

**ORDINANCE NUMBER 139- 06**

**AMENDMENTS TO THE MASON COUNTY COMPREHENSIVE PLAN  
AND MASON COUNTY PARKS AND RECREATION COMPREHENSIVE PLAN**

AN ORDINANCE amending the Mason County Comprehensive Plan and development standards, which include Comprehensive Plan Chapter III-7 Water Resources Policies, Chapter VI Capital Facilities Element, and the Future Land Use Map as shown in Chapter IV Land Use (decision to approve the change in designation request by the Shaw Family LLC);; and the revised Mason County Parks and Recreation Comprehensive Plan, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Washington State Growth Management Act (RCW 36.70A.130) requires each county, including Mason County, to take legislative action to review and revise its comprehensive plan and development regulations to ensure that the plan and regulations continue to comply with the requirements of the Act; and

WHEREAS, Mason County accomplished this compliance review and revision by preparing a public participation plan (adopted in March 2006) to be completed by Mason County by December 31, 2006; and

WHEREAS, as part of the public review process in workshops and public hearings before the Mason County Planning Advisory Commission and the Mason County Board of Commissioners, the Department of Community Development has prepared changes to the Comprehensive Plan Chapters, as well as, the new Mason County Parks and Recreation Comprehensive Plan; and

WHEREAS, from September to December 2006, the Mason County Planning Advisory Commission discussed proposed changes and additions to the Comprehensive Plan, and the Planning Advisory Commission members evaluated and passed motions to recommend approval of these proposed changes and additions; and

WHEREAS, the Mason County Board of Commissioners held public hearings about the proposed changes and additions on December 12, 19, and 27, 2006, to consider the recommendations of the Planning Advisory Commission, and the testimony and letters of the Mason County Department of Community Development and Mason County citizens on the proposed revisions to the Mason County Comprehensive Plan; and

WHEREAS, based upon the staff report, the proposed revisions to the Mason County Comprehensive Plan, and public testimony, the Mason County Board of Commissioners has approved the findings of fact to support its decision as ATTACHMENT A.



Ordinance No. 139-06 (continued)

NOW, THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS the revisions amending the Mason County Comprehensive Plan and development standards, which include Comprehensive Plan Chapter III-7 Water Resources Policies, Chapter VI Capital Facilities Element, and the Future Land Use Map as shown in Chapter IV Land Use (decision to approve the change in designation request by the Shaw Family LLC); and the revised Mason County Parks and Recreation Comprehensive Plan, as described by ATTACHMENT B.


DATED this 27<sup>th</sup> day of December 2006.

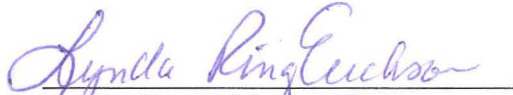
**BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON**

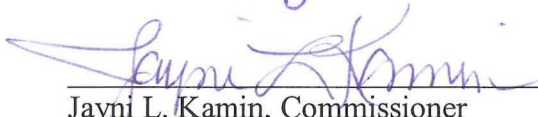
ATTEST:

  
Clerk of the Board

APPROVED AS TO FORM:

  
Prosecuting Attorney

  
Lynda Ring Erickson, Chairperson

  
Jayni L. Kamin, Commissioner

  
Tim Sheldon, Commissioner





**MASON COUNTY BOARD OF COMMISSIONERS**

**AMENDMENTS TO THE MASON COUNTY COMPREHENSIVE PLAN  
AND MASON COUNTY PARKS AND RECREATION COMPREHENSIVE PLAN**

**December 27, 2006**

**COMPREHENSIVE PLAN CHAPTER III-7 WATER RESOURCES POLICIES.**

**FINDINGS OF FACT:**

1. Under consideration is the revision of existing Water Quality and Quantity policies to prepare comprehensive plan policies that reflect state requirements on stormwater management and continual progress in water resource planning.
2. New policies are prepared as the first step to establishing a program of county-wide stormwater policies and facilities plans for the Belfair and Allyn Urban Growth Areas and the Hoodspoint Rural Activity Center.
3. Proposed revisions have consolidated policies that were repeated previously in past land use plans, address comprehensive plan objectives not yet stated, and are organized into general and technical policies to improve understanding of the water resource planning and stormwater management objectives.
4. Based upon the careful evaluation and new organization of these policies, the Board of County Commissioners finds the proposed revision to Comprehensive Plan Chapter III-7 Water Resources Policies shall be adopted as part of the current Mason County Comprehensive Plan.

**COMPREHENSIVE PLAN CHAPTER VI CAPITAL FACILITIES ELEMENT.**

**FINDINGS OF FACT:**

1. Under consideration is the update of the Capital Facilities Element for 2006 stating the planned maintenance and improvements to publicly owned facilities over the six-year period 2007 to 2012; the element includes important policies that affirm the needs for these facilities and their on-going maintenance and/or improvements.
2. Listings of the extent of these facilities and their costs are prepared as the important step for establishing annual budgets for each year of the six-year period for the various county departments.



3. The proposed Public Works facilities improvements are included in this element and are separate from the maintenance and construction projects of the Transportation Program prepared by Public Works.
4. Based upon the contributions of the county departments in the preparation of the Capital Facilities Element, the Board of County Commissioners finds the proposed update to Comprehensive Plan Chapter VI Capital Facilities Element shall be adopted as part of the current Mason County Comprehensive Plan.

### **MASON COUNTY PARKS AND RECREATION COMPREHENSIVE PLAN.**

#### **FINDINGS OF FACT:**

1. Under consideration is the preparation of the Mason County Parks and Recreation Comprehensive Plan that serves as a guideline for the management of existing and new parks and recreation facilities and a basis for funding opportunities to implement planned activities.
2. This comprehensive plan was prepared through the efforts and expertise of citizens, county department staff, and agency representatives, and the document presents the ways to serve the recreation needs of a growing rural county.
3. The comprehensive plan serves as a planning tool for parks and park-related activities and its adoption will aid Mason County in being eligible for funding opportunities to enact facility projects and purchasing of new sites for recreation activities.
4. Based upon the contributions of the public, citizen advisory committee, and county departments in the preparation of the Mason County Parks and Recreation Comprehensive Plan, the Board of County Commissioners finds the proposed updated Mason County Parks and Recreation Comprehensive Plan shall be adopted and be recognized as part of the current Mason County Comprehensive Plan.

### **REQUEST 06-08 - SHAW FAMILY LLC** **REQUEST TO CHANGE THE RESOURCE LANDS DESIGNATION OF** **PARCEL NO. 61918-10-00000 (97.80 AC.) FROM LONG TERM** **COMMERCIAL FOREST LANDS TO INHOLDING LANDS**

#### **FINDINGS OF FACT:**

1. Under consideration is the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands.



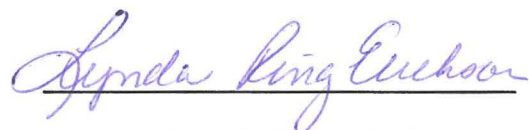
2. To evaluate this request, Mason County would use the Mason County Development Regulations Sec. 1.05.080 that provide criteria and characteristics for consideration in rezoning parcels from an existing land use zone to another zone. Such request is reviewed through a public process in front of the Mason County Planning Advisory Commission and the Board of County Commissioners.
3. At the December 4, 2006 Mason County Planning Advisory Commission meeting, the Department of Community Development presented a staff report on the requested change in Resource Lands designation, and made a recommendation to approve this request. In their review, the Planning Advisory Commission members asked questions of staff and the applicant and then heard public comment on the proposal. Based upon the evaluation of the criteria, the Planning Advisory Commission adopted a motion with findings to recommend the approval of the request to change the Resource Lands designation of this property from Long Term Commercial Forest Lands to Inholding Lands.
4. At the December 19, 2006 Mason County Board of Commissioners public hearing, the Department of Community Development presented the staff report on the requested redesignation and the recommendations by the Planning Advisory Commission, and the Board of County Commissioners asked questions of staff and the applicant and heard public comments on the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands. Public comment focused on the development of new residences and the amount of new traffic generated, the need for new land for such development, and the proximity of other smaller residential lots and lands already designated as Inholdings Lands along Matlock-Brady Road.
5. As provided in Mason County Development Regulations Section 1.05.079, the Mason County Board of Commissioners does find that the proposal is in conformity with the Comprehensive Plan. The subject parcel meets the Inholding Lands designation criteria, is adjacent to other residential zoned properties, and has direct access along the east side to county roads.
6. Comprehensive Plan policies RU 500a to 503 and RE 205 to 209 state that residential development should preserve rural character, be compatible with adjacent land uses, and minimize infrastructure needs; and permit reclassification of Long Term Commercial Lands to Inholding Lands with certain conditions about available services, intensity of nearby land uses, and growing conditions. The proposed redesignation lands would be nearby to other Inholding Lands and adjacent to existing pattern of residential development, and future development would not cause a marked increase of demand for services.

Based upon the evaluation of the review criteria, the Board of County Commissioners findings for this request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands are:



- Criterion 1 (no damage to public health, safety and welfare) is met; available water supply will control the potential number of lots created.
- Criterion 2 (consistent Comprehensive Plan designation) is met; based upon the fact that many adjacent lands are already the Inholding Lands designation, the Inholding Lands is the most consistent designation.
- Criterion 3 (no increase of sprawling low-density rural development or uses incompatible to resource-based land uses) is met; low density sprawl from future land subdivision will not result.
- Criterion 4 (no increase of demand for urban services in rural areas) is met; no demand for urban level services in the Rural Area will result.
- Criterion 5 (does not interfere with GMA goal to encourage development in urban areas) is met; no change in development in urban areas will result.
- Criterion 6 (does not interfere with GMA goal to encourage open space retention, conserve fish and wildlife habitat, and protect air and water quality) is met; county development standards through Resource Ordinance will protect any critical areas on the subject property.
- Criterion 7 (no pressure to change land use designations of other lands or to cause greater than projected population increases in rural areas) is met; additional changes to land designations will not occur, as these lands are already Inholding Lands.
- Criterion 8 (corrective rezone of lands) is not applicable to this request.

From the preceding findings that the request meets all rezone criteria above, the Mason County Board of Commissioners approves the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands.



Chair, Mason County Board of Commissioners

Date





1. Mason County Comprehensive Plan  
Chapter III-7 Water Quality and Quantity  
(revised water resources policies)
2. Mason County Comprehensive Plan  
Chapter VI Capital Facilities Element  
(revised on annual basis)
3. Mason County Parks and Recreation Comprehensive Plan
4. Change To Mason County Comprehensive Plan Future Land Use Map And  
Development Areas Map 1: Shaw Family LLC Request Findings



### **III-7 WATER QUALITY AND QUANTITY**

#### **Environment and Natural Systems**

##### **General Policies**

###### **WQ-113**

The County should monitor the quality and quantity of surface and ground water on an ongoing basis.

###### **WQ-115**

Recognize that a proactive approach to preventing water quality degradation is more effective and less costly than attempting to correct or mitigate problems after the fact.

###### **WQ-116**

Stormwater management and surface drainage systems should be designed to enhance open space, wildlife, fisheries, recreation and aesthetic quality throughout the County.

###### **WQ-119**

As the County continues to provide its diverse array of public services, including the design and construction of new public buildings and infrastructure, it is critical that the impacts of these facilities on the environment be minimized so the county's natural systems and regional water quality can be preserved, protected, and enhanced.

##### **Technical Policies**

###### **Preserve/Protect**

ENS-1: Streams and other natural waterways, which convey runoff to lakes, rivers, and Hood Canal or Puget Sound, should be protected for their water quality, wildlife, fisheries and aesthetic values.

###### **Regulate/Mitigate/Enforce**

ENS-2: Wetlands and floodplains should be retained because of their ability to reduce flood peaks and provide treatment to improve water quality. They should generally be preserved in their natural state and have their water quality protected. Alterations or enhancement should be allowed, if necessary, only after evaluation of the biological, ecological, and hydrological functions.

ENS-3: 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.



**Educate/Coordinate**

- ENS-4: Recognize and support citizen group efforts toward public involvement and education on water quality issues; and promote community monitoring and spill reporting.
- ENS-5: Encourage public to use the “least toxic alternative” through education.
- ENS-6: Coordinate with state and regional agencies responsible for protecting water resources.

**Control Strategy/Guidance**

- ENS-7: Emphasize that monitoring is an essential tool needed to manage water quality, including spills, stormwater outfalls and illegal discharges.
- ENS-8: The quality of water entering wetlands, streams and ponds should be maintained and/or improved where necessary so that the capability of these systems to cleanse the water is not overloaded.
- ENS-9: Develop, implement and fund Water Resource and Stormwater Management programs to ensure compliance with local, regional, state and federal permits and requirements. Refine and update programs over time using adaptive management.

**Development and Land Use**

**General Policies**

WQ-100

The Mason County Comprehensive Plan should be consistent and compatible with the Mason County Shoreline Management Plan

WQ-105

Mason County should actively promote the concept of watershed management with respect to land use planning and the review of proposed development.

WQ-106

Mason County should discourage future development in the 100-year floodplain as identified in the Mason County FEMA Flood Insurance Study maps.

WQ-110

Uses such as landfills, junk yards, salvage yards, auto wrecking yards, businesses that use hazardous substances or generate hazardous waste in their operation, solid waste disposal facilities, or other uses and activities determined by the Directors of the Mason County Department of Community



Development and the Mason County Health Department that are likely to pose a threat to groundwater should be regulated via permit.

WQ-111

The County should encourage those engaged in agricultural activities, including commercial and hobby farms, to utilize best management practices regarding animal keeping, animal waste disposal, fertilizer use, pesticide use and stream corridor management.

WQ-112

The County should review all proposals for subdivision, short subdivision, and other divisions of land to evaluate the impact on groundwater quality.

## **Technical Policies**

### **Preserve/Protect**

DLU-1: 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.

### **Regulate/Mitigate/Enforce**

DLU-2: Enforce the performance criteria in the Mason County Clearing and Grading Standards, through the County's established permit and review process when evaluating new clearing, grading, development and other upland activities within the County to minimize adverse impacts to water quality.

DLU-3: Incentives should be provided for proposed residential and commercial land uses to utilize innovative stormwater management techniques, such as on-site retention, detention and treatment including low impact development.

DLU-4: Existing and new development should use stormwater management techniques to control runoff and sedimentation as described in the County stormwater standards. These techniques such as on-site retention, detention, treatment, 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.

DLU-5: 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.





**Educate/Coordinate**

DLU-6: Develop and sustain an education and involvement program aimed at residents, businesses, industries, developers, elected officials, policy makers, planning staff and other County employees to reduce or eliminate behaviors and practices that cause or contribute to adverse impacts to water quality and habitat. Promote public participation in Stormwater Management program development and implementation.

**Control Strategy/Guidance**

DLU-7: Development activities should be evaluated with consideration of their varying degrees of suitability for development based on the sensitivity of their natural waters, the uses made of their waters, and the potential impacts on short and long term water quality.

DLU-8: Develop and implement a Capital Improvement Program that includes system inventory, mapping, and routine maintenance to ensure County stormwater facilities are functioning as designed to reduce flooding, protect public safety, and improve water quality.

DLU-9: Development of public facilities should incorporate, when feasible, innovative methods of stormwater management to demonstrate low-impact development alternatives, providing opportunities for public education and to examine the effectiveness of new stormwater management techniques.

**Economic Development and Tourism**

**General Policies**

WQ-117

Mason County will protect the environment in a way which is compatible with the needs of a growing population. One focus will be watersheds and their water quality. The County will also conserve an open space network that will include wildlife habitat and corridors, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's economic development and tourism industry and meet the recreation needs of County residents. (II.2 Vision Statement for "The Environment and Open Space")

WQ 120

Aquaculture and the shellfish industry are critical to the economy, land values, and the quality of life throughout the County and should be preserved, protected and enhanced by reducing the discharge of pollutants, controlling development, and effectively managing water quality and supporting natural systems.



## **Technical Policies**

### **Preserve/Protect**

EDT-1: New development should adapt to the physical characteristics of the site and minimize disturbance of topography, water bodies, streams wetland, wildlife habitat, vegetation and other natural features. (RU-116)

### **Regulate/Mitigate/Enforce**

EDT-2: Site development of commercial and industrial land uses should integrate stormwater retention and water quality treatment standards in the preparation, construction, and operation of the land use (SE Mason Sub-area Plan Commercial/Industrial Uses A2).

EDT-3: Resource industries (forestry, agriculture, aquaculture, mining) should use management practices that minimize the hydrological impacts of erosion and sedimentation. Those management practices should also minimize the occurrence of natural or man made pollutants from entering ground or surface waters.

EDT-4: The operation of commercial and industrial land uses should not discharge wastes directly into the waters of the State.

EDT-5: 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.

### **Educate/Coordinate**

See policies under Development and Land Use

### **Control Strategy/Guidance**

EDT-6: Support intensive monitoring for areas that have a great potential for water quality degradation/contamination (i.e., landfills, sludge disposal sites, master drain fields, etc.)

## **Open Space, Recreation and Quality of Life**

### **General Policies**

#### **WQ-117**

Protect and preserve natural beauty and resources including bays, creeks and lakes, the views and vistas, and the forests throughout the County. Pursue compliance and enforcement of existing state rules and regulations and county ordinances, and creation of suitable new ordinances that preserve these natural



resources that make the County valued by its residents (Urban Growth Areas, Allyn Goal I).

## **Technical Policies**

### **Preserve/Protect**

See policies under Development and Land Use

### **Regulate/Mitigate/Enforce**

ORQ-1: Permit recreational and tourist uses that ensure the protection of critical areas, surface and groundwater resource. (RU 218)

### **Educate/Coordinate**

See policies under Development and Land Use

### **Control Strategy/Guidance**

See policies under Development and Land Use

## **Water Supply**

### **General Policies**

#### **WQ-101**

Water conservation should be reflected in development regulations, and development features such as landscaping, architecture, and stormwater runoff collection and detention systems.

#### **WQ-102**

Conservation and efficiency strategies should be developed and implemented County-wide to provide the most efficient use of water resources.

#### **WQ-103**

Conservation plans and programs should be coordinated with Grays Harbor, Jefferson, Kitsap, Pierce and Thurston Counties to ensure water resources protection measures address the needs and conditions of the entire watersheds

#### **WQ-104**

Mason County should continue and enhance County-wide education efforts on water use, conservation and protection.

#### **WQ-109**

The volume of surface and ground water used should be limited through comprehensive conservation programs, including provisions for emergency restrictions on use, and design standards promoting efficiency.

#### **WQ-114**

The County shall ensure that adequate potable water is available for all new construction and proposed subdivisions and short subdivisions prior to approval.



## **Technical Policies**

### **Preserve/Protect**

WS-1: Water quality of all aquifers used for drinking water should be regularly monitored and protected. Resources should be primarily assigned to areas of greater threat (i.e., landfills, sludge disposal sites, master drain fields, etc.)

### **Regulate/Mitigate/Enforce**

WS-2: Areas where the supply of ground water is limited should be restricted to low intensity and compatible uses unless alternative domestic water supplies are available from other sources.

WS-3: Land uses which cause contamination to groundwater should be brought into compliance with the goals of the current standards in use by the Mason County Department of Health Services.

### **Educate/Coordinate**

WS-4: Protect or enhance existing groundwater resources within the County by educating the public about the importance of high quality and reliable water sources.

### **Control Strategy/Guidance**

WS-5: The extent of areas critical to the protection of aquifers and drinking water supplies should be identified and the measures needed to assure their protection and supply should be established.

WS-6: Groundwater quality should be protected and aquifer contamination or degradation prevented through comprehensive management of the ground water resource.





# **Chapter VI**

## **CAPITAL FACILITIES**

### **VI - 1 INTRODUCTION**

#### **Purpose**

The Capital Facilities Chapter contains the capital facilities element, one of the six elements required for Mason County's Comprehensive Plan under the Growth Management Act (GMA) (36.70A.070 RCW). This element provides an inventory of existing conditions and publicly owned facilities by quantifying capital facilities currently provided by Mason County or by other jurisdictions operating in the County.

The chapter also contains goals and policies for the capital facilities operated by Mason County, except for transportation facilities, which are discussed in the Transportation Chapter.

The capacity of the County facilities and the level of service they provide is discussed and compared with the County's desired levels of service. The "level of service" is an objective measure of how well services are provided to the public. Deficiencies and improvement needs are identified, improvement costs are estimated, projects are scheduled for six and 20-year planning horizons, and a six-year finance plan and possible financing options are discussed.

Besides the City of Shelton, there are other public organizations and special districts which have capital facilities and taxing authority exist in the county. These include the school districts, hospital district, port districts, cemetery district, regional library system, and fire districts. These districts have their own governing body and capital facilities planning. The county coordinated the comprehensive plan with these bodies, through meetings, correspondence, and by providing draft of the comprehensive plan to these districts for comment. A list of these districts is provided as follows:

<b>Mason General Hospital</b>	<b>Port of Allyn</b>	<b>Port of Dewatto</b>
<b>Port of Grapeview</b>	<b>Port of Hoodsport</b>	<b>Port of Shelton</b>
<b>School District #42</b>	<b>School District #54</b>	<b>School District #68/137</b>
<b>School District #309</b>	<b>School District #311</b>	<b>School District #402</b>
<b>School District #403</b>	<b>School District #404</b>	<b>Fire Protection District #1</b>
<b>Fire Protection District #2</b>	<b>Fire Protection District #3</b>	<b>Fire Protection District #4</b>
<b>Fire Protection District #5</b>	<b>Fire Protection District #6</b>	<b>Fire Protection District #8</b>
<b>Fire Protection District #9</b>	<b>Fire Protection District #11</b>	<b>Fire Protection District #12</b>
<b>Fire Protection District #13</b>	<b>Fire Protection District #16</b>	<b>Fire Protection District #17</b>
<b>Fire Protection District #18</b>	<b>Cemetery District #1</b>	<b>Belfair Water District #1</b>
<b>Public Utility District #1</b>	<b>Public Utility District #3</b>	

### **Organization and Contents**

The following section of this chapter, VI-2, includes a list of goals and policies that provides the direction for future capital facility decisions for Mason County.

Subsequent sections, VI-3 through 8, profile and analyze seven types of capital facilities in the County, as follows:

- ¥ **Wastewater and Wastewater Utilities**
- ¥ **Solid Waste Utility**
- ¥ **Parks and Recreation Facilities**
- ¥ **County Administration Buildings**
- ¥ **Police and Criminal Justice Buildings**
- ¥ **Stormwater Management Facilities**

Sections 3 through 8 each includes a brief description of the existing systems and public entities that provide the facilities. An assessment of future facility needs is also developed for each category of facility. The last section of this chapter, VI-10, discusses financing for county owned and operated facilities for the six-year financial planning period 2006 to 2011.

### **Facility Needs**

A number of methods can be used to determine Mason County's capital facility needs over the next six and 20-year GMA planning periods. As not all capital facilities require the same level of analysis to determine needed improvements, different analytical techniques can be

employed to identify facility needs as long as they accomplish the goal of determining future need for the capital facilities.

While the state Growth Management Act requires that level of service (LOS) standards be established to identify transportation improvements, the need for other capital facilities can be assessed using either LOS or planning level assumptions (WAC 365-195-315).

The advantage of using LOS standards is the ability to quantify deficiencies and identify improvement needs. The LOS can also be used as a performance standard for concurrency by comparing the service level being provided by a capital facility against the quantitative LOS standard. The service is considered deficient if it does not meet the service level standard that the County has determined it wants to deliver to its residents and users. The LOS approach makes the most sense where there are easily quantifiable facilities or where the state has defined the standards, such as for sewer and water facilities.

The less rigorous planning assumptions approach also has advantages. The capital facilities planning assumptions are not quantitative measures of facility need. Instead, they identify facility improvements based upon the need to serve growth and development anticipated in the land use element. This approach works best where identification of quantitative measures would be difficult, where there are no statewide standards, or where the necessary information or data to apply quantitative measures would be difficult or too time-consuming to obtain. Facilities such as parks and recreation and stormwater facilities might best be handled with this approach.

### **Financing**

Facility needs are identified, and a six-year finance plan is developed, in section VI-10 for the following County-owned-and-operated facilities.

- **Sewer**
- **Water**
- **Parks and recreation**
- **Stormwater**

This section also includes the results of facility planning efforts completed by the County for County administrative buildings, police and criminal justice facilities, and solid waste facilities. Financing needs and options are included for these facilities as well. The section appendix includes the capital facilities plans for Grapeview, Hood Canal, North Mason, Pioneer, and Shelton School Districts, to facilitate orderly growth and coordination in the provision of future capital facility needs.

### **Concurrency Management**

One of the Growth Management Act goals, referred to as "concurrency," is the provision of infrastructure facilities and services to serve projected growth at the time such growth occurs, or within a reasonable time afterwards. This starts with identifying specific facility needs using the strategies previously discussed. Another important aspect of concurrency is the ability to monitor the development of infrastructure improvements to assess whether they keep pace with approved development.

Concurrency management, as it is called, involves a set of land use and permit approval processes designed to ensure facilities and services keep pace with growth. In some cases, development codes could be enacted to require that specific LOS standards be promulgated through the development of identified improvements.

In other cases, restrictions to growth may be imposed until appropriate service standards for capital facilities are achieved. This might be the approach required for unincorporated areas within the City of Shelton Urban Growth Area (UGA), for instance. Land use applications for certain development proposals, in areas targeted for future growth, could have their approvals withheld pending concomitant development of appropriate urban service level facilities (e.g., sewer facilities). The municipality would be responsible for managing the concurrent development of these urban services. This can be accomplished by requiring that individual developers fund and implement needed improvements. Under this arrangement, the final tenant (e.g., homebuyer or building purchaser) would ultimately pay for the new facilities through a higher initial purchase price or through a periodic assessment.

Mason County's policies for concurrency management are contained in the following section, VI-2.

**GRAPEVIEW SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Pamela Berger  
Darren Porter  
Randy Duckworth  
Dee Ann Kline  
Mike McGuire

**SUPERINTENDENT**

James Snyder

**TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>THE CAPITAL FACILITIES PLAN</b>	<b>Pages</b>
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6
<b>SECTION 2</b>	<b>SUPPORT DOCUMENTATION</b>	
	Student forecast	7
	Impact fee calculation	8

## Introduction

In response to the requirements of the State of Washington Growth Management Act the Grapeview School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by Mason County and to be incorporated in their Comprehensive Plan by reference. To date, Mason County has not adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The Grapeview School District is a non-high school district, meaning it only provides facilities for the education of students in grades Kindergarten through grade eight. Students who reside in the Grapeview School District who are in grades nine through twelve attend high school in the North Mason School District, called the serving district. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to any construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial obligation.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year, including improvements in the North Mason School District if applicable.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than "head count" (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts' capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the Districts. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for Grapeview School District**

<b>Elementary K – 5</b>	<b>Junior High 6-8</b>
23:1	25:1



## Inventory

The District includes one elementary school and one junior high school. High school students attend the North Mason School District. Both schools are located within Mason County. The grade configuration is based on grades K-5 elementary and grades 6 – 8 junior high. Table 2 lists the schools in the Grapeview School District and their enrollment capacities.

**Table 2  
Grapeview School District Existing Capacity**

<b>School</b>	<b>Existing Capacity</b>
<b>Elementary (K-5)</b>	
Grapeview Elementary School	138
<b>Total Elementary Permanent Facilities</b>	<b>138</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>0</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>138</b>
<b>Secondary (6-8)</b>	
Grapeview Junior High	92
<b>Total Junior High Permanent Facilities</b>	<b>92</b>
<b>Total Junior High Interim (Portable) Facilities</b>	<b>4</b>
<b>Total Middle Permanent and Interim Facilities</b>	<b>96</b>

## Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the Grapeview School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3  
Grapeview School District Facility Capacity Requirements  
Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Enrollment	Permanent Capacity	Interim Capacity	Net Reserve/ (Deficiency) Permanent Facilities	Net Reserve/ (Deficiency) All Facilities
<b>Elementary School (K-5)</b>					
2005 Actual	113	138	0	25	25
2006-2011 Growth	21				
Total as of 2011-12	134	138	0	4	4
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Middle School (6-8)</b>					
2005 Actual	67	92	4	25	29
2006-2011 Growth	24				
Total as of 2011-12	91	92	4	1	5
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Data from North Mason School District for Senior High School</b>					
2005-06 Actual	815	523	142	(292)	(150)
2006-2011 Growth	(107)				
Total as of 2011-12	708	523	142	(185)	(43)
Add adjustments to capacity		377	(86)		
Adjusted reserve or deficiency		900	56	192	248

## **Analysis of Growth Predictions**

The student population of the Grapeview School District has not experienced appreciable growth during the 1990's and early 2000's. Within the District's six-year facility planning horizon, cohort survival analysis predictions project a total K-8 FTE enrollment of 226 (with Kindergarten at .5) for school year 2011-12. This represents a potential enrollment increase of forty-five students over the next six years, and increase of twenty-five percent. It should be noted that projected growth patterns could change rapidly with the introduction of new housing. The Grapeview School District will monitor these trends with interest and will consider them carefully in its future facility planning.

### **Elementary School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the Grapeview School District's elementary school current reserve of 25 will be reduced to 4.

### **Middle School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the Grapeview School District's middle school current reserve of 24 will be reduced to 1.

### **Senior High School Capacity Requirements**

If current enrollment projections for the North Mason School District are realized, by the year 2011-12 the North Mason School District's high school current deficiency of 292 will decrease by 107 to 185 students. It is anticipated that the Grapeview School District will be required to contribute to the construction of additional high school capacity in the North Mason School District.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.

## Capital Projects and Financing Plan

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.”

“Probable funding for new school facilities comes from three sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible, and (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements.

Table 4 presents Grapeview School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects. Included in the projects are anticipated high school projects in the serving district of North Mason..

