**RESOLUTION NO. 137-93**

**A RESOLUTION ADOPTING THE SOUTHEAST MASON COUNTY SUBAREA PLAN.**

IN THE MATTER OF:

Adopting the Southeast Mason County Subarea Plan, which presents background information and goals relevant to land use planning in the Totten and Little Skookum Inlet watersheds; this Subarea Plan establishes a set of guidelines to allow compatible development and protest known resources and critical values within the watershed; and

WHEREAS, the Mason County Board of Commissioners did adopt the Mason County Comprehensive Plan in November 1970;

WHEREAS, the Totten-Little Skookum Watershed Management Committee recommended in the Totten-Little Skookum Watershed Action Plan, adopted in 1991, that land use planning should be completed in the Totten and Little Skookum Inlet watershed within Mason County; and

WHEREAS, members of the Totten-Little Skookum Resource Committee (since 1987) and the Southeast Mason County Subarea Plan Review Committee (since 1992) have volunteered their time in public meetings to develop a citizen-based land use plan for their watershed and to involve many of the residents in the review of the Subarea Plan; and

WHEREAS, the Mason County Planning Commission held public hearings in November and December 1992 and reviewed the contents of the Southeast Mason County Subarea Plan; and

WHEREAS, the Mason County Board of Commissioners held public hearings on April 20, August 31, and October 19, 1993 to receive comments and finalize the text of the Southeast Mason County Subarea Plan; and on December 21, 1993, the Mason County Board of Commissioners made final text changes and passed a motion to adopt the southeast Mason County Subarea Plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

The Mason County Board of Commissioners hereby adopts the Southeast Mason County Subarea Plan (Attachment A which is incorporated as part of this resolution) which sets forth goals and policies for land use planning and future development in this portion of Mason County. The 1970 Mason County Comprehensive Plan is amended to include the elements of this Subarea Plan.

DATED this 21st day of December, 1993.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

William O. Hunter, Chairperson

M.L. Faughender, Commissioner

Laura E. Porter, Commissioner

ATTEST:

Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:

Chief Prosecuting Attorney
Michael Clift

c: Community Development
Health Services/Water Quality

ATTACHMENT A

# Southeast Mason County Subarea Plan

**PLANNING IN THE TOTTEN-LITTLE SKOOKUM INLETS WATERSHED**
**MASON COUNTY, WASHINGTON**

prepared by: Totten/Little Skookum Resource Committee

and

Southeast Mason County Subarea Plan
Review Committee

**ADOPTED December 20, 1993**

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## MASON COUNTY, WASHINGTON

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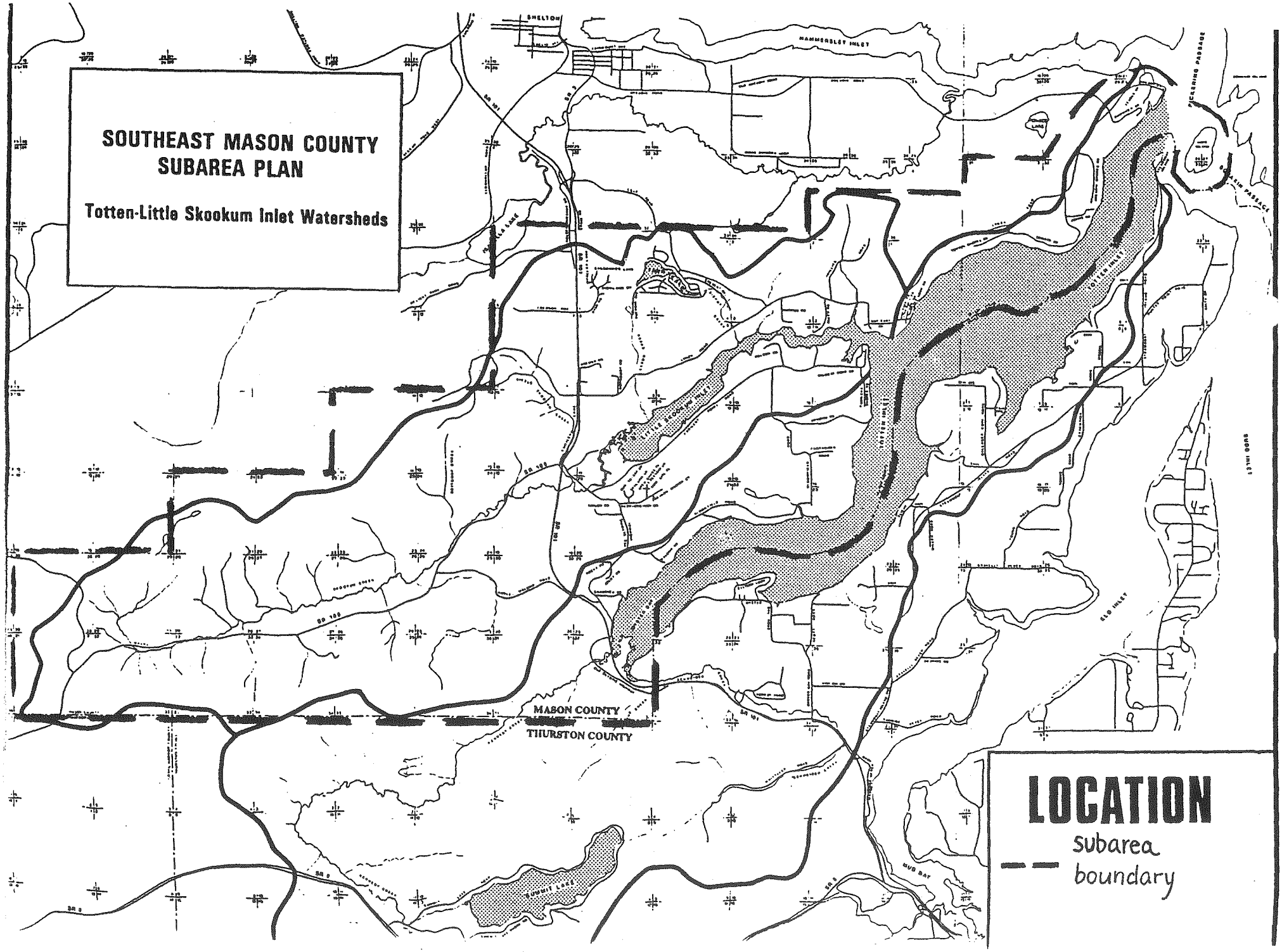
TABLE OF CONTENTS


SOUTHEAST MASON COUNTY
SUBAREA PLAN
Totten-Little Skookum Inlet Watersheds
SHELTON
HAMMERSLEY INLET
TOTTEN INLET
LITTLE SKOOKUM INLET
SKOOKUM INLET
ELD INLET
MASON COUNTY
THURSTON COUNTY
LOCATION
subarea
boundary

# I. INTRODUCTION

## Authorization and Purpose

Land use planning in the State of Washington is based upon guidelines established in the Revised Code of Washington (RCW). Provisions of the chapter on Planning Commissions (RCW 35.63) and the Planning Enabling Act (RCW 36.70) authorize county governments to regulate land uses after establishing a Planning Commission and adopting a Comprehensive Land Use Plan. The Comprehensive Plan is a legal document composed of text and accompanying maps, which when adopted by the local government body will guide public and private land use decisions within the plan area. While this document serves as a cooperative means of planning for physical development and promoting general welfare, the plan does not have independent regulatory control. Such standards are traditionally contained within subsequent zoning, subdivision, and other land use ordinances.

State law allows for dividing the community into several "subareas", so a county-wide comprehensive plan need not be attempted all at once. Subarea planning provides for the preparation of land use documents for the smaller geographic area and implementation with the adoption of zoning and other official controls. When adopted, zoning is required to be uniform within the same district and is generally based on different land use designations (permitted and conditional uses), performance criteria (setbacks, height restrictions, and site alterations), and development densities ( 1 unit per 5 acres, 4 units per acre, etc.). Therefore, while planning is not mandatory for county governments, an adopted plan is a prerequisite to the zoning ordinance.

Currently, Mason County is in the process of updating its Comprehensive Plan. In addition, the North Mason Subarea Water Quality Plan was adopted in October 1990. With the exception of the area along the shoreline, Mason County has no zoning ordinances that apply to areas within the planning area.

The purpose of this plan is to guide decision-makers to protect and enhance environmental resources, while allowing compatible development. This plan does not seek to stop area development, but to set guidelines for reasonable and responsible growth in the planning area. A good land use plan can help to ensure that new uses of land are compatible with existing uses. New developments should not adversely impact neighboring areas or uses. The goals and policies outlined in this plan attempt to maintain those qualities of the area found to be desirable by the residents.

The subarea plan is not the final step. It is a means for making sound land use decisions. This plan must be implemented by regulatory ordinance or ordinances to remain effective. Existing ordinances may be amended to incorporate the goals and policies of this plan. The plan should not remain static; it should change as the community changes. Through strong

community involvement, the Subarea Plan should be reviewed on a periodic basis to examine and evaluate its compatibility with the existing conditions and community attitudes.

## Land Use Planning and Public Participation in the Subarea

In 1987 a concerned group of residents of the Totten/Little Skookum area formed in response to a proposal to log and develop several acres of land in a particularly sensitive area of the watershed. Residents were concerned about the impacts to water quality from stormwater runoff and on-site sewage disposal systems that would follow the logging and subsequent residential development of this land.

The developer decided to log but not develop the property as residential, and the community group, now known as the Totten/Little Skookum Resource Committee, recognized the important role they had played in bringing the environmental concerns to the attention of the public, the developer and the local officials. They realized that with no land use plan for the area, the same circumstances could, and would, arise again. Rather than wait for this to happen, they began to work toward the development of a land use plan for the area.

In 1988, several students of the program " *Habitats: Marine, Terrestrial, and Human* " at The Evergreen State College prepared a background study about the area around Little Skookum Inlet, at the request of the Totten/Skookum Resource Committee and the Mason County Planning Department. The study team examined the possible environmental impacts of both existing and potential land uses. The findings and recommendations were intended for the development of a land use plan for the area. They are embodied in a document entitled Environmental Report to the Little Skookum/Totten Resource Committee for the Little Skookum/Totten Sub-area Plan. This report should be viewed as a resource document for valuable historic information about the human settlement, land use, local economy, and the timber and shellfish industries of the subarea.

After The Environmental Report was completed, the Resource Committee decided to develop goals and policies for future land use and development, which would be adopted by the County Commissioners as a Subarea Plan and become part of the Mason County Comprehensive Plan. Further, they agreed to work with the county agencies to write and adopt implementing ordinances, such as Revised Article VII of Platting and Subdivisions Standards ordinance, and to incorporate policies into existing ordinances when possible.

The committee also hoped to expand the base of the community planning effort by involving as many residents as possible in the process. In February - March 1989, the Totten/Little Skookum Resource Committee distributed the multiple-choice questionnaire to all residents in the Southeast Mason County Subarea in order to find out more about area residents and what were their perceptions of area growth. The 177 of 1050 surveys were returned and analyzed, and a discussion of the results occurred at a meeting in April 1989; tally results from the survey are in Appendix A.

General perceptions about the subarea character can be concluded from the public survey of area residents. People find that the rural location next to the Puget Sound is an attractive and desirable place to live. Water resources are a major aspect in the quality of life, and these resources are threatened by anticipated population growth and residential and economic development. Many residents believe that adherence to basic conservation principles can help accommodate necessary growth and preserve rural character.

From June to early September 1989, several public meetings were held by the Resource Committee to discuss ways to develop and fund a subarea plan for the watershed. At that time, the Mason County Planning Department had no financial or manpower resources to assist the Little Skookum Inlet Resource Committee in this work. The Resource Committee chose to hire an individual in July 1989 to assist them in preparing the land use plan. All expense monies for this effort were donated or raised locally.

In September 1989, a community dinner was held at the Little Skookum Community Hall, at which information was provided regarding the background work that had been completed, questionnaire tabulation results, and the Committee's plans for writing a Land Use Plan. Over 200 members of the community gathered to learn about the planning activities. The public comments and recommendations were voted on and unanimously adopted at this meeting, and incorporated into the committee's land use plan.

Sixteen work sessions were held from October 1989 to September 1990, during which members of the Resource Committee and other residents reviewed existing ordinances, set overall land use goals and policies for the planning area, and examined densities and development standards to protect water quality and rural character. An important meeting occurred at the end of May 1990, where the fifty people in attendance agreed that a development density of one dwelling unit per five acres should be used in the subarea plan.

