

Mason County Plan 2036

Planning Commission – Rural Element

July 17, 2017



**MASON COUNTY
COMMUNITY SERVICES**

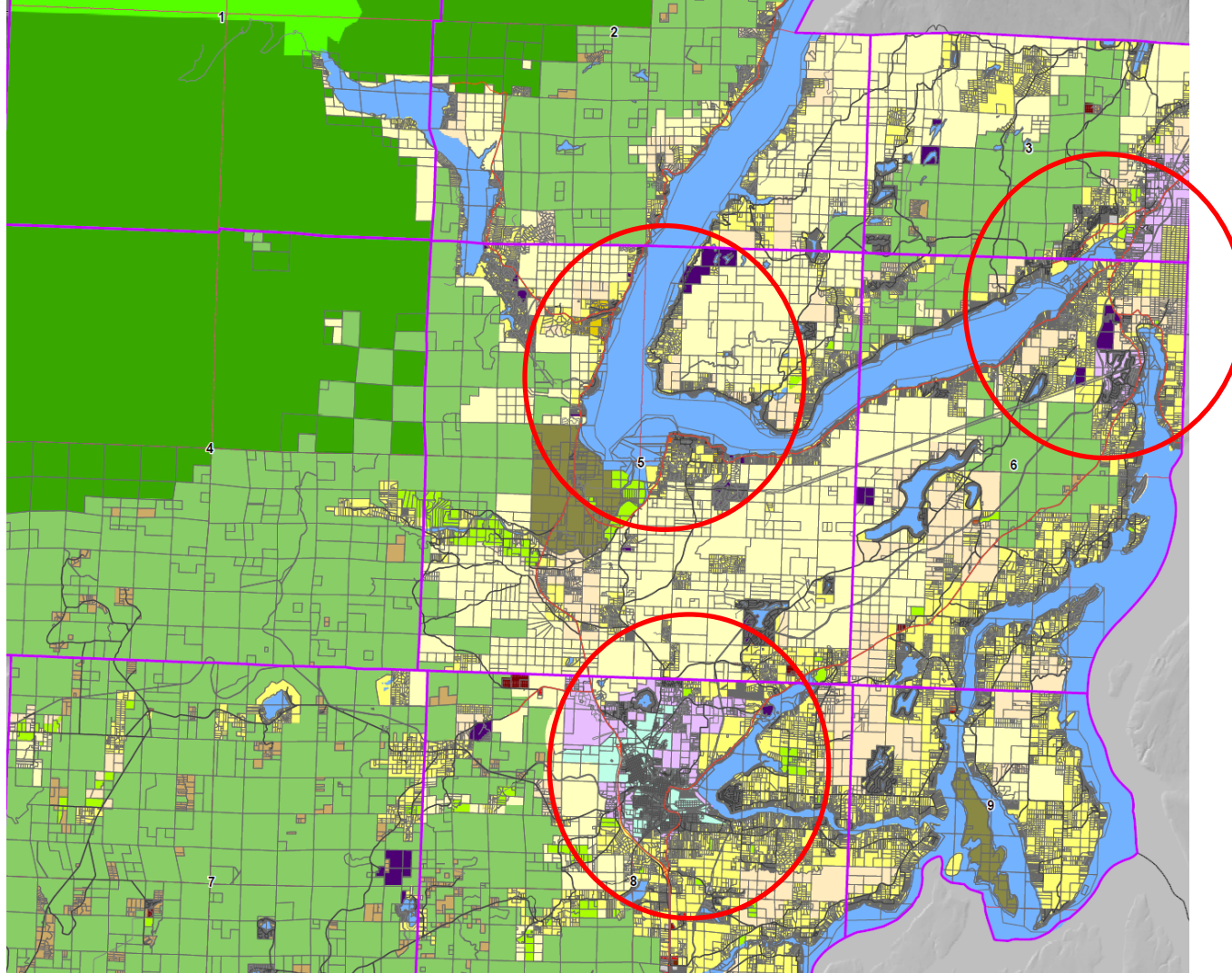
Building, Planning, Environmental Health, Community Health