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters. Table 4 assumes the passage of a bond in the year 2008.

**Table 4  
Capital Facilities Plan Projects and Financing Plan**

<b>Projects and cost</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
<b>Capacity Projects:</b>							
North Mason SD High School		2,000,000					2,000,000
<b>Total</b>		2,000,000					2,000,000

<b>Funding Sources Secured</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees							
<b>Total Revenues</b>							

<b>Funding Sources Projected</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds		1,900,000					1,900,000
State Match							
Impact Fees		100,000					100,000
SEPA Mitigation Fees							
<b>Total Revenues</b>		2,000,000					2,000,000

<b>Total all Revenues</b>		2,000,000					2,000,000
---------------------------	--	-----------	--	--	--	--	-----------

**GRAPEVIEW SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

FTE	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	Projected 06-07	Projected 07-08	Projected 08-09	Projected 09-10	Projected 10-11	Projected 11-12
K	8.06	8.00	10.11	7.78	9.44	7.28	11.54	9.56	9.75	9.95	10.15	10.35	10.56	10.77
1	13.44	15.22	17.78	16.67	14.00	21.67	15.81	19.67	19.67	20.06	20.46	20.87	21.29	21.71
2	21.67	15.78	18.56	17.11	19.33	12.67	17.37	19.22	19.16	19.16	19.54	19.93	20.33	20.74
3	22.00	22.00	21.78	14.56	18.22	22.89	17.44	21.56	24.36	24.28	24.28	24.76	25.26	25.76
4	27.89	21.00	22.78	19.56	17.67	19.56	24.67	20.78	24.02	27.14	27.06	27.05	27.59	28.15
5	14.89	23.67	24.29	20.89	17.00	18.33	20.44	21.78	20.54	23.75	26.83	26.74	26.74	27.27
6	25.89	15.78	22.67	21.11	22.78	13.44	19.56	24.89	22.33	21.06	24.34	27.50	27.41	27.41
7	24.11	28.78	15.44	19.61	20.11	23.56	17.89	23.51	29.60	26.55	25.04	28.94	32.70	32.60
8	21.22	19.11	24.50	16.72	17.78	14.67	26.00	18.67	22.54	28.38	25.46	24.01	27.75	31.36
9														
10														
11														
12														
K-5	107.95	105.67	115.30	96.57	95.66	102.40	107.27	112.57	117.50	124.33	128.31	129.71	131.77	134.40
6-8	71.22	63.67	62.61	57.44	60.67	51.67	63.45	67.07	74.47	75.98	74.84	80.45	87.87	91.37
K-8 TOTAL	179.17	169.34	177.91	154.01	156.33	154.07	170.72	179.64	191.97	200.32	203.14	210.16	219.64	225.77

# **IMPACT FEE CALCULATION GRAPEVIEW SCHOOL DISTRICT**

## **School Site Acquisition Cost:**

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$40,000	450	0.3420	0.0880	\$0	\$0
Middle School	0.00	\$40,000	660	0.1470	0.0370	\$0	\$0
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$129</b>	<b>\$41</b>

## **School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.00%	\$0	450	0.3420	0.0880	\$0	\$0
Middle School	96.00%	\$0	660	0.1470	0.0370	\$0	\$0
Sr High	96.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,792	\$2,159
<b>TOTAL</b>						<b>\$6,792</b>	<b>\$2,159</b>

## **Temporary Facility Cost:**

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.00%	\$0	50	0.3420	0.0880	\$0	\$0
Middle School	4.00%	\$0	50	0.1470	0.0370	\$0	\$0
Sr High	4.00%	\$100,000	50	0.1510	0.0480	\$12	\$4
<b>TOTAL</b>						<b>\$12</b>	<b>\$4</b>

## **State Matching Credit Calculation:**

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.3420	0.0880	\$0	\$0
Middle School	\$154.22	117	0.00%	0.1470	0.0370	\$0	\$0
New Sr High	\$154.22	130	20.00%	0.1510	0.0480	\$605	\$192
<b>Total</b>						<b>\$605</b>	<b>\$192</b>

## **Tax Payment Credit Calculation**

Average Assessed Value (Oct 2006 for 2007)  
 Capital Bond Interest Rate (Oct 2006 for 2007)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate

SFR	MFR
\$250,000	\$50,000
4.53%	4.53%
\$1,975,265	\$395,053
10	10
\$0.79	\$0.79
<b>\$1,560</b>	<b>\$312</b>

## **Present Value of Revenue Stream**

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 129	\$ 41
Permanent Facility Cost	\$ 6,792	\$ 2,159
Temporary Facility Cost	\$ 12	\$ 4
State Match Credit	\$ (605)	\$ (192)
Tax Payment Credit	\$ (1,560)	\$ (312)
<b>Sub-Total</b>	<b>\$ 4,768</b>	<b>\$ 1,700</b>
50% Deduction for Local Share	\$ 2,384	\$ 850
<b>Impact Fee</b>	<b>\$ 2,384</b>	<b>\$ 850</b>

**HOOD CANAL SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Sarah Endicott  
Victoria Pavel  
Ed Binder  
Judy Haesel  
Sheryl Kroenman

**SUPERINTENDENT**

Ron Zier





**TABLE OF CONTENTS**

SECTION 1	<u>THE CAPITAL FACILITIES PLAN</u>	<u>Pages</u>
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6
SECTION 2	<u>SUPPORT DOCUMENTATION</u>	
	Student forecast	7
	Impact fee calculation	8

## Introduction

In response to the requirements of the State of Washington Growth Management Act the Hood Canal School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by Mason County and to be incorporated in their Comprehensive Plan by reference. To date, Mason County has not adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The Hood Canal School District is a non-high school district, meaning it only provides facilities for the education of students in grades Kindergarten through grade eight. Students who reside in the Hood Canal School District who are in grades nine through twelve attend high school in the Shelton School District, called the serving district. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to any construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial obligation.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year, including improvements in the Shelton School District if applicable.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than "head count" (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts' capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the Districts. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for Hood Canal School District**

<b>Kindergarten</b>	<b>Grades 1 - 2</b>	<b>Grades 3 - 4</b>
18:1	20:1	22:1

<b>Grades 5</b>	<b>Grade 6</b>	<b>Grades 7 - 8</b>
24:1	25:1	26:1

## Inventory

The District includes one school serving all grades Kindergarten through eighth. High school students attend the Shelton School District. The school is located within Mason County. Table 2 lists the school in the Hood Canal School District and its enrollment capacity.

**Table 2**  
**Hood Canal School District Existing Capacity**

<b>School</b>	<b>Existing Capacity</b>
<b>Grades K - 8</b>	
Hood Canal School	406
<b>Total Elementary Permanent Facilities</b>	<b>406</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>0</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>406</b>

### Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the Hood Canal School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3**  
**Hood Canal School District Facility Capacity Requirements**  
**Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Enrollment	Permanent Capacity	Interim Capacity	Net Reserve/ (Deficiency) Permanent Facilities	Net Reserve/ (Deficiency) All Facilities
<b>K – 8 School</b>					
2005 Actual	286	406	0	120	120
2006-2011 Growth	22				
Total as of 2011-12	308	406	0	98	98
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Data from Shelton School District for Senior High School</b>					
2005 Actual	1,277	966	120	(311)	(191)
2006-2011 Growth	(11)				
Total as of 2011-12	1,266	966	120	(300)	(180)
Add adjustments to capacity					
Adjusted reserve or deficiency					

## **Analysis of Growth Predictions**

The student population of the Hood Canal School District has not experienced appreciable growth during the 1990's and early 2000's. Within the District's six-year facility planning horizon, cohort survival analysis predictions project a total K-12 FTE enrollment of 308 (with Kindergarten at .5) for school year 2011-12. This represents a potential enrollment increase of 22 students over the next six years. It should be noted that projected growth patterns could change rapidly with the introduction of new housing. The Hood Canal School District will monitor these trends with interest and will consider them carefully in its future facility planning.

### **School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the Hood Canal School District elementary schools current reserve of 120 will change to a reserve of 98 students.

### **Senior High School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District high school current deficiency of 311 will decrease by 11 to a deficiency of 300 students. It is anticipated that the Hood Canal School District will be required to contribute to the construction of additional high school capacity in the Shelton School District. The amount of the contribution has not been calculated.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.

## Capital Projects and Financing Plan

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.”

“Probable funding for new school facilities comes from three sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible, and (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements.

Table 4 presents Hood Canal School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects. Included in the projects are anticipated high school projects in the serving district of Shelton.

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters. At this time, no funding program has been approved.

**Table 4**  
**Capital Facilities Plan Projects and Financing Plan**

Projects and cost	2007	2008	2009	2010	2011	2012	Total
<b>Capacity Projects:</b>							
Shelton SD High School					Requires further study		
<b>Total</b>							

Funding Sources Secured	2007	2008	2009	2010	2011	2012	Total
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees							
<b>Total Revenues</b>							

Funding Sources Projected	2007	2008	2009	2010	2011	2012	Total
Local Bonds					Not determined		
State Match							
Impact Fees					Not determined		
SEPA Mitigation Fees							
<b>Total Revenues</b>							

<b>Total all Revenues</b>							
---------------------------	--	--	--	--	--	--	--

**HOOD CANAL SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

<b>FTE</b>	<b>98-99</b>	<b>99-00</b>	<b>00-01</b>	<b>01-02</b>	<b>02-03</b>	<b>03-04</b>	<b>04-05</b>	<b>05-06</b>	<b>Projected 06-07</b>	<b>Projected 07-08</b>	<b>Projected 08-09</b>	<b>Projected 09-10</b>	<b>Projected 10-11</b>	<b>Projected 11-12</b>
K	18.56	14.67	16.11	19.89	14.22	22.56	15.61	15.89	16.21	16.53	16.86	17.20	17.54	17.89
1	36.00	37.22	35.33	30.89	33.33	30.33	42.22	32.11	32.11	32.75	33.40	34.07	34.75	35.45
2	42.00	35.89	37.11	32.67	25.33	34.78	28.67	38.11	30.95	30.94	31.56	32.19	32.84	33.49
3	51.22	38.89	37.78	38.89	36.67	36.00	31.11	34.89	44.88	36.44	36.44	37.17	37.91	38.67
4	47.11	50.11	43.56	42.00	36.67	36.22	28.33	36.11	34.14	43.91	35.66	35.65	36.37	37.09
5	38.22	37.56	48.67	40.22	40.89	38.33	38.44	28.56	37.49	35.44	45.59	37.02	37.02	37.76
6	49.78	39.67	35.44	47.89	36.78	37.44	35.11	36.14	26.39	34.64	32.75	42.12	34.20	34.20
7	43.00	58.56	42.44	40.11	46.22	38.44	33.11	33.78	34.83	25.43	33.39	31.56	40.60	32.97
8	39.44	36.33	46.22	39.78	39.44	51.56	37.22	30.44	33.82	34.87	25.46	33.42	31.60	40.64
9														
10														
11														
12														
<b>K-8 TOTAL</b>	<b>365.33</b>	<b>348.90</b>	<b>342.66</b>	<b>332.34</b>	<b>309.55</b>	<b>325.66</b>	<b>289.82</b>	<b>286.03</b>	<b>290.80</b>	<b>290.96</b>	<b>291.11</b>	<b>300.41</b>	<b>302.83</b>	<b>308.16</b>



# IMPACT FEE CALCULATION HOOD CANAL SCHOOL DISTRICT

## School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$40,000	450	0.3420	0.0880	\$0	\$0
Middle School	0.00	\$40,000	660	0.1470	0.0370	\$0	\$0
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$129</b>	<b>\$41</b>

## School Construction Cost:

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	100.00%	\$0	450	0.3420	0.0880	\$0	\$0
Middle School	100.00%	\$0	660	0.1470	0.0370	\$0	\$0
Sr High	97.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,863	\$2,182
<b>TOTAL</b>						<b>\$6,863</b>	<b>\$2,182</b>

## Temporary Facility Cost:

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00%	\$0	50	0.3420	0.0880	\$0	\$0
Middle School	0.00%	\$0	50	0.1470	0.0370	\$0	\$0
Sr High	3.00%	\$100,000	50	0.1510	0.0480	\$9	\$3
<b>TOTAL</b>						<b>\$9</b>	<b>\$3</b>

## State Matching Credit Calculation:

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.3420	0.0880	\$0	\$0
Middle School	\$154.22	117	0.00%	0.1470	0.0370	\$0	\$0
New Sr High	\$154.22	130	20.00%	0.1510	0.0480	\$605	\$192
<b>Total</b>						<b>\$605</b>	<b>\$192</b>

## Tax Payment Credit Calculation

Average Assessed Value (Oct 2006 for 2007)  
Capital Bond Interest Rate (Oct 2006 for 2007)  
Net Present Value of Average Dwelling  
Years Amortized  
Property Tax Levy Rate

SFR	MFR
\$250,000	\$50,000
4.53%	4.53%
\$1,975,265	\$395,053
10	10
\$1.09	\$1.09
<b>\$2,153</b>	<b>\$431</b>

## Present Value of Revenue Stream

### Mitigation Fee Summary

	Single Family Residences	Multi-Family Residences
Site Acquisition Cost	\$ 129	\$ 41
Permanent Facility Cost	\$ 6,863	\$ 2,182
Temporary Facility Cost	\$ 9	\$ 3
State Match Credit	\$ (605)	\$ (192)
Tax Payment Credit	\$ (2,153)	\$ (431)
<b>Sub-Total</b>	<b>\$ 4,243</b>	<b>\$ 1,603</b>
50% Deduction for Local Share	\$ 2,122	\$ 801
<b>Impact Fee</b>	<b>\$ 2,122</b>	<b>\$ 801</b>



**NORTH MASON SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Jeff Werdall  
Nena Andrews  
Glenn Landram  
Art Wrightman  
Ken VanBuskirk

**SUPERINTENDENT**

Tom Kelly

## TABLE OF CONTENTS

SECTION 1	THE CAPITAL FACILITIES PLAN	Page
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6 - 7
SECTION 2	SUPPORT DOCUMENTATION	Page
	Student forecast	8
	Impact fee calculation	9

## **Introduction**

In response to the requirements of the State of Washington Growth Management Act the North Mason School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by Mason County and to be incorporated in their Comprehensive Plan by reference. To date, Mason County has not adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year. During 2006 the district was not successful at passing a bond issue for a new high school. This plan assumes that the bond will be re-submitted to the voters in 2007 and passed.

The North Mason School District is identified as the serving district for high school students from the Grapeview School District, a non-high school district serving students only through grade eight. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to any construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial contribution.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than "head count" (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts' capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the Districts. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for North Mason School District**

Elementary K – 6	Middle 7 – 8	Senior 9 – 12
24:1	26:1	28:1

## Inventory

The District includes two elementary schools, one middle school, one high school, and one alternative school. All of the schools are located within Mason County. The grade configuration is based on grades K-6 elementary; grades 7 – 8 middle school; and grades 9 – 12 senior high school. Table 2 lists the schools in the North Mason School District and their enrollment capacities.

**Table 2**  
**North Mason School District Existing Capacity**

<b>School</b>	<b>Existing Capacity</b>
<b>Elementary Schools (K-6)</b>	
Belfair	528
Sand Hill	514
<b>Total Elementary Permanent Facilities</b>	<b>1,042</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>96</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>1,138</b>
<b>Middle School (7-8)</b>	
Hawkins	535
<b>Total Middle Permanent Facilities</b>	<b>535</b>
<b>Total Middle Interim (Portable) Facilities</b>	<b>22</b>
<b>Total Middle Permanent and Interim Facilities</b>	<b>557</b>
<b>Senior High Schools (9-12)</b>	
North Mason High School	523
<b>Total Senior High Permanent Facilities</b>	<b>523</b>
<b>Total Senior High Interim (Portable) Facilities</b>	<b>142</b>
<b>Total Senior High Permanent and Interim Facilities</b>	<b>665</b>

## Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the North Mason School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3  
North Mason School District Facility Capacity Requirements  
Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Enrollment	Permanent	Interim	Net Reserve/ (Deficiency) Permanent ilities	Net Reserve/ (Deficiency) All Facilities
<b>Elementary Schools (K-6)</b>					
2005-06 Actual	995			47	143
2006-2011 Growth	103				
Total as of 2011-12	1098			(56)	40
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Middle School (7-8)</b>					
2005-06 Actual	368			167	189
2006-2011 Growth	(43)				
Total as of 2011-12	325			210	232
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Senior High School (9-12)</b>					
2005-06 Actual	815	523	142	(292)	(150)
2006-2011 Growth	(107)				
Total as of 2011-12	708	523	142	(185)	(43)
Add adjustments to capacity		377	(86)		
Adjusted reserve or deficiency		900	56	192	248



## **Analysis of Growth Predictions**

The student population of the North Mason School District has not experienced appreciable growth during the 1990's and early 2000's. Within the District's six-year facility planning horizon, cohort survival analysis predictions project a total K-12 FTE enrollment of 2,131 (with Kindergarten at .5) for school year 2011-12. This represents a potential enrollment decrease of 48 students over the next six years. It should be noted that projected growth patterns could change rapidly with the introduction of new housing, which is expected. The North Mason School District will monitor these trends with interest and will consider them carefully in its future facility planning.

### **Elementary School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the North Mason School District elementary schools current reserve of 47 will change to a deficiency of 56 students.

### **Middle School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the North Mason School District middle school current reserve of 167 will increase by 43 to 210 students. Currently this reserve is being used to house high school students.

### **Senior High School Capacity Requirements**

If planned building capacity increases are successful, with current enrollment projections, by the year 2011-12, the North Mason School District high school current deficiency of 292 will be reversed to a reserve at the high school of 192 students. If planned increases in capacity are not successful, there will be a deficiency at the high school level of 185 students. The current overcrowding is being managed temporarily by housing high school students at Hawkins Middle School.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.

## **Capital Projects and Financing Plan**

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.

Probable funding for new school facilities comes from four sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible), (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements), and (4) required contributions from non-high school districts (currently Grapeview School District) for whom the North Mason School District is recognized as the serving district for their high school students. SEPA Impact Fees will continue to be collected from current housing development, but will eventually be replaced by impact fees.

Table 4 on the following page presents North Mason School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects.

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters. Table 4 assumes the passage of a bond in the year 2007.

**NORTH MASON SCHOOL DISTRICT 2007 CAPITAL FACILITIES PLAN**

**Table 4  
Capital Facilities Plan Projects and Financing Plan**

<b>Projects and cost</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
<b>Capacity Projects:</b>							
New High School			15,000,000	10,000,000			25,000,000
<b>Total</b>			15,000,000	10,000,000			25,000,000

<b>Funding Sources Secured</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees			80,000				80,000
Non-High Contribution							
<b>Total Revenues</b>			80,000				80,000

<b>Funding Sources Projected</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Total</b>
Local Bonds			14,000,000	6,240,000			20,240,000
State Match			2,200,000				2,200,000
Impact Fees			225,000	225,000			450,000
SEPA Mitigation Fees			20,000	10,000			30,000
Non-High Contribution			2,000,000				2,000,000
<b>Total Revenues</b>			18,445,000	6,475,000			24,920,000

<b>Total all Revenues</b>			18,525,000	6,475,000			25,000,000
---------------------------	--	--	------------	-----------	--	--	------------

**NORTH MASON SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

FTE	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	Projected 06-07	Projected 07-08	Projected 08-09	Projected 09-10	Projected 10-11	Projected 11-12
K	65	69	77	68	54	77	71	67	71	72	74	75	77	78	80
1	183	144	151	164	151	127	171	150	153	158	161	165	168	171	175
2	145	184	141	158	175	154	121	166	134	150	155	158	162	165	168
3	168	157	193	152	164	179	155	131	167	139	156	161	164	168	171
4	166	182	158	203	161	165	175	159	143	168	139	156	162	165	168
5	185	172	183	164	199	165	171	172	162	145	170	141	159	164	167
6	200	185	172	195	168	200	173	178	165	167	150	175	146	163	167
K-6 TOTAL	1,112	1,093	1,075	1,104	1,072	1,067	1,037	1,023	995	999	1,005	1,032	1,037	1,074	1,096
7	183	212	182	172	194	175	215	177	181	173	175	157	184	153	171
8	173	175	214	181	189	185	187	214	187	182	174	176	158	185	154
7-8 TOTAL	356	387	396	353	383	360	402	391	368	355	349	333	341	337	325
9	233	216	232	285	283	272	213	207	233	230	224	214	217	194	228
10	214	215	206	200	236	241	202	222	216	205	203	197	188	191	171
11	185	185	166	167	161	185	212	180	188	184	174	172	168	160	162
12	152	148	145	131	133	138	180	198	178	173	169	161	159	155	148
9-12 TOTAL	784	764	749	783	813	836	807	807	815	792	771	744	732	700	708
K-12 TOTAL	2,252	2,244	2,220	2,240	2,268	2,263	2,246	2,221	2,178	2,147	2,125	2,109	2,109	2,111	2,131

# **IMPACT FEE CALCULATION NORTH MASON SCHOOL DISTRICT**

## **School Site Acquisition Cost:**

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$40,000	450	0.3420	0.0880	\$0	\$0
Middle School	0.00	\$40,000	660	0.1470	0.0370	\$0	\$0
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$129</b>	<b>\$41</b>

## **School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.00%	\$0	450	0.3420	0.0880	\$0	\$0
Middle School	96.00%	\$0	660	0.1470	0.0370	\$0	\$0
Sr High	96.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,792	\$2,159
<b>TOTAL</b>						<b>\$6,792</b>	<b>\$2,159</b>

## **Temporary Facility Cost:**

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.00%	\$0	50	0.3420	0.0880	\$0	\$0
Middle School	4.00%	\$0	50	0.1470	0.0370	\$0	\$0
Sr High	4.00%	\$100,000	50	0.1510	0.0480	\$12	\$4
<b>TOTAL</b>						<b>\$12</b>	<b>\$4</b>

## **State Matching Credit Calculation:**

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.3420	0.0880	\$0	\$0
Middle School	\$154.22	117	0.00%	0.1470	0.0370	\$0	\$0
New Sr High	\$154.22	130	50.92%	0.1510	0.0480	\$1,542	\$490
<b>Total</b>						<b>\$1,542</b>	<b>\$490</b>

## **Tax Payment Credit Calculation**

Average Assessed Value (Oct 2006 for 2007)  
 Capital Bond Interest Rate (Oct 2006 for 2007)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate

SFR	MFR
\$250,000	\$50,000
4.53%	4.53%
\$1,975,265	\$395,053
10	10
\$0.17	\$0.17
<b>\$336</b>	<b>\$67</b>

## **Present Value of Revenue Stream**

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 129	\$ 41
Permanent Facility Cost	\$ 6,792	\$ 2,159
Temporary Facility Cost	\$ 12	\$ 4
State Match Credit	\$ (1,542)	\$ (490)
Tax Payment Credit	\$ (336)	\$ (67)
<b>Sub-Total</b>	<b>\$ 5,057</b>	<b>\$ 1,647</b>
50% Deduction for Local Share	\$ 2,528	\$ 823
<b>Impact Fee</b>	<b>\$ 2,528</b>	<b>\$ 823</b>



**PIONEER SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

David Westermann  
Mike Felton  
Dick Parrett  
Brandee Putvin  
Robert Strobe

**SUPERINTENDENT**

Dan Winter

**TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>THE CAPITAL FACILITIES PLAN</b>	<b>Pages</b>
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6
<b>SECTION 2</b>	<b>SUPPORT DOCUMENTATION</b>	
	Student forecast	7
	Impact fee calculation	8



## Introduction

In response to the requirements of the State of Washington Growth Management Act the Pioneer School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by Mason County and to be incorporated in their Comprehensive Plan by reference. To date, Mason County has not adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The Pioneer School District is a non-high school district, meaning it only provides facilities for the education of students in grades Kindergarten through grade eight. Students who reside in the Pioneer School District who are in grades nine through twelve attend high school in the Shelton School District, called the serving district. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to any construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial obligation.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year, including improvements in the Shelton School District if applicable.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than "head count" (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts' capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the District. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for Pioneer School District**

Grades K-3	Grades 4-6	Grades 7-8
20:1	23:1	25:1

## Inventory

The District includes one primary school and one elementary/middle school. High school students attend the Shelton School District. Both schools are located within Mason County. The grade configuration is based on grades K-3 primary and grades 4 – 8 elementary/middle. Table 2 lists the schools in the Pioneer School District and their enrollment capacities.

**Table 2**  
**Pioneer School District Existing Capacity**

School	Existing Capacity
<b>Primary (K-3)</b>	
Pioneer Primary School	300
<b>Total Elementary Permanent Facilities</b>	<b>300</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>0</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>300</b>
<b>Elementary/Middle (4-8)</b>	
Pioneer Elementary/Middle School	500
<b>Total Junior High Permanent Facilities</b>	<b>500</b>
<b>Total Junior High Interim (Portable) Facilities</b>	<b>21</b>
<b>Total Middle Permanent and Interim Facilities</b>	<b>521</b>

## Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the Pioneer School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3  
Pioneer School District Facility Capacity Requirements  
Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Enrollment	Permanent Capacity	Interim Capacity	Net Reserve/ (Deficiency) Permanent Facilities	Net Reserve/ (Deficiency) All Facilities
<b>Primary School (K-3)</b>					
2005 Actual	260	300	0	40	40
2006-2011 Growth	3				
Total as of 2011-12	263	300	0	37	37
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Elementary/Middle (4-8)</b>					
2005 Actual	438	500	21	62	83
2006-2011 Growth	(75)				
Total as of 2011-12	363	500	21	137	158
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Data from Shelton School District for Senior High School</b>					
2005 Actual	1,277	966	120	(311)	(191)
2006-2011 Growth	(11)				
Total as of 2011-12	1,266	966	120	(300)	(180)
Add adjustments to capacity					
Adjusted reserve or deficiency					

## **Analysis of Growth Predictions**

The student population of the Pioneer School District has not experienced appreciable growth during the 1990's and early 2000's. Within the District's six-year facility planning horizon, cohort survival analysis predictions project a total K-8 FTE enrollment of 626 (with Kindergarten at .5) for school year 2011-12. This represents a potential enrollment decrease of seventy-two students over the next six years. It should be noted that projected growth patterns could change rapidly with the introduction of new housing. The Pioneer School District will monitor these trends with interest and will consider them carefully in its future facility planning.

### **Primary School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the Pioneer School District's Primary School current reserve of 40 students will decrease slightly to 37.

### **Elementary/Middle School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12 the Pioneer School District's Elementary/Middle school current reserve of 62 will increase by 75 to 137 students.

### **Senior High School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District high school current deficiency of 311 will decrease by 11 to a deficiency of 300 students. It is anticipated that the Pioneer School District will be required to contribute to the construction of additional high school capacity in the Shelton School District. The amount of the contribution has not been calculated.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.

## Capital Projects and Financing Plan

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.”

“Probable funding for new school facilities comes from three sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible, and (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements.

Table 4 presents Pioneer School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects. Included in the projects are anticipated high school projects in the serving district of Shelton.

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters. At this time, no funding program has been approved.