Two particular concerns brought up in these work sessions were on-site sewage disposal and development standards for roads. Speakers from Mason County Environmental Health and the Planning Commission provided necessary information on these topics. Subcommittees were formed and members began to work closely to develop road standards and revise the County Subdivision Ordinance. The Resource Committee plans to continue to work closely with the Department of Community Development and the Planning Commission to update these important ordinances. The Committee believes these are two of the most important tools available for controlling development and growth in the planning area.

Other members of the Resource Committee have been involved in other planning activities within the county, such as the Totten-Little Skookum Watershed Management Committee and the Mason County Growth Management Advisory Committee.

A final version of the Southeast Mason County Land Use Plan was completed by the Totten/Little Skookum Resource Committee in November 1990 and was ready for review by the Mason County Department of Community Development and the Planning Commission.

This version was used as a basis for the draft Subarea Plan. Mason County received Centennial Clean Water Fund grant monies to facilitate the completion of the Subarea Plan, as recommended in the Totten-Little Skookum Watershed Action Plan. The draft Subarea Plan integrates the background information and stated policies of the Land Use Plan and Environmental Report, with additional current data and clear land use goals for the planning area.

In April 1992, both the final Land Use Plan and the draft Subarea Plan were referred to the Mason County Planning Commission for their review. Based upon public testimony, the Planning Commission passed a motion to have the Department of Community Development prepare a final version of the Subarea Plan, based upon the review of residents from the watershed. To accomplish this public review, the Southeast Mason County Subarea Plan Review Committee, composed of local residents from varying interests, was appointed by the Mason County Board of Commissioners. The eleven member Review Committee met from July to September 1992 to review, edit, and approve sections of the Subarea Plan.

Over 50 public participation meetings were held concerning planning in this portion of Mason County, and as a result, area residents support the concept of a subarea plan for several reasons. Through the plan, recommendations on the suitability and compatibility of land uses can be made, such as whether residential developments should be proposed next to forest lands. Goals which address the impacts of numerous subdivisions on traffic volumes and water quality, or on the rural character of the subarea can be proposed through a plan. Likewise, the subarea plan can help guide residential and economic expansion to infill within existing areas or to develop in other designated rural service centers. Elements which address clearing and grading can tie concerns about land stability with the vegetation removal and surface alterations which occur during construction activities.

## II. COORDINATION WITH OTHER EXISTING COUNTY PLANS

Several other Mason County program plans and implementing ordinances are currently in effect and deal specifically with topics that impact land use activities in the county. The subarea plan can work in conjunction with these plans and ordinances to accomplish the objectives and goals of each plan or code.

### 1) MASON COUNTY COMPREHENSIVE PLAN

Adopted in 1970, the county Comprehensive Plan gathered together current economic, social, and physical information about the county, presented the anticipated population growth figures and expected development, and proposed infrastructure needs in response to this growth from 1970 to 1990. The Land Use element stated goals, objectives, and policies in response to concerns which accompanied the expected growth in the county. The Roads and Community Facilities elements explained the provision of services for the increasing population and development anticipated in the county.

Several goals and policies stated in the Comprehensive Plan are still pertinent. These include the use of open space and greenbelts in residential development; preservation of existing agricultural lands; preservation and protection of suitable shellfish areas, streams, lakes, and shorelines of Puget Sound; discouraging the mixing of incompatible land uses; and the control or elimination of damage to properties in areas subject to flooding. The county's population and residential development growth have far exceeded expectations. In addition, environmental concerns by the public and local, state, and federal government must now be addressed, and new local regulations must now be applied when considering current and anticipated growth in Mason County.

## 2) GROWTH MANAGEMENT ACT PLANNING EFFORTS

In 1991, Mason County started on comprehensive land use planning through the State of Washington Growth Management Act. The Mason County Board of Commissioners and the Mason County Planning Department are working together with many local citizens to tailor new policies for the anticipated growth in population and development within the county. The county's Growth Management Advisory Committee will develop strategic goals for a county Comprehensive Plan by 1993 and implementing regulations by 1994.

The Southeast Mason County Subarea Plan incorporates information about current conditions in the county and formulates clear goals and workable policies to address future growth in the area. These goals and policies not only echo citizen concerns in the planning area, but also reflect the critical issues brought up so far through the Growth Management Advisory Committee. The Subarea Plan is the first on-the-ground document to put into practice area land use planning based upon current conditions in Mason County.

## 3) TOTTEN-LITTLE SKOOKUM WATERSHED ACTION PLAN

In late 1987, Mason and Thurston County Board of Commissioners appointed citizen members to the Totten-Little Skookum Watershed Management Committee. The committee met throughout 1988 and 1989 to develop a watershed action plan which identified major causes of nonpoint source pollution and action recommendations to resolve actual and potential pollution problems in the watershed. The Totten-Little Skookum Inlet watershed is an Early Action Watershed, which was nominated for immediate watershed planning due to the high degree of uses sensitive to water quality, including significant commercial shellfish production and shellfish beds threatened by possible decertification. The dual county plan was developed through considerable public input and agency cooperation and was approved by the Washington Department of Ecology in December 1991.

The Totten-Little Skookum Watershed Implementation Council, appointed by each county's Board of Commissioners in December 1991, represents various interests in the watershed, such as general public, aquaculture, agriculture, and forestry. The Implementation Council monitors the accomplishment of watershed action plan recommendations and supports all efforts which maintain or enhance water quality in this valuable watershed.

The Southeast Mason County Subarea Plan is an important recommendation set forth in the watershed action plan: to complete subarea planning and zoning in this portion of Mason County. The Plan's goals and policies are guided by citizen concerns to improve area water quality and maintain low density rural lifestyle. These goals and policies will be implemented by ordinances that establish watershed land use regulations which protect valuable water quality beneficial uses and control the causes of nonpoint source pollution.

### 4) NORTH MASON SUBAREA WATER QUALITY PROTECTION PLAN

The Mason County Board of Commissioners adopted the North Mason Subarea Water Quality Protection Plan in October 1990. This plan amends the county Comprehensive Plan in the North Mason Subarea by including water quality concerns and protecting the health, safety, and general welfare of the citizens, property, and economy in Mason County. For different land uses and resource values, many goals and policies were written to address the impacts to water quality values by certain land use or development proposals.

Many of the concerns, goals, and policies of this subarea plan were integrated into the Southeast Mason County Subarea Plan. These elements meshed well with many points and policies included in the Totten-Little Skookum Resource Committee's Land Use Plan. Resource values and land uses are discussed separately in the Subarea Plan, including Natural Systems, On-Site Sewage Disposal, Surface and Stormwater, and Clearing and Grading.

### 5) MASON COUNTY PARKS, RECREATION, AND OPEN SPACE PLAN

This program plan was updated in March 1991 and serves a guide to provide a diverse array of park and recreation opportunities to its citizens and visitors. The plan also serves as a tool to evaluate the current needs of county citizens as well as anticipated demands resulting from future population growth. Expansion of existing facilities and acquisition of new lands or infrastructure were recommendations made in this plan.

Recreation and open space attributes will be important considerations in planning growth in the subarea. Residents want to maintain the rural character of the area, as well as the aesthetics of forest cover and views of the Puget Sound. As the population expands, the provision for public shoreline access along the Totten and Little Skookum Inlets will be necessary to fulfill the fishing, boating, and other recreational needs of county citizens.

### 6) MASON COUNTY SIX YEAR ROAD PLAN, 1992-1997

This road plan details a program of road improvements throughout Mason County to upgrade the condition and increase the safety of selected travel routes. Information on the new dimensions of alignments, anticipated surface improvements, length of each project, and associated costs is stated in the plan. All anticipated road projects in the Southeast Mason County subarea involve Lynch Road. In each year from 1992 to 1994, a two-mile portion of

Lynch Road will be widened in each direction. Each project is contingent on adequate funding from the county budget and state-federal transportation programs.

The Resource Committee's Land Use Plan stated concerns about road locations in respect to adequate right-of-way, watercourses, topography, and maintenance of the area's rural character. The evaluation of the planned widening of Lynch Road will certainly need to address these concerns and assess how this road widening will improve access within the subarea and affect the rate of residential development. These concerns are stated in this Subarea Plan under Transportation and Circulation goals and policies.

## 7) MASON COUNTY SHORELINE MASTER PROGRAM

In August 1975, the Mason County Board of Commissioners adopted the county Shoreline Master Program. The Master Program is a set of goals, policies, and regulations for the management of marine and freshwater shorelines in Mason County; there are 35.7 miles of shoreline in the subarea. Its intent is to foster any reasonable and appropriate land uses along marine waters, streams and rivers, lakes and reservoirs, and associated wetlands. The regulations guide land uses which protect private property rights and are consistent with public interest. Portions of the Shoreline Master Program were revised in March 1988.

The Shoreline Master Program functions through the use of shoreline environment designations (Urban, Rural, Conservancy, and Natural). The Program defines the shoreline management area as the lands within 200 feet of the Ordinary High Water Mark along a marine or freshwater shore or along a designated creek or river. In each designation, land uses are allowed outright, by Substantial Development Permit or by conditional use, or are prohibited. The criteria used for land use evaluation are written as policies and regulations for all development activities. Currently, this is the only planning program in Mason County where land is classified to regulate suitable land uses. Future comprehensive planning through the Growth Management Act may consider land use designations or classifications.

The Southeast Mason County Subarea Plan recognizes the regulatory nature of the Shoreline Master Program and will provide guidance to land use and development proposals in areas beyond 200 feet upland of the Shorelines of Statewide Significance in the subarea. Some of the goals and policies in the Subarea Plan recognize the important values of the shoreline and stream areas and emphasize the need to maintain or improve water quality for the existing water quality beneficial uses (aquaculture, fisheries, domestic, recreation, and aesthetics) in the Totten-Little Skookum Inlet watershed.

## 8) ORDINANCES APPROPRIATE TO LAND DEVELOPMENT

Several existing ordinances provide guidance to development proposals in Mason County. The predicted population and economic growth in the subarea is expected to cause an increase in development requests, largely for residential uses. The Subarea Plan can provide a framework to review these requests and will work in concert with existing ordinances.

The Mason County Board of Commissioners adopted an Environmental Policy Ordinance in October 1984. This ordinance establishes the environmental review policies and procedures taken by different county departments; many of the procedures are cross-referenced with portions of the State Environmental Policy Act (SEPA). Land use and development proposals are reviewed to determine whether the action requires an environmental checklist evaluation, how the proposal complies with existing regulations, and whether specific conditions should be included in approving the proposed action. The Southeast Mason County Subarea Plan will include development standards which will be considered in land use decisions made in this portion of Mason County.

The Mason County Platting Ordinance (County Code - Title 16) describes the process and the requirements for creating plats and subdivisions in the county. This ordinance will continue to affect the pattern of land division and road networks in the Totten-Little Skookum watershed, two key concerns voiced by area residents.

The Mason County Building and Health Codes provide detailed requirements to be evaluated with every building site request. Land use applications need to comply with the Uniform Building Code, Chapter 70, grading standards, as well as with the Mason County Parking Ordinance. The development standards in these ordinances provide guidance for the evaluation of use proposals, so that safety and impacts to surrounding properties are fairly assessed. Certain aspects of these ordinances are addressed in the policies of the Subarea Plan, especially in the following sections: Residential Development, Natural Systems, Surface Water and Stormwater, and On-Site Sewage Disposal.

Residential development in the form of mobile home and/or recreational vehicle parks is likely to occur within the planning area. The Mason County Mobile Home and Recreational Vehicle Park Ordinance was passed in 1991 to standardize the review process for requests of this development type. If such land uses are proposed in the subarea, the standards of this new ordinance will be applied to provide for public safety and general welfare at the proposed park location.

## III. THE RATIONALE FOR THE SUBAREA PLAN

Several physical aspects and socio-economic conditions in Mason County and in the watershed justify the need for land use planning in the subarea. Existing soil properties, vegetation cover, land uses, and environmentally sensitive areas will affect the suitability of proposed construction and land uses in the watershed. The growth in population and the changes in both the economy and the timber and service industries have lead to the rapid development of South Puget Sound. These factors have put pressure on the County to make decisions without noting overall changes in the subarea. These pressures make it very important for orderly growth to be guided by a widely accepted subarea plan.