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
- **Maintain rural character and quality of life – (tranquility)**



Land Use Element

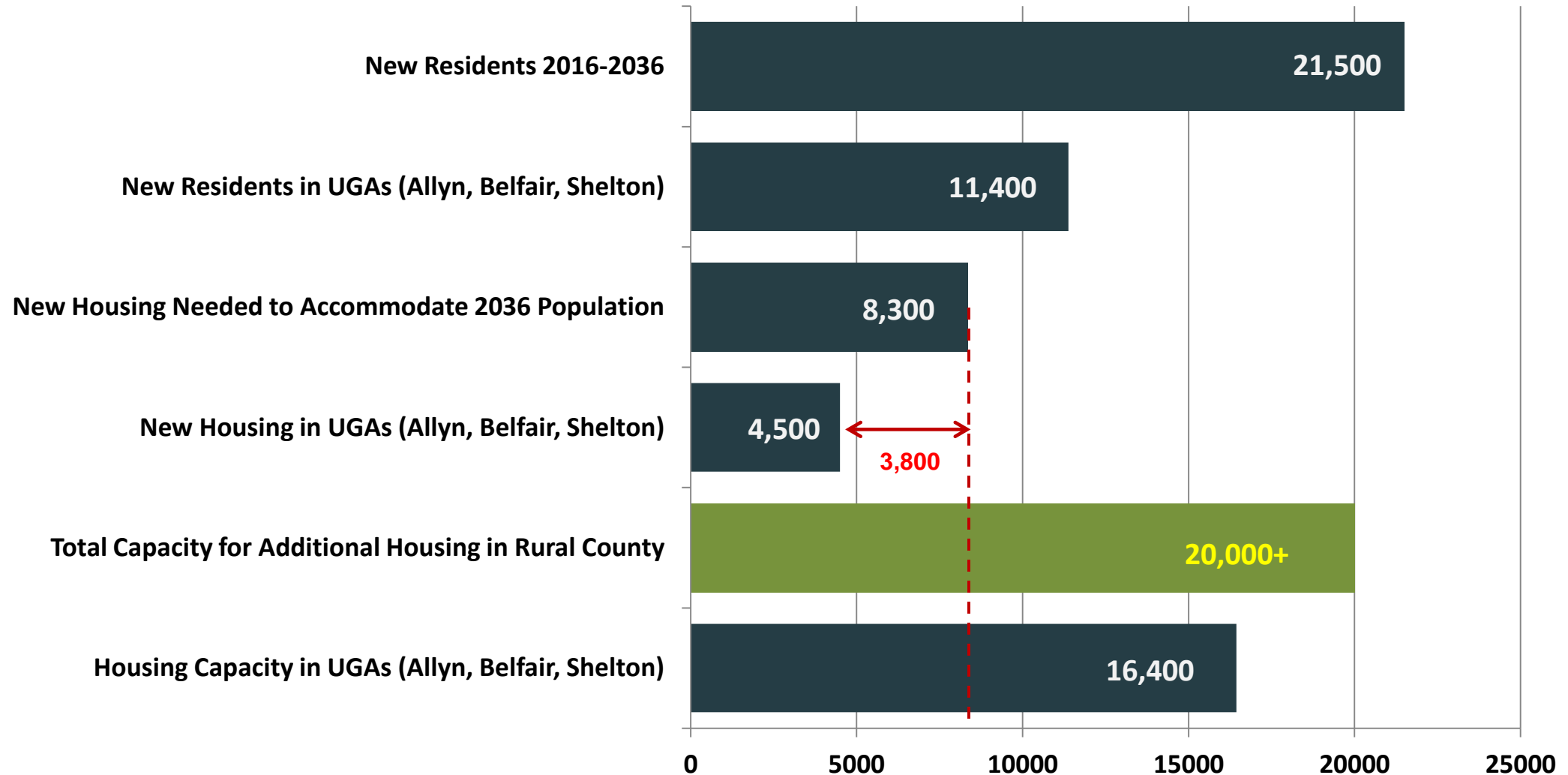
Mason County Comprehensive Plan 2036 – Supporting Economic Development

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

Housing Demand Projection





Rural Element

Mason County Comprehensive Plan 2036 – Maintain Tranquility & Encourage Economy Prosperity

Learning from others' mistakes...