**Table 4**  
**Capital Facilities Plan Projects and Financing Plan**

Projects and cost	2007	2008	2009	2010	2011	2012	Total
<b>Capacity Projects:</b>							
Shelton SD High School					Requires further study		
<b>Total</b>							

Funding Sources Secured	2007	2008	2009	2010	2011	2012	Total
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees							
<b>Total Revenues</b>							

Funding Sources Projected	2007	2008	2009	2010	2011	2012	Total
Local Bonds					Not determined		
State Match							
Impact Fees					Not determined		
SEPA Mitigation Fees							
<b>Total Revenues</b>							

<b>Total all Revenues</b>							
---------------------------	--	--	--	--	--	--	--

**PIONEER SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

FTE	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	Projected 06-07	Projected 07-08	Projected 08-09	Projected 09-10	Projected 10-11	Projected 11-12
K	43.22	42.72	37.72	41.28	35.67	34.39	38.22	32.94	33.60	34.27	34.96	35.66	36.37	37.10
1	89.22	89.78	86.22	78.67	94.22	83.44	73.44	83.22	73.04	74.50	75.99	77.51	79.06	80.64
2	89.22	92.78	86.00	82.11	83.67	81.22	77.44	70.89	76.43	67.08	68.43	69.80	71.19	72.61
3	105.89	87.67	89.78	90.00	83.78	91.44	82.33	72.56	71.92	77.54	68.06	69.42	70.81	72.22
4	84.33	97.56	82.67	91.00	89.44	84.56	89.56	83.56	72.65	72.01	77.64	68.14	69.50	70.89
5	99.89	95.11	91.33	77.44	99.67	91.44	82.89	95.67	85.53	74.36	73.71	79.47	69.75	71.15
6	101.11	92.56	100.33	92.56	82.56	95.00	87.78	86.89	94.44	84.43	73.41	72.76	78.45	68.85
7	110.78	109.11	84.33	92.44	91.56	93.44	84.11	90.67	88.34	96.01	85.84	74.63	73.97	79.76
8	100.11	96.00	95.56	89.00	78.11	94.67	89.22	81.11	89.25	86.96	94.51	84.50	73.47	72.82
9														
10														
11														
12														
K-3	327.55	312.95	299.72	292.06	297.34	290.49	271.43	259.61	254.99	253.40	247.43	252.38	257.43	262.58
4-8	496.22	490.34	454.22	442.44	441.34	459.11	433.56	437.90	430.21	413.78	405.11	379.50	365.14	363.47
K-8 TOTAL	823.77	803.29	753.94	734.50	738.68	749.60	704.99	697.51	685.21	667.18	652.54	631.88	622.57	626.04

# **IMPACT FEE CALCULATION PIONEER SCHOOL DISTRICT**

## **School Site Acquisition Cost:**

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$40,000	450	0.3420	0.0880	\$0	\$0
Middle School	0.00	\$40,000	660	0.1470	0.0370	\$0	\$0
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$129</b>	<b>\$41</b>

## **School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	100.00%	\$0	450	0.3420	0.0880	\$0	\$0
Middle School	100.00%	\$0	660	0.1470	0.0370	\$0	\$0
Sr High	97.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,863	\$2,182
<b>TOTAL</b>						<b>\$6,863</b>	<b>\$2,182</b>

## **Temporary Facility Cost:**

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00%	\$0	50	0.3420	0.0880	\$0	\$0
Middle School	0.00%	\$0	50	0.1470	0.0370	\$0	\$0
Sr High	3.00%	\$100,000	50	0.1510	0.0480	\$9	\$3
<b>TOTAL</b>						<b>\$9</b>	<b>\$3</b>

## **State Matching Credit Calculation:**

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.3420	0.0880	\$0	\$0
Middle School	\$154.22	117	0.00%	0.1470	0.0370	\$0	\$0
New Sr High	\$154.22	130	39.55%	0.1510	0.0480	\$1,197	\$381
<b>Total</b>						<b>\$1,197</b>	<b>\$381</b>

## **Tax Payment Credit Calculation**

Average Assessed Value (Oct 2006 for 2007)  
 Capital Bond Interest Rate (Oct 2006 for 2007)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate

SFR	MFR
\$250,000	\$50,000
4.53%	4.53%
\$1,975,265	\$395,053
10	10
\$0.54	\$0.54
<b>\$1,067</b>	<b>\$213</b>

## **Present Value of Revenue Stream**

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 129	\$ 41
Permanent Facility Cost	\$ 6,863	\$ 2,182
Temporary Facility Cost	\$ 9	\$ 3
State Match Credit	\$ (1,197)	\$ (381)
Tax Payment Credit	\$ (1,067)	\$ (213)
<b>Sub-Total</b>	<b>\$ 4,738</b>	<b>\$ 1,632</b>
50% Deduction for Local Share	\$ 2,369	\$ 816
<b>Impact Fee</b>	<b>\$ 2,369</b>	<b>\$ 816</b>



**SHELTON SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Bill Freund  
Holly Sharpe  
Sue McCausland  
Ross Gallagher  
Julianna Miljour

**SUPERINTENDENT**

Joan Zook



**TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>THE CAPITAL FACILITIES PLAN</b>	<b>Page</b>
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6 - 7
<b>SECTION 2</b>	<b>SUPPORT DOCUMENTATION</b>	<b>Page</b>
	Student forecast	8
	New housing projections	9
	Impact fee calculation	10

## Introduction

In response to the requirements of the State of Washington Growth Management Act the Shelton School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by the City of Shelton and Mason County and to be incorporated in their Comprehensive Plans by reference. To date, neither the City of Shelton nor Mason County has adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The citizens of the Shelton School District last approved a bond proposal of \$30.96 million in 2001. This bond provided for the construction of a new Evergreen Elementary School, modernization of and the addition of a new wing to Bordeaux Elementary, the modernization of Mountain View Elementary School, the construction of Olympic Middle School, and the modernization projects at Shelton High School and CHOICE Alternative School.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in the City of Shelton and Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year.

During 2006 the district received information that indicates over 1,000 homes are planned for the Shelton School District by the school year 2011-12. A listing of these is on page nine. This unprecedented growth makes normal cohort-survival methods ineffective in predicting growth; therefore, enrollment figures on page eight include students that are expected to be generated by these additional housing units.

The Shelton School District is identified and the serving district for high school students from the Southside, Hood Canal, and Pioneer School Districts, non-high school districts that do not provide an educational program for high school students within their district. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to the construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial contribution.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than “head count” (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts’ capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the Districts. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios and other program standards are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts. The schools section of the City of Shelton’s comprehensive plan uses teacher-student ratios because they are more easily understood, and because they can be translated into square footage requirements to estimate the cost of new facilities.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for Shelton School District**

<b>Elementary K – 5</b>	<b>Middle 6 – 7</b>	<b>Junior High 8 – 9</b>	<b>Senior 10 – 12</b>
23:1	24:1	24:1	25:1

## Inventory

The District includes three elementary schools, one middle school, one junior high school, one high school, and one alternative high school. The majority of the schools are located within the city limits of Shelton. The grade configuration is based on grades K-5 elementary; grades 6 –7 middle school, grades 8 – 9 junior high; and grades 10 – 12, senior high school. Table 2 lists the schools in the Shelton School District and their enrollment capacities.

**Table 2  
Shelton School District Existing Permanent Capacity**

<b>School</b>	<b>Existing Capacity</b>
<b>Elementary Schools (K-5)</b>	
Bordeaux	437
Evergreen	460
Mountain View	437
<b>Total Elementary Permanent Facilities</b>	<b>1,334</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>92</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>1,426</b>

<b>Middle Schools (6-7) &amp; Junior High Schools (8-9)</b>	
Olympic Middle School	483
Oakland Bay Junior High	638
<b>Total Middle / Jr. High Permanent Facilities</b>	<b>1,121</b>
<b>Total Middle / Jr. High Interim (Portable) Facilities</b>	<b>30</b>
<b>Total Middle / Jr. High Permanent and Interim Facilities</b>	<b>1,151</b>

<b>Senior High Schools (10-12)</b>	
Shelton High School	806
Choice Alternative High School	160
<b>Total Senior High Permanent Facilities</b>	<b>966</b>
<b>Total Senior High Interim (Portable) Facilities</b>	<b>120</b>
<b>Total Senior High Permanent and Interim Facilities</b>	<b>1,086</b>

### Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the Shelton School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3**  
**Shelton School District Facility Capacity Requirements**  
**Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Average Yearly Enrollment	Permanent Capacity	Interim Capacity	Net Reserve/ (Deficiency) Permanent Facilities	Net Reserve/ (Deficiency) All Facilities
<b>Elementary Schools (K-5)</b>					
2005 Actual	1,385	1,334	92	(51)	41
2006-2011 Growth	728				
Total as of 2011-12	2,113	1,334	92	(779)	(687)
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Middle / Jr. High Schools (6-9)</b>					
2005 Actual	1,326	1,121	30	(205)	(175)
2006-2011 Growth	349				
Total as of 2011-12	1,675	1,121	30	(554)	(524)
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Senior High School (10-12)</b>					
2005 Actual	1,277	966	120	(311)	(191)
2006-2011 Growth	(11)				
Total as of 2011-12	1,266	966	120	(300)	(180)
Add adjustments to capacity					
Adjusted reserve or deficiency					

## **Analysis of Growth Predictions**

The student population of the Shelton School District experienced moderate growth during the 1990's and early 2000's. This pattern of moderate growth is expected to change dramatically. Within the District's six-year facility planning horizon, cohort survival analysis predictions and planned new developments project a total K-12 enrollment of 5,053 FTE for school year 2011-12. This represents a potential enrollment increase over this six-year period of 1,065 full-time-equivalent students. The Shelton School District will monitor these planned new developments and other trends with interest and will consider them carefully in its future facility planning.

### **Elementary School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District elementary schools current deficiency in permanent facilities of 51 will increase by 728 to 779 students. This represents a projected permanent facility deficit of 58 percent.

### **Middle and Junior High School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District middle and junior high current deficiency in permanent facilities of 205 will increase by 349 to a deficiency of 554 students.. This represents a projected permanent facility deficit of 49 percent.

### **Senior High School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District high school current deficiency in permanent facilities of 311 will decrease by 11 to a deficiency of 300 students. This represents a projected permanent facility deficit of 31 percent.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.



## Capital Projects and Financing Plan

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.”

Probable funding for new school facilities comes from four sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible), (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements), and (4) required contributions from non-high school districts for whom the Shelton School District is recognized as the serving district for their high school students. SEPA Impact Fees will continue to be collected from current housing development, but will eventually be replaced by impact fees.

Table 4 on the following page presents Shelton School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects.

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The district has not had time to convene a citizen committee to plan for the likely increases from new development reflected in this Capital Facilities Plan; therefore, the financial plan for the next six years is an estimate only, and incomplete. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters.

**SHELTON SCHOOL DISTRICT 2007 CAPITAL FACILITIES PLAN**

**Table 4  
Capital Facilities Plan Projects and Financing Plan**

<b>Projects and cost</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
<b>Capacity Projects:</b>							
Portable classrooms	200,000	200,000	200,000	200,000	200,000		1,000,000
New Elementary				15,000,000			15,000,000
New Elementary					Requires further study		15,000,000
Additions to Secondary Schools					Requires further study		Not Determined
<b>Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>15,200,200</b>	<b>200,000</b>		<b>31,000,000</b>

<b>Secured Funding</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees	30,000						30,000
Non-High Contribution							
<b>Total Revenues</b>	<b>30,000</b>						<b>30,000</b>

<b>Projected Funding</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds				20,785,000			20,785,000
State Match				8,000,000			8,000,000
Impact Fees / SEPA Mitigation Fees **		125,000	500,000	700,000	575,000	285,000	2,185,000
Non-High Contribution					To be determined		
<b>Total Revenues</b>		<b>125,000</b>	<b>500,000</b>	<b>29,485,000</b>	<b>575,000</b>	<b>285,000</b>	<b>30,970,000</b>
<b>Total All Revenues</b>	<b>30,000</b>	<b>125,000</b>	<b>500,000</b>	<b>29,485,000</b>	<b>575,000</b>	<b>285,000</b>	<b>31,000,000</b>

\*\* The timing of new development will determine whether impact fees or mitigation fees will be paid.

**SHELTON SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

FTE	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	Projected 06-07	Projected 07-08	Projected 08-09	Projected 09-10	Projected 10-11	Projected 11-12
K	113	118	124	118	108	112	118	115	126	129	131	134	136	139	142
1	244	236	261	256	237	213	255	273	258	282	288	294	300	306	312
2	246	247	221	254	249	239	229	248	291	264	289	295	301	307	313
3	262	244	257	233	242	242	237	225	232	287	261	285	291	297	303
4	236	265	244	262	233	241	247	243	230	237	294	267	292	298	304
5	224	245	267	255	272	240	254	247	248	238	295	268	293	299	305
K-5 TOTAL	1,325	1,355	1,374	1,378	1,341	1,287	1,340	1,351	1,385	1,438	1,558	1,542	1,612	1,644	1,677
6	274	246	262	275	272	283	254	274	272	265	255	315	286	313	31
7	281	277	263	267	282	307	285	268	276	280	273	263	325	295	323
6-7 TOTAL	555	523	525	542	554	590	539	542	548	545	528	578	611	608	642
8	318	316	318	295	306	319	348	329	322	316	321	313	300	372	337
9	515	554	522	483	480	452	494	496	456	479	469	477	465	447	553
8-9 TOTAL	833	870	840	778	786	771	842	825	778	795	790	790	765	818	890
10	470	473	484	480	453	437	444	453	493	433	455	446	453	441	424
11	342	320	360	396	366	379	331	382	406	399	350	368	361	366	357
12	269	291	285	302	303	333	333	330	378	381	374	329	345	338	344
10-12 TOTAL	1,081	1,084	1,129	1,178	1,122	1,149	1,108	1,165	1,277	1,213	1,179	1,142	1,159	1,146	1,125
K-12 TOTAL	3,794	3,832	3,868	3,876	3,803	3,797	3,829	3,883	3,988	3,990	4,055	4,051	4,147	4,217	4,334

**Additional students projected to be generated from new housing**

K-5	28	116	158	133
6-9	11	39	51	42
10-12	16	40	49	37
	55	195	258	211

**Revised grade level projections with new housing**

K-5	1,558	1,570	1,756	1,947	2,113
6-9	1,318	1,378	1,426	1,527	1,675
10-12	1,179	1,158	1,214	1,250	1,266
	4,055	4,106	4,396	4,724	5,053

# SHELTON SCHOOL DISTRICT 2007 CAPITAL FACILITIES PLAN

## ENROLLMENT FROM PLANNED NEW CONSTRUCTION THROUGH 2011-12

DEVELOPMENT	Number of Single Family Dwellings	Number of Elementary Students	Number of Middle / Jr High Students	Number of Senior High Students
Coffee Creek Estates	100	43	14	12
Oakland Bay Estates **	263	40	18	31
Shelton Springs	85	36	11	10
Northcliff	19	8	3	2
Black Hills	250	107	34	30
Peacock Lane	470	201	63	56
<b>Student Generation</b>		435	143	141

\*\* Part of this development is in the Southside School District. All high school and junior high school students will attend Shelton School District.

Student Generation Factors	Single Family
Elementary	0.428
Middle / Junior High	0.135
Senior High	0.119
	0.682

## IMPACT FEE CALCULATION SHELTON SCHOOL DISTRICT

### School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$40,000	450	0.3420	0.0880	\$304	\$78
Middle School	20.00	\$40,000	660	0.1470	0.0370	\$178	\$45
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$612</b>	<b>\$164</b>

### School Construction Cost:

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.00%	\$10,551,000	550	0.3420	0.0880	\$6,298	\$1,621
Middle School	96.00%	\$21,800,000	660	0.1470	0.0370	\$4,661	\$1,173
Sr High	96.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,792	\$2,159
<b>TOTAL</b>						<b>\$17,752</b>	<b>\$4,953</b>

### Temporary Facility Cost:

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.00%	\$100,000	50	0.3420	0.0880	\$27	\$7
Middle School	4.00%	\$100,000	50	0.1470	0.0370	\$12	\$3
Sr High	4.00%	\$100,000	50	0.1510	0.0480	\$12	\$4
<b>TOTAL</b>						<b>\$51</b>	<b>\$14</b>

### State Matching Credit Calculation:

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	67.92%	0.3420	0.0880	\$3,224	\$830
Middle School	\$154.22	117	67.92%	0.1470	0.0370	\$1,802	\$453
New Sr High	\$154.22	130	67.92%	0.1510	0.0480	\$2,056	\$654
<b>Total</b>						<b>\$7,082</b>	<b>\$1,937</b>

### Tax Payment Credit Calculation

Average Assessed Value (Oct 2006 for 2007)  
 Capital Bond Interest Rate (Oct 2006 for 2007)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate  
 Present Value of Revenue Stream

SFR	MFR
\$250,000	\$50,000
4.53%	4.53%
\$1,975,265	\$395,053
10	10
\$2.14	\$2.14
<b>\$4,227</b>	<b>\$845</b>

### Single Family    Multi-Family Residences       Residences

#### Mitigation Fee Summary

Site Acquisition Cost	\$ 612	\$ 164
Permanent Facility Cost	\$ 17,752	\$ 4,953
Temporary Facility Cost	\$ 51	\$ 14
State Match Credit	\$ (7,082)	\$ (1,937)
Tax Payment Credit	\$ (4,227)	\$ (845)
<b>Sub-Total</b>	<b>\$ 7,106</b>	<b>\$ 2,349</b>
50% Deduction for Local Share	\$ 3,553	\$ 1,175
<b>Impact Fee</b>	<b>\$ 3,553</b>	<b>\$ 1,175</b>



**SOUTHSIDE SCHOOL DISTRICT  
2007  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Bill Sloane  
Linda Farrimond  
Gretchen Rice  
Julie Chrisman  
Don Robbins

**SUPERINTENDENT**

Tim Garchow

**TABLE OF CONTENTS**

<b>SECTION 1</b>	<b>THE CAPITAL FACILITIES PLAN</b>	<b>Pages</b>
	Introduction	1
	Level of service and building capacities	2 - 3
	Facility capacity requirements	4 - 5
	Six year financing plan	6
<b>SECTION 2</b>	<b>SUPPORT DOCUMENTATION</b>	
	Student forecast	7
	Impact fee calculation	8



## Introduction

In response to the requirements of the State of Washington Growth Management Act the Southside School District has prepared its 2007 Capital Facilities Plan as of September 2006. This Plan is intended to be adopted by Mason County and to be incorporated in their Comprehensive Plan by reference. To date, Mason County has not adopted a school impact fee ordinance.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies.

The Southside School District is a non-high school district, meaning it only provides facilities for the education of students in grades Kindergarten through grade seven. Students who reside in the Southside School District who are in grades eight through twelve attend high school in the Shelton School District, called the serving district. If the serving district has a deficiency of capacity in the high school grades, the non-high school district is required by RCW to make a financial contribution to any construction of additional capacity in the serving district. This capital facilities plan, therefore, includes a component for this financial obligation.

The purpose of the schools section of the Capital Facilities Element is to ensure that adequate educational facilities will be available to serve the increasing population in Mason County. The schools section of the Capital Facilities Element includes an inventory of existing facilities, an analysis of the requirements for school capacity needed to serve projected enrollment through the 2011-12 school year, and a capital improvements schedule and financing plan to provide school capacity and other needed school capital improvements through the 2011-12 school year, including improvements in the Shelton School District if applicable.

## Enrollment and Capacity Data

The enrollment and school capacity data deserves some explanation. First, the data is measured by full time equivalent (FTE) students, rather than "head count" (the total number of students enrolled). Students who attend only half- or part-time in kindergarten, high school or alternative schools are counted in relationship to a full school day. These FTE numbers are lower than head counts, and better represent the actual impact on facilities.

Second, the inventories and analysis of capacity requirements are presented two ways: with interim (i.e., portable) facilities and without interim facilities. The Districts' capital improvement projects are based on the capacity without portables because they have significant limitations in such areas as heating, ventilation, noise, security, restrooms, storage cupboards, and intercom communications. For these reasons, portables are not considered permanent capacity by the State or by the District. The capacity of portable rooms is presented in order to show the interim facilities that the districts use (1) to meet short-term enrollment fluctuations, or (2) to serve as temporary facilities until permanent facilities are built.

Finally, capacity figures are generally based on teacher-to-student ratios (expressed as students per classroom) which the school district determines to be most appropriate to accomplish its educational program. These ratios are often contained in employment agreements between districts and their teachers. The State of Washington uses square feet of space per student to distribute capital facilities money to school districts.

## Level of Service

Table 1 shows the students per classroom ratios used the school district.

**Table 1**  
**Students per Classroom Level of Service Standards for Southside School District**

Kindergarten	Grades 1-4	Grades 5-7
20:1	24:1	26:1

## Inventory

The District includes one primary school and one elementary/middle school. High school students attend the Shelton School District. Both schools are located within Mason County. The grade configuration is based on grades K-2 primary and grades 3 – 7 elementary/middle. Table 2 lists the schools in the Southside School District and their enrollment capacities.

**Table 2**  
**Southside School District Existing Capacity**

School	Existing Capacity
<b>Primary (K-2)</b>	
Southside Elementary School	212
<b>Total Elementary Permanent Facilities</b>	<b>212</b>
<b>Total Elementary Interim (Portable) Facilities</b>	<b>0</b>
<b>Total Elementary Permanent and Interim Facilities</b>	<b>212</b>
<b>Middle (3-7)</b>	
Southside Elementary/Middle School	104
<b>Total Junior High Permanent Facilities</b>	<b>104</b>
<b>Total Junior High Interim (Portable) Facilities</b>	<b>0</b>
<b>Total Middle Permanent and Interim Facilities</b>	<b>104</b>

## Facility Capacity Requirements

Table 3 compares current and future enrollment to the facility capacity of the Southside School District. The future year enrollment data in column 2 was derived using standard cohort survival projection techniques. The existing capacity (columns 3 and 4) is taken from Table 2, and includes existing permanent and portable classroom facilities.

The net reserve or deficiency is the difference between enrollment and capacity. The net reserve or deficiency in permanent facilities (column 5) is calculated by subtracting enrollment from permanent capacity; column 3 minus column 2. The net reserve or deficiency in all facilities (column 6) is calculated by subtracting enrollment from both permanent and interim capacity: adding columns 3 and 4, then subtracting column 2. When capacity is greater than enrollment, the district has a reserve and can accommodate future enrollment. If capacity is less than actual or projected enrollment, the District has a "deficiency" which can be addressed by adding capacity. Following this, planned new construction which will add capacity is shown.

**Table 3  
Southside School District Facility Capacity Requirements  
Proposed Capacity Projects Through 2011-12 School Year**

1	2	3	4	5	6
Time Period	Enrollment	Permanent Capacity	Interim Capacity	Net Reserve/ (Deficiency) Permanent Facilities	Net Reserve/ (Deficiency) All Facilities
<b>Elementary School (K-4)</b>					
2005 Actual	160	212	0	52	52
2006-2011 Growth	15				
Total as of 2011-12	175	212	0	37	37
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Middle (5-7)</b>					
2005 Actual	80	104	0	24	24
2006-2011 Growth	39				
Total as of 2011-12	119	104	0	(15)	(15)
Add adjustments to capacity					
Adjusted reserve or deficiency					

<b>Data from Shelton School District for Senior High School</b>					
2005 Actual	1,277	966	120	(311)	(191)
2006-2011 Growth	(11)				
Total as of 2011-12	1,266	966	120	(300)	(180)
Add adjustments to capacity					
Adjusted reserve or deficiency					

## **Analysis of Growth Predictions**

The student population of the Southside School District has not experienced appreciable growth during the 1990's and early 2000's. Within the District's six-year facility planning horizon, cohort survival analysis predictions project a total K-7 FTE enrollment of 294 (with Kindergarten at .5) for school year 2011-12. This represents a potential enrollment increase of 54 students over the next six years, an increase of nearly 23%. It should be noted that projected growth patterns could change rapidly with the introduction of new housing. The Southside School District will monitor these trends with interest and will consider them carefully in its future facility planning.

### **Primary School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12, the Southside School District's Elementary School current reserve of 52 students will decrease slightly to 37.

### **Middle School Capacity Requirements**

If current enrollment projections are realized, by the year 2011-12 the Southside School District's Middle school current reserve of 24 change to a deficiency of 15 students.

### **Senior High School Capacity Requirements**

If current enrollment projections are realized, including the new development, by the year 2011-12, the Shelton School District high school current deficiency of 311 will decrease by 11 to a deficiency of 300 students. It is anticipated that the Southside School District will be required to contribute to the construction of additional high school capacity in the Shelton School District. The amount of the contribution has not been calculated.

### **Non-Capacity Requirements**

This analysis of capacity does not address the need to modernize or replace existing facilities. District needs for capital improvement projects are reviewed continually and approved subject to the availability of funds. Approval criteria for capital projects include reviews of how improvements support curricular activities, extend the life of the buildings and ancillary equipment, or contribute materially to the safety, well-being and comfort of our student population.

## Capital Projects and Financing Plan

RCW 36.70A.070(3)(e) requires that all capital facilities plan to include “a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” RCW 36.70A.070 (3) (e) requires that all capital facilities have “probable funding” to pay for capital facility needs, or else the County must “reassess the land use element.”

“Probable funding for new school facilities comes from three sources: (1) local bonds (that require approval by 60 percent of voters), (2) state funds (that are allocated on the basis of complex formulas and criteria that can make some districts ineligible, and (3) impact fees (that can pay a portion of the facilities needed by new development, but cannot be used to eliminate existing deficiencies, nor can they be used for modernization or other non-capacity capital improvements.

Table 4 presents Southside School District’s Six-Year Plan for Capital Improvement Projects, including sources of public money within projected funding capacities that constitute the probable funding of the District’s Capital Improvement Projects. Included in the projects are anticipated high school projects in the serving district of Shelton.

The District uses a citizen review committee to identify future capital projects for recommendation to the Board of Directors. The Board of Directors would have to authorize a bond funding program, which ultimately has to be approved by the voters. At this time, no funding program has been approved.

**Table 4  
Capital Facilities Plan Projects and Financing Plan**

<b>Projects and cost</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
<b>Capacity Projects:</b>							
Shelton SD High School					Requires further study		
<b>Total</b>							

<b>Funding Sources Secured</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds							
State Match							
Impact Fees							
SEPA Mitigation Fees							
<b>Total Revenues</b>							

<b>Funding Sources Projected</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Total</b>
Local Bonds					Not determined		
State Match							
Impact Fees					Not determined		
SEPA Mitigation Fees							
<b>Total Revenues</b>							

<b>Total all Revenues</b>							
---------------------------	--	--	--	--	--	--	--

**SOUTHSIDE SCHOOL DISTRICT  
FTE ENROLLMENT BY GRADE**

FTE	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	Projected 06-07	Projected 07-08	Projected 08-09	Projected 09-10	Projected 10-11	Projected 11-12
K	10.83	11.61	9.67	16.17	17.33	13.72	18.67	15.50	15.81	16.13	16.45	16.78	17.11	17.46
1	44.00	25.44	26.11	25.56	35.78	35.11	24.44	39.56	33.42	34.09	34.78	35.47	36.18	36.90
2	38.56	46.56	27.56	28.11	27.22	39.33	37.33	25.89	42.43	35.85	36.57	37.30	38.05	38.81
3	31.56	37.33	41.67	29.11	31.89	28.33	39.44	36.67	27.01	44.27	37.41	38.15	38.92	39.70
4	26.22	37.56	34.67	45.89	32.89	32.44	29.78	42.78	39.49	29.09	47.68	40.28	41.09	41.91
5	31.56	19.33	33.67	38.11	48.11	26.67	35.44	27.78	42.64	39.36	28.99	47.52	40.15	40.95
6	27.78	25.22	23.11	36.78	37.82	46.33	20.57	31.67	26.18	40.19	37.10	27.33	44.79	37.84
7	28.00	22.78	22.78	21.89	30.48	28.89	43.43	20.11	28.22	23.33	35.81	33.05	24.35	39.91
8														
9														
10														
11														
12														
K-4	151.17	158.50	139.68	144.84	145.11	148.93	149.66	160.40	158.17	159.43	172.88	167.99	171.35	174.77
5-7	87.34	67.33	79.56	96.78	116.41	101.89	99.44	79.56	97.04	102.88	101.90	107.90	109.29	118.70
K-7 TOTAL	238.51	225.83	219.24	241.62	261.52	250.82	249.10	239.96	255.21	262.31	274.78	275.89	280.63	293.48

## IMPACT FEE CALCULATION SOUTHSIDE SCHOOL DISTRICT

### School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$40,000	450	0.3420	0.0880	\$0	\$0
Middle School	0.00	\$40,000	660	0.1470	0.0370	\$0	\$0
Sr High	30.00	\$40,000	1,400	0.1510	0.0480	\$129	\$41
<b>TOTAL</b>						<b>\$129</b>	<b>\$41</b>

### School Construction Cost:

	% Perm Fac./ Total Sq Ft	Est. Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	100.00%	\$0	450	0.3420	0.0880	\$0	\$0
Middle School	100.00%	\$0	660	0.1470	0.0370	\$0	\$0
Sr High	97.00%	\$65,600,000	1,400	0.1510	0.0480	\$6,863	\$2,182
<b>TOTAL</b>						<b>\$6,863</b>	<b>\$2,182</b>

### Temporary Facility Cost:

	% Temp Fac./ Total Sq Ft	Facility Cost	Facility Design Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00%	\$0	50	0.3420	0.0880	\$0	\$0
Middle School	0.00%	\$0	50	0.1470	0.0370	\$0	\$0
Sr High	3.00%	\$100,000	50	0.1510	0.0480	\$9	\$3
<b>TOTAL</b>						<b>\$9</b>	<b>\$3</b>

### State Matching Credit Calculation:

	Boeck Cost/ Sq Ft	Sq. Ft. Student	State Match Percentage	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$154.22	90	0.00%	0.3420	0.0880	\$0	\$0
Middle School	\$154.22	117	0.00%	0.1470	0.0370	\$0	\$0
New Sr High	\$154.22	130	64.46%	0.1510	0.0480	\$1,951	\$620
<b>Total</b>						<b>\$1,951</b>	<b>\$620</b>

### Tax Payment Credit Calculation

Average Assessed Value (Oct 2006 for 2007)  
 Capital Bond Interest Rate (Oct 2006 for 2007)  
 Net Present Value of Average Dwelling  
 Years Amortized  
 Property Tax Levy Rate

SFR	MFR
\$225,000	\$50,000
4.53%	4.53%
\$1,777,738	\$395,053
10	10
\$2.02	\$2.02
<b>\$3,591</b>	<b>\$798</b>

### Present Value of Revenue Stream

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ 129	\$ 41
Permanent Facility Cost	\$ 6,863	\$ 2,182
Temporary Facility Cost	\$ 9	\$ 3
State Match Credit	\$ (1,951)	\$ (620)
Tax Payment Credit	\$ (3,591)	\$ (798)
<b>Sub-Total</b>	<b>\$ 1,459</b>	<b>\$ 807</b>
50% Deduction for Local Share	\$ 730	\$ 404
<b>Impact Fee</b>	<b>\$ 730</b>	<b>\$ 404</b>



## **VI.2 GOALS AND POLICIES**

### **Introduction**

Mason County's Capital Facilities Element is guided by goals and policies for the preferred service philosophy of the County. Goals and policies are required as part of the Capital Facilities Element (RCW 36.70A) of the overall GMA Comprehensive Plan.

### **Development Process**

Mason County evaluated it's existing facilities, it's future needs, it's costs, and the types and levels of services which it should require or provide in the county. The goals and policies listed herein are the result of this process. Policies listed under General Capital Facilities apply to all facilities addressed in the Capital Facilities Chapter. Facility-specific policies apply only to those facilities.

### **General Capital Facilities Policies**

#### ***Land Use***

Manage land use change and develop County facilities and services in a manner that directs and controls land use patterns and intensities.