## 1) PHYSICAL CHARACTERIZATION OF THE WATERSHEDS:

The Evergreen State College's Environmental Report for the Totten/Little Skookum Watersheds presented information about vegetation associations, wetlands, soil limitations, and environmentally sensitive areas in the subarea. Such information brings to light how natural features constrain the locations of development and how residential and economic growth may impact important resource values in these watersheds. These conflicts must be carefully examined in future land use decisions. This subarea plan provides the opportunity to determine the objectives of land use planning in the subarea. The results of the returned resident survey show that people feel strongly about resource protection. At this time it is important to identify the locations of environmentally sensitive areas and to recognize the capabilities of the land to withstand certain land uses. This information then becomes part of the decision-making process in evaluating future land use applications.

### a) Soils in the Subarea

Knowledge of soil characteristics is important in the determination of the suitability of many land uses. The areas surrounding Little Skookum and Totten Inlets, as well as the rest of the Puget Sound lowlands, were most recently shaped by the Fraser Glaciation. The present day soils resulted from the processes that accompanied and followed this glacial event. The physical properties of these soils, which are gravelly sandy loams, silty clay loams, and gravelly silt loams, affect the suitability of certain land uses.

The building of houses, roads, and sewage disposal systems, in addition to intensive timber and agricultural practices, stresses the natural ecosystems through site alterations, and may cause soil erosion and may add sediments and nutrients into the system. Through the study of area soils and the existing information on their physical properties, the assessment of land use limitations for each soil type can be made.

#### 1) Soil limitation classification

The Soil Conservation Service (SCS) Soil Survey for Mason County, published in 1960, contains the descriptions of the physical characteristics of the different surface soils in the county and the maps depicting their locations. The SCS has developed new soil tables which list the capacities of each soil for different land uses, however these tables have not been published as part of the soil survey. In the capacity tables, a rating of low, moderate, and severe is given to the soil for each land use and the factor contributing to the rating is stated (i.e., slope, wetness, water table depth, erosivity). The most limiting characteristic determined the overall rating for that soil.

An example of soil limitation classification would be septic tank absorption field capacity. The relevant soil physical characteristic to assess this capability is permeability, the property of the soil to allow water to move downward through the soil profile. If permeability is low, septic tank effluent will quickly overload the soil's capacity to adequately treat the liquid, and surface pooling of effluent will result. In contrast, if permeability is very rapid, the effluent may pass through the soil profile and may reach the groundwater. Both of these

situations pose hazards to water quality in areas of high rainfall such as the Totten and Little Skookum Inlet watershed. Other characteristics used to evaluate septic tank and absorption field suitability include soil type, depth to impervious layer, surface drainage, slope, and proximity to the water table and watercourses.

2) Land use suitability evaluation

With the detailed information about soil properties at hand, a land manager can move ahead to make decisions about which type and what density of land uses should be permitted. Evaluating the suitability of land uses in a certain area involves determining the appropriateness of each land use based upon the knowledge of specific soil properties. Through better prepared soil surveys, the Soil Conservation Service has gained increased understanding of the functions of soil properties and helped to make these land use decisions.

One important fact in the Environmental Report for the Totten/Little Skookum Inlet Watersheds was that soils, which were formerly thought to be suitable or fairly suitable for septic tank development, are now known to be highly susceptible to groundwater pollution from septic tanks. Using the unpublished SCS tables of the septic tank suitability, an updated map of soil limitations was made and can now be used as a basis for land use decisions about site selection and restricting the use of certain on-site septic systems.

The SCS limitation classifications for different land uses, such as roads, buildings, and septic tanks, do not include any recommendations, such as the specific number of houses or septic tanks that can be built. Mason County Department of Health Services, Environmental Health Division, enforces the Mason County Health Code, Article VII, Platting and Subdivision Standards, which detail the needed physical information to evaluate proposed water and on-site sewage waste systems on individual lots and in all land segregations. These standards implement the requirements of Washington Administrative Code (WAC) 246-271, in which soils information is correlated with development densities (minimum lot sizes). Through the subarea plan, residents of the watershed and County officials can establish certain development limitation policies and use these policies to develop an implementing ordinance which details the physical criteria necessary for development proposals.

b) **Vegetation in the Subarea**

The type of dominant plant cover at a particular location in the Totten-Little Skookum Inlet watersheds is determined by the inherent characteristics and the past history at the site. This portion of the Puget Sound historically supported western hemlock-western red cedar-Douglas fir forests on the lowland and highland slopes and shrub-grassland and riparian forests in the floodplains. Logging, started over 140 years ago, has become the area's major industry and has altered the then-existing vegetation associations. Many logged areas have been replanted in Douglas fir and continue today as commercial forests.

Vegetative cover in the watershed functions in several ways to enhance slope stability. Plants help to bind soil structure with a network of roots, protect soil surfaces from the

impact of rainfall and streamflows, and help to slow runoff and lessen erosion by absorbing water from the root zone and storing it in the plant tissue.

1) Description of Vegetation Types

a) Coniferous Forest: This vegetation type covers a considerable portion of the subarea, usually on drier slopes and in some flat areas. Douglas-fir is the dominant tree species. Salal, bracken fern, huckleberry, cascara, and hazelnut grow as understory plants and add to the diversity of physical structure and wildlife habitat.

b) Mixed Hardwood Forest: Both conifers and broad-leaved deciduous trees are found in the vegetation type, and species composition depends upon soil conditions and human disturbance since the areas were logged. Western red cedar, western hemlock, big-leaved and vine maples, red alder, and willows are found in moist sites; as the location becomes drier, Douglas-fir becomes more evident. Many of these trees are short-lived and openings in the canopy occur enough to allow shrubs, ferns, and salal to create a diverse understory.

c) Altered Forest: Several types of altered forest cover exist in the subarea but all have been either totally or partially cleared in the past. Some areas have commercially grown Douglas-fir trees which are maturing or recently have been harvested and replanted. Other areas are private lands which have trees left standing but contain areas where sites have been cleared for development. Many shrub and tree species located in these areas are the same as those in coniferous and mixed hardwood forests.

d) Agriculture: These areas of farming or pasture occur as small scattered parcels throughout the east portion of the planning area and large parcels along Skookum Creek in the west portion of the subarea. Vegetation consists primarily of grass and forbs for livestock, but some row crops are grown for market or for livestock feed. In the past many of these areas were forested or were natural open meadows adjacent to the creek.

e) Wetland and Riparian Areas: These sites of aquatic and water-loving vegetation occur throughout the planning area; these locations may be along a creek, where some flooding occurs during the year, or where the water table is at a shallow depth. In the tidelands, the marsh vegetation of sedges, rushes, pickleweed, saltgrass, and cattails are subject to daily tides and higher saltwater exposure during storms. Freshwater wet areas may support sedges, rushes, willows, alders, and cottonwoods and may occur along streams or in flat areas where the water table is close to the surface. These areas are highly productive, and many wildlife species use these areas for food, shelter, and reproduction.

TABLE 1: RESOURCE LANDS IN THE TOTTEN-LITTLE SKOOKUM INLET WATERSHEDS

| LAND USE | ACRES | PERCENT OF SUBAREA |
|---|---|---|
| Forest | 19,385 | 76.19 |
| Aquaculture | 1,550 | 6.09 |
| Agriculture | 1,391 | 5.47 |
| Mineral | 152 | 0.60 |

(Source: Totten-Little Skookum Watershed Action Plan, 1991)

### c) Resource Lands

The Totten-Little Skookum Watershed Action Plan describes in detail the many land uses in the dual county watershed. Over 88 percent of the Mason County portion of the watershed is utilized in four important resource land uses (Table 1). The remaining 12 percent of land is in existing and vacant residential or commercial use along the inlet shorelines or major road routes. The growth of residential use in the near future will occur at the expense of existing undeveloped lots or converted resource lands.

Forest land: Historically, the Totten-Little Skookum Inlet watersheds were the site of extensive logging and railroad activities connected with the timber mills in this region of Puget Sound. The Puget Sound and Gray's Harbor Railroad, also known as the Blakely, hauled trees to Totten Inlet at Kamilche Point, but also hauled people and freight to Montesano. Many of these logs were milled at the Simmons Mill along Hammersley Inlet and Willey's Mill along Oakland Bay.

Forest practices have progressed from these days of intensive logging. Trees are no longer rafted down creeks or stored in the local inlets. Greater knowledge of land stewardship and sustainable yield, as well as increased statewide forest management regulations, have improved the existing site conditions for continued use as forest lands, and forest management remains a valuable contributor to the regional economy.

Currently, much of the forest resource lands are owned by industrial timber and land companies (Table 2) and are in various stages of forest management. Other forest lands are small private woodlots which are not intensively managed for timber production. Within the dual county Totten-Little Skookum Inlets watershed, 12 to 15 percent of the forest lands have been harvested in the past 45 years, while in the Little Skookum Inlet watershed, 35 to 38 percent of the forest has been harvested in this period. As much as 77 percent of these forest lands in the subarea are currently in the marketable age category and subject to harvesting at a ten percent annual rate, depending upon market conditions (Puget Sound Cooperative River Basin Team, 1988).

The greatest concern about forest management is the effects of sediment eroded from logged areas and carried to the watercourses and shorelines in the subarea. The creation of new

TABLE 2: MAJOR FOREST LANDOWNERS IN THE TOTTEN-LITTLE SKOOKUM WATERSHEDS

| | TOTTEN | | LITTLE SKOOKUM | |
|---|---|---|---|---|
| LANDOWNER | ACRES | PERCENT OF TOTAL | ACRES | PERCENT OF TOTAL |
| Simpson Timber Company | 7,632 | 47.5 | 7,394 | 54.6 |
| WA. Dept. of Natural Resources | 4,485 | 27.9 | 512 | 3.8 |
| Port Blakely Tree Farms | 130 | 0.8 | 3,496 | 25.8 |
| McDonald Land Company | 2,262 | 14.0 | 1,243 | 9.2 |
| Taylor United | 445 | 2.8 | 480 | 3.5 |
| Arnold Stoehr | 190 | 1.2 | 390 | 2.9 |
| Others | 936 | 5.8 | 20 | 0.2 |
| TOTAL | 16,080 | 100.0 | 13,535 | 100.0 |

(Source: Puget Sound Cooperative River Basin Team, 1988)

logging roads and the continued use of unsurfaced existing roads expands the areas of erosion and the sources of sediment. As stated in the Totten-Little Skookum Inlet Watershed Action Plan, this concerns comes to focus when harvesting rates of merchantable timber continues at the near ten percent rate throughout the watershed (Totten-Little Skookum Watershed Action Plan, 1991).

Pressure to convert forest land to undeveloped subdivision lots has spurred on by land value speculation, increasing population growth, and impending land use regulations. Such land use conversion is a threat to the continuation of viable forest management, especially a commercial timber operation, which relies on large blocks of land to permit the various management activities (such as logging, road building, or pesticide application) to take place without adjacent landowner complaint. Subdivision of large parcels adjacent to commercial forest lands brings together conflicting land uses; eventually forest management becomes more difficult, and increased land valuation makes use conversion more attractive to forest land owners.

Aquacultural lands: Puget Sound is one of the most productive shellfish growing areas in the United States and the State of Washington has recently become the nation's leader in oyster production. Shellfish production is the second largest industry in Mason County, making the Totten-Little Skookum Inlets vital to this industry (Totten-Little Skookum Inlet Watershed Action Plan, 1991). The shellfish resources within these inlets include oysters, clams, mussels and geoducks. The native people of the south Puget Sound have always depended on shellfish and finfish from the bays and inlets. Since the start of non-indian settlements in the nineteenth century, commercial oyster and clam raising has taken place, initially with native shellfish and now with introduced species.

Commercial aquaculture in Mason County in 1990 accounted for 60 percent of oysters, clams, and mussels grown in Puget Sound/Straits of Juan De Fuca and 34 percent of the statewide production (Department of Fisheries, 1990). In clams and mussels alone, these

amounts change to 61 percent in Puget Sound/Straits of Juan De Fuca and 60 percent of statewide production. In 1987, as much as 70 percent of south Puget Sound oyster production occurred in the Totten-Little Skookum Inlets (Totten-Little Skookum Watershed Action Plan, 1991).