Mason County's Rural Element

RCW 36.70A.070(5), a county should foster land use patterns and develop a local vision of rural character that will help:

- Rural economies & lifestyles
- Economic prosperity of rural residents
- Opportunities for small business & self-employment
- Compatibility with wildlife needs & habitat
- Private preservation of open space
- Rural community & quality of life.

Unified and Coordinated Development



Rural



Urban

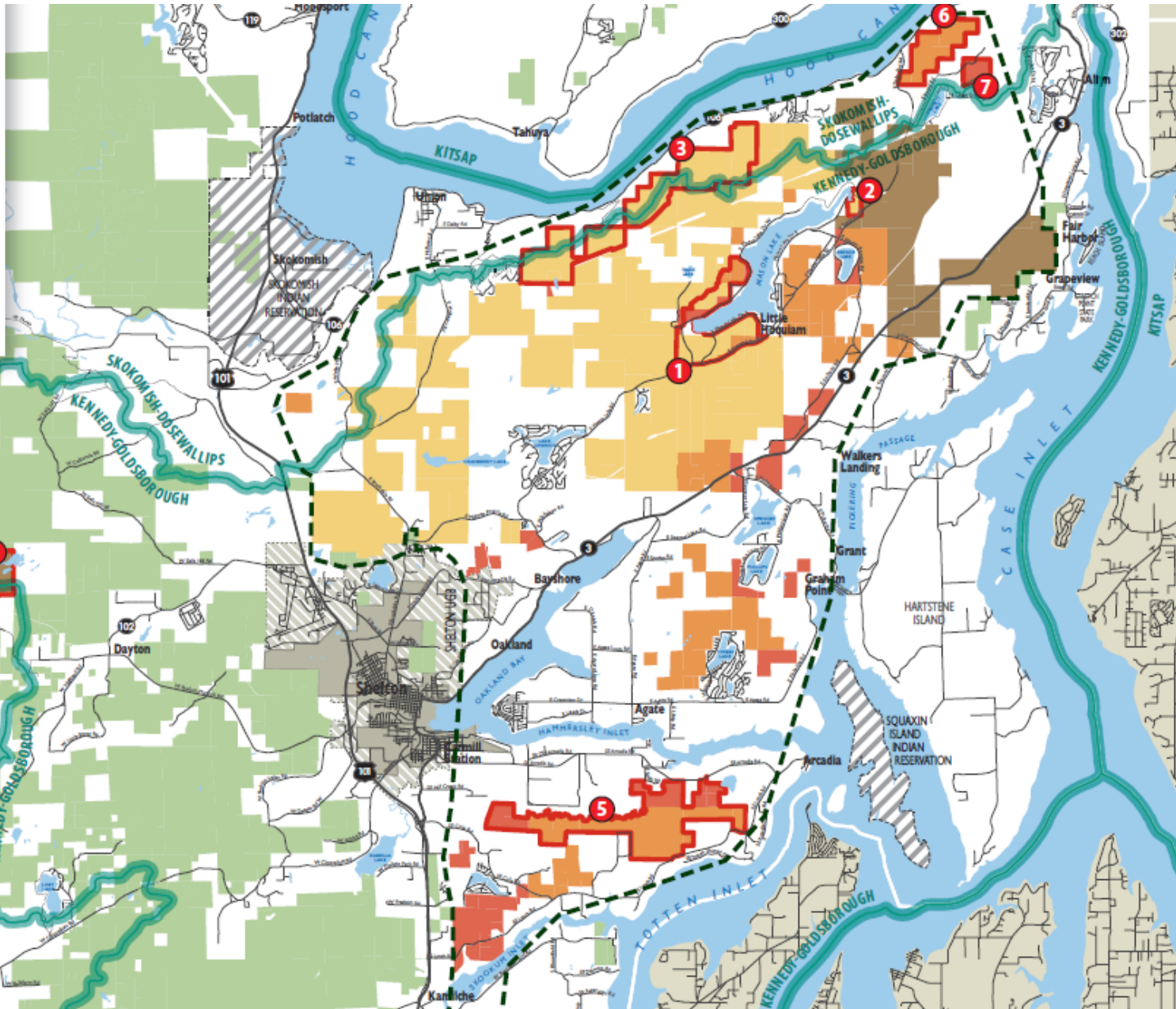


Rural Residential Tools

- Cluster Development
- Density Transfer - Agricultural Lands
- Design Guidelines
- Conservation Easements
- Master Planned Developments
- Planned Action EISs
- Voluntary Stewardship



Master Planned Developments



KEY

- Conservation Area
- Potential Development Sites

Mason County Potential Development Site

#	PROJECT NAME	PROJECT ACREAGE	UNIT COUNT	W. SO.
TOTAL		6,307	798	
1	Mason Lake Camp	956	78	
2	Mason Lake Mouth & Sherwood Forest	67	6	
3	Alderbrook & South Hood Canal Views	1,927	192	
4	Lake Nahwatzel	248	47	
5	Mill Creek	1,883	289	
6	Tralls End	558	112	
7	Coon Lake	161	32	
8	Hanks Lake	187	12	
9	South Mason Kennedy Creek	320	30	