- |               |                                                                                                                                                                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CF-101</b> | Establish urban services that shall require concurrency under the GMA.                                                                                                                                                                                                         |
| <b>CF-102</b> | Ensure that future development bears a fair share of capital improvement costs necessitated by the development. The County shall reserve the right to collect mitigation impact fees from new development in order to achieve and maintain adopted level of service standards. |
| <b>CF-103</b> | Extend facilities and services in a manner consistent with the following County-wide policies previously adopted in 1992 (see Section II-3).                                                                                                                                   |
| <b>CF-104</b> | County facilities shall be provided at urban or rural levels of service, as defined in the Capital Facilities Element of the Comprehensive Plan.                                                                                                                               |
| <b>CF-105</b> | Develop capital facilities within established urban growth areas (UGAs) to conform to urban development standards.                                                                                                                                                             |
| <b>CF-106</b> | Develop capital facilities within UGAs that are coordinated and phased through inter-jurisdictional agreements.                                                                                                                                                                |
| <b>CF-107</b> | Coordinate and support other capital facility plans from special purpose                                                                                                                                                                                                       |

districts, cities and towns, and other non-county facility providers that are consistent with this and other chapters of the Comprehensive Plan.

- CF-108** As the capital facilities plan is amended to reflect a changing financial situation or changing priorities, the land use chapter shall be reassessed on at least a biennial basis to assure internal consistency of the land use chapter with the capital facilities chapter and its six-year financial plan.

***Concurrency***

Establish standards for levels of service for County public facilities, and ensure that necessary facilities are available at the time new development impacts existing systems.

- CF-201** After adoption of this Comprehensive Plan and subsequent development regulations, level of service standards for each type of public facility shall apply to development permits issued by Mason County.
- CF-202** Adopt level of service standards and concurrency requirements recommended in this plan for wastewater/sanitary systems, water supply systems, transportation facilities, and Storm water management facilities.
- CF-203** Public facilities needed to support development shall be available concurrent with the impacts of development. The county shall establish development regulations which will establish procedures and requirements to assure that the concurrency requirements are met.
- CF-204** New development which has potential storm water impacts shall provide evidence of adequate storm water management for the intended use of the site. This policy shall apply in all areas of the county.
- CF-205** Building permits for any building necessitating domestic water systems shall provide evidence of an adequate water supply for the intended use of the building. Proposed subdivisions and short plats shall not be approved unless the county makes written findings that adequate provisions for potable water are available for each development site. This policy shall apply in all areas of the county.
- CF-206** Building permits for any building necessitating wastewater treatment shall provide evidence of an adequate sanitary sewer system for the intended use of the building. This policy shall apply in all areas of the county.

***Finance***

Develop a six-year finance plan for capital facilities that meets the recommendations of the comprehensive plan, achieves the County's levels of service, and is financially attainable.

- CF-301** Adopt a six-year capital improvement program that identifies projects, outlines a schedule, and designates realistic funding sources for all County capital facility projects.
- CF-302** For all capital facility projects, evaluate alternatives to programs, purpose, and service as a method to reduce capital facilities and associated operating costs.
- CF-303** Develop a public process that informs, notifies and allows participation on all capital facility proposals.

***Essential Public Facilities***

Facilitate the siting of essential public facilities sponsored by public or private entities within unincorporated areas when appropriate.

- CF-401** Identify and allow for the siting of essential public facilities according to procedures established in this plan. Essential public facilities shall include group homes, state and local correctional facilities, substance abuse facilities, and mental health facilities. Work cooperatively with the City of Shelton and neighboring counties in the siting of public facilities of regional importance. Work cooperatively with state agencies to ensure that the essential public facilities meet existing state laws and regulations which have specific siting and permitting requirements.
- CF-402** Review proposed development regulations to ensure they allow for the siting of essential public facilities consistent with the goals, policies and procedures established in this plan.

***Facility-Specific Policies***

***Wastewater/Sanitary Sewer***

Assure that wastewater facilities necessary to carry out comprehensive plan are available when needed, and finance these facilities in an economic, efficient, and equitable manner.

- CF-501** Maintain a safe, efficient and cost-effective sewage collection and treatment system.
- CF-502** Require all new development within designated urban growth areas and rural activity centers to connect to existing or proposed public sewer systems. Public sewer systems are those owned and operated by any legally recognized municipal organization as a public utility.
- CF-503** Allow existing single-family homes with septic systems to continue using septic systems that conform to existing standards. Replace deficient septic systems in a timely fashion.
- CF-504** Provide a septic system management and education program to protect groundwater quality and promote the proper care and use of septic systems.
- CF-505** Eliminate any unlicensed point or non-point pollution sources associated with sewage transport and disposal.
- CF-506** Monitor infiltration and inflow in major public systems through routine inspection. Conduct improvements to limit and reduce current infiltration and inflow.
- CF-507** Encourage innovative approaches to onsite wastewater treatment.

***Water Supply***

Assure that water facilities necessary to carry out the comprehensive plan are available when needed, and finance those facilities in an economic, efficient and equitable manner.

- CF-601** Ensure that the supply and distribution of water in public systems is consistent with the Mason County Comprehensive Plan.
- CF-602** Ensure that future water system expansions and service extensions are provided in a manner consistent with the Land Use Element of the Comprehensive Plan. Where possible, those uses designated by the Land Use Element to require fire flow should be serviced by a Class A water system.

***Parks and Recreation***

Achieve level of service targets for park land and facilities that support County objectives and priorities.

- CF-701** Identify and preserve significant geographic, historic and environmental features and other characteristics that reflect Mason County's natural and cultural heritage.
- CF-702** Increase park development within urban areas and develop a comprehensive system of multi-purpose trails throughout the County.
- CF-703** Develop and adopt a realistic long-range schedule for park management, maintenance, and operation. Adopt a workable County capital improvement program (CIP) every six years, to be amended as needed.
- CF-704** Update current 1991 Comprehensive Parks, Recreation and Open Space Plan in 1996 to project future demands and needs; define acquisition, leases, and development opportunities; draft financial implementation programs; and be eligible for state and federal grants.

***Administrative Services***

Develop and implement a long-range program of expansion and improvement to accommodate the County's projected administrative staffing requirements.

- CF-801** Annually review the long-range facilities plan for buildings and space improvements to efficiently provide work space for projected staffing levels.

***Police and Criminal Justice***

Develop and implement a coordinated facility program among the departments and agencies that provide the County's police and criminal justice services.

- CF-901** Complete a strategic long-range plan for the effective and coordinated operation and management of all County police and criminal justice functions, including a full analysis of all space and facility needs required to support the plan.
- CF-902** Explore alternative funding sources for law and justice facilities and operations, including contracts for service with other agencies and joint use of facilities.

### ***Stormwater Management***

Create a facilities strategy which preserves and supplements necessary natural drainage processes and other natural systems to minimize runoff impacts from development.

- CF-1001** Investigate needs and means for implementing and maintaining a safe and cost-effective storm and stormwater collection system in identified problem areas.
- CF-1002** Protect surface and ground water quality through state and local controls and public education on water quality issues.
- CF-1003** Design stormwater systems to meet the approval standards prescribed in the Mason County Stormwater Management Ordinance.
- CF-1004** Protect physical and biological integrity of wetlands, streams, wildlife habitat, and other identified critical areas.
- CF-1005** Maintain water quality within all Shoreline Management Act waterfront areas through careful design, operation, construction, and placement of public facilities.
- CF-1006** Carefully control development in areas with steep slopes where surface water runoff can create unstable conditions. Maintain natural vegetation for slope stabilization.
- CF-1007** Public facility development shall minimize impacts to shorelines, preserving the natural stream environments where possible.
- CF-1008** Comply with the National Pollutant Discharge Elimination System (NPDES) and state regulations.
- CF-1009** Under no circumstances should hazardous waste be allowed to contaminate the groundwater, surface water, or sewer systems of Mason County. Dispose of hazardous wastes only in locations designated for that purpose.

### ***Solid Waste***

Ensure that garbage collection and recycling needs of the County are met in an efficient and cost-effective manner.

- CF-1101** Manage a cost-effective and responsive solid waste collection system.

- CF-1102**      Manage solid waste collection methods to minimize litter, neighborhood disruption, and degradation of the environment.
- CF-1103**      Promote the recycling of solid waste materials through waste reduction and source separation. Develop educational materials on recycling and other waste reduction methods.
- CF-1104**      Work cooperatively with cities, the Washington State Department of Ecology, and the Mason County Health District to achieve an environmentally safe and cost-effective solution to the disposal of catch basin wastes and street sweepings.

### **VI.3 WATER AND WASTEWATER UTILITIES**

#### **Introduction**

The County owns and operates small water and sewer systems for the Harstene Pointe and Rustlewood communities, and the water system for Beard's Cove community. In addition, the County operates a medium-sized wastewater collection system and treatment plant for the North Bay Case Inlet area. This area was defined through studies of the area contributing human sewage contamination to Case Inlet, and the system service area was set accordingly. In the smaller community-based systems, there is no planned expansion beyond the existing platted lots. These systems currently provide services to approximately 1200 customers, with the potential to serve an additional 100. The North Bay Case Inlet system provides service to approximately 950 customers, with additional capacity to serve an estimated 850 additional equivalent residential units within the existing service area.

The following "Water" and "Wastewater" sections provide project-level detail on the planned improvements necessary to meet state regulatory guidelines in the provision of water and wastewater services for these systems. Each project in each section is accompanied by a separate project sheet which provides a description and justification, along with a table depicting the estimated costs and funding sources for planning period 2004 through 2010. Each section is followed by a summary table which provides overall costs and funding sources for each water and sewer system.

Financing the planned utility improvements requires the use of grants, loans, and capital reserves. The specific combination of funds, and the availability of grants and loans, may affect user rates for each system as well as the timing on projects. The ability to initiate specific projects will be assessed annually based on the urgency of need, reserve funds available, and commitments from funding agencies to provide grants and/or loans. The decisions about whether or not to proceed with any planned project is the decision of the Mason County Board of Commissioners for consideration in the annual budgeting and rate-setting process. To the extent possible, projects will be funded through:

- 1) Rate revenues (capital reserves)
- 2) Grants;
- 3) Low interest loans; or
- 4) Some combination of 1-3 above.

Project costs shown in each section range in accuracy from + or – 40% to + or – 15%. Each project cost sheet identifies the accuracy of the estimated costs shown, based on the



following scale:

- “Planning Level” – The least accurate of costs estimates, in the range of + or – 40%. Cost estimates at this level are usually based on a project concept and some assessment of relative scale, or annual program amounts commensurate with a level of activity sufficient to accomplish the intent of the program over time.
- “Design Report” – Moderate accuracy, in the range of + or – 30%. Based on design report evaluation of options and an assessment of project elements and associated costs.
- “Engineer’s Estimate” – Most accurate estimate, in the range of + or –15%. These estimates are based on a project design or significant completion of design work.

### **Future System Development**

Included in the wastewater sections of this document are additional projects that are not associated with the existing County-owned utility systems. These projects represent efforts to provide utility services to areas which have been identified as problems with regard to density and water quality, but where no established systems are currently in place. There are two such areas where the County is currently investing resources in the long-term resolution of identified problems:

#### *Belfair Urban Growth Area*

The County is amending the Belfair/Lower Hood Canal Water Reclamation Facility Plan to reflect the most recent population projections and respond to updates in the review of water quality issues. The analysis will provide refined options for potential sewer collection options, including both pipe and on-site systems. The pipe solutions is designed to serve the limited near-shore area within the North Shore LAMIRD (referred to as Zone A) and the core commercial area of the Belfair UGA. The collection and system within the UGA and the treatment facilities would be sized to accommodate full build-out conditions of the entire UGA, developed as future system phases. On-site and alternative systems will also be used. A monitoring program will be established to measure the development of future infrastructure. System costs would be recovered through grants, loans, and utility rate revenues generated to cover system costs, and handled separately from the existing utilities. The project is expected to enter into the design phase in 2007, with project completion within three years of the start date.

#### *Hoodsport /Skokomish Area*

The development of a sewer facility plan has been completed for the Hoodsport Rural Activity Center. Additional sewer planning efforts are now under way for the Potlatch State Park and Tribal areas. These planning efforts will address options for collection and treatment of the more densely populated Hoodsport area, the State Park and portions of the

tribal lands. The funding for any recommended system development will initially be provided through grants and/or loans until there is an established rate base to provide payments for the system.

**2007-2012**  
**WATER & WASTEWATER UTILITIES**  
**Summary of Capital Expenditures by Fund**  
**(in thousands)**

Hartstene Pointe-410	10	10	127	10	10	41	208
Rustlewood-411	5	5	14	5	5	5	39
Beard's Cove-412	15	155	18	18	18	18	242
<b>Total:</b>	<b>30</b>	<b>170</b>	<b>159</b>	<b>33</b>	<b>33</b>	<b>64</b>	<b>489</b>

**Funding**

Grants:							
Loans:		130	107		0	40	277
Rates:	30	40	52	33	33	24	212
<b>Total:</b>	<b>30</b>	<b>170</b>	<b>159</b>	<b>33</b>	<b>33</b>	<b>64</b>	<b>489</b>

<b>WASTEWATER</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>TOTAL</b>
North Bay CI-403	70	260	260	210	360	10	1170
WW Dev-405	3000	17000	33000	450	0	0	53450
Hartstene Pointe-410	10	10	10	10	10	10	60
Rustlewood-411	800	800	20	20	20	20	1680
<b>Total:</b>	<b>3880</b>	<b>18070</b>	<b>33290</b>	<b>690</b>	<b>390</b>	<b>40</b>	<b>56360</b>

**Funding**

Grants:	1345.6	15346	6000	0	0	0	22691.2
Loans:	2325.7	2455.7	27107	250	40	0	32178.4
Rates:	238.7	438.7	342	473	383	104	1979.4
<b>Total:</b>	<b>3910</b>	<b>18240</b>	<b>33449</b>	<b>723</b>	<b>423</b>	<b>104</b>	<b>56849</b>

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 410-Hartstene Pointe Sewer**

**Project Name: Minor Facility and System Improvements Program**

**Estimates: Planning Level**

**Description:** Annual improvements program for system facilities, buildings, and grounds. Projects may include small piping improvements, pump stations, lighting, exterior painting, and other general improvements.

**Justification:** The treatment plant and system construction provided basic functionality, however the facilities and system need improvements from time to time to correct deficiencies and improve operational capabilities. Plant operations and system maintenance staff are not equipped to address these types of improvements in addition to the plant operations. It is also anticipated that the work can be completed professionally and more expediently through contracts with specialty firms.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering							
Construction	10	10	10	10	10	10	60
<b>TOTAL COST:</b>	10	10	10	10	10	10	60
Funding Sources:							
Grants							
Loans							
Rates	10	10	10	10	10	10	60
<b>TOTAL FUNDING:</b>	10	10	10	10	10	10	60

**2007-2012 Capital Facilities Plan Worksheet  
Utilities, & Waste Management**

**Fund: 403 - North Bay Sewer System**

**Project Name: Minor Facility and System Improvements Program**

**Estimates: Planning Level**

**Description:** Annual improvements program for system facilities, buildings, and grounds. Projects may include small piping improvements, pump stations, lighting, exterior painting, and other general improvements.

**Justification:** The treatment plant and system construction provided basic functionality, however the facilities and system need improvements from time to time to correct deficiencies and improve operational capabilities. Plant operations and system maintenance staff are not equipped to address these types of improvements in addition to the plant operations. It is also anticipated that the work can be completed professionally and more expediently through contracts with specialty firms.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering							
Construction	10	10	10	10	10	10	60
<b>TOTAL COST:</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>60</b>
Funding Sources:							
Grants							
Loans							
Rates	10	10	10	10	10	10	60
<b>TOTAL FUNDING:</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>60</b>

**2007-2012 Capital Facilities Plan Worksheet  
Utilities, & Waste Management**

**Fund: 403-North Bay Sewer System**

**Project Name: Mobile Home Park Pump Station Improvements**

**Estimates: Planning Level**

**Description:** Upgrade existing 3 HP pumps that pass solids with 5 HP submersible grinder pumps to improve the pump station performance and capacity.

**Justification:** The existing pumps require additional maintenance and are subject to periodic clogging. They are also undersized to handle the increased flow due to expansion of the original sub-basin and unanticipated levels of infiltration and inflow.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	2.5						2.5
Construction	12.5						12.5
<b>TOTAL COST:</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
Funding Sources:							
Grants							
Loans							
Rates	15	0	0	0	0	0	15
<b>TOTAL FUNDING:</b>	<b>15</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>

**2006-2011 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 403-North Bay Sewer System**

**Project Name: Pump Station Overflow Reroute**

**Estimates: Planning Level**

**Description:** Analyze options, then design and construct the piping and receiving basins to detain pump station overflows resulting from failures at the primary transmission line booster pumps.

**Justification:** The current pump stations are situated near receiving waters that could be affected in the event of a pump failure and overflow. This project will analyze the options for routing this potential overflow to artificial detention ponds, rather than it reaching the surface waters where the effects would be much more pronounced. Design and construction are included in the costs following the initial analysis of options.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering	45						45
Design Engineering		100					100
Construction		150	250				400
<b>TOTAL COST:</b>	<b>45</b>	<b>250</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>545</b>
Funding Sources:							
Grants							
Loans							
Rates	45	250	250	0	0	0	545
<b>TOTAL FUNDING:</b>	<b>45</b>	<b>250</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>545</b>

## 2007-2012 Capital Facilities Plan Worksheet Utilities, & Waste Management

**Fund: 403-North Bay Sewer System**

**Project Name: Treatment Plant Capacity Upgrades**

**Estimates: Planning Level**

**Description:** Analyze the options for providing additional treatment plant capacity and provide engineering to design the improvements for construction in subsequent years.

**Justification:** The existing plant may be reaching design capacity for treatment in 2010. This will require us to revisit the original sewer facility plan and address how we will maintain sufficient capacity for the twenty-year period beyond 2010. This project outlines the need for funding to conduct the analysis and design the next increment of capacity for the plant.

### Estimated Project Costs (in thousands)

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering				75			75
Design Engineering				125	350		475
Construction							550
<b>TOTAL COST:</b>	0	0	0	200	350		550
Funding Sources:							
Grants							
Loans							
Rates				200	350		550
<b>TOTAL FUNDING:</b>	0	0	0	200	350		550

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 411 – Rustlewood Sewer**

**Project Name: Infiltration and Inflow Removal Program**

**Estimates: Planning Level**

**Description:** Annual program to reduce the flow of surface water and groundwater entering the collection system. Projects may include system inspections, manhole replacements, pipe replacement, and manhole or pipe connection sealing and grouting. pipe, new or replacement valves and looping.

**Justification:** Federal and state regulations require treatment systems to remove 85% of the contaminants from flows coming to the treatment plant. When inflow and infiltration is excessive, the plant cannot achieve the required standard, resulting in potential permit violations. In addition, valuable plant capacity is used to treat flows, which do not require treatment. Plant operational costs also increase with the excess flows due to infiltration and inflow.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering		15					15
Design Engineering							
Construction	10	20	20	20	20	20	110
<b>TOTAL COST:</b>	<b>10</b>	<b>35</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>125</b>
Funding Sources:							
Grants							
Loans							
Rates							125
<b>TOTAL FUNDING:</b>							<b>125</b>



**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 411 – Rustlewood Sewer**

**Project Name: Treatment Plant Upgrades**

**Estimates: Design Report**

**Description:** Pre design and Design work to upgrade the wastewater plant has been completed. Construction of improvements to address new water quality standards as well as rehabilitate aging plant systems will begin in July 2007 and be completed July 2008. Improvements will include influent headworks, solids separation, sludge treatment, effluent disinfection, remote system monitoring, and pumping capacities.

**Justification:** The existing plant is over 30 years old, and many of the main components are worn to the point that rebuilding them would be more costly than replacement. In addition, regulatory expectations for treatment performance have increased since the original plant was constructed, requiring upgrades to the former treatment methods.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering							
Construction	790	790					1580
<b>TOTAL COSTS:</b>							1580
Funding Sources:							
Grants*							691.2
Loans							651.4
Rates							237.4
<b>TOTAL FUNDING:</b>	790	790					1580

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 412 – Beards Cove Water**

**Project Name: Distribution System Improvements**

**Estimates: Planning Level**

**Description:** This program is designed to provide annual incremental improvements to the water distribution system to ensure its continued viability and integrity. Annual projects may include the following: addition and replacement of fire hydrants, replacement of small sections of pipe, new or replacement valves and looping, well and pumping station improvements and the installation of service meters.

**Justification:** Over the past two decades, maintenance activity for the water system has consisted primarily of leak repairs and service repairs or replacement. To ensure the continued performance of the system, it is necessary to replace key components as they wear out. These small projects for pipe replacement are beyond the current staff resources and may be much more efficiently performed by outside contractors. State Law now requires service meters. In 2008 Mason County will begin installation of service meters on existing services. Finally, several of the fire hydrants on this system are in need of replacement and many need modifications to accommodate 4" storz fittings.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	3	5	3	3	3	3	20
Construction	7	145	10	10	10	10	192
<b>TOTAL COST:</b>	<b>10</b>	<b>150</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>212</b>
Funding Sources:							
Grants							
Loans		130					130
Rates	10	20	13	13	13	13	92
<b>TOTAL FUNDING:</b>	<b>10</b>	<b>150</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>212</b>

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 412 – Beards Cove Water**

**Project Name: Minor Facility Improvements**

**Estimates: Planning Level**

**Description:** This program is designed to provide annual incremental improvements to the existing water system facilities to ensure their long term integrity. Annual projects may include the following: storage tank exterior coatings, pump house structures, fencing, roofing, driveway surfaces, site electrical improvements, etc.

**Justification:** In order to preserve the storage and pumping systems, we must maintain the facilities that surround them. If we do not pursue preventative maintenance on these facilities the costs to bring them up to an acceptable condition will be much higher. These facilities are also the publicly visible portion of our system, therefore, it is important that the facilities are kept in good condition.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering							
Construction	5	5	5	5	5	5	30
<b>TOTAL COST:</b>	5	5	5	5	5	5	30
Funding Sources:							
Grants							
Loans							
Rates	5	5	5	5	5	5	30
<b>TOTAL FUNDING:</b>	5	5	5	5	5	5	30

**2007-2012 Capital Facilities Plan Worksheet**

**Utilities, & Waste Management**

**Fund: 410 - 200 Hartstene Pointe Water**

**Project Name: Hartstene Pointe Water System Improvements**

**Estimates: Planning Level**

**Description:** This program is designed to provide annual incremental improvements to the water distribution system to ensure its continued viability and integrity. Annual projects may include the following: addition and replacement of fire hydrants, removal and replacement of asbestos-concrete (AC) pipe, new or replacement valves and looping, well and pumping station improvements and the installation of service meters.

**Justification:** Over the past two decades, maintenance activity for the water system has consisted primarily of leak repairs and service repairs or replacement. To ensure the continued performance of the system, it is necessary to replace key components as they wear out. State law now requires the installation of water service meters, which is planned for 2009. In addition, the system's water mains are predominately made of AC pipe. When leaks occur, the crews may discover that larger sections of pipe need to be replaced rather than just the leaking section. These small projects for pipe replacement are beyond the current staff resources and much more efficiently performed by outside contractors. Finally, several of the fire hydrants on this system are in need of replacement and many need modifications to accommodate 4" storz fittings.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering	1	1	1	1	1	1	6
Design Engineering	1	1	1	1	1	30	35
Construction	8	8	125	8	8	10	167
TOTAL COST:	10	10	127	10	10	41	208
Funding Sources:							
Grants							
Loans			107				107
Rates	10	10	20	10	10	41	101
TOTAL FUNDING:	10	10	127	10	10	41	208

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 411 - 200 Rustlewood Water**

**Project Name: Water Distribution System Improvements**

**Estimates: Planning Level**

**Description:** This program is designed to provide annual incremental improvements to the water distribution system to ensure its continued viability and integrity. Annual projects may include the following: addition and replacement of fire hydrants, replacement of small sections of pipe, new or replacement valves and looping, well and pumping station improvements, the installation of water service meters, and Small Water System Plan Development.

**Justification:** Over the past two decades, maintenance activity for the water system has consisted primarily of leak repairs and service repairs or replacement. To ensure the continued performance of the system, it is necessary to replace key components as they wear out. These small projects for pipe replacement are beyond the current staff resources and much more efficiently performed by outside contractors. Finally, several of the fire hydrants on this system are in need of replacement and many need modifications to accommodate 4" storz fittings.

**Estimated Project Costs (in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	1	1	10	1	1	1	15
Construction	4	4	4	4	44	4	64
<b>TOTAL COST:</b>	<b>5</b>	<b>5</b>	<b>14</b>	<b>5</b>	<b>45</b>	<b>5</b>	<b>79</b>
Funding Sources:							
Grants							
Loans					40		40
Rates	5	5	14	5	5	5	39
<b>TOTAL FUNDING:</b>	<b>5</b>	<b>5</b>	<b>14</b>	<b>5</b>	<b>45</b>	<b>5</b>	<b>79</b>

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 405 - Wastewater Systems Development Fund**  
**Project Name: Belfair Area Sewer Improvements**  
**Estimates: Planning Level**

**Description:** Plan, design, and construct the sewer collection, transmission, and treatment facilities to serve the Belfair Urban Growth Area and the Hood Canal North Shore area. Treatment facilities may include localized facilities and/or transmission to other established facilities.

**Justification:** Water quality in Hood Canal adjacent to the proposed sewer service areas is severely degraded and a declaration of severe public health hazard was issued by the Washington State Department of Health in March of 2002. The primary contaminant for this portion of Hood Canal is fecal coliform, which has been attributed to failing onsite septic systems on the adjacent shorelines and upland areas.

**Estimated Project Costs**  
**(in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	2000	500					2500
Construction		11500	18000	250			29750
<b>TOTAL COST:</b>	<b>2000</b>	<b>12000</b>	<b>18000</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>32250</b>
Funding Sources:							
Grants		10000	6000				16000
Loans	2000	2000	12000	250			16250
Rates							
<b>TOTAL FUNDING:</b>	<b>2000</b>	<b>12000</b>	<b>18000</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>32250</b>

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 405 - Wastewater Systems Development Fund**  
**Project Name: Hoodsport Area Sewer Improvements**  
**Estimates: Planning Level**

**Description:** Plan, design, and construct the sewer collection, transmission, and treatment facilities to serve the Hoodsport shoreline area, from the Hoodsport Rural Activity Center to the north to the Skokomish Tribe to the south. Collection and treatment facilities may include local facilities and/or transmission to centralized facilities.

**Justification:** Water quality in Hood Canal adjacent to the proposed sewer service area is being degraded due to nitrogen and fecal coliform, which has been attributed to failing onsite septic systems on the adjacent shorelines and upland areas. A wastewater management system must be established to ensure effective collection and treatment of this waste to avoid a declaration of public health hazard in the future. The development and redevelopment of legally existing lots within the study area is too concentrated given the proximity to Hood Canal and other physical and topographical characteristics.

**Estimated Project Costs**  
**(in thousands)**

	2006	2007	2008	2009	2010	2011	TOTAL
Prelim Engineering							
Design Engineering	1000						1000
Construction		5000	15000	200			20200
<b>TOTAL COST:</b>	<b>1000</b>	<b>5000</b>	<b>15000</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>21200</b>
Funding Sources:							
Grants	1000	5000					6000
Loans			15000	200			15200
Rates							
<b>TOTAL FUNDING:</b>	<b>1000</b>	<b>5000</b>	<b>15000</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>21200</b>

## **VI.4 SOLID WASTE UTILITY**

### **Introduction**

Mason County's solid waste utility provides transfer and disposal operations for solid waste at four transfer station locations, and eight "blue box" drop off sites for household recyclable materials. The largest transfer facility is located outside Shelton on Eels Hill Road. Materials collected from the other smaller stations at Hoodspoint, Union, and Belfair, are transported to the Shelton facility for shipping to Centralia, WA. From there, the material is long-hauled via railroad to Roosevelt Landfill in Klickitat County, located in Eastern Washington.

Household hazardous wastes (HHW) are collected and disposed of by Mason County staff at the Shelton transfer facility. Residents in North Mason County can take their HHW to the Kitsap County transfer station. This arrangement is established through interlocal agreement and Mason County pays approximately \$60 per customer for collection and disposal of materials from residents who take their materials to the Kitsap County facility.

The Shelton transfer facility is located at the former Mason County Landfill. The current utility provides post-closure monitoring and capital construction in support of the closed landfill. The Shelton facility receives wastes collected by private and municipal haulers operating inside Mason County.

The Belfair and Shelton transfer facilities are nearing capacity in terms of the tonnage they can effectively handle on a daily basis. Growth in the Belfair area and elsewhere in the County continues to impact operations at these facilities and capacity improvements will need to be addressed in the near future.

The following pages provide details on specific projects proposed for the current capital facilities planning period. Project estimates range in accuracy from + or - 40% to + or - 15%. Each project cost sheet identifies the accuracy of the estimated costs shown based on the following scale:

- "Planning Level" – The least accurate of costs estimates, in the range of + or - 40%. Cost estimates at this level are usually based on a project concept and some assessment of relative scale, or annual program amounts commensurate with a level of activity sufficient to accomplish the intent of the program over time.
- "Design Report" – Moderate accuracy, in the range of + or - 30%. Based on design report evaluation of options and an assessment of project elements and associated



costs.

- “Engineer’s Estimate” – Most accurate estimate, in the range of + or –15%. These estimates are based on a project design or significant completion of the design work.

**2007-2012**  
**SOLID WASTE UTILITY**  
**Summary of Capital Expenditures by Fund**  
**(in thousands)**

<b>SOLID WASTE</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>TOTAL</b>
Solid Waste-402 Fund	98	372	1272	1274	774	28	3790
<b>Total:</b>	<b>98</b>	<b>372</b>	<b>1272</b>	<b>1274</b>	<b>774</b>	<b>28</b>	<b>3790</b>
<b>Funding</b>							
Grants:	0	0	0	0	0	0	0
Loans:	0	0	1000	1000	500	0	2500
Tipping Fees:	98	372	272	274	274	28	1290
<b>Total:</b>	<b>98</b>	<b>372</b>	<b>1272</b>	<b>1274</b>	<b>774</b>	<b>28</b>	<b>3790</b>

20072012 Capital Facilities Plan Worksheet  
Utilities, & Waste Management

**Fund: 402 - Solid Waste**

**Project Name: Minor Facility Improvements**

**Estimates: Design Report**

**Description:** Annual program to ensure continued operational effectiveness of transfer station facilities and preserve existing assets. Improvements will include: road resurfacing, facility roof replacements, minor building modifications, storage or handling facility construction, or modifications to comply with regulatory requirements or preserve capacity.