The aquacultural resource lands for shellfish culture in the Totten-Little Skookum Inlets in Mason County include 18 tideland commercial shellfish growers as well as 11 upland commercial facilities. These shellfish operations generate over 20 million dollars in economic value, make a considerable contribution to economic diversity for Mason and Thurston Counties, and supply the needs of the general public for shellfish. In addition, the native tribes gather clams and oysters for ceremony, food and commerce, as they have historically and much of the tidelands along the shoreline are leased or owned by private owners, who also harvest the shellfish resources.

Agricultural lands: Much of the agricultural lands is along Skookum Creek, the mouth of Kennedy and Schneider Creeks, and the Little Skookum Inlet. The lands are used for pasturing cattle and horses, as part of scattered, small-scale, non-food crop farming operations (livestock grazing and hay growing).

Since there are no large commercial farms in the subarea, several surveys of rural agricultural land use have been done to indicate the number of livestock kept on agricultural lands. These estimates show between 280 cattle and 110 horses (Mason County Conservation District's inventory) to 320 cattle and 330 horses (Puget Sound Cooperative River Basin Team, 1988) in the watershed. As much as 80 percent of the cattle are on four farms which are well managed; on the other hand, 80 percent of the horses are kept at dispersed locations, each with two or more animals. The Conservation District states that over eight tons of wastes from each horse are deposited at each holding site. In combination with vegetation overgrazing and soil compaction, such animal keeping practices can lead to nonpoint pollution in the watercourses located in the grazing areas.

The soils in the planning area contribute to the rapid surface runoff of rainfall rather than percolation into the soil. Sedimentation caused by this runoff can destroy fish habitat and spawning areas. Soil and organic contaminants can enter area streams through percolation and infiltration of groundwater and/or surface water runoff through animal holding areas. Fecal contamination of this runoff can cause the growth of bacteria and can transmit diseases to humans through drinking water and shellfish consumption. High levels of contamination can cause the growth of pathogenic organisms in shellfish and lead to the closure of shellfish harvest in portions of Totten and Little Skookum Inlets.

Mineral Extraction: There are eleven mineral extraction sites in the Skookum Creek watershed and two sites in the Totten Inlet area of Mason County. Several of these sites are located adjacent to watercourses which flow directly into Puget Sound. These operation involve considerable surface disruption in order to remove marketable materials from each site. Sediment-laden surface runoff from these exposed areas may impact area streams and

the estuaries of the Inlet by depositing these transported materials and chemicals in these fragile wetland areas.

**d) Wetland Areas in the Subarea**

As part of the Environmental Report, the identification and mapping of wetland areas in the subarea was refined using the U.S. Fish and Wildlife National Wetland Inventory maps, further soils evaluation, and site verification for better mapping accuracy. The results of their effort showed that 330 wetland acres (282 in freshwater, 48 in salt marsh areas) lie in the lower Little Skookum Inlet area and 167 freshwater wetland acres occur in the upper Skookum Creek watershed. It is estimated that 15 acres of freshwater and 40 acres of salt marsh wetland lie in the Kennedy Creek corridor within Mason County.

These freshwater and saltwater wetland areas serve many important functions. They have the ability to maintain or enhance water quality of stream and tidal flows by filtering out sediments, absorbing excess nutrients, and chemically reducing transported pollutants. Wetlands are capable of slowing and storing high stormwater flows and serve to reduce shoreline erosion from wind and tidal action. They contribute to groundwater exchange by recharging aquifers and storing exposed water table flows. Wetlands serve as the location of many fish and wildlife habitats by providing water, food, shelter, and sites for reproduction. Humans benefit from the shoreline and water-based recreational activities and aesthetics that wetlands can provide. For these reasons, the wetlands of the planning area are recognized as Critical Areas and require careful management and protection.

**e) Geologic Hazards**

There are certain landform features and soil properties which pose safety and property damage problems to land uses in the subarea. These geologic hazards include landsliding, surface erosion, seismic, and flooding events. When development is proposed in these areas of known hazard, either the proposal has to be moved to alternate site or some means of protection must be used to avoid serious impacts.

Landsliding is the mass movement of soil due to the nature of the soil composition or the orientation of the land feature. Site conditions can affect the stability of the site; soil moisture, vegetation cover, angle of the surface, or disruption of the land surface can trigger the mass movement event. Windstorms, slope surface water runoff, and streamflow are agents of surface erosion and can contribute greatly to the movement of soil material from one location to another, with or without human disturbance.

Seismic hazards from earthquakes or ground failures are known to occur throughout the Puget Sound region. The geology of the area, including faults, uplifting, and past glaciation, has determined the nature of these hazards, and locational mapping of these hazards has helped to provide information for planning purposes. Certain risks are taken in developing these areas, but structural measures taken in construction can reduce damage in future low-intensity seismic events.

The lands in the subarea which are within or adjacent to stream and river floodplains, lakes, or ponds may be exposed to flooding hazards when rainfall and/or runoff are high. These include the lands adjacent to Skookum and Kennedy Creeks, Fawn Lake, ponds, freshwater and salt marsh wetlands, and low areas along the inlet shoreline. Many of these lands are productive agricultural lands or are desirable building sites due to their flat topography and location next to waterbodies. In the past, development did not adequately consider the danger of flooding damage; with current county ordinances, this risk is addressed at the time that a proposed development is reviewed.

**f) Water Quality Monitoring in the Totten and Little Skookum Inlets:**

The Mason County Office of Water Quality is currently implementing some of the recommendations of the 1991 Totten-Little Skookum Watershed Action Plan. Ambient monitoring of both fresh and marine water quality in the Little Skookum watershed has been carried out. A water quality database is being developed which includes information from both Mason and Thurston Counties, the Conservation District, and the Squaxin Indian Tribe.

A Remedial Action Plan has been developed to trace on-site system failures and agricultural sources of non-point pollution. Land owners who have agricultural pollution sources will be requested to work with the Mason County Conservation District to develop farm plans and implement Best Management Practices. Septic system failures will be referred to the Mason County Department of Environmental Health.

The Remedial Action Plan will include a Storm Event Survey of Skookum Creek, workshops to inform land owners of the Action Plan, and surveys of suspected sites of pollution. The Office of Water Quality has developed an enforcement-action referral and tracking system to monitor progress of remedial actions on a site-by-site basis.

## 2) SOCIO-ECONOMIC CONDITIONS:

The availability of land and the easy access to both Olympia and Shelton contribute to the fact that the subarea will absorb an increased share of anticipated growth of the South Puget Sound region. The question is whether the area becomes a bedroom community reliant on services from elsewhere or a better balanced rural residential area with adequate retail services and a self-sufficient business economy. This inevitable residential growth will pit existing property owners' expectations of the subarea remaining rural against new residents' need for additional services and demand for residential, business, and employment facilities. Equally important to consider is the fact that if the shellfish industry, a major employer, is to survive in the area, it will be necessary to control the rate and distribution of area growth.

Economic conditions in Mason County have fluctuated during the past several years. This variability is evident from unemployment figures since 1980. The sharp decline in the timber industry in the early 1980's was the primary factor in Mason County's employment. Diversification and development of other industries and services have been key factors in the recovery. The rate of recovery in Mason County has been slower than in the rest of the

state, with wages only 81 percent of the state average and unemployment in the County is one percent above state average.

a) **Population Growth**

An important factor that must be considered in Mason County's economy is population growth. Since 1980, Mason County's population has increased by 23 percent, making it the ninth fastest growing County in Washington. During the same period, the population of incorporated Shelton has actually decreased by about 1 percent. All growth has been occurring in the unincorporated areas of Mason County, playing an important role in the County's current employment characteristics and emphasizing the need to plan development throughout the County.

b) **Employment Trends**

Unemployment in Mason County has fluctuated sharply since 1980, when it was at a low of 7.6 percent. The troubles in the timber industry hit the area hard and unemployment jumped to 14.7 percent by 1982. Recovery has been slow since then and it appears the unemployment rate has stabilized. In 1985, unemployment dropped to 8.4 percent and has fluctuated since then but has decreased to 6.2 percent.

c) **Economic Diversification**

In the early 1980's, the crash in the lumber market, loss of jobs, and increased competition created a near depression in Mason County and other Pacific Northwest timber dependent areas. More jobs in other employment areas, such as retail, government positions, and other manufacturing jobs have compensated for these losses. This fact is important because the Washington State Employment Security Department indicates that the lack of industrial diversity is the primary reason for the economic hardships suffered by smaller regions. Areas which have an economy driven by a resource such as timber can be very sensitive to fluctuations in the business cycle.

Expansion of other activities can only lead to a stronger economic base in Mason County. The two lumber mills within the Little Skookum/Totten area have taken different approaches to compete in today's market. One mill has modified production to sell in a specialized market. The other plans to continue to maximize output through expansion during the next five years. Both have recently hired additional employees. The growth in employment of these companies contrasts with the decline in the lumber industry for Mason County.

The other prominent industry in the area is shellfish production. This industry has experienced a steady increase in demand and production, and there is no reason to expect any change in this trend for the future. However, increasing water pollution is the most serious threat to the continued success of the shellfish industry. If pollution is not controlled in Little Skookum and Totten Inlets, the shellfish industries in the area will not be able to maintain current levels of production.

# IV. FORCES THAT AFFECT SUBAREA PLAN DEVELOPMENT

It is difficult to determine what lies ahead for this portion of Mason County. It is impossible to ignore the fact that the population has increased by nearly 23 percent in the past 10 years and similar growth is expected in the near future. The construction of residential housing in unincorporated Mason County may occur to accommodate this migration of new people into the south Puget Sound region.

## 1) POPULATION

As mentioned previously, the population of Mason County has surged upward 23 percent, from 31,184 to 38,341, during the 1980-1990 decade. This 7157 person increase was only 70 percent of the 10,266 person surge that occurred during the seventies, when Mason County population grew 49 percent from 20,918 to 31,184. In 1970, 69 percent of the county population lived outside of Shelton, the only incorporated city in Mason County; by 1990, this percent increased to 80 percent. Since Shelton did not increase in population during the decade of the eighties, nearly all of the growth which took place occurred within the unincorporated areas of Mason County.

According to the Washington Office of Financial Management, Mason County's population is expected to increase significantly in the next twenty years. An estimated 16 percent increase (6350 people) to a county total of 44,688 is expected during the nineties and an additional 14 percent increase (6650 people) to 51,335 is anticipated from the years 2000 to 2010. Based upon these predictions, Mason County population would have increased 65 percent in the thirty years from 1980 to 2010.

## 2) HOUSING

Mason County has experienced a considerable increase in residential development from 1980 to 1990 (Table 3). A near 33 percent increase in the number of dwelling units occurred in the rural areas of the county. This surge is expected to decrease to between 15 to 20 percent

**TABLE 3. TRENDS IN HOUSING UNITS WITHIN MASON COUNTY.**

| | 1980 | 1990 | change | 2000 | change | 2010 | change |
|---|---|---|---|---|---|---|---|
| County | 14,539 | 19,246 | 32.37% | 22,792 | 18.42% | 26,410 | 16.0% |
| City | 3,088 | 3,046 | -1.36% | 3,200 | 5.00% | 3,456 | 8.0% |
| Total | 17,627 | 22,292 | 26.47% | 25,992 | 16.60% | 29,866 | 14.9% |

note: Figures above are derived as follows -
Totals are from Bureau of Census (1980), Washington State Office of Financial Management (1990), and rates of increase similar to population increases.
County and City are the divisions of Total, with City increasing at stated rates and remaining housing increases occurring in County.

for the 1990-2000 decade. Portions of the county next to Kitsap and Thurston Counties are where most of this development is likely to occur, and these areas are attractive to property buyers who work in adjacent counties and want to live in Mason County. This fact is a great concern to current property owners in the Totten-Little Skookum watershed who view this potential residential growth as a threat to the rural character of the area.

### 3) ECONOMY

The Mason County economy has undergone considerable changes as the area population has grown and the timber harvest and processing industries have decreased. The Washington State Employment Security Department has projected that with the predicted population growth, the biggest increases in employment for the next five years will be in retail and service businesses. Also expected to grow significantly are construction and other growth-driven industries, such as finance, real estate, transportation, and public utilities. Less reliance on resource industries, such as timber harvest and processing, will continue but diversification to other wood products may lessen the impacts to lower employment in the timber industry; Skookum Lumber is an example of this adjustment in operation to meet new markets. Currently most residents in the subarea rely on employment opportunities outside of the subarea. Increases in aquaculture operations could certainly benefit employment in the subarea and the county without seriously impacting water quality and rural lifestyle along the Totten and Little Skookum Inlets.