- = Existing Water Right/PUD #1
- = Exempt Well
- = Transfer Water Right

Conservation Easement Unit Capacity by Zone

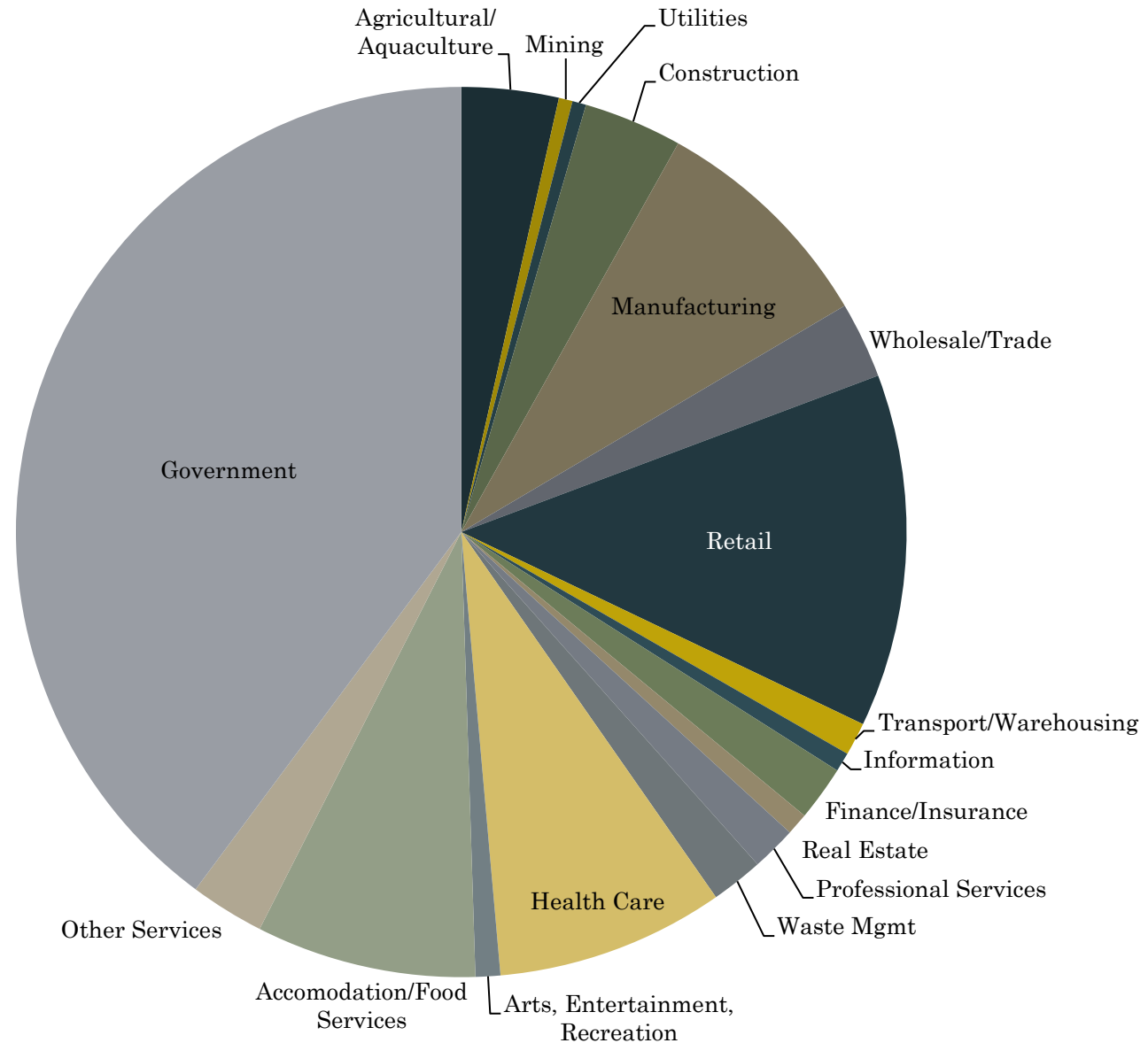
ZONING	ACREAGE	UNITS
RR20	15,390	770
RR10	4,519	452
RR5	2,283	457
LTF	N/A	N/A
TOTAL	22,192	1,679

Other Green Diamond Land Outside Conservation Area

Mason County- Rural Employment

Rural Employment Stats:

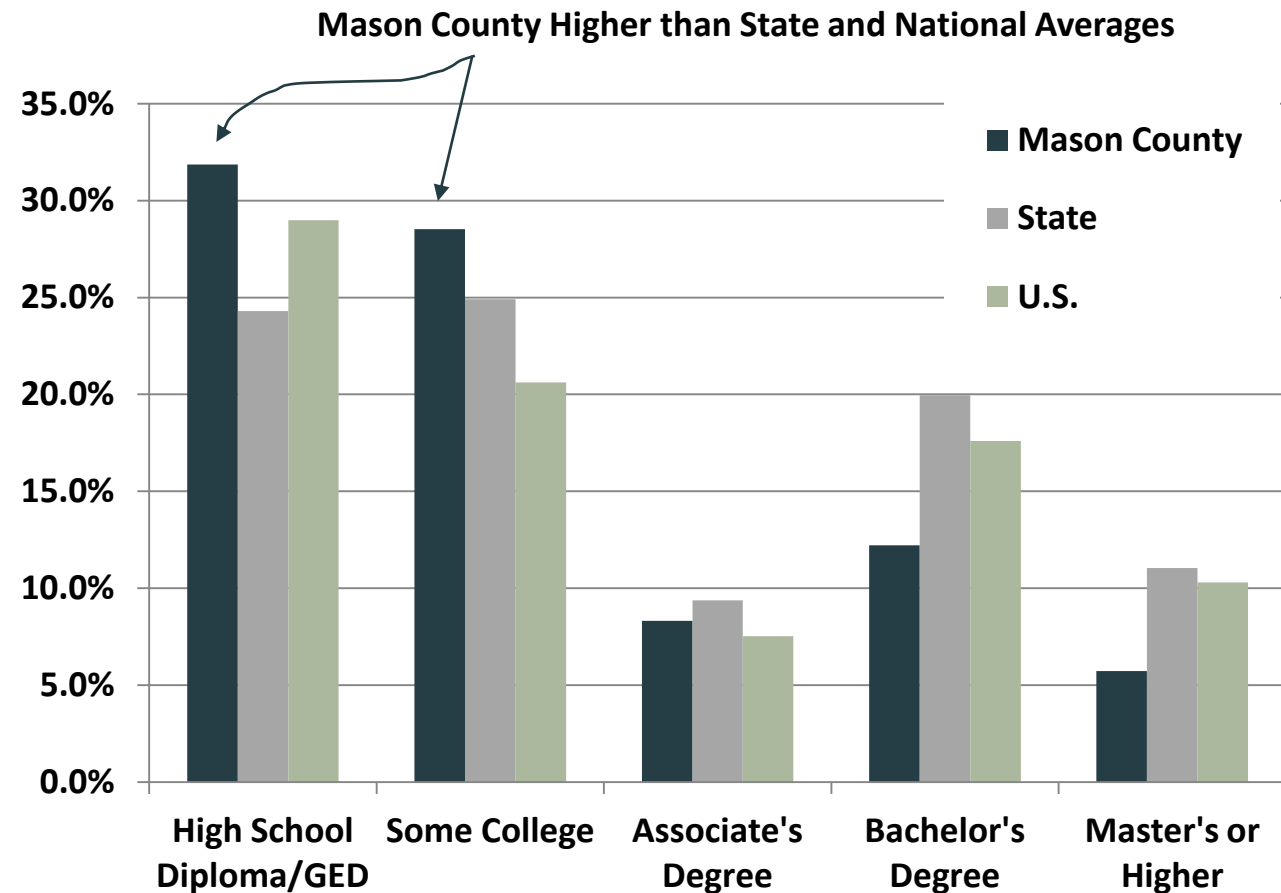
- 682 Employers with 6,000 Employees
- 49% of Employers and 77% of Employees
- 3 Rural Activity Centers – Hoodsport, Union, Taylor Town



Mason County – New Vocational Leader

Envision a vibrant, sustainable, resource-based economy fueled by skilled workers

- **Growing demand for vocational education** – 8 million construction, manufacturing and renewable energy jobs in the US by 2018 and more growth on the horizon ¹
- **Future job market may not require a college degree** – 75% of the labor force are employed in jobs that do not require a college degree ²
- Both National and Washington State **enrollment in vocational colleges has increased significantly** in the past 5 years. ³



¹Pathways to Prosperity, Harvard University

²National Education Association

³American Community Survey

Rural Tourism in Mason County

OYSTER events

JOIN US AT THE FARM OR CATCH ONE OF OUR TRAVELING RAW BARS
[MORE INFO ON OUR EVENTS PAGE](#)



Mason County's Rural Tourism - Cultural, Culinary & Creative



Rural Industrial Support

- Trade and Industrial Cooperative Education
- Broadband and Mobile Technology
- Green Energy Solutions
- Flood Risk Management
- Infrastructure Investments
- Adaptive Re-Use
- Bring Rural Businesses into the Discussion



Encouraging Rural Economic Prosperity

<u>IN TRANSITION</u>
“One company” or one industry
Large pool of undifferentiated labor
Traditional county lines
Using the region’s quality of life to attract visitors and firms



<u>LOOKING FORWARD</u>
Multi-faceted, entrepreneurial economy with diverse sectors
Workforce with technical and specialized skills targeted to the specific needs of local firms and clusters
Establishing stronger linkages with nearby metro areas
Marketing the lifestyle to also attract people and talent.

Mason County Development Regulations Update

- Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3))
- 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))
- Ensure zoning consistency with Shoreline Master Program (RCW 36.70A.480(4))
- Allow Family Daycare Providers in residential and commercial zones (RCW 36.70A.450)
- Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695)