**Justification:** Normal operation of transfer station facilities requires ongoing facility improvements to existing fixed assets to maintain overall operational capabilities. Providing an annual program and funding to complete these improvements is more efficient from an administrative perspective and prudent in terms of ensuring the longevity of existing assets.

**Estimated Project Costs**  
(in thousands)

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering							
Construction	21	22	22	24	24	28	141
<b>TOTAL COST:</b>	<b>21</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>24</b>	<b>28</b>	<b>141</b>
Funding Sources:							
Grants							
Loans							
Tipping Fees	21	22	22	24	24	28	141
<b>TOTAL FUNDING:</b>	<b>21</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>24</b>	<b>28</b>	<b>141</b>

**2007 2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 402 - Solid Waste**

**Project Name: Belfair Household Hazardous Waste Facility  
Improvements**

**Estimates: Design Report**

**Description:** Design and construct a facility to provide household hazardous waste collection services to north county residents.

**Justification:** Currently north county residents must take their household hazardous waste to the Kitsap County facility. This service is provided through an interlocal agreement which costs \$125.00 per visit. The costs are the same no matter what type of material is dropped off at their facility. Our own facility would save us considerable cost for disposal of less harmful materials such as motor oil or latex paints. Operation of a county-owned facility would allow us to tailor the hours of operation and types of material accepted to decrease these costs.

**Estimated Project Costs**  
**(in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	4						4
Construction	56						56
<b>TOTAL COST:</b>	<b>60</b>						<b>60</b>
Funding Sources:							
Grants							
Loans							
Tipping Fees	60						60
<b>TOTAL FUNDING:</b>	<b>60</b>						<b>60</b>

**2007-2012 Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 402 - Solid Waste**

**Project Name: Shelton Household Hazardous Waste Facility  
Improvements**

**Estimates: Design Report**

**Description:** Expand storage capacity and improve handling area to improve efficiency and provide impervious surface area and necessary containment.

**Justification:** Use of the facility has increased annually over the past several years requiring expansion and improvement of the existing facilities.

**Estimated Project Costs**  
**(in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering	2						2
Construction	15						15
<b>TOTAL COST:</b>	<b>17</b>						<b>17</b>
Funding Sources:							
Grants							
Loans							
Tipping Fees	17						17
<b>TOTAL FUNDING:</b>	<b>17</b>						<b>17</b>

2007-2012  
**Capital Facilities Plan Worksheet**  
**Utilities, & Waste Management**

**Fund: 402 - Solid Waste**

**Project Name: County-wide Transfer Station Capacity Improvements**

**Estimates: Planning Level**

**Description:** Plan, design, and construct enhancements to existing sites or new transfer station facilities to provide access to solid waste and collection of other wastes for the entire county.

**Justification:** The existing facilities are reaching their capacity and in many cases they are also approaching the end of their useful life. A capacity analysis will be completed in 2007 in conjunction with the update of the Solid Waste Management Plan. This project will ensure the placeholder costs to implement the findings and recommendations of this analysis.

**Estimated Project Costs**  
**(in thousands)**

	2007	2008	2009	2010	2011	2012	TOTAL
Prelim Engineering							
Design Engineering		350					350
Construction			1250	1250	750		3250
<b>TOTAL COST:</b>		<b>350</b>	<b>1250</b>	<b>1250</b>	<b>750</b>		<b>3600</b>
Funding Sources:							
Grants							
Loans/Bonds			1250	1250	750		3250
Tipping Fees		350					350
<b>TOTAL FUNDING:</b>							<b>3600</b>

## **VI.5 PARKS AND RECREATION FACILITIES**

### **System Description**

Recreational opportunities in Mason County include parks for day-use activities and overnight camping; fresh and salt water areas for boating and other water sports; facilities and equipment for sports and play activities; and wilderness areas and other open spaces for hiking, hunting, and horseback riding.

Existing parks and recreation facilities in Mason County are available through a variety of public and private entities. Federal and state facilities include camping, boating, and day-use parks. The County-owned park system includes day-use and water access facilities, sports fields, and related recreational areas. Other agencies providing park and recreational resources include municipalities, port districts, and public schools. Some private recreational facilities are open to the public as well.

### **County Park Facilities**

The County currently manages 18 park properties in Mason County two of which are undeveloped, and three others have large portions which are also undeveloped. Of the developed parks, two are large baseball/softball complexes, five provide saltwater access parks, two are located on freshwater lakes, and three provide upland day use and recreation facilities (see FIGURE VI.5-1). In addition to the day use facilities, the County also owns and maintains one above-ground skate park. The conditions of these facilities vary by location, however, significant investment in facilities has been made in the last two years from Real Estate Excise Tax proceeds (REET 2). The capital plan for the next six years continues this trend of investment in park development and facility upgrades. The heavy use and demand from both county and non-County residents are particularly high during the spring and summer.

In recent years, parks operated by Mason County have received substantial increases in visitors. Total visits increased 52 percent from 1992 to 1993, from 180,600 to 274,500 annual visits. Nearly half of the total increase was at Sandhill Park, a sports park in Belfair. Sandhill's visitation increased by 230 percent, from 20,300 to 67,000 visits, due in large part to increased use of the park by local baseball, softball, and soccer leagues. Mason County Recreation Area, the largest baseball/softball complex has grown in use the last several years and is now recognized regionally as a preferred site for major tournaments.

There are no facilities for overnight camping throughout the Mason County Parks system. The last county-wide park plan was developed in 1991 and subsequently updated in the late 1990s. The previous plan recommended two sites for development as overnight camping facilities, Truman Glick Memorial Park and Mason Lake Park. Camping options will be

### Inventory

An inventory of all Mason County parks including federal, state, private, and County-owned parks is listed in TABLE VI.5-1. Also included are the number of acres and amenities available at each park location. The locations of parks and recreational facilities operated by the County are shown on FIGURE VI.5-1.

**Figure VI.5-1.**

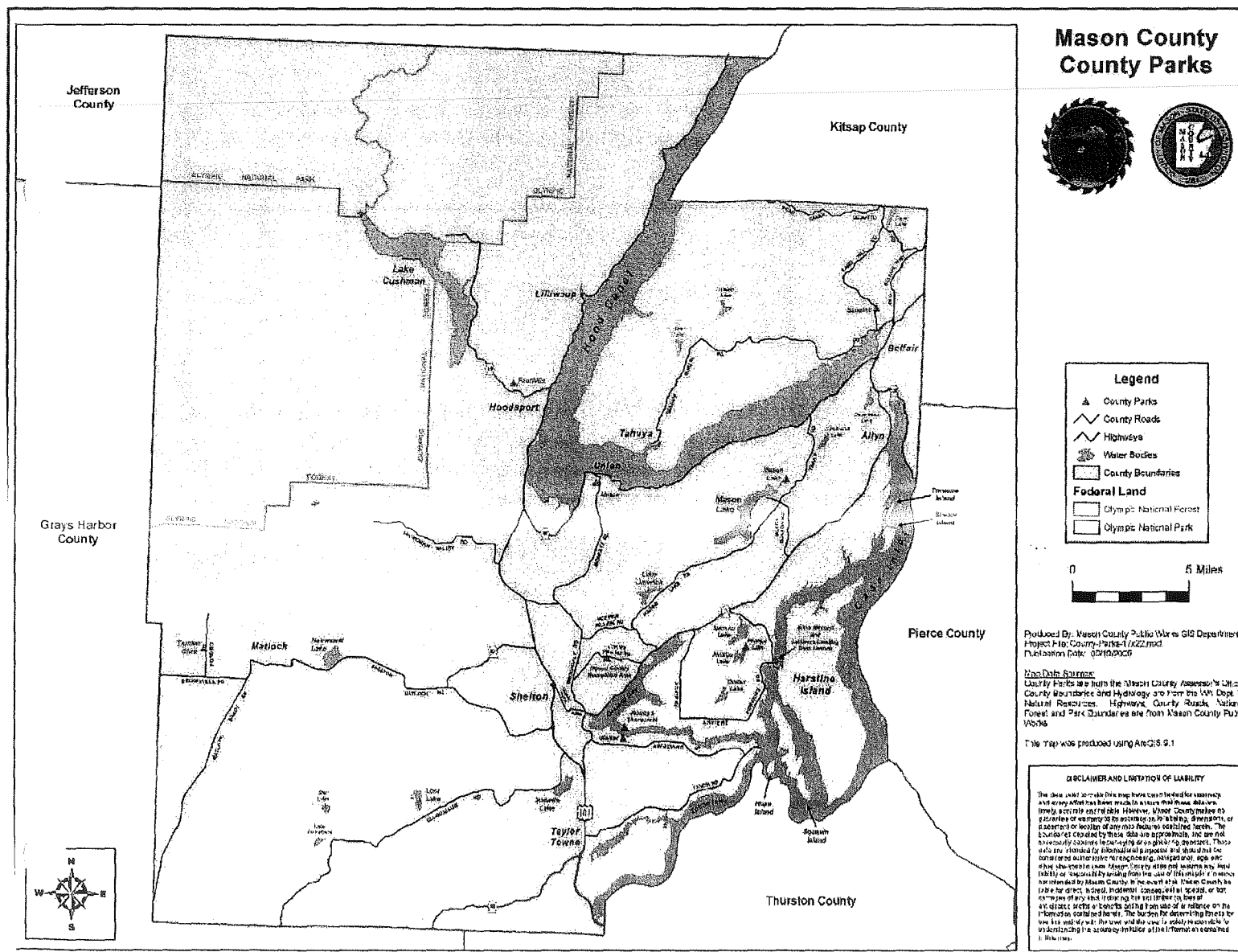


TABLE VI.5-1. Inventory of Parks		
Name of Facility	Acres	Amenities Available
<b>Washington State Parks</b>		
Belfair State Park	62.77 (3,780 ft tidelands)	Camping: 134 tent sites, 47 utility sites, primitive sites, wheelchair accessible trails, trailer dump facility.
Harstine Island State Park	310 (3,100 ft tidelands)	Currently undeveloped. Future development plans include: day use area; walking/hiking trails; 50 campsites.
Harvey Rendsland Jiggs Lake	8	Currently undeveloped; 1,905 feet waterfront.
Hoodspout Trails	80	Natural area with trails.
Hope Island	106 (8,540 ft tidelands)	Currently undeveloped. Future development plans include: trails; picnic tables; rest rooms; 6 to 8 campsites; group camping for 150 people. Washington Water Trails site.
Jarrells Cove	42.6 (3,500 ft tidelands)	Camping: 20 tent sites; group site for maximum of 64 people, 2 picnic shelters, facilities for handicapped, wheelchair accessible trails, marine pump out station, 2 docks providing 500 feet of moorage, 14 mooring buoys. Fee required.
Lake Isabella	193.75	Currently undeveloped. Future development plans include: full-service park, camping, picnic area, lakefront beach, rest rooms. Plans will be completed in the next 10 to 20 years.
Lilliwaup Tide Land	(4,100 ft tidelands)	Tidelands for public use. No facilities. Small shoulder area for parking.
McMicken Island	11.45 (1,660 ft tidelands)	Currently undeveloped. Boater destination; clamming. Plans to develop include: 5 to 8 camping sites, composting toilet.



TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>Washington State Parks (Continued)</b>		
Potlatch State Park	56.95 (9,570 ft tidelands)	Camping: 17 tent sites; 18 utility sites; primitive sites. Underwater park, trailer dump facilities.
Schafer State Park	119	Camping: 47 tent sites, 6 utility sites, primitive sites, day use group area, trailer dump facilities
Squaxin Island	31.4	Closed indefinitely.
Stretch Point	4.2 (610 ft tidelands)	Natural area. Day use only; 5 mooring buoys. No plans for future development.
Twanoh State Park	182 (3,167 ft tideland)	Camping: 30 tent sites, 9 utility sites, primitive sites, handicapped facilities, wheelchair accessible trails.
Total	1208.02 (38,027 ft tideland)	
<b>Washington State Department of Fish and Wildlife</b>		
Aldrich Lake	0.5	Unpaved boat launch, parking for 15 vehicles.
Benson Lake	78.8	Boat launch, beach access, parking for 100 vehicles.
Cady Lake	1.6	Unpaved boat launch, parking for 10 vehicles.
Clara Lake	9	Unpaved boat launch, parking for 30 vehicles.
Devereaux Lake	1.3	Boat launch, beach access, parking for 40 vehicles.
Haven Lake	4.1	Unpaved boat launch, parking for 50 vehicles.
Island Lake access	1	Freshwater boat launch, toilets.
Isabella Lake	1.6	Boat launch, parking for 20 vehicles.
Lake Kokanee	44	Boat Launch, parking for 100 vehicles.
Lake Limerick	0.5	Boat launch, beach access, parking for 30 vehicles.
Lost Lake	1.3	Boat launch, parking for 40 vehicles.
Maggie Lake	0.4	Unpaved boat launch, parking for 15 vehicles.
Mason Lake		Boat launch, parking for 30 vehicles.

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>Washington State Department of Fish and Wildlife (Continued)</b>		
Panhandle Lake	20	Undeveloped.
Panther Lake	3.8	Unpaved boat launch, parking for 30 vehicles.
Phillips Lake	1	Boat launch, beach access, parking for 40 vehicles.
Pricket Lake	0.5	Unpaved boat launch, parking for 30 vehicles.
Skokomish River	64	30.6 feet of riverfront, shore access, parking for 20 vehicles.
Spencer Lake	2	Boat launch, beach access, parking for 50 vehicles.
Tahuya River	2.9	4,400 feet of riverfront, parking for 10 vehicles.
Tee Lake	3.6	Unpaved boat launch, parking for 20 vehicles.
Twin Lake	3.6	Unpaved boat launch, parking for 15 vehicles.
Union River	61.8	8,098 feet of riverfront, parking for 10 vehicles.
Victor access to North Bay	.5	Boat launch, pit toilets
Wildberry Lake	10	Undeveloped.
Wooten Lake	1	Unpaved boat launch, parking for 60 vehicles.
Total	318.3	
<b>Washington State Department of Natural Resources</b>		
Aldrich Lake Camp	24 (approx.)	1,700 feet waterfront, hand boat launch, 4 picnic tables, 4 campsites, toilets, drinking water, lake stocked with trout, parking for 16 vehicles.
Camp Pond		Day use only
Camp Spillman	10 (approx.)	800 feet waterfront, 6 camp sites, 4 group sites, toilets, drinking water.
Elfendahl Pass Staging Area	5	11 picnic sites, self-contained RVs okay, toilets, drinking water
Howell Lake		3 group sites, 10 campsites, hand boat launch, toilets, drinking water, parking for 20 vehicles.

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>Washington State Department of Natural Resources (Continued)</b>		
Kammenga Canyon		2 campsites, toilets
Mission Creek Trailhead	1	Parking for trail access
Robbins Lake	1.1	175 feet waterfront, hand boat launch, 3 picnic tables, toilets. Day use only.
Tahuya River Horse Camp	12 (approx.)	1,600 feet waterfront, 9 campsites, 2 group sites, toilets, drinking water, 20 horse corrals.
Toonerville	5.7	570 feet waterfront, 4 campsites, 2 picnic sites, toilets.
Twin Lakes		6 camp sites, 3 picnic sites, toilets, hand boat launch. Lake is stocked with trout.
Melbourne		Lake setting, 1,000 feet waterfront, 5 campsites, toilets.
Lilliwaup	7	Stream setting, 500 feet waterfront, 13 campsites, toilets, drinking water.
Public Tidelands #24		Water access only.
Public Tidelands #33		Water access only.
Public Tidelands #34		Water access only.
Public Tidelands #43		Road access, clamming.
Public Tidelands #44 a,b		Road access, clamming, crab pot fishing.
Public Tidelands #46		Water access only, clamming, oysters, shrimp pot fishing.
Public Tidelands #47		Water access only, clamming, oysters.
Public Tidelands #48		Water access only, clamming, oysters
Eagle Creek Recreational Tidelands		Road access, clamming, crabbing.
Rendsland Creek Tidelands		Road access, clamming.
Total		

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>United States Forest Service</b>		
Brown Creek Campground	6	78 camp sites, toilets.
Hamma Hamma Campground	5	Picnic area, 12 campsites.
Lower Lena Lake Campground	6	Hike-in only, 40 camp sites, pit toilets.
Upper Lena Lake Campground	7	Hike-in only, 14 camp sites, pit toilets.
Total	24	
<b>City of Shelton Parks and Recreation Department</b>		
Brewer Park	0.3	3 picnic tables, curbside parking only.
Callanan Park	6.9	Lighted softball field with spectator stands, 7 picnic tables, 2 swings, 1 slide, rest room, foot trails across 40-foot natural depression, parking space for 30 vehicles plus additional parking along street.
City Park	1.75	Currently undeveloped.
Eleventh Street Site	0.92	Deep well location with the potential to be developed into a city park.
Huff and Puff Trail	80	2 miles of jogging trail and 20 incorporated exercise stations, drinking fountain and parking for 20 vehicles at trailhead.
Kneeland Park	3.9	2 slides, swings, 1 merry-go-round, horizontal bars, 1 dome climber, 1 large sand box, 1 small log playhouse, a few rocking saddle mates, horseshoe pit, aging rest room and picnic shelter, deteriorated clubhouse, 10 picnic tables, 2 tennis courts in need of resurfacing, street parking for approximately 25 vehicles.
Johnson Park	0.5	1 merry-go-round, 1 swing, single basketball backboard and substandard concrete court, street parking for approximately 10 vehicles.

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>City of Shelton Parks and Recreation Department (Continued)</b>		
Loop Field	4	2 tennis courts, softball field, soccer field, jogging trail along the perimeter, 1 picnic shelter, 5 picnic tables, rest room, parking for 100 vehicles.
Oakland Bay Overlook	1.03	Views of downtown Shelton, industrial waterfront, Oakland Bay, and the Olympic Mountains, historic band saw display with large log section and interpretive information, paved parking for 5 vehicles. Development plans for the next 2 years include: picnic area, rest rooms, kiosk, small shelter, additional parking.
Pine Street Boat Launch	60 feet	Crude gravel boat launch and a deteriorating wooden boat repair grid.
Total	99.3	
<b>Port of Dewatto</b>		
Port of Dewatto Campground	1	Camping: 11 with hook-ups, 19 tent sites; 2 rest rooms; nature/hiking trails; 23 picnic tables; two picnic shelters; 1 kitchen; fishing. Future plans to add more stoves and picnic tables, and to place gravel around kitchen. Fee required.
<b>Port of Shelton</b>		
Sanderson Field	1,170	Flying: 5,000 feet of runway, tie downs, skydiving; rifle club; model aircraft society. Future plans to provide increased hangar availability.
Oakland Bay Marina		Boat moorage.
Total	1170	

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>Port of Allyn</b>		
Waterfront Park in Allyn	2	400 feet waterfront, moorage, dock (for up to 15 boats), picnic, gazebo, parking for 20 vehicles. Office building planned.
Kayak Park	.3	150 feet waterfront, small parking lot, picnic tables, portable toilet facilities.
North Shore Ramp Belfair/North Shore	1.2	150 feet waterfront, boat launch with floating dock, beach access, parking for 20 vehicles with trailers.
<b>Port of Hoodspout</b>		
Ingvold Grunvold Waterfront Park	2	Dock, saltwater beach access, tidelands, 2 portable rest rooms. Proposed future development includes an interpretive center and picnic tables.
<b>Mason County</b>		
Latimer's Landing overflow parking area	2.5	Primary use is to provide parking for neighboring Latimer's Landing, parking for 20 vehicles.
Foothills Park (Sport)	80	1 field which serve as baseball, soccer, and football fields; bleachers; rest rooms; children's play area; parking for 50 vehicles.
Latimer's Landing (Water)	.59	Saltwater access boat launch for vessels no longer than 20 feet, parking for 10 vehicles, portable toilet, boat dock; additional parking available at neighboring Latimer's Landing overflow parking area.
Mason County Fairgrounds (Picnic)	12	100 camp sites with hook ups; additional space for tent camping, rest rooms and showers; 30 picnic tables; horse arena; 2 indoor kitchens; natural area.
Mason County Recreation Area (MCRA Sport)	40	7 baseball fields which also serve as soccer and football fields; children's play area, bleachers, maintenance shop, user's storage facility, seasonal concession stand, 4 batting cage; parking for 100 vehicles. This facility serves as the headquarters for the Mason County Parks Department. Fee required for field use.

TABLE VI.5-1. Inventory of Parks (Continued)		
Name of Facility	Acres	Amenities Available
<b>Mason County (Continued)</b>		
Mason Lake Park (Water)	17.36	1.36 acres currently in use; freshwater access/boat launch for small watercraft no longer than 18 feet, dock, play area, rest rooms, 4 picnic table; parking for maximum of 50 vehicles. The County owns 16 unused acres that can be used for expansion of the park (possible RV area).
Phillips Lake County Park (Picnic)	0.4	Passive day use area, picnic area, located next to State of Washington Boar Launch with vault type toilets.
Sandhill Park (Sport)	30	7 baseball fields, one soccer and football field, bleachers; parking is available for 45 vehicles
Shorecrest Park (Water)	2.8	320 feet waterfront, boat launch for vessels no longer than 16 feet, saltwater beach access, 3 picnic tables.
Truman Glick Memorial Park (Picnic)	35.46	Natural setting, creek, trails, picnic tables, covered group shelter, barbecue pit, vault toilets, RV area. Future improvements include: possible construction of group camping area and interpretive signage along trails.
Union Community Park (Picnic)	1.92	Picnic shelter, children's play area; small baseball diamond, basketball court; rest rooms.
Union Boat Ramp (Water)	0.16	Boat ramp for access to Hood Canal, portable toilets, no parking.
Hunter Park	.5	2 picnic tables, bus shelter
Skate Park	.6	11 above ground ramps
Walker Park (Water)	5.04	Saltwater access to Hammersley Inlet, gravel beach, picnic tables, barbecues, rest rooms, shelter, children's play area, interpretive center providing marine information; parking for 15 vehicles.
Oakland Bay Preservation Area	80	Habitat preservation area and education center
Watson Wildwood View	36	Undeveloped
Total	272.23	

TABLE VI.5-1. Inventory of Parks (Continued)

Name of Facility	Acres	Amenities Available
<b>Mason County Public Schools</b>		
Belfair Elementary		Playground.
Sandhill Elementary		Playground.
Hood Canal Elementary/Junior High School		2 baseball backstops, 1 football field, bleachers, playground, track, parking for 30 vehicles.
Oakland Bay Middle School		x
Olympic Middle School		x
Pioneer Elementary		2 baseball backstops, covered play area, playground.
Grapeview Elementary		Playground
Southside Elementary		1 baseball backstop.
Bordeaux		Football field, soccer field, playground, track.
Evergreen Elementary		Playground.
Mountain View Elementary		5 baseball backstops, football field, soccer field, playground.
Shelton High School		6 tennis courts, 2 baseball backstops, football field, soccer field, bleachers, 2 swimming pools, track, rest rooms.
Mary M. Knight District		2 baseball backstops, 1 football field, bleachers, playground.
North Mason High School		2 baseball backstops, 2 tennis courts, football field, soccer field, bleachers, playground, track.
<b>Private Facilities Open to the Public</b>		
Shelton/South Mason Soccer Park	14	6 soccer fields, 1 under development
Glen Ayr Canal Resort	10	Adult-only RV park with hookups; no tent camping, motel, 2 rest rooms, 2 showers, laundry facility, saltwater boat launch, beach access, tidelands, spa, fishing, clamming, oysters, dock.
Lake Nahwatzel Resort	2	Camping: 12 utility sites, 5 sites without hookups; 2 rest rooms, 2 showers, boat launch, freshwater beach access, nature/hiking trails, 8 picnic tables, restaurant, fishing, swimming, cabins.



Name of Facility	Acres	Amenities Available
<b>Private Facilities Open to the Public (Continued)</b>		
Minerva Beach RV Resort and Mobile Village	20	Camping: 23 sites without hookups, 50 sites with hookups; 5 rest rooms, 6 showers, laundry facilities, boat launch, saltwater beach access, 60 picnic tables, driving range, scuba dive center.
Rest-A-While RV Park and Marina	15	Saltwater boat launch, moorage, dock, 70-80 camp sites with hookups (may be used for RVs or tents), 4 rest rooms, 4 showers, laundry facilities, beach access, clamming, oysters, fishing, boat rentals, nature trail, 60 picnic tables, 2 covered picnic areas with kitchen, concession stand. Future improvements include easier access to marina, and boat fuel.
Theler Center	unknown	Wetlands interpretive trails
Lake Cushman	602.9	Camping: 51 tent sites, 30 utility sites, 2 primitive walk-in sites, group site with cooking shelter for maximum of 56 people, rest rooms with showers; facilities for handicapped, boat launch, trailer dump facility.
Total	663.9	
<b>Other</b>		
Olympic National Park - Staircase Campground		Picnic area, 50 camp sites, parking for 60 vehicles.
Tacoma City Light Saltwater Park		6 picnic tables, rest rooms, saltwater boat launch, saltwater beach access.
Mike's Beach Resort		Boat launch, SCUBA diving, cabins, camping, beach access for guests
Robin Hood Village		16 RV sites, cabins, camping, beach access for guests
<b>COUNTY TOTAL</b>	<b><u>63,032.27</u></b>	

## **VI.6 COUNTY AND ADMINISTRATIVE BUILDINGS**

### **System Description**

Mason County owns several buildings, most of which are located in the City of Shelton, the County seat. These buildings are used to support general County functions such as internal management, health, public service, and general administration. Other buildings owned by the County include Memorial Hall, the Cooperative Extension Office, the Mason County Fair/Convention Center, the Central Shop, the Belfair Annex and the Belfair Shop. TABLE VI.6-1 describes these sites. Locations of the facilities within the Shelton Campus are shown in FIGURE VI.6-1.

Memorial Hall is located in Shelton, a few blocks from the main campus area. The Mason County Extension Office is located about 3 miles north of Shelton, on the northeast side of Highway 101, across from the Shelton airport. The Central Shop is located on Johns Prairie Road near Bayshore. The Belfair Annex is located on Highway 3 in Belfair and the Belfair Shop is situated on the north shore of Hood Canal about 3 miles from Belfair.

### **Inventory**

Mason County's administrative offices and departments housed in the buildings are listed in TABLE VI.6-2. Also provided is a summary of current office area allocations for the County departments and departmental functions.

Most of the County's administrative offices are located in the Shelton Campus, a four-square-block section of the downtown area. At this location, the County operates from 12 publicly owned buildings. These include the Courthouse, Jail, Juvenile Detention Facility, Building I, Building II, Building III, Building IV, Building V, Building VI, Building VII, Building VIII, and Building IX. Other county administrative offices are located at Building X (Belfair Annex), Building XI (Cooperative Extension Building), and the offices at the Mason County Fairgrounds.

### **Facility Needs**

Facility needs are being developed through a space planning effort currently being updated by the County. This work is based on an assessment of agency needs related to growth in both the six- and 20-year planning horizons. While planning is continuing, the county has identified the space needs for County administration, law enforcement, and criminal justice facilities. Specific planned improvements for the first six-year planning period and associated financing are detailed in Section VI.10, Finance Plan. Based on the "Space Standards Manual" published by the State of Washington Department of General Administration, 251 square feet are needed per employee. In addition, certain governmental functions have special requirements for facilities. Currently the county has a deficit in space.

---

Significant additional space will be required over the next six and twenty years if the county is to offset that deficit and meet the future growth. The information is summarized in Table VI.6-3. Needs analysis and facility planning was done in 1995 and 1996. The background information and analysis can be found in "Update to Mason County Space Needs Analysis for inclusion in the Mason County and Master Plan update, June 16, 1999."