### 4) EXISTING LAND USE

Forest land management on private lands is the dominant land use throughout Mason County; this is especially true in the Totten-Little Skookum watershed (Table 4). More than 90 percent of the land use west of Highway 101 is commercial forestry. Large blocks of forest lands lie east of Highway 101, between Kamilche Point and Bloomfield Roads and north of Lynch Road from Taylor Towne and Phillips Road. In addition to the commercial forest

**TABLE 4: CURRENT LAND USES WITHIN THE TOTTEN-LITTLE SKOOKUM INLET WATERSHEDS**

| LAND USE | ACRES | PERCENT OF SUBAREA |
|---|---|---|
| Forest | 19,385 | 76.19 |
| Undeveloped | 1,714 | 6.74 |
| Aquaculture | 1,550 | 6.09 |
| Agriculture | 1,391 | 5.47 |
| Suburban Residential | 1,155 | 4.54 |
| Mineral | 152 | 0.60 |
| Commercial | 55 | 0.22 |
| Industrial | 41 | 0.16 |
| TOTAL | 25,443 | 100.00 |

(Source: Totten-Little Skookum Watershed Action Plan, 1991)

lands, many undeveloped lots, now vacant and not taxed for forestry or agriculture, are located adjacent to lands having forest and residential land uses; these lands are expected to be developed for residential land uses before other adjacent lands are converted to this use.

As shown in Table 4, suburban residential land uses accounts for less than 5 percent of the subarea. Many of these residences are in subdivisions such as Totten Shores, Bay East, and Fawn Lake; but many others are on lots averaging 1.5 acres in size. These residences are connected by good access roads, such as Lynch, Kamilche Point, and Bloomfield Roads and Old Olympic Highway.

Along both inlets the tidelands below the ordinary high water mark are leased or owned outright. These lands are those under continuous aquacultural land use and serve a very important role in the local, regional, and state economy. Much of the land use adjacent to these tidelands is suburban residential; these residential land uses could subject the tidelands to nonpoint source pollution and affect the ability to harvest shellfish cultured here.

# V. LAND USE ELEMENTS: GOALS AND POLICIES

## 1) General Goals of the Subarea:

A. To achieve a balance between careful land development, maintenance of valuable natural resources, and preservation of a low density rural lifestyle in the subarea.

B. To avoid incompatible land uses and ensure that the future development shall be compatible with existing land uses.

C. To ensure that subdivisions and associated infrastructure (particularly in residential subdivisions) are designed and constructed to meet existing as well as future needs for adequate water, sewer, and traffic safety.

D. To support sustainable utilization and enjoyment of the forest, water, and shellfish resources in the planning area.

E. To minimize pollution of air, streams, ponds, marine and ground water during and after land clearing and development.

F. To promote a balanced circulation and transportation system, which is consistent with preserving the rural character of the subarea.

## 2) Specific Goals of the Subarea:

### A. AGRICULTURAL LAND USE

Statement: Agriculture is an important part of the rural life in the subarea. This land use varies from the raising and harvest of food crops, hay, timber, and Christmas trees to the pasturing of horses and cattle; to some residents these activities represent the primary means of livelihood, while to others such activities are recreational in nature.

Goal A: Encourage existing and new agriculture, both commercial and recreational, to use available tax and economic incentives and land use protection techniques.

Specific Policies:

A1: Owners of those lands which qualify are encouraged to enroll in the Open Space - Agriculture property tax classification program, pursuant to R.C.W. Chapter 84.33.

A2: Lands that meet the designation criteria for agricultural lands, as detailed in the Mason County Interim Resource Ordinance, as adopted, will be provided protection against nuisance claims as detailed in the Ordinance.

Goal B: Alleviate the threat to water quality from various farming and animal pasturage land uses by implementing management practices which control fecal coliform pollution, sedimentation, and chemical runoff.

Specific Policies:

B1. Property owners of these agricultural land uses are encouraged to work with the Mason County Conservation District to get the technical assistance suitable for their property, including locally accepted Best Management Practices.

B2. Site specific farm management plans should be developed in cooperation with the Mason County Conservation District and should include the use of Best Management Practices applicable to the farm operation.

### B. AQUACULTURAL LAND USE

Statement: The Totten and Little Skookum Inlets are recognized for their high shellfish production and their value to the regional economy. Nonpoint pollution from land uses in the area watershed has had a negative impact on these areas. Appropriate steps need to be

undertaken to protect or enhance the good water quality that is necessary for these commercial and recreational activities.

Goal A: Preserve existing aquacultural lands for commercial and recreational uses and protect these lands from further degradation and decertification.

Specific Policies:

A1: Land uses and proposed development along the shoreline or on adjacent uplands of the watershed should minimize any increases in stormwater runoff and nonpoint pollution which degrade water quality for aquacultural uses.

A2: Provide protection against nuisance claims for aquacultural uses in case new development changes the character of the areas surrounding those aquacultural uses.

Goal B: Support efforts to enhance shellfish and fish habitat and increase the aquacultural resources in the subarea.

Specific Policies:

B1: Activities which enhance habitat or increase fish, shellfish, and aquatic resources should be encouraged as an important part of the economy and lifestyle of the area.

Goal C: Avoid adverse impacts to water quality when considering land use activities adjacent to or upland of aquacultural areas.

Specific Policies:

C1: Pollution discharges into waters where shellfish are cultured or harvested, or into streams which flow into these shellfish areas should be prohibited or brought into compliance.

C2: Aquaculture activities should be accomplished with minimum adverse impacts to area water quality and with the best available aquacultural management practices.

C3: Forestry, open space, and low-density residential development should be the preferred land uses adjacent to productive aquacultural areas.

C4: Establishment of a watershed/shellfish protection district should be considered in order to focus all efforts on improving water quality and lessening impacts which degrade aquacultural areas; protection district funding should come out of assessments that have been raised within the watershed.

## C. FOREST LAND USE

Statement: As the largest land use in the subarea, current and future forest management activities will continue to be an important economic element in the watershed and may be affected by new and existing land uses adjacent to these resource lands. Conversion of these lands to other land uses may influence the continued viability of forest management activities and may adversely affect area water quality.

Goal A: Recognize and support the management of the current acreage of forest lands in the subarea.

Specific Policies:

A1: Incentives should be made available by Mason County to encourage continued forest land ownership.

A2: If land conversions from forest to other land uses occur, continued access for forest management activities should remain as an important consideration in the planning of transportation routes in the subarea.

A3: Provide protection against nuisance claims for forestry uses if new development changes the character of the areas surrounding those forestry uses.

A4: Landowners adjacent to forest land uses should be made aware that forest lands will be managed to the property lines of the forest lands.

A5: Promote citizen awareness and the understanding of forest practices in the watershed through public education efforts.

Goal B: Encourage forest management activities that comply with the Washington State Forest Practice Act.

Specific Policies:

B1: Forest management activities should remain in compliance with state forest practices to minimize the physical and water quality impacts to adjacent properties in the watershed.

B2: Recommendations from the Timber/Fish/Wildlife cooperative research should be integrated in future forest management activities through the Washington State Forest Practice Act.

## D. RESIDENTIAL LAND USE

Statement: The anticipated population growth (nearly 4000 people by 1995) in the county is predicted to occur outside of Shelton. Since the Olympia area and state government worksites are less than 20 miles away, much of the growth may occur in this subarea. The increased number of residences will impact the rural character of the subarea and may have a cumulative negative impact on area water quality and other resources.

Goal A: Ensure that site suitability and use of open space or greenbelts are considered in the evaluation of residential development and the determination of land use density, to improve water quality and maintain rural character of the subarea.

Specific Policies:

A1: The physical capabilities of development sites and the potential impact on surrounding properties should determine the site suitability of proposed developments in the subarea. To attain this policy, the following density standards are recommended:

a. Each parcel currently below 5 acres in size may be developed for an individual single-family residence.

b. For parcels 5 acres to 10 acres in size which were legally created prior to the adoption of this Plan, parcel owners shall have the right to divide this property into lots, the smallest of which is not less than 2.5 acres in size.

c. For parcels greater than 10 acres in size, one of the following options shall apply:

1) land may be divided to a density of one single-family residence per 2.5 acres by using the following density bonus strategy:

For every single-family residential lot planned into an "Open Space Development", one additional single-family residential lot may be added to the development, provided that at least 50% of the total land base is designated as open space. (see open space development chart in appendix for example densities per acreage.)

The designated open space parcel may be used for agriculture, forestry, passive recreation, stormwater detention areas, community water systems, on-site sewage disposal systems, and critical areas (i.e. wetlands, steep slopes, wildlife habitat, etc).

The acreage not allocated to each individual lot shall be managed as open space by the original owner or through an open space maintenance agreement with individual lot owners (an example of a model open space agreement is in the Appendix). The following two statements

should be placed on the face of the plat at the time of recording of the open space development:
a) an open space maintenance agreement does exist, and
b) the rights to development of this acreage, other than the allowed open space uses previously mentioned, are no longer available on this parcel or parcels of land.

2) one single-family residence per 5 acres may be created using conventional land segregation methods.

A2: Innovative techniques in site planning, such as the creation of open space and common areas and the use of clustering of individual lots and buildings, should be used in the design of all land division proposals in the subarea.

A3: Incentives to help design development proposals, such as density bonus, conservation easements, and community-held open space, should be encouraged, but permitted only in locations where land capability will allow denser development.

A4: Planned Residential Developments (PRD's) should be encouraged so that developments are planned in a manner which best preserves rural character, protects critical areas and adjacent property owners, and provides necessary facilities.

A5: Residential development should be discouraged adjacent to existing industrial areas or those areas designated for future industrial use within the subarea.

A6: When a local entity (county or state) takes land by eminent domain or negotiation for a project of public purposes and reduces the size of affected properties, those affected parcels should have the rights afforded to them that were available prior to the eminent domain or negotiation action.

A7: The evaluation of land division proposals in the subarea should consider the impacts to existing and planned infrastructure, such as sewage disposal, water supply, traffic and circulation, and fire safety.

A8: In determining site suitability of shoreline development activities, potential short and long term impacts to water quality should be considered, as well as any reasonable alternative actions and/or mitigation measures.

A9: The site design of developments should not adversely impact the current levels of water quality and should avoid any risk of decertification of existing shellfish beds (When a shellfish bed is decertified, commercial harvest of shellfish for human consumption becomes illegal.)

A10: Accessory Living Quarters should be permitted for each primary residence provided the land and the septic system are capable to support the additional use. Accessory living quarters should be limited to 800 square feet in size, should only be used for immediate family members, and should not be rented or leased.

A11: As recommended in the Totten-Little Skookum Watershed Action Plan, shorelines in the subarea should be redesignated to Conservancy Shoreline Environment, to restrict land divisions that create new lots each less than 200 feet wide.

## E. COMMERCIAL AND INDUSTRIAL LAND USES

Statement: The pressure for future commercial and industrial development may occur as residential growth continues in the subarea. Residents are concerned about the location of these land uses in the watershed, the physical impacts to the surrounding area, and how they might affect the rural character and water quality of the subarea. The direction of this commercial and industrial growth should expand in existing locations along main routes, such as Highways U.S. 101 and S.R. 108 and the Burlington Northern Rail line servicing this area.

Goal A: Discourage commercial and industrial development that adversely impacts air and water quality in the subarea.

Specific Policies:

A1: Commercial and industrial development should be designed and located to minimize adverse impacts by noise, lights, and visual obstruction of the proposed use.

A2: Site development of commercial and industrial land uses should integrate stormwater retention standards in the preparation, construction, and operation of the land use.

A3: The operation of commercial and industrial land uses should not discharge wastes directly into the waters of the State.

A4: Industries which threaten ground or surface water should be prohibited from locating within the planning area if the business or use cannot ensure protection of these resources.

Goal B: Focus commercial and industrial enterprises in locations where existing infrastructure can support such development proposals.

Specific Policies:

B1: Additional commercial and industrial development in the subarea should be located adjacent to existing commercial and industrial locations in the narrow corridor along Highway 101, north of the Highway 101 - 108 intersection.

