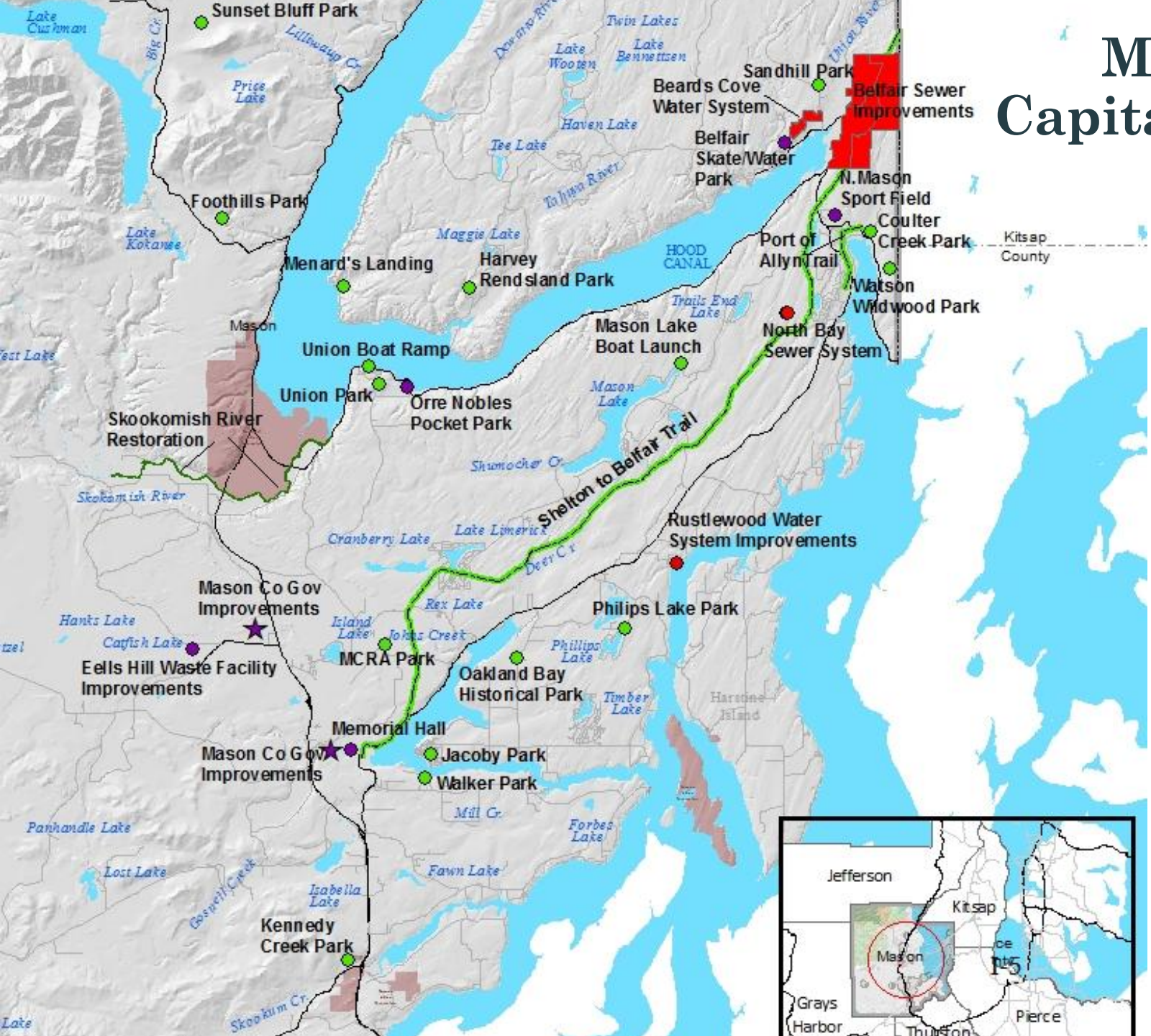
Total energy consumed divided by the population.

This per capita indicator is a good measure of energy consumption because decisions by individual consumers have an important effect on overall energy consumption.

Capital Facilities Plan

Mason County and Urban Growth Areas Capital Facilities Budget 2017-2022		
Type of Project	Total Projects	Total Cost
Water & Wastewater Systems	7	11,060,000
Solid Waste Management	2	1,975,000
County Administration	15	7,109,000
Stormwater	7	21,976,000
Public Works (Road Funds)	5	2,716,000
Parks & Recreation	25	12,605,000
Total	61	57,441,000

Mason County Capital Facilities Plan 2017-2022



- Parks and Trails
- Water and Waste Water
- Other Municipal Services



Maximizing Investments