TABLE VI.6-1. Summary of Administration Sites		
Site	Area	
	Square Feet	Acres
Shelton Campus	169,200	3.88
Memorial Hall	12,000	0.275
Extension Office	approx. 18,600	43
Fair/Convention Center	not reviewed	
Central Shop - Shelton	approx. 156,800	3.6
Belfair Annex	approx. 5,400	0.12
Belfair Shop	approx. 61,000	1.4

**TABLE VI.6-2. Buildings and Space Allocations for Administrative Offices**

<b>Department or Office</b>	<b>Area (square feet)</b>	<b>Building</b>
<b>Assessor</b>	<b>2,525</b>	<b>Building I</b>
<b>Auditor</b>	<b>3,228</b>	<b>Buildings I, XI, Courthouse</b>
<b>Central Services - Administration</b>	<b>99</b>	<b>Building I</b>
<b>Central Services - Maintenance</b>	<b>757</b>	<b>Building IX</b>
<b>Clerk</b>	<b>1,430</b>	<b>Building I</b>
<b>Community Development</b>	<b>2,121</b>	<b>Buildings I, III</b>
<b>County Commission</b>	<b>1,508</b>	<b>Building I</b>
<b>District Court</b>	<b>2,322</b>	<b>Courthouse</b>
<b>Emergency Services</b>	<b>2,176</b>	<b>Port of Shelton</b>
<b>Cooperative Extension Office</b>	<b>2,377</b>	<b>Extension Office</b>
<b>Permit Assistance Center</b>	<b>1,726</b>	<b>Building III</b>
<b>Health Services</b>	<b>3,299</b>	<b>Buildings II, III, IV</b>
<b>Probation Services</b>	<b>1,383</b>	<b>Courthouse, Building VII</b>
<b>Prosecutor/Coroner</b>	<b>3,535</b>	<b>Buildings I, VI, VII</b>
<b>Public Works - Administration</b>	<b>4,293</b>	<b>Building VII</b>
<b>Public Works - Maintenance</b>	<b>13,230</b>	<b>Central Shop, Belfair Shop</b>
<b>Equipment, Rental and Revolving Fund (ER&amp;R)</b>	<b>374</b>	<b>Buildings I, IX</b>
<b>Sheriff</b>	<b>5,386</b>	<b>Courthouse, Belfair Annex</b>
<b>Superior Court</b>	<b>4,371</b>	<b>Courthouse, Building VI</b>
<b>Treasurer</b>	<b>2,157</b>	<b>Building I, Courthouse</b>

Department Projections - Summary Sheet						
	Current				Projected	
	Allocation s.f.	Need s.f.	Deficit/ Surplus	% Deficit Surplus	Need 2005	Need 2020
Assessor	2,525	4,662	(2,137)	(46%)	4,662	5,994
Auditor	3,228	4,074	(846)	(21%)	5,406	7,404
Treasurer	2,157	2,664	(507)	(19%)	2,886	3,330
Budget and Finance	303	444	(141)	(32%)	444	666
Human Resources	99	444	(345)	(78%)	444	666
Facilities and Grounds	941	3,500	(2,559)	(73%)	5,500	6,500
Cnty. Comm./Clerk of Bd.	1,508	2,332	(824)	(35%)	2,554	3,776
Clerk	1,430	2,664	(1,234)	(46%)	3,330	4,662
District Court	2,322	5,926	(3,604)	(61%)	7,536	8,380
Superior Court	4,371	7,354	(2,983)	(41%)	9,376	11,970
Probation Services	1,383	3,830	(2,447)	(64%)	4,274	5,828
Juvenile Detention	3,584	11,200	(7,616)	(68%)	14,200	24,000
Community Development	2,121	2,664	(543)	(20%)	3,774	4,884
Health Services	3,299	5,884	(2,585)	(44%)	6,500	7,882
Permit Assistance Center	2,944	4,884	(1,940)	(40%)	5,550	6,438
Fire Marshal	187	222	(35)	(16%)	444	888
Tourism and Recreation	1,704	1,410	294	121%	1,632	1,854
Board of Equalization	481	622	(141)	(23%)	844	844
Public Works	4,293	5,764	(1,471)	(26%)	6,288	6,812
ER&R	12,829	20,626	(7,797)	(38%)	26,626	36,626
Sheriff	5,386	10,110	(4,724)	(47%)	12,550	17,660
Adult Detention	17,605	43,000	(25,395)	(59%)	49,000	58,000
Emergency Services	2,176	2,700	(524)	(19%)	3,700	4,900
Prosecutor	3,167	3,308	(141)	(4%)	4,024	4,745
Coroner	368	585	(217)	(37%)	1,800	1,800
Cooperative Extension	2,377	3,386	(1,009)	(30%)	3,386	3,386
Total	82,788	154,259	(71,471)	(46%)	186,730	239,895

## **VI.7 POLICE AND CRIMINAL JUSTICE FACILITIES**

### **System Description**

The Mason County Sheriff's Office provides patrol and detective services to residents of unincorporated Mason County. The Mason County District Court, located in Shelton, handles all County-jurisdiction cases. Mason County has a juvenile detention or lockdown facility. The County also has a severe shortage of jail space for adults, resulting in the early release of some offenders.

### **Inventory**

#### ***Law Enforcement***

The County Sheriff's patrol division has a staff of 30 persons, of which 7 are assigned to the detective division. The Sheriff's Office has a total staff of 92. The staff includes 33 jail employees, 37 police officers, 16 support persons, and 6 administrative persons.

#### ***Criminal Activity***

In 2004, the Sheriff's Office received 19,046 calls for service. The types of crimes reported in 2002, 2003, and 2004 are shown in TABLE VI.7-1. Overall, violent crimes account for approximately eight percent of the criminal activity in Mason County. There was a reduction in the number of violent crimes between 2002 and 2003, followed by a substantial increase in 2004. The majority of crimes committed in Mason County are property. For the past several years, total calls for service have increased, thus limiting staff abilities to perform traffic enforcement duties. As a result, criminal traffic and infraction traffic citations issued countywide were 6,068 in 2004, compared to 6,718 in 1992.

#### ***Jail Facilities***

The Mason County Jail opened in 1985 with capacity for 45 inmates. In 1989, capacity was increased to 51, and in 1991 it was increased to 58 beds with floor space for 106. In 1993, the average daily jail population was 62. In 2004, the average daily jail population was 95 or 146% over capacity.

TABLE VI.7-1. Violent and Property Crimes Committed in Mason County				
Crimes		Years		
		2002	2003	2004
<b>VIOLENT CRIMES</b>				
<b>Murder</b>	<b>Mason County</b>	3	2	2
	<b>Shelton</b>	0	1	0
<b>Rape</b>	<b>Mason County</b>	49	32	46
	<b>Shelton</b>	18	17	12
<b>Robbery</b>	<b>Mason County</b>	14	14	8
	<b>Shelton</b>	9	9	11
<b>Aggravated Assault</b>	<b>Mason County</b>	67	55	66
	<b>Shelton</b>	21	30	23
<b>Unincorporated Mason County (Total)</b>		133	103	122
<b>Shelton (Total)</b>		48	57	46
<b>Total Violent Crimes in Mason County</b>		181	161	168
<b>PROPERTY CRIMES</b>				
<b>Arson</b>	<b>Mason County</b>	unknown	unknown	unknown
	<b>Shelton</b>	2	3	6
<b>Burglary</b>	<b>Mason County</b>	662	646	676
	<b>Shelton</b>	135	150	151
<b>Larceny</b>	<b>Mason County</b>	1,044	1,006	1,071
	<b>Shelton</b>	719	839	809
<b>Vehicle Theft</b>	<b>Mason County</b>	236	219	244
	<b>Shelton</b>	61	115	112
<b>Unincorporated Mason County (Total)</b>		1,942	1,871	1,991
<b>Shelton (Total)</b>		917	1,107	1,078
<b>Total Property Crimes in Mason County</b>		2,589	2,978	3,069
<b>TOTAL VIOLENT AND PROPERTY CRIMES</b>				
<b>Unincorporated Mason County (Total)</b>		2,075	1,974	2,113
<b>Shelton (Total)</b>		965	1,164	1,124
<b>County Total</b>		3,040	3,138	3,237

### ***Courts***

The Mason County District courts handled 11,195 cases in 2004, mostly infractions and misdemeanors. Domestic violence and civil cases make up less than 13 percent of the District Court caseload. Mason County Superior Court handled 2,541 cases in 2004, with civil cases being the most common, followed by criminal actions, domestic cases, juvenile offender cases, and probate/guardianship cases, in that order. TABLE VI.7-2 summarizes the caseload for the two courts for the years 2002, 2003, and 2004.

<b>TABLE VI.7-2 Mason County Court Cases</b>			
<b>Case Type</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>Mason County District Court</b>			
<b>Infractions</b>	<b>4,213</b>	<b>5,591</b>	<b>6,574</b>
<b>Misdemeanors</b>	<b>2,278</b>	<b>2,980</b>	<b>3,192</b>
<b>Domestic violence</b>	<b>296</b>	<b>293</b>	<b>258</b>
<b>Civil cases</b>	<b>1,011</b>	<b>1,139</b>	<b>1,171</b>
<b>Total</b>	<b>7,798</b>	<b>10,003</b>	<b>11,195</b>
<b>Mason County Superior Court</b>			
<b>Criminal actions</b>	<b>503</b>	<b>475</b>	<b>531</b>
<b>Civil actions</b>	<b>1,020</b>	<b>1,146</b>	<b>1,199</b>
<b>Domestic</b>	<b>322</b>	<b>337</b>	<b>368</b>
<b>Probate/guardianship</b>	<b>212</b>	<b>185</b>	<b>192</b>
<b>Juvenile offender</b>	<b>261</b>	<b>214</b>	<b>251</b>
<b>Total</b>	<b>2,318</b>	<b>2,357</b>	<b>2,541</b>

Source: State of Washington; Courts of Limited Jurisdiction Annual Caseload Report

### **Facility Needs**

In 1996, the Facilities Steering Committee and the Criminal Justice Working Team, working with a consultant, assessed future County building needs. A report was issued jointly by the Facilities Steering Committee and Criminal Justice Working Team in 1996, and updated in 1999 ("Mason County Space Needs Analysis for inclusion in the Mason County Master Plan update, June 16, 1999") which identified four capital facility projects. Space needs are not determined by a simple set of standards but by a comprehensive approach to the criminal justice systems program needs. The projected cost of this plan and potential funding sources are incorporated in the finance plan contained in Section VI-10 of this chapter.

A summary of space needs for the next six-year and 20-year planning periods can be located on Table VI.6-3, in the previous section VI.6.



## **VI.8 STORMWATER MANAGEMENT FACILITIES**

### **System Description**

Existing stormwater facilities in Mason County include both natural (streams) and manmade (pipeline) collection and conveyance systems. The existing systems generally handle runoff from County Roads. The County currently has no stormwater plan or utility. Stormwater is managed primarily through onsite control measures.

Increases in the amount of impervious surfaces, such as rooftops, roads, driveways, and buildings, cause increased stormwater runoff. Forestry practices, such as logging, new roads, and construction, also increase runoff and downstream sedimentation. Storm water runoff, erosion, sedimentation, and flooding problems will likely increase in Mason County as a result of residential and commercial development, particularly in the designated urban growth areas.

### **Inventory**

Mason County has adopted a Stormwater Management Ordinance (Mason County Code Section 14.48). This ordinance adopts by reference the 1992 edition of the Washington State Department of Ecology's Stormwater Management Manual, with the exception of the Minimum Requirements chapter, for use in designing best management practices (BMPs) for new development and other improvements. The ordinance defines specific minimum requirements and other approval standards for development on all ranges of parcel sizes.

The City of Shelton has prepared a Surface Water Drainage Utility Master Plan. That master plan identifies existing problems in the city and offers some recommendations for improvements. The city has scheduled some improvements based on the existing master plan, but the city also intends to update the plan within the six-year financial planning period.

### **Facility Needs**

In 2006, Mason County commenced the development of a comprehensive countywide Stormwater Management Plan (referenced hereafter as the Plan). This includes a review of existing Comprehensive Plan Stormwater Policies, amendments to County Stormwater regulations, and a review for consistency with the new Mason County Critical Areas Ordinance (CAO) and Low Impact Development (LID) Standards.

The Plan would address changing state and regional regulatory requirements. This includes the National Pollutant Discharge Elimination System (NPDES) permit program of the Clean Water Act, that controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Also, the Plan would consider implementation of the 2005-2007 Puget Sound Conservation Plan, and the Department of Ecology (DOE) 2005 Stormwater Design Manual for Western Washington. The Plan would address evolving water quality needs affecting Hood Canal and South Puget Sound, and delineate program objectives and identify funding sources to fund Plan implementation.

The Plan includes developing Stormwater Management Plans for the Allyn and Belfair Urban Growth Areas, and the Hoodsport area. These Stormwater Management Plans would assess existing built conditions, and evaluate future infrastructure and capital improvement needs.

Flooding problems in the Skokomish River watershed are being addressed in a Comprehensive Flood Hazard Management Plan. This plan defines a total program of river maintenance activities, valley creek maintenance measures, flood protection measures, and flood warning and emergency response procedures.

Mason County anticipates that the Plan, the Stormwater Management Plans for the Allyn and Belfair Urban Growth Areas, and the Hoodsport area, and the Skokomish River Watershed Comprehensive Flood Hazard Management Plan would be completed and adopted in 2007. Focused plans for specific problem areas may need to be developed in the future.

2007 - 2012 Capital Facilities Plan Worksheet  
Public Works

**Fund:** Storm Drainage System Development Fund  
**Project Name:** Storm Water Facilities Development

**Estimates:** Planning Level

**Description:** Upgrading and construction of storm water facilities around the County will provide treatment and proper control of storm water, reducing the risk of property damage and contamination in our waterways. In support of efforts to implement more current regulations to improve storm water quality, Mason County will be updating Ordinances and applying the new Department of Ecology standards, beginning with the Allyn, Belfair and Hoodspout areas in 2007/2008, then the Union areas in 2009/2010 and continuing throughout the county.

**Justifications:** The criteria for development of storm water facilities will be driven by the population and identified contamination of each area. The State of Washington has identified several areas within Mason County where contamination is effecting the water quality of our bays and lakes.

**Estimated Project Costs**

	2007	2008	2009	2010	2011	2012	Total
Preliminary Engineering	120,000	235,000	13,050	5,000	5,000	8,000	386,050
Site Preparation Utility / Permits Well Drilling		21,950	5,300	10,000	15,000	20,000	72,250
Construction Engineering			2,000	4,000	3,500	4,000	13,500
Construction			75,000	150,000	150,000	175,000	550,000
Total Cost :	120,000	256,950	95,350	169,000	173,500	207,000	1,021,800
Funding Sources:							
In House- REET	20,000	21,950	20,000	50,000	50,000	50,000	211,950
Unknown Source			75,350	119,000	123,500	157,000	474,850
Grants	100,000	235,000					335,000
Total Funding:	120,000	256,950	95,350	169,000	173,500	207,000	1,021,800

## **VI.9 PUBLIC WORKS FACILITIES**

### **Introduction**

Mason County Public Works is responsible for engineering, construction, operation and maintenance of approximately 640-miles of county roads. Currently staff are housed on the Shelton campus, the Central Shop on Johns Prairie Road and the Belfair Shop.

Building 8, located on the Shelton campus, includes administrative services, accounting services, environmental services, engineering and construction services and geographic information services. The Information Services Section of Equipment Rental & Revolving Fund (ER&R) is located a block away in Building 9. Road Maintenance and the Vehicle Maintenance Section of ER&R share the Central Shop facility located on Johns Prairie Road approximately 3-miles north of Shelton. A small maintenance crew is located at the satellite shop in Belfair to service roads in North Mason County.

Public Works has outgrown the Shelton campus facilities. The buildings located at the central shop are over 50-years old, overcrowded and inefficient. The vehicle maintenance shop lacks several modern amenities like insulation, women's restroom and building ventilation systems. A lack of sufficient storage facilities results in expensive road maintenance equipment being stored outside in the elements.

As a result, Public Works proposes to develop a master plan and construct a multi-use facility to house the entire department. This will result in better communication and coordination of the various sections in the department. A shared multi-use facility will provide more efficient use of space and county resources. The Belfair Shop, however, will continue to operate as a satellite facility.

Financing the planned multi-use facility requires the use of grants, loans, and county road funds. Project costs shown range in accuracy from + or - 40% to + or - 15%. Each project cost sheet identifies the accuracy of the estimated costs shown, based on the following scale:

- "Planning Level" – The least accurate of costs estimates, in the range of + or - 40%. Cost estimates at this level are usually based on a project concept and some assessment of relative scale, or annual program amounts commensurate with a level of activity sufficient to accomplish the intent of the program over time.
- "Design Report" – Moderate accuracy, in the range of + or - 30%. Based on design report evaluation of options and an assessment of project elements and associated costs.
- "Engineer's Estimate" – Most accurate estimate, in the range of + or -15%. These estimates are based on a project design or significant completion of design work.

2007 – 2012 Capital Facilities Plan Worksheet - Public Works

**Fund:** County Road Fund and Equipment Rental & Revolving Fund

**Project Name:** New Belfair Shop

**Estimates:** Planning Level

**Description:** Public Works is in the early stages of negotiation to acquire property in the vicinity of Sandhill Elementary School for the location of the new Belfair Shop. The Shop will include a work staging area, vehicle maintenance bay, crews lunch/meeting room, restrooms & shower facilities, offices, vehicle and equipment storage and materials storage.

**Justifications:** The current Belfair Shop is very old, it is located in a residential neighborhood adjacent to Hood Canal and does not have it's own water source. The Shop is hooked up to the neighbor's well. Concerns have been expressed about the proximity of the material storage to the Canal. The site is woefully inadequate for the road maintenance services being provided to the north end of the County. If the land trade negotiations are successful, there would be no capital outlay for the land and the shop would be in a much more appropriate location.

**Estimated Project Costs**

	2007	2008	2009	2010	2011	2012	Total
Preliminary Engineering			8,000				8,000
Site Preparation			25,000				25,000
Utility Install			25,000				25,000
Well Drilling			20,000				20,000
Construction Engineering			6,000				6,000
Construction			230,000				230,000
<b>Total Cost :</b>			<b>314,000</b>				<b>314,000</b>
Funding Sources:							
In House			314,000				314,000
Grants							
Loans							
<b>Total Funding:</b>			<b>314,000</b>				<b>314,000</b>

**2007 – 2012 Capital Facilities Plan Worksheet - Public Works**

**Fund:** County Road Fund and Equipment Rental & Revolving Fund

**Project Name:** Satellite Maintenance Yard Development

**Estimates:** Planning Level

**Description:** Public Works will be developing selected sites at various locations across the County to better serve the requirements of maintenance activities such as: clearing and grading, installing wells and water systems, installing electric power to support site services, constructing equipment/materials storage buildings and facilities, paving storage sites and developing roads on the properties. Acquisition of individual properties will supplement existing property holdings to provide for uses such as sites for stormwater treatment facilities and disposal sites for ditch spoils and slide materials from maintenance or construction excavations.

**Justifications:** The changing mandates and requirements of road maintenance necessitate the expansion / upgrade of certain facilities, while the need to develop stormwater detention facilities and ditch spoil disposal sites require the purchase of property in specific locations.

**Estimated Project Costs**

	2007	2008	2009	2010	2011	2012	Total
Preliminary Engineering	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Design Engineering	30,000	20,000	30,000	20,000	30,000	20,000	150,000
Property Acquisition							
Construction Engineering							
Construction	30,000	20,000	30,000	20,000	30,000	20,000	150,000
<b>Total Cost:</b>	<b>70,000</b>	<b>50,000</b>	<b>70,000</b>	<b>50,000</b>	<b>70,000</b>	<b>50,000</b>	<b>360,000</b>
Funding Sources:							
In House	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Grants	20,000		20,000		20,000		60,000
Loans							
<b>Total Funding:</b>	<b>70,000</b>	<b>50,000</b>	<b>70,000</b>	<b>50,000</b>	<b>70,000</b>	<b>50,000</b>	<b>360,000</b>

**2007 – 2012 Capital Facilities Plan Worksheet - Public Works**

**Fund:** County Road Fund and Equipment Rental & Revolving Fund

**Project Name:** Pole Barn Structure at Shelton-Matlock Road Site

**Estimates:** Planning Level

**Description:** The County Road Fund owns property on Shelton-Matlock Road that is currently used as a fenced materials and equipment storage yard. The construction of a Pole Barn type Structure on this site will help to facilitate the efficient deployment of crews and equipment to the south end of the County, particularly during snow and ice conditions. The price below reflects a fully enclosed metal structure.

**Justifications:** Currently crews assigned to maintain, plow and de-ice the south portion of the County must go to the Central Shop to get the equipment needed to respond. When doing scheduled maintenance in the south end, the crews end up using valuable working time traveling to and from the Central Shop transporting heavy equipment, vehicles, tools and materials needed for their work. One of the Public Work's long range goals is the placement of satellite maintenance yards in several locations in the county to improve response and efficiency.

**Estimated Project Costs**

	2007	2008	2009	2010	2011	2012	Total
Preliminary Engineering		15,000					15,000
Site Prep & Utilities/ Well		20,000					20,000
Construction Engineering		2,000					2,000
Construction		115,000					115,000
<b>Total Costs:</b>		<b>152,000</b>					<b>152,000</b>
<b>Funding Sources:</b>							
In House		152,000					152,000
Grants							
Loans							152,000
<b>Total Funding:</b>		<b>152,000</b>					<b>152,000</b>

2007 – 2012 Capital Facilities Plan Worksheet - Public Works

**Fund:** County Road Fund and Equipment Rental & Revolving Fund

**Project Name:** New Public Works Facility and Vehicle Maintenance Shop

**Estimates:** Design Level

**Description:** The County Road Fund owns approximately 85 acres located at the intersection of U.S. Highway 101 and State Road 102. A design consultant has been selected and it is anticipated that the design will be complete by early spring of 2007, with construction beginning in the summer of 2007. The facility will serve County Road Administrative, Engineering and Maintenance divisions as well as Equipment Rental Administrative, Information Services and Mechanical Shop. Emergency Services and the new County Emergency Operations Center will also be located in the new facility. Public Works will be financing the majority of this project with a LOCAL Loan from the State Treasurers Office. Design work and site preparation will be done with Public Works funds.

**Justifications:** The Central Shop used by the Road Maintenance division and the ER&R Mechanical Shop has been identified as a priority replacement due to it's age, condition and safety concerns. Road Administration & Engineering have completely outgrown the current office space and have personnel in other buildings and in hallways. The Emergency Services department currently rents space from the Port, but the space does not comply with Homeland Security's access restriction standards and the infrastructure is not reliable enough to serve as the County's Emergency Operations Center.

**Estimated Project Costs**

	2007	2008	2009	2010	2011	2012	Total
Preliminary Engineering	1,250,000						1,250,000
Site Prep & Utilities/Well	50,000						50,000
Construction Engineering		200,000					200,000
Construction		15,000,000					15,000,000
<b>Total Costs:</b>	<b>1,300,000</b>	<b>15,200,000</b>					<b>16,500,000</b>
<b>Funding Sources:</b>							
In House	1,300,000	200,000					1,500,000
Grants							
Loans		15,000,000					15,000,000
<b>Total Funding:</b>	<b>1,300,000</b>	<b>15,200,000</b>					<b>16,500,000</b>



## **VI. 10 FINANCE PLAN**

### **Introduction**

This section discusses Mason County capital facilities needs and related funding sources. As required under the Growth Management Act (GMA) a six-year finance plan has been prepared for the years 2006 to at least the year 2011 for those facilities currently, or to be, owned and operated by the County.

The following facilities are included in the financial planning:

- ¥ **Water and Wastewater Systems**
- ¥ **Solid Waste Management Facilities**
- ¥ **County Administrative and Law Enforcement Buildings**
- ¥ **Public Works Facilities**
- ¥ **Parks and Recreation**
- ¥ **Transportation**

Only County owned and operated facilities, except for the community-based wastewater systems for rural activity centers, are included in the finance analysis. Several alternatives have been suggested to deal with the problem of providing water and wastewater service in areas outside the existing utility service area in which growth is forecast. The service area for the solid waste utility is county-wide.

The finance plan identifies reasonably reliable funding sources, and forecasts revenue and expenses to at least the year 2011. Funding varies depending on the facility. The different financing methods, public or private, could have significant implications on the cost of utility service. Potential funding sources that could be used to fund unanticipated needs and shortfalls are also discussed.

### **Financial Impact Overview**

The financial impact for capital facility improvements have been analyzed for the six year planning period. Information on transportation can be found in the Transportation Chapter. A summary of the six year improvement costs, revenues and financing is listed in Table 10-1. The Table displays the cost by capital facility category. The total of improvement costs and expenditures is \$110,310,400. The total identified for revenues and financing is \$110,310,400.

TABLE 10-1  
COUNTY OWNED AND OPERATED CAPITAL FACILITY  
IMPROVEMENT & FINANCE COSTS  
YEARS 2007 - 2012

Capital Facility Category	Improvement Costs	Expenditures	Finance/Revenues
Water Systems	\$489	\$489	\$489
Wastewater Systems	\$56,360	\$56,360	\$56,360
Solid Waste Management	\$3,790	\$3,790	\$3,790
County Administration & Law Enforcement Buildings	\$3,593	\$3,593	\$3,593
Stormwater Facilities	\$1,021	\$1,021	\$1,021
Public Works Facilities	\$17,326	\$17,326	\$17,326
Parks & Recreation	\$10,136	\$10,436	\$10,436
Transportation	\$42,927	\$42,927	\$42,927

(Dollar figures in thousands)

### **Conventional Water and Wastewater Systems**

The County owns and operates a combined water and wastewater utility which includes the water supply and wastewater treatment facilities at Harstine and Rustlewood, and the Beard's Cove water supply facility. There is no expansion in the service area of these utilities planned to accommodate new growth outside of their existing service areas. Information about system improvements needed to maintain acceptable levels of service for residents in the existing service area has been provided by the Mason County Department of Utilities and Waste Management.

The County is also in the process of developing or examining community-based wastewater systems in the Belfair Urban Growth Area and its vicinity and in the Hoodspout area.

Information provided in Table VI.4-1 and the facility worksheets which follow it summarize the planned water supply capital improvements over the next six years.

### **Solid Waste**

Table VI.4-2-presents revenue sources and expenditure levels for Mason County solid waste services from 2006 to 2011. Further detail is provided in the facility worksheets that follow the table.

### **Municipal Buildings and Law Enforcement Facilities**

The Facilities Steering Committee and the Criminal Justice Working Team, working with a consultant, has assessed future County building needs. A report issued jointly by the Facilities Steering Committee and Criminal Justice Working Team in early January, 1996, has identified four capital facility projects. At this time, the Department of Facilities and Grounds proposes to fund and make necessary improvements over a number of years. Table VI.10-2 shows the 2006-2011 plan.

### **Parks and Recreation**

The County has identified over the six year period large number of park and recreation improvements. The projects include improvements to existing parks and boat launches as well as the development of new ball fields. The total cost for these improvements are expected to be approximately \$6.7 million (see Table VI.10-3).

### **Drainage Management**

Stormwater management for development in Mason County is managed by the county stormwater ordinance, flood hazards management ordinance, subdivision ordinance, and other regulations. The County does not have a formal drainage program or drainage comprehensive plan. Drainage facility improvements in the County are typically related to the roadway system. Table VIII.5-2 displays the improvement costs that are expected over the six year planning period. All improvements are related to roadway system improvements. Section VI-8 has additional information on stormwater management.

Table VI.10.2

Mason County Facilities & Grounds Capital Improvement Program Revised 11/2006							
Type	Actual 2007	2008	2009	2010	2011	2012	Revised 2007-2012 Total
<b><u>Revenues/Resources</u></b>							
REET 1	\$767,492	\$729,011	\$521,893	\$523,312	\$523,183	\$525,667	\$3,592,558
<b><u>Expenditures/Uses</u></b>							
Charges for Services/Accounting	\$2,150	\$2,215	\$2,280	\$2,350	\$2,420	\$2,500	\$13,915
Bond Debt Service – 1998 GO Bonds	\$172,003	\$170,957	\$169,613	\$172,962	\$170,763	\$173,167	\$1,029,465
Debt Financing payments	\$105,839	\$105,839	0	0	0	0	\$211,678
<b><u>Capital Improvement Projects</u></b>							
Jail Remodeling Project	0	\$-	\$-	\$-	\$-	\$-	\$-
Capital Improvements/Repairs existing facilities	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
Restrooms – Port of Allyn	\$30,000	0	0	0	0	0	\$30,000
Facilities Plan – Future Fairgrounds	\$7,500	0	0	0	0	0	\$7,500
Reserve for working capital – CDBG Grant – Turning Pointe	\$100,000	\$100,000	0	0	0	0	\$200,000
<b>Total Planned Expenditures</b>	<b>\$767,492</b>	<b>\$729,011</b>	<b>\$521,893</b>	<b>\$523,312</b>	<b>\$523,183</b>	<b>\$525,667</b>	<b>\$3,592,558</b>

Note: REET 1 increased 8.0% annually, interest income 3% annually, interfund charges 3% annually

Note: Last 1998 GO Bond payment is in 2012, for \$173,167.