B2: New and future industries seeking to locate in the planning area should be low impact, meet all performance standards for other permitted uses, and be clustered at designated locations which are physically suitable for the proposed land uses.

B3: Existing commercial and industrial developments should be allowed to continue and expand, provided that such expansion results in no adverse environmental impacts and there is adequate infrastructure to support such expansion.

B4: Existing commercial or industrial uses should have a preferential right to continue and not be subject to nuisance claims if operating under accepted industry and county performance standards.

B5: Existing commercial and industrial uses are encouraged to use setback landscaping along their property lines. New commercial and industrial uses should be required to provide setback landscaping between that use and adjacent land uses.

## F. TRANSPORTATION AND CIRCULATION

Statement: With the predicted increase in residential and economic development in the region, the need for planning adequate and safe traffic routes becomes very important. Not only will main routes bear greater traffic volumes, the access roads to new developments will affect overall safety and will have physical and visual impacts to the subarea lands.

Goal A: Provide an adequate secondary transportation route system (arterial and collector routes) to improve the vehicular access off the upgraded primary highway routes of the county and to maintain safe travel on existing public routes for all land uses in the subarea, while at the same time discourage new public routes which would promote more intensive development, such as the connection of Phillips Road with Binns-Swiger Loop Road.

Specific Policies:

A1: Road alignments in proposed subdivisions should be evaluated for the following criteria: impacts to area traffic patterns; location in respect to topography, soil capabilities, watercourses, and critical areas; and adequacy of road right-of-way.

A2: Road improvements should not be made unless public review and careful evaluation merit the need to upgrade based upon increased use or new safety regulations.

A3: The design of new road improvements should integrate the retention and/or detention of stormwater resulting from the impervious travel surfaces and drainage ditching in the road alignments.

A4: The improvement of shoulders along loop roads and old highway spurs should be encouraged for pedestrian, bicycle, and recreational trail uses.

A5: All new and existing roads which cross streams should be required to provide adequate upstream and downstream passage for anadromous and resident fish.

## G. NATURAL SYSTEMS

Statement: Residential and economic growth in the subarea will mean that future land uses may be proposed at locations which have unsuitable soils and topography or contain one of several recognized resource values (wetlands, aquifer, vegetation cover, wildlife habitat, etc.). Any on-going forest, farm, and mineral management activities will continue, but public concerns about on-site and off-site impacts to subarea resources will increase.

Goal A: Encourage the protection of the subarea natural physical systems (air, water, and land resources) by identifying the important areas which have recognized resource values or are potentially hazardous to life and property and by complying with the policies and standards of the implementing ordinance of the Mason County Comprehensive Plan, as revised.

Specific Policies:

A1: The unique and fragile sensitive areas of the subarea should be protected from incompatible uses.

A2: Critical areas should be delineated throughout the subarea. Residential, commercial, and industrial development in such areas should be closely regulated and should follow strict safety and development standards which are tailored to each type of critical area.

A3: The valuable natural functions of riparian areas in wetlands, shorelines and stream corridors should be protected.

A4: Wetlands and floodplains of the subarea should be maintained to store and transport peak floodwater and to maintain or improve water quality in the vicinity.

A5: Estuary and contiguous wetlands, as well as freshwater wetlands, should be protected through the Mason County Shoreline Master Plan and other applicable ordinances.

A6: In areas subject to flooding, priority land uses should be forestry, agriculture and public recreation. New development in the floodplain or actions protecting existing developments should not involve filling within the floodplain or increase flood hazards onsite or downstream, and should be designed to avoid damage from future flooding.

A7: Protection of endangered and threatened plant and wildlife species and game species and their habitat should be considered in evaluating proposed land conversions.

A8: An updated soil survey for the subarea should be completed to aid in land use decision-making. The survey should include the current descriptions of soil physical properties and the limitations and suitability of each soil for numerous land uses.

Goal B: Maintain and encourage existing forest, aquacultural, agricultural, and mineral resource lands in the subarea and discourage land conversions to non-resource land uses.

Specific Policies:

B1: The general public should be educated about the location of forest, aquacultural, agricultural, and mineral resource lands and the intrinsic nature of these land uses.

B2: Residential and non-resource commercial and industrial uses in the areas of resource lands should be closely regulated and should follow development standards which do not create conflicting land uses.

B3: Forest, aquacultural, agricultural, and mineral resource lands and uses should be protected from nuisance claims brought about by changing land use patterns.

B4: In reviewing proposed land divisions and land use conversions, all efforts should be made to discourage the fragmentation of resource lands into units which do not allow for economically viable resource uses.

Goal C: Within the subarea, encourage the use of current open space and greenbelt areas, including wetlands, woodlands, and natural drainage corridors.

Specific Policies:

C1: All land modifications in the subarea should protect stream corridors during and after construction and during the operation of land use activities.

C2: The use of greenbelts and common areas should be encouraged in proposals for residential and commercial development.

C3: Financial incentives should be provided to landowners who protect identified open space areas.

Goal D: Protect or enhance existing groundwater resources in the subarea by educating the public about the importance of high quality and reliable water sources.

Specific Policies:

D1: The extent of areas critical to the protection of aquifer recharge areas should be identified and the measures needed to assure their protection and supply should be established.

D2: Surface water in subarea marshes, ponds, wetlands, and lakes should be recognized as visible indicators of the groundwater regime and should be protected from possible conversion or contamination.

D3: Sensitive aquifer recharge areas, as an identified critical area, should be restricted to low intensity and compatible land uses.

D4: Community water systems should be encouraged in unsewered areas, both to avoid existing or future contamination problems.

D5: Land uses which cause contamination to groundwater should be brought into compliance with the goals of the Totten-Little Skookum Watershed Action Plan and the current standards in use by the Mason County Department of Health Services.

## H. STORMWATER AND SURFACE WATER

Statement: Land cleared of vegetation or regraded in preparation for construction is subject to erosion from rainfall, and this sediment-laden runoff causes damage to property and impacts downstream water quality. Along with clearing and grading, area residents are also concerned about the increased stormwater affecting the existing land uses downstream of the areas cleared. Additionally, increased stormwater runoff diminishes the infiltration to groundwater, thus impacting area water supplies and streamflows .

Goal A: Ensure that adequate controlled surface water management and infiltration is part of each development proposal.

Specific Policies:

A1: Residential, recreational, and commercial land uses proposed in the planning area should use stormwater management techniques to control runoff and sedimentation. These techniques, such as on-site retention, detention, and infiltration, should protect natural drainage ways and associated steep slopes, wetlands, floodplains, and erosion areas, and should keep additional surface flows from running off the project site.

A2: All land use requests, from single-family residences to subdivisions, or from commercial to industrial uses, should be evaluated for drainage or stormwater impacts and permitted only after meeting necessary development requirements.

A3: All development proposals should incorporate measures to minimize impervious areas and altered land surfaces in order to maintain the normal rates of surface water infiltration and overland flows.

A4: Stormwater management and surface drainage systems should be integrated into land use proposals as major design elements which enhance water quality, open space, wildlife, fisheries, recreation, and aesthetic values throughout the county.

## I. ON-SITE SEWAGE DISPOSAL AND TREATMENT

Statement: Most residents of the subarea rely on their on-site sewage systems for sewage disposal and treatment. Malfunctioning systems have been shown to degrade both surface and subsurface water quality in upland areas and in the streams and inlets of Puget Sound. Since additional residential development is expected to compound these problems, county residents are faced with designing and constructing new on-site sewage systems and monitoring existing and new systems to control degrading water quality.

Goal A: As stated in the Totten-Little Skookum Watershed Action Plan, encourage the development of an overall program by Mason County Environmental Health Department to provide current information about individual on-site sewage systems and to improve the monitoring of existing and new on-site sewage systems.

Specific Policies:

A1: The database on each on-site sewage system in the subarea should be accessible to system installers and pumpers and to county health and assessor staff, as well as to the real estate Multiple Listing Service for disclosure in the sale of a residence.

A2: Re-examination of the county on-site sewage system criteria should focus on the site suitability of the proposed sewage system location; factors to consider include soil physical properties, slope, depth to water table, proximity to surface water, lot size, and number of bedrooms in the residence.

A3: On-site sewage systems should be maintained in a condition that will ensure longevity, protect public health, and prevent contamination of surface and ground waters. Monitoring inspections and necessary maintenance, such as pumping the system, should be required every five years or less, based upon the size or design of the system or upon a county Environmental Health recommendation.

A4: On-site sewage systems which do not meet minimum design standards should be upgraded at times of opportunity, such as the sale of the residence, home remodeling, and system repair.

A5: A financial assistance program, such as revolving loan with a payback provision, should be provided to aid area property owners in repairing or replacing their failing on-site sewage systems.

A6: The Mason County Shoreline Master Program should be revised to prohibit any direct outfalls from sewage treatment plants or any other point source discharges into surface waters of the subarea, and to maintain the 100-foot shoreline setback for on-site sewage systems currently in effect.

## J. CLEARING AND GRADING

Statement: Land alterations are expected to occur when new residential, recreational, and economic development takes place in the subarea. Such activities may impact the water quality in area streams and the Puget Sound inlets.

Goal A: Enforce the performance standards of U.B.C. Chapter 70 (Excavation and Grading) or a county-wide Clearing and Grading Ordinance, when adopted, in the evaluation of new land use activities and development proposals in the subarea.

Specific Policies:

A1: Activities which involve vegetation removal and surface alterations, except those actions covered by state forest practice rules, should be regulated by an established permit and review process and should be consistent with the Natural Systems and Stormwater goals and policies contained in this Subarea Plan.

**Goals and Policies:**

Goal A: Ensure that the Southeast Mason County Subarea Plan is implemented through effective development standards and is subject to periodic review to allow for revisions as needed.

Specific Policies:

A1: To implement the goals and policies of the Southeast Mason County Subarea Plan, the Department of Community Development should work closely with area residents to establish and adopt an understandable development guide that sets forth the evaluation standards and criteria, and a fair application review process.

A2: All capital improvement programs proposed for the subarea, including the six-year road plan and sewer projects, should be coordinated with the goals and policies of the Subarea Plan.

A3: The Department of Community Development and citizens of the subarea should keep open lines of discussion about the effectiveness of the Subarea Plan and meet at five-year intervals to make plan revisions as needed.

A2: Site preparation by clearing and/or grading, development, and other upland activities should be undertaken using methods which minimize increased runoff to adjacent properties and degradation to area water quality.

A3: Appropriate erosion control practices should be required in approving proposed site preparation and development activities; such techniques include natural vegetation buffers, proper sloping, detention or retention ponds, silt curtains, hydroseeding, and slope surface protection materials.

# VI. PLAN IMPLEMENTATION STRATEGY

The guidelines for development which have been detailed in the previous sections provide insight about the important considerations to be taken by the public and by the county as residential growth is anticipated in the southern part of Mason County. For these guidelines to be effective, the residents of the subarea and the Mason County Department of Community Development must prepare an implementing ordinance.

A subarea plan implementing ordinance would put these plan policies into action by using development standards. The ordinance would be prepared through a similar process as the Subarea Plan itself. Citizens and Department of Community Development staff would assemble the ordinance text. Public review and comment would take place before the Mason County Planning Commission and the Board of County Commissioners. The final ordinance would be adopted by the Board of County Commissioners following their complete review.

Once the ordinance is completed, the Department of Community Development would use the ordinance standards and criteria for the evaluation of land uses and developments proposed in the Southeast Mason County subarea. This application review process using these criteria would be confined to proposals occurring in the subarea. Department of Community Development may recommend special conditions on certain projects in accordance with the standards detailed in the implementing ordinance.

Another aspect of plan implementation is the inclusion of new public concerns to update the goals and policies of the Subarea Plan, if the trends in development merit changes in the Subarea Plan. The Plan is not a static document and can only be based upon current conditions and predictions of what may occur. If new growth is greater than expected or causes unanticipated impacts, certain elements of the Subarea Plan may need re-examination. The Subarea Plan should be reviewed at five-year intervals to monitor whether new development has changed conditions in the subarea and to include new issues brought up by public comments.

## DEFINITION OF TERMS

Aquifer An underground bed or stratum of earth, gravel, or porous stone that contains enough quantity to yield usable amounts of water to wells and springs.

Aquifer Recharge Area Ground above an aquifer where water moves into the aquifer.

