

REVISED DRAFT

Mason County Planning Commission's Recorded Motion Regarding the 2016-2036 Comprehensive Plan Update

Proposal publish date: November 13, 2017

Proposal name: 2016-2036 Comprehensive Plan Update

All documents available at: <http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

Public hearing body: Mason County Planning Commission

Public hearing date: Public hearings on each Chapter were held September 18, 2017, at 6 p.m. and October 16, 2017, at 6 p.m.

Written comment deadline: November 13, 2017

Planning Commission deliberations:

2015

January 5, 2015; January 26, 2015; February 17, 2015; March 2, 2015; March 23, 2015; April 13, 2015; April 27, 2015; May 18, 2015; June 8, 2015; June 22, 2015; July 6, 2015; July 20, 2015; August 3, 2015; August 17, 2015; August 31, 2015; September 14, 2015; September 28, 2015; October 26, 2015; November 30, 2015; December 21, 2015

2016

January 25, 2016; April 28, 2016; May 16, 2016; May 23, 2016; June 13, 2016; June 20, 2016; June 27, 2016; July 11, 2016; July 25, 2016; August 15, 2016; September 19, 2016; October 17, 2016; November 21, 2016; December 16, 2016

2017

April 17, 2017; May 15, 2017; June 19, 2017; June 21, 2017; July 17, 2017; August 28, 2017; September 18, 2017; September 27, 2017; October 9, 2017; October 16, 2017

Findings of Fact and Reasons for Action

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

1. Every county and city in the state is required to conduct a periodic update of its comprehensive plan and development regulations, though the obligation varies depending on whether the jurisdiction is fully or partially planning under Washington State's Growth Management Act (RCW 36.70A.130(1)).
2. Mason County is fully planning under Washington's Growth Management Act and was required to update its Comprehensive Plan and Development Regulations and submit these updates to Washington State Department of Commerce on or before June 30, 2016 (RCW 36.70A.130(1)).
3. Counties and cities must be in compliance with the requirements of the State Growth Management Act, including the periodic update requirements, to be eligible for grants and loans from state infrastructure programs. Washington State Department of Commerce maintains a list of local governments that are in compliance to ensure implementation of this requirement.
4. Mason County is not in compliance with the requirements of Washington's Growth Management Act (RCW 36.70A.130(1)) until the Board of County Commissioners adopts the Mason County Comprehensive Plan Update, including required Development Regulations.
5. In establishing the scope of the 2016-2036 Comprehensive Plan Update on April 25th, 2017, the Board of County Commissioners established the timeline for this process and expressed the desire to keep the scope of the update focused on:
 - Incorporating new public input
 - Updating population and employment forecasts
 - Reflecting changes in state law
 - Consolidating and refine goals and policies
6. This scope of work for the Comprehensive Plan Update provided direction to the Mason County Planning Commission.
7. The amendments to the Land Use Map and Development Regulations as proposed are consistent with the Comprehensive Plan and meet the requirements of the Growth Management Act (RCW 36.70A.070).

8. Mason County Planning Advisory Committee reviewed and updated all elements of the Comprehensive Plan, taking public comment throughout the process, with the exception of the Transportation Element, Parks and Recreation Element, and Economic Development Element, which were developed by other County Committees or partners.
9. The Mason County Comprehensive Plan has addressed State Environmental Policy Act requirements and has been updated to reflect changes in Washington State law made after 2005.
10. Mason County must ensure all buildings requiring potable water can demonstrate a legal use of that water and Mason County Comprehensive Plan addresses this.
 - 10.a. Groundwater and surface water are connected in parts of Mason County. By law, Mason County must ensure that water is both legally and physically available for buildings and subdivisions before it permits development. Groundwater is legally available for development when it can be pumped without interfering with basin closures and senior water rights.
 - 10.b. The County is working proactively with the Department of Ecology, Tribal Nations, public utility districts, home owners associations and others with interest and expertise to ensure that rural development in Mason County occurs in a manner that is sustainable over the long term.
 - 10.c. Where water is not available for domestic use under the State’s Groundwater Permit Exemption (RCW 90.44.050) for new year-round water supply, the County is using best available science and proven mitigation strategies, working with partner agencies and organizations, to allow development to occur while protecting water quality and in-stream flows. (SEE Mason County Planning Map Library for *Mason County Water Mitigation Planning Map*)
 - 10.c.1 For example, existing water resources in Mason County can serve more development with water conservation and re-use measures like pervious surface and Low Impact Development features commonly included in both residential and commercial developments in compliance with the 2012 Western Washington Stormwater Manual incorporated into Mason County Development Regulations as part of this Comprehensive Plan Update. Additionally, available water rights will be evaluated along with water storage options.
11. GMA requires both a 6-year financial plan for capital facilities improvement needs and a 20-year plan for meeting these needs; the 20-year plan is necessarily more conceptual and both are combined in Mason County’s Capital Facilities Element establishing level of service standards for facilities throughout the County.

12. Mason County Development Regulations revisions have been made that meet the requirements of state law and are consistent with the Comprehensive Plan Update, including:

- Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3))
- Revise the Critical Areas Ordinance and Shoreline Master Program (MCC 8.52 and MCC 17.50) to meet current state and federal requirements.
- Ensure continued public involvement in the Comprehensive Plan including annual and emergency amendments (RCW 36.70A.130(2))
- Exclude artificial features – irrigation delivery systems, irrigation infrastructure, canals, drainage ditches – from “Fish and Wildlife Habitat Conservation Areas” (RCW 36.70A.030(5))
- Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695)

13. A docket of Comprehensive Plan Amendments including requests from the public has been compiled and recommendations from the Planning Commission that are consistent with Washington’s Growth Management Act have been included.

Final Recommendation

The Mason County Planning Commission recommends that the Board of County Commissioners **approve** the proposal with the following commitments to future study and/or changes:

- Approval of the Neil Rezone request.
- Because it is within the Urban Growth Boundary, it is on a major arterial, and absent negative public comment, approval of the Padden Rezone request to General Commercial.
- Approval of the Belfair Development Regulations revisions submitted through the Comprehensive Plan Amendment process.
- Support the expansion of the Shelton Urban Growth Area as proposed (Alternative 2).
- Undertake a water modeling endeavor to project capital facilities needs and costs for preservation of water quantity and mitigation related to continued withdrawal of water from aquifers, e.g. greywater distribution systems and constructed wetlands as well as exploring potential use of household cisterns, and rainwater collection and storage for limited scale irrigation.

- Recognizing concerns expressed multiple times during the process by the Squaxin Island Tribe, the Planning Commission recommends that any additional required changes, if there are unmet requirements, be made to ensure compliance with RCW 36.70A.070 related to protection of quality and quantity of groundwater.
- Include more information in the Land Use Element related to growth and need for additional schools over the next twenty years, especially including those schools that will need to be located in rural parts of Mason County.
- Include more information in the Land Use Element about the population projection and the forecast provided by Shelton. Include the Shelton forecast document as an appendix to the Land Use Element as well as include it in the SEPA document.
- Ensure that the Level of Service table in the Capital Facilities Plan includes both current level of service and the baseline for all areas measured.
- Cross-reference the water and sewer inventory data in the Capital Facilities Plan and Utilities Element. Include a map in the Map Library of existing water and sewer systems in Mason County.