Table VI. 10.3 PARKS CAPITAL PROJECT SUMMARY SHEET

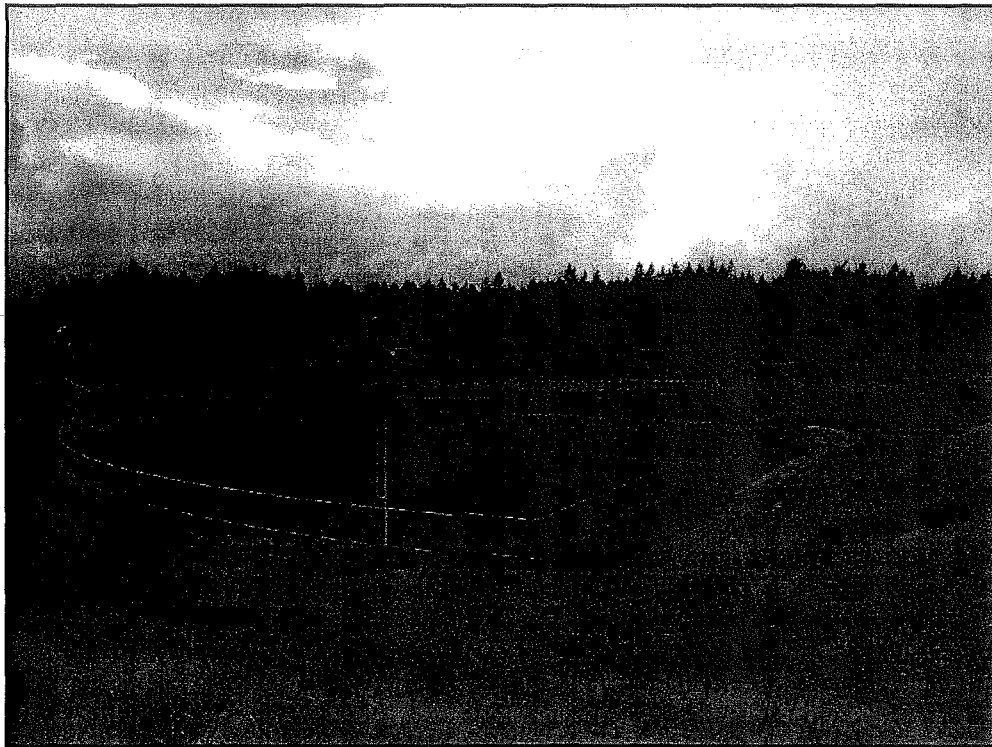
Parks - REET 2 351 Fund	2006-2012						Total for Plan Period	Beyond 2013
	2007	2008	2009	2010	2011	2012		
Foothills County Park	100,000	0	0	20,000	0	0	120,000	4,000,000
Latimer's Landing Park	885,000	0	0	200,000	0	25,000	1,110,000	336,875
Latimer's Landing Overflow Parking	0	0	0	0	0	0	0	200,000
Mason County Recreation Area	263,000	138,000	350,000	0	540,000	0	1,291,000	0
Mason Lake County Park	15,000	115,000	230,000	0	0	0	360,000	0
Sandhill County Park	0	0	0	10,000	0	0	10,000	1,800,000
Jacoby Park (Shorecrest)	0	20,000	180,000	0	0	0	200,000	0
Truman Glick Memorial Park	0	0	0	123,000	0	0	123,000	0
Union Park	0	0	42,350	0	0	0	42,350	0
Walker Park	0	60,000	30,000	20,000	0	0	110,000	300,000
Harstine Island Park	0	0	0	0	0	0	0	0
Oakland Bay Park	40,000	340,000	125,000	0	0	1,000,000	1,505,000	0
Mason Lake Waterfront Park	0	0	0	0	0	0	0	0
Belfair Skatepark Project	0	144,000	0	0	0	0	144,000	0
Union Street Ends	16,000	0	0	0	0	0	16,000	0
Harvey Rendsland Park	0	20,000	0	0	265,000	0	285,000	250,000
Watson Wildwood Park	0	0	0	0	25,000	290,000	315,000	0
Union Boat Launch	0	0	30,000	230,000	0	0	260,000	0
Hunter Park	0	0	0	0	0	0	0	0
Phillips Lake Park	0	0	0	0	0	10,000	10,000	0
Menard's Landing Park	70,000	0	0	0	0	0	70,000	0
SW Area Park Development	0	25,000	0	0	0	0	0	2,000,000
Park Dev. Partnerships Program – Annual	100,000	100,000	100,000	100,000	100,000	100,000	600,000	0
New Playground Equipment	0	0	0	0	0	0	0	150,000

*Mason County Comprehensive Plan*  
*August, 1998 - (updated in 2006)*

*Capital Facilities*

Trails Development Program – Annual	50,000	500,000	1,000,000	500,000	1,000,000	500,000	3,550,000	1,000,000
New Sprayparks/water Parks	0	0	0	0	0	0	0	400,000
<b>Total Expenditures:</b>	<b>1,539,000</b>	<b>1,462,000</b>	<b>2,087,350</b>	<b>1,203,000</b>	<b>1,930,000</b>	<b>1,925,000</b>	<b>10,146,350</b>	<b>10,436,875</b>
Resources - REET 2 Revenues:	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	7,800,000	
REET 1, Grants, Donations, Partnerships	239,000	162,000	787,350	0	630,000	625,000	2,443,350	
Current Expense Fund	0	0	0	0	0	0	0	
<b>Total Resources:</b>	<b>1,539,000</b>	<b>1,250,000</b>	<b>2,087,350</b>	<b>1,300,000</b>	<b>1,930,000</b>	<b>1,930,000</b>	<b>10,243,350</b>	
<b>Shortfall (-) or Surplus (+):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(+97,000)</b>	<b>0</b>	<b>0</b>	<b>(+97,000)</b>	

# **MASON COUNTY PARKS AND RECREATION COMPREHENSIVE PLAN**



**NOVEMBER 2006**

**Mason County Department of Parks and Trails  
411 N. 5<sup>th</sup> Street  
Shelton, WA 98584**

## TABLE OF CONTENTS

Acknowledgements	3
Executive Summary	4
Chapter 1 – Mission Statement, Introduction, County Profile	5
Chapter 2 – Goals And Objectives	9
Chapter 3 – Intergovernmental Coordination	15
Chapter 4 – Existing Facilities	16
Chapter 5 – Existing Operations/Park Maintenance	27
Chapter 6 – Levels Of Service Standards/Needs Analysis	30
Chapter 7 – Level of Service Strategies	56
Chapter 8 – Prioritization	62
Chapter 9 – Results of the 2006 County Survey	63
Chapter 10 – Project Funding Opportunities	68
Chapter 11 – Capital Improvement Projects & Cost Estimates	73
Appendix A – Park Survey	104



## **ACKNOWLEDGEMENTS**

Several people were instrumental in the development of this Comprehensive Parks and Recreation Plan. We would like to acknowledge all of those individuals who gave their time, support and assistance in developing this Comprehensive Parks Plan.

### **PARKS AND RECREATION PLAN UPDATE STEERING COMMITTEE**

John Keates, Director, Mason County Department of Parks and Trails

Barbara Adkins, Planner III, Mason County Department of Community Development

Steve Goins, Planning Manager, Mason County Department of Community Development

### **PARKS ADVISORY COMMITTEE**

Mike Jensen  
Frank Benavente  
Arvilla Ohlde  
Denny Temple  
Oscar Larson  
Billie Schmidt  
Mark Ziegler  
Bill Barker  
John E. Johnson

### **MASON COUNTY PARKS AND TRAILS**

#### **DEPARTMENT STAFF**

John Keates, Director  
Raegene Churchill, Senior Accounting Technician  
Carl Olson, Maintenance II  
Jesse Weston, Maintenance I  
Ernest Pinon, Maintenance I  
William Ells, Maintenance I  
Andrew Rosenbalm, Seasonal  
Robert Chavis, Seasonal  
Caleb Dobey, Seasonal

### **MASON COUNTY BOARD OF COMMISSIONERS**

Commissioner Lynda Ring Erickson, Chair  
Commissioner Tim Sheldon  
Commissioner Jayni Kamin

### **MASON COUNTY PLANNING ADVISORY COMMISSION**

Bill Dewey  
Tim Wing  
Diane Edgin  
Terri Jeffreys  
Wendy Ervin  
Jay Hupp

The Mason County Department of Parks and Trails acknowledges the importance of quality of life issues, a healthy lifestyle, and the need for recreational opportunities in Mason County. While parks, trails, and other outdoor recreational facilities play an important role in increasing physical activity and promoting quality of life, proper parks and facility planning is essential. Planning, combined with an increasing demand for recreational facilities in Mason County, dictates the need for an updated Comprehensive Parks and Trails Plan.

This Plan updates the previous plan completed in 1996. The plan is intended to lay the groundwork for the future of the County Parks and Trails system. The plan has inventoried existing parks and identifies current and future park needs and has explored potential park acquisition, development and improvements.

Mason County is projected to grow to 67,379 by 2018, with continued growth through 2025. The plan has identified the County's park and facility deficits and recommends strategies in response to these deficits and to future growth.

To help create a document that would encompass the desires of Mason County's citizens, the Board of County Commissioners appointed Parks Advisory Committee to work with representatives of the Department of Community Development and the Department of Parks and Trails. Citizen input was also received as a result of a citizen outreach and a Parks Survey. Staff and volunteers distributed 15,000 copies of the survey through the Shelton-Mason County Journal as well as by hand. Staff also visited County community groups and hosted public meetings.

As a result, this Mason County Comprehensive Parks Plan reflects the priorities as voiced by public input, survey respondents, the Park Advisory Committee, and county staff. The Plan contains chapters addressing the County's goals and objectives for parks and other recreational facilities, intergovernmental coordination with other local, state, and federal organizations, an inventory and description of its existing park facilities, an overview of the operations of the Parks and Trails Department, an extensive discussion on Level of Service standards and strategies, an explanation of prioritization methods, the results of the Parks Survey, a list of project funding opportunities, and various master site plans and cost estimates. The plan also makes general recommendations regarding potential funding options; it is assumed that most existing sources will be continued. It also enables the County to consider future-funding options as circumstances may dictate.

This Plan is designed to act as a planning tool for parks and park related facilities through 2012 and beyond. This plan update will also allow Mason County to be eligible for Interagency Committee for Outdoor Recreation (IAC) grant programs. The plan has placed a high priority in seeking and securing grants, donations, partnerships, and other creative funding mechanisms. This plan will help ensure the goal for adequate public facilities that maintain an adequate level of parks and recreation services for Mason County residents and visitors is being achieved. The recommendations outlined herein were the product of much staff and volunteer input, and implementation of them will be of great benefit to the citizens and visitors of Mason County.

## MISSION STATEMENT

*Provide a diverse system of safe, attractive, and professionally maintained parks, trails, and recreation opportunities designed to enhance the quality of life for all who reside in and visit Mason County.*

## INTRODUCTION

Healthier lifestyles through physical activity are becoming an important component of people's lifestyles. President Bush's HealthierUS Initiative stresses that regular physical activity is important throughout life. Further, the U.S. Department of Health and Human Services also places stronger emphasis on increasing physical activity in its sixth edition of Dietary Guidelines for Americans. These guidelines promote regular physical activity and the reduction of sedentary activities to promote health, psychological well being, and a healthy body weight. As Americans increase their level of physical activity, there is in turn an increased demand for healthier leisure-time activities, including parks and outdoor recreation. As more and more people participate in outdoor activities, the increased pressures on existing parks and recreational facilities may endanger the environmental qualities that residents and nonresidents are attracted to in the first place. Consequently, there is a need to provide for increasing recreational demand while at the same time improving quality of life, enhancing property values and protecting natural resources for future generations.

The National Park and Recreation Association (NPRA) actively promotes parks and recreation to enhance the quality of life for all people. In line with the values of NPRA, Mason County believes that parks and recreation can:

- ◆ Enhance the human potential by providing facilities, services and programs that meet the emotional, social and physical needs of communities;
- ◆ Articulate environmental values through ecologically responsible management and environmental education programs;
- ◆ Promote individual and community wellness that enhances the quality of life for all citizens;
- ◆ Utilize holistic approaches to promote cultural understanding, economic development, family public health and safety, by working in coalitions and partnerships with allied organizations; and
- ◆ Facilitate and promote the development of grassroots, self-help initiatives in communities across the country.

Planning for parks and recreation also addresses the County's need for capital investments in public lands and recreation resources; contributes to individual and social development including a healthy, active populace; improves the health and well-being of children, youth and families; and ensure stewardship and protects our nation's natural resources.

The Mason County Parks and Trails Comprehensive Plan will serve as a guide in the development of parks and outdoor recreation and will enable the County to satisfy the planning requirements of the Growth Management Act (GMA) (RCW 36.70A.020). Local agencies, such as Mason County, are required to update their Parks and Recreation Comprehensive Plans. Mason County is planning under the authority and requirements of the Growth Management Act. The Act establishes a number of requirements for local comprehensive planning. It identifies specific goals that the comprehensive plans are to achieve, prescribes the elements each plan is to contain, establishes requirements for regulations, mandates the "urban growth area," requires local governments to demonstrate how they will pay for improvements and facilities called for in their plans, and requires extensive public participation in the planning process.

This plan will also provide a document that can be used to solicit a variety of grant sources, including the Interagency Committee for Outdoor Recreation (IAC). Completion and adoption of this plan will provide Mason County with grant eligibility from 2007 to 2012 with the IAC. The IAC also requires public and/or community input as part of the planning process.

To facilitate community input, the Mason County Board of Commissioners appointed a nine member Parks and Recreation Advisory Committee to work with County staff throughout the update process. In an effort to maximize community input, Mason County conducted two public workshops. One workshop was held August 8 at the Shelton City Hall, and the other was held August 10 in the Timberland Library in Belfair. Staff engaged workshop participants in a dialogue that would help create a better understanding of the community's needs and desires for parks in Mason County. Results from those workshops have been incorporated into this plan.

A County Parks survey was also developed and distribution to citizens and visitors of Mason County. Of the 15,000 copies of the survey that were printed, 10,000 copies were distributed via an insert in the Shelton-Mason County Journal on July 27, 2006. Mason County staff and volunteers distributed the remaining surveys to strategic points throughout the County. The survey was also posted on the County web-site from July 19 to August 11 where citizens could complete the survey and submit it online. This survey was three pages in length with a fourth page consisting of a map illustrating the various park locations in Mason County. The survey gauged the citizen's attitudes, opinions, and feelings on several important issues relating to parks and natural areas including existing and future facilities, maintenance, funding, improvements, and acquisition.

The following Plan also contains a capital improvements element that recommends selected park and trail improvements from 2007 to 2012 and lists potential park improvements beyond the planning period from 2013 to 2018. The recommendations in the capital improvements element were derived from the data collected from the Parks Advisory Committee, public meetings, the survey results, and staff input.



The efforts and dedication of many people should be recognized in the development of this plan. Some of these people include Barbara Adkins and Steve Goins from Mason County Department of Community Development; Raegene Churchill, Carl Olson, Ernest Pinon, William Ells, Jesse Weston and John Keates

from Mason County Parks and Trails Department, and the nine members of the Parks Advisory Committee.

The following Comprehensive Plan is the result of hours of staff and volunteer time in preparation, drafting, working with the public, tabulating survey results and guiding the plan through the formal adoption process. We believe that the community has provided invaluable information and insight for park planning in Mason County. This document is now the primary parks planning tool for Mason County. It establishes specific policies and strategies for all county parks related to land acquisition, facility and program development, funding, and management. This plan is intended to:

- ◆ Articulate the County's Vision and Mission Statement for Mason County Parks, trails and outdoor recreation;
- ◆ Provide an inventory of all parks within the County;
- ◆ Analyze recreational trends in Mason County as acquired through the Mason County Parks Survey and community workshops;
- ◆ Describe the methods for inviting citizen participation in the planning process and summarizes the key issues and recommendations that citizens provided,
- ◆ Discusses future development plans for existing parks, possible new additions to the park system, and the protection of park resources through policies and ordinances.

---

## COUNTY PROFILE

**M**ason County was named for Charles H. Mason, territorial secretary and governor. Mason County is one of the 39 counties in Washington and the City of Shelton is the County seat. Mason County is situated along the southwestern portion of Puget Sound, and encompasses roughly 968 square miles. The County borders with Jefferson County to the north, Grays Harbor County to the west and southwest, Thurston County to the southeast, Pierce County to the east, and Kitsap County to the northeast. Mason County remains predominately a rural county despite urban spillover from both Thurston and Kitsap Counties. The City of Shelton, the only incorporated area in Mason County, includes approximately 4.77 square miles, or less than one percent of the County's total land area. Two Native American Tribes, the Skokomish and the Squaxin Island, have reservations within the boundaries of Mason County.

Three geological provinces combine to form Mason County. They include the Puget Sound lowland, the Olympic Mountains, and the Black Hills. Additionally, Seven watersheds exist within Mason County. They include Case Inlet, Chehalis, Lower Hood Canal, Oakland Bay, Skokomish, Totten-Little Skookum, and West Hood Canal. Mason County also includes over 350 miles of shoreline, nearly 100 freshwater lakes, two major rivers, and a number of smaller tributaries and creeks.

Mason County's rich natural resources and open spaces dominate the County's landscape. Combined national, state, and private forests currently account for about 82% of the County's land. Mineral deposits support 18 operating surface mines. Agriculture and aquaculture areas contribute both to the County's natural beauty and its economy. Mason County also includes substantial open space. Open space within the County hosts wildlife habitat, undeveloped natural areas, and many developed park and recreation

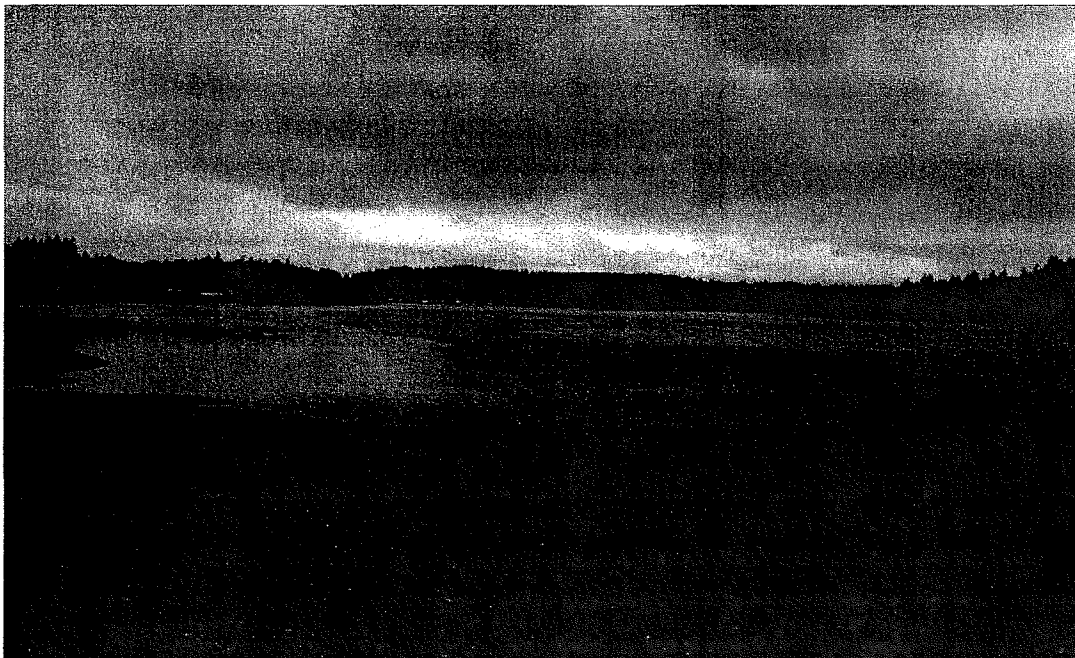
sites. These open space areas include 101 sites managed by federal, state, county, municipal and private interests.

Mason County's climate can be characterized as moderate-maritime, influenced by the Pacific Ocean, yet sheltered by the Olympic Mountains. The average daily temperature is 51°F. The County receives an average of 64 inches of precipitation annually, with average monthly rainfalls ranging from a low of 0.8 inches in July to a high of 10.4 inches in January.

Mason County's 2004 population was 50,800 and is expected to grow to as many as 64,007 people by the year 2015. In fact, during the height of Mason County's tourist season, the population can increase by more than 15,000 people. The county has experienced rapid population growth since its 1960's population estimate of 16,251 people. Between 1960 and 1990, the County's total population grew by roughly 136 percent bringing the population up to 38,341. Between 1990 and 2000, the county's growth rate took a slight upward turn with a 28.9% population increase and a population of 49,405.

In addition, the number of people in Mason County increased during that time period by more than 11,000, the highest increase in more than 50 years. Historically, the bulk of Mason County's population growth has occurred in the unincorporated areas of the County. The City of Shelton and the Community of Belfair, however, are expected to attract a larger share of Mason County's population growth in the future.

Natural resource industries currently support Mason County's economy and are expected to be important in the future. The County is highly specialized in the production of forest and aquaculture commodities. This specialization focuses on both raw materials and value added products in these industries. Heavy construction and government service also anchors the County's economy.



## GOALS AND OBJECTIVES

The following goals and objectives represent Mason County's vision for the guidance of parks and recreation during the next six years.

### Administrative Goal

To provide the support and leadership necessary for all staff to conduct excellent work within the Parks and Trails Department's Mission.

Director Objectives:

- ◆ *To create and facilitate a unified department whereby all staff are linked through a central mission.*
- ◆ *To empower and lead department personnel to professional success.*
- ◆ *To listen and respond to the needs and concerns of the County as it relates to the Parks and Trails Department issues.*
- ◆ *To ensure financial integrity for the department that encourages cost savings while sustaining quality services.*
- ◆ *To seek and create efficiencies whenever possible and pursue additional funding sources.*
- ◆ *Encourage community support through positive and responsive vision and image of the Mason County Parks and Trails Department.*

Parks Department Staff Objectives:

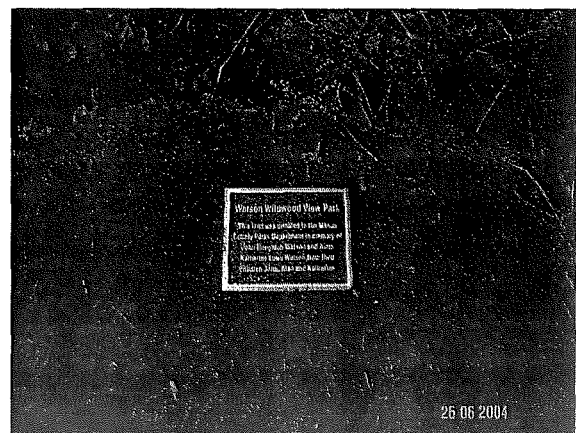
- ◆ *To provide superior and accessible customer service to the public and all county departments in a professional, informative, and timely manner.*

### Projects and Planning Goal

Develop, renovate, and acquire a system of parks, trails, recreational facilities, and natural areas that are attractive, safe, functional, maintenance friendly, and accessible to all park visitors of Mason County.

Project Planning Objectives:

- ◆ *Work with citizens to clearly identify desired new or improved facilities.*
- ◆ *Create maintenance standards that increase maintenance efficiencies.*
- ◆ *Develop realistic multi-year plans that can be implemented and funded.*
- ◆ *Analyze existing programs and expand as indicated through public input and available funding.*
- ◆ *Identify regional standards and trends for consideration in park and facility planning.*
- ◆ *Engage in ongoing dialogue with city, county, state, and federal governments to assure a coordination of policy plans, goals, and objectives.*



- ◆ *Provide parks in all areas of the County, especially areas where park acreage deficits have been identified.*
- ◆ *Encourage development of existing parkland.*
- ◆ *Continue to investigate acquisition in the SW area and in the Belfair–North area of the county and also investigate land opportunities that become available.*
- ◆ *Preserve unused road right of ways that have recreational value – especially any right of way that provides saltwater or freshwater access.*
- ◆ *Encourage the planning and development of parks in the Urban Growth Areas.*

#### Project Implementation Objectives:

- ◆ *Complete capital projects in a time efficient manner and within budget.*
- ◆ *Use parks staff and/or community assistance where possible to provide project cost savings.*
- ◆ *Protect local economic interests by prioritizing the provision of services.*

#### Community Relations Objectives:

- ◆ *Communicate with stakeholders the status of current and projected projects.*
- ◆ *Work with community representatives, groups, and individuals to facilitate partnerships, project ownership, and possible cost savings.*
- ◆ *Increase community volunteerism.*

#### Project Funding Objectives:

- ◆ *Identify and secure grants for park development where feasible.*
- ◆ *Work with public and private partners to share cost and use of facilities.*
- ◆ *Establish a consistent revenue stream for capital project development.*
- ◆ *Encourage/facilitate dedication of lands for public parks.*

#### Park Finance Goal

**Develop financial strategies to address the need for community and regional parks, special use areas, natural areas, and trail acquisitions, development, and stewardship.**

#### Park Finance Objectives:

- ◆ *Explore creation and implementation of a park impact fee ordinance.*
- ◆ *Develop funding partnerships with public and private sources to assist in efforts for park acquisition, development, programs, and maintenance.*
- ◆ *Work with organizations that promote private investment in public park acquisition and development.*
- ◆ *Seek funding for new facilities and improvements to existing facilities through a variety of fund sources including, but not limited to: donations, grants, capital reserves, REET (real estate excise tax), contributions, bonds, levies, and partnerships.*
- ◆ *Explore implementation and use of conservation futures funding.*
- ◆ *Identify opportunities to generate revenue through recreation facility fees and program fees.*
- ◆ *Prepare grant applications for the Interagency Committee for Outdoor Recreation (IAC) for all parks projects that are applicable.*
- ◆ *Explore the creation and implementation of a Metropolitan Park District.*
- ◆ *Work with the Northwest Parks Foundation to fund park projects and operations.*



### Multiple Use Goal

The County will promote a system of parks, trails, recreation facilities, and natural areas that makes safe and effective use of existing natural features that is distributed county wide in a manner that provides multiple benefits to the county.

#### Multiple Use Benefit Objectives:

- ◆ *Recognize the need for park facilities orientated toward visitors with special needs (senior and/or disabled citizens) and toward special purposes such as athletic fields or boat launching facilities.*
- ◆ *Incorporate high visibility, accessibility and quality into the design and development of parks, recreation facilities and natural areas.*
- ◆ *Develop a balance of active and passive recreation facilities and parks reflecting the needs of the county.*
- ◆ *Protect, preserve, and enhance natural areas that are environmentally sensitive or represent a valuable natural or aesthetic asset.*
- ◆ *Preserve and acquire natural areas for conservation enhancement purposes as well as a buffer to development, and to link parks and recreation facilities to neighborhoods and points of interest.*
- ◆ *Parks, trails, recreation facilities, and natural areas will be located in all areas of the County for maximum public enjoyment.*

### Tourism Goal

The County will promote tourism by providing facilities for regional events.

#### Tourism Objectives:

- ◆ *Continue to allow nonresidents to participate in sporting events at the county's excellent ballfields.*
- ◆ *Host events such as regional and state level baseball and softball tournaments at Sandhill Park and Mason County Recreation Area.*
- ◆ *Market the county's parks, facilities, and businesses with cooperation of outdoor recreation groups in an effort to increase tourism benefits.*

### Trails Development Goal

Provide a Mason County multi-use local and regional trail system, which connects county parks to other parks, schools, points of interest and other community or regional trail systems.

#### Trail Development Objectives:

- ◆ *Mason County will work with other county, state, federal, city, and private landowners to establish linkages and connecting trails.*
- ◆ *Provide trails for pedestrians (including, where feasible, access for persons with disabilities), bicyclists, equestrians, and other trail users.*
- ◆ *Separate recreational trails from motorized vehicle traffic where feasible.*
- ◆ *Complete a comprehensive Mason*



*County Trails Plan in 2007.*

- ◆ *Promote aquatic trail opportunities and recreational experiences for users of kayaks, canoes, inflatable boats, pleasure boats, and small non-motorized watercraft.*
- ◆ *Develop local trails within existing park sites.*

#### **Natural Resource Goal**

**Promote preservation of natural areas to protect fish and wildlife habitat corridors, conserve land, provide appropriate public access, and offer environmental education opportunities.**

**Natural Resource Objectives:**

- ◆ *Promote acquisition, preservation, and responsible stewardship of suitable habitat on county parklands.*
- ◆ *Explore techniques to preserve and protect forestland in County ownership.*
- ◆ *Use parks, trails, and facilities to promote environmental education and encourage park visitors to become stewards of Mason County's natural resources.*
- ◆ *Provide interpretative facilities that make it possible for visitors to learn about natural resources through self-guided exploration.*
- ◆ *Develop partnerships with local environmental education providers to promote programs and assure that education resources are efficiently employed.*

#### **Water Access Goal**

**Provide opportunities for water access and activities throughout the county.**

**Water Use Objectives:**

- ◆ *Identify future sites and partnerships to acquire additional salt and fresh water access sites in the county.*
- ◆ *Evaluate opportunities to develop new sites, or redevelop existing parks to expand water dependant activities at appropriate locations.*
- ◆ *Develop a plan to promote access on selected rivers.*
- ◆ *Water access to the freshwater lakes for swimming in Mason County is very limited due to existing development. The County will strive to improve water access at any lake in the County where it is possible to do so.*

#### **Cultural/Historic Goal**

**Promote the cultural and historic resources of Mason County through parks, trails, and programs.**

**Cultural and Historic Objectives:**

- ◆ *Use site history and culture to create development themes and interpretative materials within existing and new Mason County operated parks and trails.*

#### **Athletic Facility Goal**

**Provide youth and adult athletic facilities throughout the county.**

#### Athletic Facility Objectives:

- ◆ *Mason County Parks shall pursue partnerships with local cities, school districts, special service districts and qualified nonprofit organizations to provide local youth and adult facilities, including capital construction and maintenance.*

#### Maintenance and Renovation Goal

The County will provide an adequate level of maintenance for the park and trail system that ensures a safe, effective, and attractive environment for the public's use of recreational facilities and spaces.

#### Maintenance and Renovation Objectives:

- ◆ *Establish maintenance standards for all parks, trails, and facilities.*
- ◆ *Encourage the efficiency of maintenance operations acceptable to the public's needs and resources.*
- ◆ *Standardize signs, equipment, materials and other amenities where feasible to support maintenance efficiencies.*
- ◆ *Maximize the skills and abilities of park and trails department personnel through the training and resource support.*
- ◆ *Reduce replacement costs and extend the usefulness of equipment and facilities through preventative maintenance techniques.*
- ◆ *Encourage staff training and educational opportunities to facilitate professional development.*

---

#### Acquisition and Development Goal

Acquire and develop parks, trails, and recreation facilities and other areas to meet the needs of the public within available resources.

#### Acquisition and development objectives:

- ◆ *New parks and facilities to be acquired or developed should include a maintenance management plan that stresses an adequate level of maintenance.*
- ◆ *Work with non-profit recreation providers to enhance the quality and quantity of available public recreation facilities.*
- ◆ *Make acquisition and development of water property for parks, trails, swimming facilities, and open space areas a high priority.*
- ◆ *Investigate the land acquisition to develop swimming facilities at Lake Nahwatzel, Lake Isabella, Mason Lake, Jiggs Lake, or Panhandle Lake.*
- ◆ *The County will attempt to address Level of Service (LOS) deficits listed in Chapter 6 of this plan.*
- ◆ *Assure any new sites respond to a community's needs and/or demands.*
- ◆ *Consider acquisition which provides habitat enhancement and/or recreation connectivity. Give special consideration to facilitate acquisition of trail corridors between existing trails and county parks or future planned trails.*
- ◆ *Where possible, work with government entities and private landowners to secure the donation of land for parks and trails.*

#### Pedestrian Linkage Goal

The county will promote a connected and coordinated system of linkages to major recreation areas via trails, paths, bicycle routes, and other travel corridors that separate vehicular traffic and non-vehicular traffic where feasible.