Best Management Practices A method designed to prevent or reduce the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

Conventional Land Segregation Method Typical division of land into set lot sizes, regardless of land features and sensitive or critical areas; such segregation is often done without provisions for open space, clustering, or buffers.

Development The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure, and any mining, excavation, landfill or other land disturbance.

Enhance Those efforts undertaken to improve habitat or increase fish, shellfish and other aquatic resources for general public benefit.

Floodplain Land area susceptible to inundation by stream derived waters with a one percent chance of being equaled or exceeded in any given year (100 year floodplain).

Groundwater Water below the surface that occupies the free space in soil, sand, gravel or rock.

Open Space an area of land essentially unimproved and set aside or designated for private use by the original owner or for use by the owners of lands adjoining such open space; no construction of structures is allowed except for facilities appurtenant to community water and on-site sewage disposal systems.

Open Space Development A development designed in such a manner that designates at least 50% of the original land base as open space for the purpose of preserving rural character in the Southeast Mason County Subarea. The designated open space may be utilized and managed for such uses as agriculture, forestry, passive recreation, stormwater detention areas, community water systems, on-site sewage disposal systems, and critical areas (i.e wetlands, steep slopes, wildlife habitat, etc.)

Open Space Maintenance Agreement As an element of an open space development, this legal document is recorded with the deeds of the property designated as open space and with those properties adjoining; such agreement shall restrict the use of that property to uses consistent with natural resource management and/or conservation and shall remove the rights to develop the subject property for other than resource or conservation uses.

Riparian Area Land along a natural stream, river, or freshwater and marine shoreline. Riparian vegetation includes all plant life associated with these lands.

Sensitive Aquifer Recharge Areas Those aquifers which have been identified as being susceptible to contamination or having low water bearing capabilities.

Sensitive or Critical Areas Those lands which are subject to natural hazards; support unique, fragile or valuable elements of the natural environment; or contain valuable cultural resources. These can include: sensitive aquifer areas, 100-year floodplains, wetlands, geologically hazardous areas, marine bluffs, shorelines, and fish bearing waters.

Shoreline Areas Those areas that are within the jurisdiction of the Shoreline Master Program (within 200 feet of the ordinary high water mark).

Wetlands Those areas that are inundated or saturated by surface or ground water 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.

## MODEL
## OPEN SPACE AGREEMENT

Whereas there has been created by survey open space to be used by associated lot owners for the common use and individual enjoyment, therefore the following agreement is hereby agreed to:

Maintenance Responsibility. The land has been surveyed and subdivided into lots and open space, and the survey has been filed of record under Auditor's File No. ____. Each lot owner hereby grants to all other lot owners within the survey an easement for ingress, egress, and utilities over, under, and across the open space as shown on the survey. Maintenance of all open space shown on the survey map shall be the responsibility of the owners thereon. The lot owners shall form an association which when formed shall direct the maintenance of the open space and expend such funds as may be necessary to meet the maintenance standards as described below. Prior to the formation of the lot owners association, each lot owner shall have an equal responsibility in the maintenance of the said open space. Said association's agreement shall include, but not be limited to, providing for a specific individual or entity as an open space manager who has the right to prorate assessments and the ability to collect for the same, with lien rights to enforce collection. Each lot title shall include its prorated share of ownership of the open space and be assessed its prorated share of property tax, etc.

Maintenance Standards. Maintenance of the open space shall include, but not be limited to, the policing, cleanup, and use supervision as necessary to enable the lot owners to use the open space for common usage and enjoyment.

Maintenance Fee. Each lot owner shall be liable for an equal prorata portion of the costs necessary to maintain the open space. Said maintenance fee shall be established by the association, or if said association has not been formed, said fee shall be established as the equal prorata portion of the actual costs of maintenance work performed. In addition to constituting a personal liability of each lot owner, all unpaid open space assessments shall give rise to a lien being placed against delinquent owner's respective lot(s). The management entity at the time the lien arises shall have the right to place a lien against the delinquent owner's lot which may be later foreclosed for the benefit of all lot owners by the said management entity or the association, in the same manner and procedure as a foreclosure of MECHANICS LIEN as set forth in statutes R.C.W. 60.04.120 and 60.04.130. The statutes are hereby incorporated by reference.

As previously stated, all assessments shall be paid annually on or before April 1st of each year, and if not paid by May 1st of that year, a lien shall immediately be recorded against those tracts of land whose owners have not paid. All unpaid assessments shall bear an

# OPEN SPACE DEVELOPMENT

## DENSITIES PER ACREAGE INFORMATIONAL CHART **

| PARCEL SIZE IN ACRES | NUMBER OF RESIDENTIAL LOTS (CONVENTIONAL) | RESIDENTIAL LOTS WITH OPEN SPACE BONUS | MINIMUM ACRES OF OPEN SPACE |
|---|---|---|---|
| 10 | 2 | 4 | 5 |
| 12.5 | 2 | 5 | 6.25 |
| 15 | 3 | 6 | 7.5 |
| 20 | 4 | 8 | 10 |
| 22.5 | 4 | 9 | 11.25 |
| 25 | 5 | 10 | 12.5 |
| 30 | 6 | 12 | 15 |
| 35 | 7 | 14 | 17.5 |
| 40 | 8 | 16 | 20 |
| 45 | 9 | 18 | 22.5 |
| 50 | 10 | 20 | 25 |
| 60 | 12 | 24 | 30 |
| 70 | 14 | 28 | 35 |
| 80 | 16 | 32 | 40 |
| 90 | 18 | 36 | 45 |
| 100 | 20 | 40 | 50 |
| 120 | 24 | 48 | 60 |

** Minimum lot sizes are also subject to soil types, as determined by Environmental Health Dept..

APPENDIX A:

LITTLE SKOOKUM INLET RESOURCE COMMITEE
P.O. BOX 1157
SHELTON, WA. 98584

DEAR RESIDENTS:

We are a neighborhood planning group interested in preserving the rural atmosphere in our community. South Mason county is growing very rapidly, your input is vital for a planned orderly growth. Please take the time to fill out this quetionaire. You can either fold and send back the questionaire via mail or drop it off at either Taylor Towne grocery store or at the Squaxin indian resturant. Please try to return it by March 17th. You are invited to meeting to discuss the results on Thurs. April 13th 1989 at Skookum Hall at 7:00 p.m. SE 3480 Lynch Rd.

## SOUTH MASON COUNTY SUB-AREA SURVEY

1. What neighborhood do you live in or own property in?
   - ____a. Arcadia Pt.
   - ____b. Kamilche Pt.
   - ____c. Lynch Rd.
   - ____d. Bloomfield Rd.
   - ____e. Taylor Towne
   - ____f. Cole Rd.
   - ____g. Kamilche valley
   - ____h. Kamilche Pt. Rd.

2. What is your primary relationship to this survey area?
   - ____ Primary (full-time) residence
   - ____ Absentee landowner
   - ____ Absentee owner of business
   - ____ Part-time residence
   - ____Resident owner of business
   - ____Dwelling owner

3. Do you own or rent your dwelling?
   - _____Own/buying dwelling
   - _____Rent/lease dwelling
   - _____Have dwelling provided by someone else

4. Where are the members of your household employed?
   - ____Home-based(self employed)
   - ____Mason county
   - ____retired
   - ____Thurston county
   - ____Kitsap county
   - ____other

5. What is the total number of people in household?

   _____ number

6. Rate from 1 to 10, 1 being the most important reason, 2 the second reason and so forth, you chose to live or vacation in this area?

____close to work
____friends or family live near
____job opportunities
____rural setting
____good schools
____ born here
____like particular dwelling
____price and/or availability of housing
____wanted access to water
____other (please specify) _____

7. What do you like most about your neighborhood?

8. What do dislike most about your neighborhood?

9. What do you consider to be the most pressing problem in your area?

LAND USE AND HOUSING

10. What is the approximate size of the property in this area that you live or vacation on?

____1/2 acre or less
____more than 1/2 acre but less than 1 acre
____1 acre or more but less than 2 acres
____2 or more acres but less than 5 acres
____5 or more acres but less than 10 acres
____10 or more acres (how many? _____)

11. What are the uses of your land at this time?

____residential ____agriculture ____recreational
____commercial ____light industry
____forestry ____aquaculture ____investment ____other (please specify) _____

12. Do you derive some income from the use of your land?

_____yes _____no

a. If yes, is this income derived from:

____forestry ____agriculture ____aquaculture
____housing ____business ____other (please specify)

13. Do you foresee a change in the primary use of your land in the next 5 years?

____yes ____no ____don't know

14. If you plan to change the primary use of your land in the next 5 years, what do you plan to do with it?

____farm ___subdivide ____develop light industrial
____build house ____develop commercial
____other (please specify)

15. What type(s) of development would you favor for your neighborhood?

_____single family
_____mobile homes Single family
_____duplex and fourplex
_____agricultural
_____industrial
____mobile home parks
____recreational
____commercial
_____apartments
____other (please specify)

16. Do you think the county should develop programs to protect land or water based farming?

____strongly favor ___favor ____oppose
____strongly oppose ___no opinion

17. How do you feel about stronger land use management to protect water quality?

____strongly favor ___favor ____oppose
____strongly oppose ___no opinion

18. Do you think new housing developments should be required to retain a buffer or natural vegetation around them?

____strongly favor ___favor ____oppose
____strongly oppose ___no opinion

19. If duplexes and apartments are built here in the future, do you favor requiring that there be undeveloped open space (natural forest or landscaped buffer) around them to give the same housing density as single-family houses)?

____strongly favor ___favor ____oppose
____strongly oppose ___no opinion

20. How do feel about small home-based family industries and/or business in rural residential areas?

____strongly favor ___favor ____oppose
____strongly oppose ___no opinion

21. Would you like to see further development of retail business somewhere in the sub-area?

____yes, convenience stores in dispersed small retail centers
____yes, spread out on major streets in the area
____yes, anywhere
____no, none at all
____other (please specify)

22. Would you favor industrial zoning to encourage industrial development somewhere in the sub-area?

____yes, for all industry
____yes, for light industry (warehouses, laboratories)
____no
____other (please specify)

UTLITIES

23. What type of sewage disposal system do you have?

___private septic tank
___private cesspool
____outdoor privy
____community sewer system

24. Do you think your sewage disposal system is adequate?

____yes ___no ____maybe ____don't know

25. Has your septic system been pumped in the last five years?
____yes ___no ____maybe ____don't know

26. Are you in favor of a septic system inspection?
____yes ___no ____maybe ____don't know

27. What is the source of your water supply?
____private well (1-9 homes)
____private spring or creek
____community well for 10 or more houses
____other (please specify)

28. Is your water supply adequate for your household needs?
___always enough ____usually enough ____usually not enough
___don't know

29. Is insufficient water supply a problem in your area?
____major problem ____minor problem
____no problem ____don't know

30. Have you ever had problems with drinking water quality?
____major problem - what?_____
____minor problem
____no problem ____don't know

31. Is poor water quality a problem in your area?
____major problem ____minor problem
____no problem ____don't know

32. Is poor salt water quality a problem in your area?
____major problem ____minor problem
____no problem ____don't know

33. Has the present land use effected your domestic water supply/marine water?
____major problem ____minor problem
____no problem ____don't know

34. Would you be interested in becoming more involved in a citizen planning effort for your area?
____yes ____maybe ____no ____don't know

35. Do you have any additional comments on subjects you believe were not adequately covered in the survey?

If you answered "yes" on #34, please give us your name, address and phone number.

BRANDT ORME
Chairman

| RESPONSE TOTALS FOR EACH QUESTION | | |
|---|---|---|
| 1 | What neighborhood do you live in or own property in? | |
| 2 | Arcadia Pt. | |
| 12 | Kamilche Pt. | |
| 46 | Lynch Rd. | |
| 14 | Bloomfield Rd. | |
| 20 | Taylor Towne | |
| 62 | Cole Rd. | |
| 24 | Kamilche Valley | |
| 10 | Kamilche Pt. Rd. | |
| 2 | What is your primary relationship to this survey area? | |
| 150 | Primary residence | |
| 2 | Absentee landowner | |
| 0 | Absentee owner of business | |
| 3 | Part-time residence | |
| 8 | Resident owner of business | |
| 21 | Dwelling owner | |
| 3 | Do you own or rent your dwelling? | |
| 164 | Own/buying dwelling | |
| 6 | rent/lease dwelling | |
| 1 | Have dwelling provided by some one else | |
| 4 | Where are the members of your house hold employed? | |
| 27 | home based | |
| 73 | Mason county | |
| 62 | retired | |
| 51 | Thurston county | |
| 1 | Kitsap county | |
| 10 | other | |
| 5 | What is the total number of people in house hold? AVERAGE =2.9 | |
| 6 | Rate from 1 to 10, 1 being the most important reason, 2 the second reason & so forth, why you chose to liv | |
| [redacted] | close to work | 468 |
| [redacted] | friends or family live near | 449 |
| [redacted] | job opportunities | 236 |
| [redacted] | rural setting | 1150 |
| [redacted] | good schools | 168 |
| [redacted] | born here | 223 |
| [redacted] | like particular dwelling | 602 |
| [redacted] | price and/or availability of housing | 485 |
| [redacted] | wanted acess to water | 568 |
| [redacted] | other | 14 |
| 7 | What do you like most about your neighborhood? | |
| 8 | What do you dislike most about your neighborhood? | |
| 9 | What do you concider to be the most pressing problem in your area? | |
| 10 | What is the approximate size of the property in this area that you live or vacation on? | |
| 36 | 1/2 acre or less | |
| 25 | more than 1/2 but less than 1 acre | |
| 24 | 1 acre or more but less than 2 acres | |
| 28 | 2 or more acres but less than 5 acres | |
| 30 | 5 or more acres but less than 10 acres | |
| 31 | 10 or more acres | |
| 1045 | how many beyond 10 | |

| | | |
|---|---|---|
| 11 | | What are the uses of your land at this time? |
| | 170 | residential |
| | 7 | commercial |
| | 16 | forestry |
| | 26 | agriculture |
| | 2 | light industry |
| | 9 | aquaculture |
| | 6 | recreational |
| | 6 | investment |
| | 1 | other |
| 12 | | Do you derive some income from the use of your land? |
| | 51 | yes |
| | 137 | no |
| 12a. | | If yes forestry 7 |
| | 2 | housing |
| | 15 | agriculture |
| | 10 | business |
| | 9 | aquaculture |
| | 2 | other |
| 13 | | Do you forsee a change in the primary use of your land in the next 5 years? |
| | 7 | yes |
| | 165 | no |
| | 13 | don't know |
| 14 | | If you plan to change the primary use of your land in the next 5 years, what do you plan to do with it? |
| | 3 | farm |
| | 3 | build house |
| | 2 | subdivide |
| | 2 | develop light industrial |
| | 0 | develop commercial |
| | 5 | other |
| 15 | | What type(s) of development would you favor for your neighborhood? |
| | 116 | single family |
| | 17 | mobil homes single family |
| | 2 | duplex and fourplex |
| | 34 | agricutural |
| | 3 | industrial |
| | 3 | mobil home parks |
| | 14 | recreational |
| | 7 | commercial |
| | 0 | apartments |
| | 29 | other - NONE |
| 16 | | Do you think the county should develop programs to protect land or water based farming? |
| | 82 | strongly favor |
| | 59 | favor |
| | 5 | oppose |
| | 4 | strongly oppose |
| | 18 | no opinion |

| | | |
|---|---|---|
| 17 | | How do you feel about stronger land use management to protect water quality? |
| | 92 | strongly favor |
| | 58 | favor |
| | 6 | oppose |
| | 4 | strongly oppose |
| | 7 | no opinion |
| 18 | | Do you think new housing developments should be required to retain a buffer or natural vegetation around |
| | 117 | strongly favor |
| | 36 | favor |
| | 4 | oppose |
| | 5 | strongly oppose |
| | 10 | no opinion |
| 19 | | If duplexes etc were built should buffer be left to give same density as single family housing? |
| | 120 | strongly favor |
| | 40 | favor |
| | 2 | oppose |
| | 4 | strongly oppose |
| | 11 | no opinion |
| 20 | | How do you feel about small home-based family industries and/or business in rural residential areas? |
| | 21 | strongly favor |
| | 77 | favor |
| | 39 | oppose |
| | 14 | strongly oppose |
| | 32 | no opinion |
| 21 | | Would you like to see further development of retail business somewhere in the sub-area? |
| | 44 | yes, convience stores in dispersed small retail centers |
| | 13 | yes, spread out on major streets in the area |
| | 8 | yes, anywhere |
| | 90 | no, none at all |
| | 6 | other |
| 22 | | Would you favor industrial zoning to encourage industrial development somewhere in the sub-area? |
| | 14 | yes, for all industry |
| | 29 | yes, for light industry |
| | 118 | no |
| | 5 | other |
| 23 | | What type of sewage disposal system do you have? |
| | 172 | private septic tank |
| | 0 | private cesspool |
| | 1 | outdoor privy |
| | 0 | community sewer system |
| 24 | | Do you think your sewage disposal system is adequate? |
| | 170 | yes |
| | 1 | no |
| | 7 | maybe |
| | 5 | don't know |
| 25 | | Has your septic system been pumped in the last five years? |
| | 108 | yes |
| | 55 | no |
| | 2 | maybe |
| | 4 | don't know |

| | | |
|---|---|---|
| 26 | | Are you in favor of a septic system inspection? |
| | 103 | yes |
| | 25 | no |
| | 30 | maybe |
| | 11 | don't know |
| 27 | | What is the source of your water supply? |
| | 109 | private well (1-9homes) |
| | 12 | private spring or creek |
| | 54 | community well for 10 or more houses |
| | 1 | other |
| 28 | | Is your water supply adequate for your household needs? |
| | 144 | always enough |
| | 6 | don't know |
| | 23 | usualy enough |
| | 1 | usually not enough |
| 29 | | Is insufficient water supply a problem in your area? |
| | 5 | major problem |
| | 115 | no problem |
| | 23 | minor problem |
| | 29 | don't know |
| 30 | | Have you ever had problems with drinking water quality? |
| | 9 | major problem |
| | 126 | no problem |
| | 29 | minor problem |
| | 7 | don't know |
| 31 | | Is poor water quality a problem in your area? -NOW |
| | 7 | major problem |
| | 102 | no problem |
| | 26 | minor problem |
| | 36 | don't know |
| 32 | | Is poor salt water quality a problem in your area? -NOW |
| | 8 | major problem |
| | 67 | no problem |
| | 23 | minor problem |
| | 69 | don't know |
| 33 | | Has present land use effected your domestic water supply/marine water? |
| | 4 | major problem |
| | 114 | no problem |
| | 13 | minor problem |
| | 40 | don't know |
| 34 | | Would you be interested in becoming more involved in a citizen planning effort for your area? |
| | 36 | yes |
| | 47 | maybe |
| | 60 | no |
| | 16 | don't know |

| 7- WHAT DO YOU LIKE MOST ABOUT YOUR NEIGHBORHOOD? | | | |
|---|---|---|---|
| NUMBER RESPONSES | COMMENT | | |
| 63 | RURAL SETTING | | |
| 55 | PEACE AND QUIET | | |
| 34 | NEIGHBORS | | |
| 28 | BEAUTY OF ENVIRONMENT | | |
| 23 | PRIVACY | | |
| 11 | HIGHWAY ACCESS | | |
| 6 | ACCESS TO WATER | | |
| 3 | FRIENDLY | | |
| 2 | CLEAN | | |
| 2 | WILD LIFE | | |
| 2 | ACCESS TO WALKING TRAILS | | |
| 2 | NO YANDALISM | | |
| 1 | SCHOOLS | | |
| 1 | CLEAN AIR | | |
| 1 | LITTLE SKOOKUM INLET | | |
| 1 | CLEAN WATER | | |
| 1 | PETS | | |
| 1 | NO ZONING | | |
| 1 | COMMUNITY SUPPORT FOR FOREST MANAGEMENT | | |
| 1 | NOT TOO MUCH BURACRACY | | |
| | | | |
| 8. WHAT DO YOU DISLIKE MOST ABOUT YOUR NEIGHBORHOOD? | | | |
| | | | |
| 14 | DEVELOPMENT-POPULATION GROWTH | | |
| 11 | DOGS RUNNING LOSE | | |
| 10 | SPEEDERS | | |
| 9 | GARBAGE/LITTER | | |
| 7 | NEIGHBORS | | |
| 7 | CLEAR CUTTING | | |
| 6 | NOISE FROM TRUCKS | | |
| 5 | MORE TRAFFIC(STRANGERS) | | |
| 5 | ROADS | | |
| 4 | RUN DOWN DWELLINGS | | |
| 4 | LACK OF RESPECT FOR ENVIRONMENT | | |
| 3 | NOISE FROM LOGGING CO. YARD | | |
| 3 | LOGGING | | |
| 2 | INCREASE CRIME | | |
| 2 | NOT CLOSE TO SHOPPING IN WINTER | | |
| 2 | BOATERS IN THE SUMMER | | |
| 2 | TAXES | | |
| 2 | ATV'S | 1 | SLASH BURNING |
| 1 | BUSINESS NEAR | 1 | NOT CLEANING UP AFTER CLEAR CUT |
| 1 | KIDS | 1 | GRAVEL PIT |
| 1 | NO KIDS | 1 | RV'S |
| 1 | AIR QUALITY-WOOD SMOKE | 1 | LOG SORT YARD |
| 1 | TOO FAR FROM WORK | 1 | GOV. INTERVENTION |
| 1 | DIRT ROAD | 1 | GROUNDWATER |
| 1 | NO ZONING | 1 | NONPERMANENT RESIDENTS |

| 9. WHAT DO YOU CONSIDER THE MOST PRESSING PROBLEM IN YOUR NEIGHBORHOOD? | |
|---|---|
| NUMBER RESPONSES | COMMENT |
| 30 | WATER QUALITY/POLLUTION |
| 19 | DEVELOPMENT/TOO MUCH GROWTH |
| 12 | LACK OF LAND USE PLANNING |
| 8 | LOGGING/CLEAR CUTTING |
| 8 | SPEEDERS ON ROADS |
| 6 | LITTER AND GARBAGE |
| 6 | DOGS RUNNING LOSE |
| 4 | AIR QUALITY |
| 4 | COUNTY ROAD |
| 4 | HOUSES NOT MAINTAINED |
| 3 | INCREASING TAXES |
| 3 | EMPLOYMENT |
| 2 | SUBDIVISIONS |
| 2 | TRAFFIC |
| 2 | LAW ENFORCEMENT |
| 2 | HERBICIDE SPRAYING |
| 2 | LACK OF RESPECT FOR ENVIRONMENT |
| 2 | DISRESPECT FOR OTHER'S PROPERTY |
| 2 | LACK OF PUBLIC TRANSPORTATION |
| 2 | DRUG DEALING |
| 2 | LOW DRINKING WATER |
| 1 | ECONOMIC STRATIFICATION |
| 1 | SEWAGE |
| 1 | KIDS |
| 1 | WATER SYSTEM |
| 1 | LAND WASTE |
| 1 | GARBAGE PICK UP |
| 1 | VANDALISM |
| 1 | TRESPASSERS |

interest charge of two percent (2%) per month beginning May 1st of each year of delinquency and continue until said assessments, plus accrued interest and recording fees, have been paid in full. On September 30th of each year, the management committee or company shall submit to an attorney for foreclosing proceedings a list of those individuals who have not paid their assessments. The defaulting lot owner shall pay the cost of processing, researching the title, and all other costs, which shall become a lien on the property.

Payment. The cost of any work shall be divided by the number of lots as shown on the survey and each lot shall pay a lot's share for each lot that an owner owns on the date that the work is done. If a lot owner fails to pay his share when due, said payment shall be a lien on said owner's lot or lots and shall be collected in the same manner as a debt due an a defaulted debt not secured by a mortgage.

Termination. The lot owner's responsibility and liability for open space maintenance shall cease for those open spaces or portions thereof which are dedicated or conveyed for public use and have been accepted by Mason County or any other public body for said purposes.

## SOUTH MASON COUNTY SUBAREA PLAN SURVEY
## RESULTS OF QUESTION NO. 6

Rate the most important reason you chose to live or vacation in this area.
Ratings 1 to 10 are added together for total.

Rural Setting
1150

Liked particular dwelling
602

Wanted access to water
568

Price/availability of housing
485

Close to work
469

Friends/family live near
449

Job opportunity
236

Born here
223

Schools
168

Other
14