#### Pedestrian Linkage Objectives:

- ◆ *Complete a County Trail Plan in 2007 that identifies a connected and coordinated system of linkages including trails, paths, bicycle routes, and other travel corridors.*

#### Coordination Goal

The county will promote cooperation, coordination, and communication with appropriate public/private agencies, organizations, and individuals to maximize public recreational opportunities, minimize duplication, and enhance service to the entire county.

#### Coordination objectives:

- ◆ *Support joint planning, coordination, and development of public parks and recreational facilities with schools districts and other agencies.*
- ◆ *Encourage private interests to assist in the development and maintenance of public recreational facilities and space through donations, sponsorship of activities and facilities, and dedication of land to approved public park spaces.*

#### Park Use Goal

The County will provide a system of parks that are sanitary, safe, and clean.

#### Park Use Objectives:

- ◆ *The County will support policies and regulations that provide for proper disposal of animal and human waste.*
- ◆ *The County will provide facilities for the proper disposal of animal and human waste at all park sites.*
- ◆ *The County will provide educational and interpretative information concerning environmental impacts of park property and adjoining park property.*
- ◆ *The County will investigate the merits of providing boater pump out station at boat launches.*
- ◆ *The County will provide proper containers for the disposal of garbage.*

#### Security and Safety Goal

The county will promote a park and trail system that provides a sense of security and well being.

#### Security and Safety Objectives:

- ◆ *Design parks, trails, and recreational facilities to meet all applicable safety standards and discourage unwanted activities.*
- ◆ *Educate users of acceptable behavior through appropriate signs, regulations, and public programs.*
- ◆ *Consider proper visibility, safety, and effective maintenance in design and development of all parks, trails, and facilities.*

### INTERGOVERNMENTAL COORDINATION

Other units of government, in addition to Mason County, manage parks or community services throughout the County. Some of these organizations include the City of Shelton, Washington State Parks, Washington Department of Fish and Wildlife, and Washington Department of Natural Resources. These organizations manage parks, campgrounds, trails, boat launches, facilities, recreation programs, and special events in addition to other programs, facilities or services. Mason County has also partnered with other organizations to develop parks and recreation facilities in the past, including the Shelton School District, the Port of Shelton, and the City of Shelton.

County residents and visitors use a variety of recreation facilities located in Mason County aside from those facilities owned and managed by Mason County. Some of the recreational programs in the area combine use of these facilities. A good example is the City of Shelton Adult Softball Program, which uses both City and County facilities.

In the future, Mason County Parks should continue to strive to develop partnerships with other government entities to develop and maintain park and recreation facilities. This plan has taken some non-county parks and recreation facilities into consideration. Mason County need not duplicate services or facilities being offered by other units of government or even non-profit groups. City, County, State, Federal, and other governmental recreation facilities are inventoried under the existing facilities, and require little coordination. County Parks staff should work with the Washington State Parks in particular to learn more about future plans for state park properties in Mason County. Private recreation facilities have been excluded in this plan; however Mason County should still consider future partnerships with private enterprise if the opportunity will benefit the public.

## EXISTING FACILITIES

A strong and healthy parks and recreation system can present a number of opportunities for people to enhance the quality of their lives. Physical recreation and fitness contributes to a full and meaningful life, promotes good health, reduces stress, and raises self-esteem and positive self-image. Participating in recreation activities and enjoying nature helps assist people in leading a balanced lifestyle.

Figure 4.1 shows the name, location, and size of existing Mason County Parks facilities. Currently, Mason County owns and manages 351.05 acres of developed and undeveloped park property. The Parks and Recreation Plan is recommending that parks and facilities be categorized into five types:

- ◆ Community
- ◆ Regional Parks
- ◆ Natural Areas
- ◆ Special Use Areas
- ◆ Recreation Facilities

Table 4.1

Existing Mason County Parks Facilities

PARK	ACRES
Foothills County Park - N 241 Hoodsport Park Road, Hoodsport	80.00
Harstine Island Park 2411 Harstine Island Road N, Shelton	6.90
Hunter Park , Clifton Lane, Belfair	0.15
Jacoby Park - E 120 Shorecrest Parkway, Shelton	2.80
Latimer's Landing Boat Launch - E 50 Harstine Bridge Road, Shelton	0.59
Latimer's Landing Overflow Parking - E 3291 Pickering Road, Shelton	2.50
Mason County Recreation Area - E 2100 Johns Prairie Road, Shelton	40.00
Mason County Skate Park #1 - N 3301 Shelton Springs Road, Shelton	0.50
Mason Lake County Park - E 6011 Mason Lake Drive W, Grapeview	17.36
Mason Lake Picnic Area - 1320 Mason Lake Drive S, Shelton	1.0
Oakland Bay Historical Park - Agate Road, Shelton	81.87
Phillips Lake Park - E 50 Phillips Lake Loop Road, Shelton	0.40
Sandhill County Park - NE 1,000 Sandhill Road, Belfair	30.00
Truman Glick Memorial Park - W 1291 Ford Road, Matlock	35.46
Union Boat Ramp - E 5093 State Route 106, Union	0.16
Union Park - E 61 Port Townsend Street, Union	1.92
Walker Park - SE 2400 Walker Park Road, Shelton	5.04
Watson Wildwood View Park - Highway 103, Victor	36.00

Manard's Landing (Boat Launch)	0.4
Harvey Rendsland Jiggs Lake Park	8.0
<b>TOTAL ACREAGE</b>	<b>351.05</b>

The community parks and regional parks have amenities that would be classified as "Active Use" and/or "Passive use" while the Natural Parks are for the most part undeveloped acreage and are for "Passive Use." Mason County presently manages 351.05 acres of parkland at 20 different locations. This includes high use developed areas as well as undeveloped timberland. These parks range from small community parks to large natural areas and represent the many unique recreation opportunities available to Mason County citizens.

#### Community Parks:

Neighborhood/Community Parks are generally smaller than regional parks and host a larger number and type of facilities such as play areas, picnic areas, passive use areas, boat launches, restrooms, ballfields, and barbecues. Table 4.2 lists the Community Parks in Mason County and the facilities each provides.

Table 4.2

Community Parks

Community Parks Quick Inventory	Acres	Ownership	Ballfields	Barbecues	Boat Launch	Picnic Shelter	Sport Courts	Fishing	Nature Areas	Picnicking	Play Area	Restroom	Walking Trails	ADA	Picnic Reservation	Skateboard	Passive	Dogs allowed
Foothills Park	10	C	x	x					x	x	x	x						x
Hunter Park	.15	C												x			x	x
Jacoby Park	2.8	C			x			x		x							x	x
Latimer's Landing Overflow Parking	2.5	C			x			x										x
Skatepark	.50	C								x		x		x		x	x	x
Mason Lake Park	17.36	C		x	x			x	x	x		x					x	x
Phillips Lake Park	.40	C			x			x				x						x
Truman Glick Park	35.46	C		x		x			x	x	x	x	x		x		x	x
Union Boat Ramp	.16	C			x			x										x
Union Park	1.9	C	x	x		x				x	x	x			x		x	x
Harvey Rendsland Park	8.0	SP															x	x
Walker Park	5.04	C		x	*	x		x	x	x	x	x	x		x		x	x
Menards Landing	.40	C		x	*	x		x		x		x	x				x	x

C = Mason County Ownership

\* = Hand Carry Launch Only

### Regional Parks:

Regional Parks are generally larger sites that offer a variety of unique features or recreation opportunities that service the entire County population and beyond. In Mason County there are three major regional parks: Sandhill Park near Belfair, Mason County Recreation Area (MCRA) near Shelton, and Oakland Bay park near Shelton. (Table 4.3).

Table 4.3  
Regional Parks

Regional Parks Quick Inventory	Acres	Ownership	Ballfields	Barbecues	Boat Launch	Picnic Shelter	Sport Courts	Fishing	Nature Areas	Picnicking	Play Area	Restroom	Walking	ADA	Picnic Reservation	Skateboard	Trails	Dogs allowed
Oakland Bay Park	81.87	C								x			x					no
Mason County Recreation Area	40	C	x							x	x	x	x	x				no
Sandhill Park	30	C	x							x		x	x	x				no

C = County Ownership

### Natural Areas:

Natural areas and undeveloped parks are identified as available for passive outdoor recreation. These parks offer trails for viewing, parking, and other limited improvements. Natural areas and undeveloped parks often allow for passive recreation opportunities in the form of sightseeing, picture taking, picnicking, beachcombing and other activities. See Table 4.4.

Table 4.4  
Natural Area Parks

Natural Parks Quick Inventory	Acres	Ownership	Ballfields	Barbecues	Boat Launch	Picnic Shelter	Sport Courts	Fishing	Nature Areas	Picnicking	Play Area	Restroom	Walking Jogging	ADA	Picnic Reservation	Skateboard	Trails	Dogs allowed
Foothills Park	70	C							x			x						x
Harstine Island Park	6	C							x									x
Mason Lake Picnic Park	1.0	C																
Watson Wildwood Park	36	C							x									x



Future park categories could include (depending on any future development):

- ◆ Trails
- ◆ Campgrounds

Table 4.5

Trails and Campgrounds

Trails and Campgrounds Quick Inventory	Miles or Number	Ownership	Ballfields	Barbecues	Boat Launch	Picnic Shelter	Sport Courts	Fishing	Nature Areas	Picnicking	Play Area	Restroom	Hiking	Jogging	ADA	Picnic Reservation	Skateboard	Trails	Dogs Allowed
Local - Regional Trails	0																		
Campgrounds	0																		

**Other:**

There are a number of other governmental agencies in Mason County that own and manage park property. Figure 4.6 shows the various landowners, acreage or number of sites, and amenities found at each park location. There are over 5,000 acres of parkland owned and managed by other government agencies within the boundaries of Mason County.

Table 4.6

Other Mason County Parkland

Facility / Owner	Acres	Amenities Available
<b>Washington State Parks</b>		
Belfair State Park	62.77	Camping, 134 tent sites, 47 utility sites, trails, trailer dump facility, recreation and picnic area, 3,780-ft. tidelands.
Harstine Island State Park	310	Undeveloped, 3,100 ft. of tidelands.
Hoodsport Trails	80	Natural area with trails.
Hope Island	106	Undeveloped, 8,540 ft. of tidelands
Jarrell Cove	106	Camping, 20 tent sites, group site, picnic area, marine pump station, 2 docks with 500 ft. of moorage, 14 mooring buoys, 3,500 ft. of tidelands, trails.
Lake Cushman	602.9	Camping, 51 tent sites, 30 utility sites, 2 walk in sites, group camp boat launch, trailer dump.
Lake Isabella	193.75	Undeveloped, no development plans.
Lilliwaup Tide Land	0	4,100 ft. of tidelands for public use. No amenities.

McMicken Island	11.45	Undeveloped, 1,660 ft. of tidelands. Boater destination. Could be developed in the future with 5–8 camping sites and composting toilet.
Potlach State Park	56.95	Camping, 17 tent sites, 18 utility sites, primitive sites, underwater park, trailer dump, and 9,570 ft. of tidelands.
Schafer State Park	119	Camping, 47 tent sites, 6 utility sites, primitive site, day use, trailer dump.
Squaxin Island	31.4	Closed.
Stretch Point	4.2	Natural area, day use, 5 mooring buoys. No development plans. 610 ft. of tidelands.
Twanoh State Park	182	Camping, 30 tent sites, 9 utility sites, primitive sites, 3,167 ft. of tidelands.
<b>Total State Parks</b>	<b>1874.42</b>	<b>(38,027 ft. of tideland)</b>
<b>Washington State Fish and Wildlife</b>		
Aldrich Lake	0.5	Boat launch, 15 parking spaces.
Benson Lake	78.8	Boat launch, beach access, 100 parking spaces. 1 toilet.
Cady Lake	1.6	Boat launch, 10 parking spaces. Porta-potty.
Clara Lake	9	Boat launch, 30 parking spaces. 1 toilet.
Devereauz Lake	1.3	Boat launch, beach access, 40 parking spaces. 1 toilet.
Haven Lake	4.1	Boat launch, 10 parking spaces. 1 toilet.
Island Lake	1	Boat launch, 1 toilet.
Isabella Lake	1.6	Boat launch, 20 parking spaces. 1 toilet.
Lake Kokanee	44	Boat launch, 100 parking spaces. 1 toilet.
Lake Limerick	0.5	Boat launch, beach, 30 parking spaces. 1 toilet.
Maggie Lake	1.3	Boat launch, 10 parking spaces. 1 toilet.
Lost Lake	1.3	Boat launch, 40 parking spaces. 1 toilet.
Panhandle Lake	20	Undeveloped
Panther Lake	3.8	Boat Launch, 30 parking spaces. 1 toilet.
Phillips Lake	1	Boat launch, beach, parking for 40 vehicles. 2 toilets. Co-managed with Mason County.
Pricket Lake	0.5	Boat launch, parking for 30 vehicles. 1 toilet.
Skokomish River	64	30.6 ft. of riverfront, shore access, 20 parking spaces. 1 toilet.
Spencer Lake	2	Boat launch, beach, 50 parking spaces. 1 toilet.
Tahuya River	2.9	4,400 ft. of riverfront, 10 parking spaces.
Tee Lake	3.6	Boat launch, 20 parking spaces.
Twin lake	3.6	Boat launch, 15 parking spaces.

Union River	61.8	8,098 ft. of riverfront, 10 parking spaces.
Wildberry Lake	10	Undeveloped
Wooten Lake	1	Boat launch, 60 parking spaces. 1 toilet.
<b>Total Fish and Wildlife</b>	<b>304.2</b>	
<b>Washington State DNR</b>		
Aldrich Lake Camp	24	1,700 ft. of waterfront, hand boat launch, picnic area, 6 campsites, fishing, 16 parking spaces.
Camp Spillman	10	800 ft. waterfront, 10 campsites, 1 group sites, toilet, covered picnic area.
Elfendahl Pass Staging Area	5	Staging area, 6 picnic sites, self contained RV's permitted, toilets, 1 covered picnic area.
Howell Lake		Day use only, hand boat launch, toilets, picnic area, 20 parking spaces.
Kammenga Canyon		6 camp sites, toilet, drinking water.
Mission Creek Trailhead	1	Staging area for trial access.
Robbins Lake	1.1	175 ft. waterfront, hand boat launch, picnic area, toilets. Day use.
Tahuya River Horse Camp	12	1,600-ft. waterfront, 11 camp sites, 1 group campsite, toilets, water, 20-horse corral.
Twin lakes		Camping, picnic, toilet, fishing, hand boat launch.
Melbourne		Lake, 1,000 ft. waterfront, camping, toilets.
Lilliwaup		Stream, 500-ft. waterfront, camping, toilets, water.
Public Tidelands: 24, 33, 43, 44, 46-48.		Water access, selected clamming, oysters, crabbing, and fishing.
Eagle Creek Tidelands		Access, clamming, crabbing.
Rendsland Creek Tidelands		Access, clamming.
<b>Total Washington State DNR</b>	<b>53.1</b>	
<b>U.S. Forest Service</b>		
Brown Creek Campground	6	78 camp sites, toilets.
Hamma Hamma Campground	5	Picnic area, 12 campsites.
Lower Lena Lake Campground	6	Hike in, 40 campsites, pit toilet.
Upper Lena Lake Campground	7	Hike in, 14 campsites, pit toilets.
<b>Total USFS</b>	<b>24</b>	
<b>City of Shelton Parks and Recreation</b>		

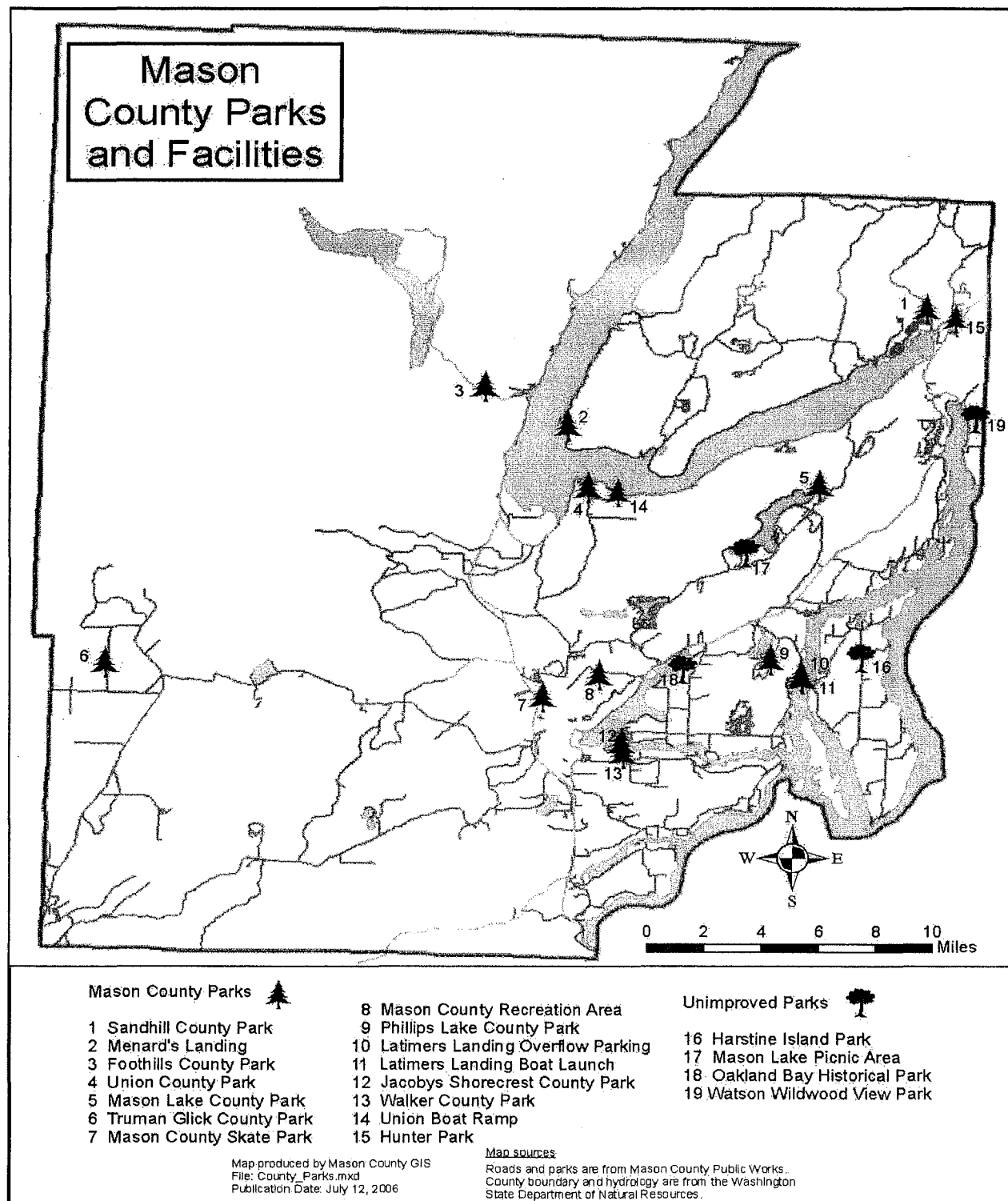
Brewer Park	0.3	Picnic area, mature vegetation, on street parking.
Callanan Park	6.9	Lighted sports field, play equipment, restrooms, natural area, informal trails, basketball court.
City Park	1.75	Undeveloped
Huff and Puff Trail	80	2 miles walking/jogging trail with exercise stations on wooded property, 20 parking spaces at trailhead.
Sixth Street Park	0.14	Picnic shelter, barbecues, creek frontage.
Kneeland Park	3.9	Large play area, restroom, group picnic shelter, horseshoes, open play area, landscaping street parking for 25 vehicles.
Johnson Park	0.5	Basketball court, 10 parking spaces.
Loop Field	4	2 tennis courts, ballfield, athletic field, play structure, jogging trail, group picnic area, restroom, 100 parking spaces.
Overlook Park	1.03	Historic marker overlooking downtown, Oakland Bay and mills.
Pine St. Ramp	0.4	Unimproved boat launch on Oakland Bay.
<b>Total City of Shelton</b>	<b>98.92</b>	
<b>Port of Dewatto</b>		
Dewatto River Campground	1	Camping, 60 campsites, 37 with electricity, no sewage dump, no garbage facilities, no running water, 4 toilets, trails, picnic area, fishing.
<b>Port of Shelton</b>		
Sanderson Field	1,170	Airfield
Oakland Bay Marina		Boat moorage.
<b>Port of Allyn</b>		
Waterfront Park	2	400 ft. of waterfront, moorage, dock, picnic, gazebo, 20 parking spots.
North Shore Ramp Belfair	1.2	150-ft. waterfront, boat launch, dock, beach, 20 parking spaces.
<b>Port of Hoodport</b>		
Ingvold Grunvold Waterfront Park	2	Dock, beach access, tidelands, restroom.
<b>Total Port Acreage</b>	<b>1,176.2</b>	
<b>Mason County Public Schools</b>		
Belfair Elementary		Playground
Sandhill Elementary		Playground
Hood Canal K-8		2 baseball backstops, 1 football field, playground, track, 30 parking spaces. Plans to build a new K-8 school.

Pioneer Elementary		2 baseball fields, covered play area, playground.
Grapeview Elementary		Playground
Southside Elementary		1 baseball field
Bordeaux		Playground
Evergreen Elementary		Playground
Mountain View Elementary		One open multi-use field.
Shelton High School		5 tennis courts, 1 baseball fields, 4 practice football/soccer field combinations, 1 football field, , 1 swimming pools, 1 diving well, 1 track .
Mary K. Knight District		2 baseball fields, 1 football field, playground.
North Mason High School		2 baseball fields, 2 tennis courts, football field, soccer field, playground, track
<b>Total School Districts</b>		
<b>Other Facilities</b>		
Olympic Nat. Park-Staircase Camp		Picnic area, 50 camp sites, 60 parking spaces.
Tacoma City Light Saltwater Park	1	Boat launch, picnic, beach access, toilets.
<b>COUNTY TOTAL</b>	<b>5,522.71</b>	<b>Total acreage</b>



## EXISTING PARK INVENTORY

Figure 4.7 Park Locations in Mason County



## Mason County Parks Community Parks

Foothills Park: 80 acres, 10 acres classified as Community Park / 70 acres classified as Natural Area.

Foothills Park has a small-developed area that includes open sports fields for baseball and soccer. The park also has a larger undeveloped area of about 70 acres. The developed section includes parking, restroom, playground equipment and a play area.

Hunter Park: .15 acres

Smaller park located in Belfair that includes a bus stop, benches and a small amount of open space.

Jacoby Park: 2.8 acres

Park located along Hammersley Inlet. Park includes beach access, boat launch, and picnic tables.

Latimer's Landing Boat Launch: .59 acres

Park includes a boat launch, portable toilet, and parking for 5-10 vehicles and trailers.

Latimer's Landing Overflow Park: 2.5 acres

Overflow parking for Latimer's Landing. The park is approximately 400 yards from Latimer's Landing Boat Launch.

Mason County Skatepark: .50 acres

Modular skateramps located on Shelton School District property adjacent to the Wal-Mart store. The County has leased the property from the school district and developed the skatepark.

Mason Lake County Park: 17.36 acres, Approximately 2 acres developed

~~Mason Lake Park is a combination of undeveloped timberland and also has a boat launch, picnic tables, restroom, and parking.~~

Phillips Lake Park: .40 acres

Small park on Phillips Lake that includes a boat launch, restroom, and parking. The park is adjacent to a boat launch owned by Washington State Fish and Wildlife.

Truman Glick Park: 35.46 acres

This park is located just west of Matlock and includes a large picnic shelter, restroom, trails, swingset, horseshoe area, and an open field area for relaxing or games.

Union Boat Ramp: .16 acres

Boat ramp next to Union Marina. Limited parking and includes a portable toilet.

Union Park: 1.92 acres

Nice community park in Union, includes a ballfield, restroom, play area, picnic shelter, basketball court and picnic facilities.

Walker Park: 5.04 acres

Located on Hammersley Inlet, this park is forested and provides beach access. Park has restrooms, picnic shelter, play area; picnic tables and can be used by kayakers for overnight camping by obtaining a permit.

Menards Landing Park: .40 acres

This park was recently transferred from the Port of Tahuya to Mason County. This small park provides beach access, includes picnic areas and a gazebo. Includes a portable toilet and access to adjacent DNR tidelands. Small boat launch for kayaks or canoes.

Harvey Rendsland Jiggs lake Park; 8 acres

This Park was transferred from Washington State Parks to Mason County. Currently undeveloped, the park consists of 8 acres and includes approximately 1,900 ft. of waterfront access to Jiggs Lake.

## Mason County Parks Regional Parks

### Mason County Recreation Area (MCRA): 40 acres

Mason County Recreation Area has seven ballfields hosting youth and adult league baseball and softball play. The park also is home to the administrative offices for Mason County Parks and Trails Department and is the main operating location for the park maintenance operations. MCRA has a concession area, play area, batting cages and a residence for the park caretaker. The storage building located next to the parking lot is used by youth teams and youth leagues to store gear.

### Sandhill Park: 30 acres

Sandhill Park is located on Sandhill Road next to Sandhill Elementary School in Belfair. Sandhill Park also has seven ballfields and was renovated in 2005/06. The park also can accommodate both youth and adult league play. In addition to the seven ballfields, there is a concession–restroom building and a park caretaker residence. Primarily local youth league teams use this park. In 2005/06, the upgrades to the facility included a new parking lot, new restroom–concession building, and the addition of four new or rebuilt fields.



### Oakland Bay Historical park: 81.87 acres

Oakland Bay Park was purchased in a partnership arrangement with the Capital Land Trust. The park has waterfront access to Oakland Bay and is the site of an old homestead. The homestead area includes a turn of the century home and orchard area. The park is mostly timberland with a gravel road accessing the home.

## Mason County Parks Natural Area Parks

### Harstine Island Park: 6.90 acres

Harstine Island Park could possibly be leased to a group desiring to develop the Harstine Island Theater at the park site. Washington State Parks owns a 300–acre park that is located adjacent to Harstine Island Park. At the present time, Harstine Island Park is all natural and has not been developed.

### Foothills Park: 80 acres: 70 acres classified as Natural Area, 10 acres classified as Community park.

Foothills Park is partially developed, but most of the park is still natural, consisting of timberland. The developed portion of the park includes a play area, open field, restroom building, and picnic area.

### Mason Lake Picnic Park: 1.0 acres

Mason Lake Picnic Park is located on the South side of Mason Lake. This park is still all natural, consisting of heavily timbered property. The park is located in a residential area. Lakefront residences and Green Diamond Timberland border the park.

### Watson Wildwood Park: 36 acres

Watson Wildwood Park is located in Victor and is completely natural consisting of 36 acres of timberland.

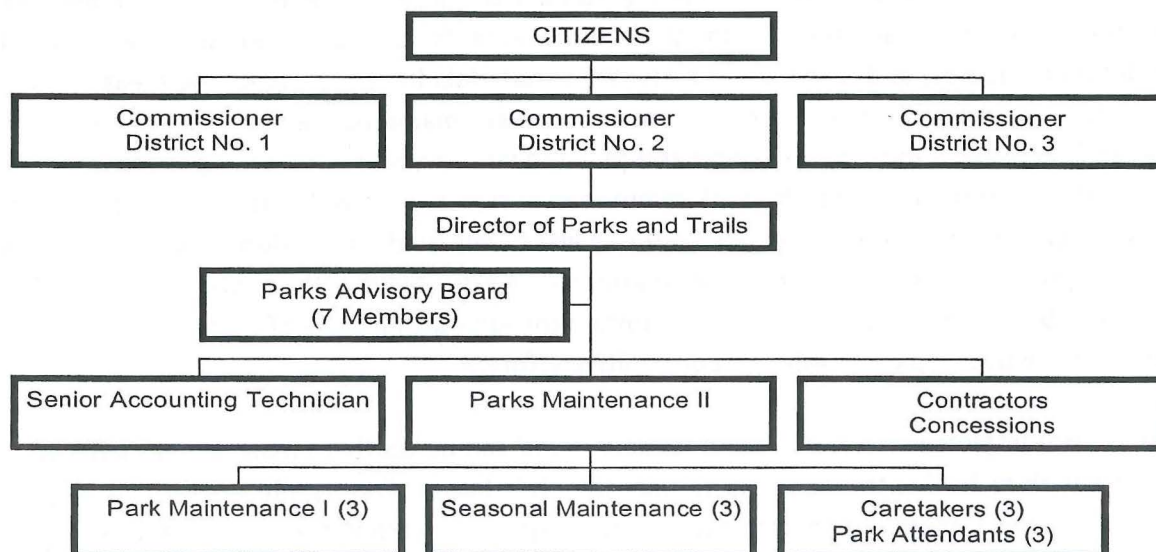


## EXISTING OPERATIONS / PARK MAINTENANCE

Mason County currently operates 20 different facilities and parks totaling 351.05 acres. These parks range from natural areas to intensive use areas, such as a skatepark and two regional baseball-softball facilities. At the present time, Mason County does not offer any department sponsored recreation programs or special events at any of its parks. These structured recreation programs are offered by local youth sports associations, non-profit organizations or by the City of Shelton Recreation Department.

The Mason County Parks and Trails Department is divided into two divisions. One division is responsible for the maintenance and operation of all the county parks. Park staff in this division includes one Park Maintenance II, three full-time maintenance employees, and three seasonal park maintenance employees. The other division is general administration and includes the Senior Accounting Technician and the Department Parks and Trails Director. This division is responsible for general customer service, facilities scheduling, payroll, accounts payable, accounts receivable, general administration, park planning, park development, and special projects. The chart illustrates the organizational structure of Mason County Parks and Trails Department as of November of 2006:

### Mason County Parks and Trails Department November 2006



The Parks and Trails Department administrative offices are located at Mason County Recreation Area (MCRA). The maintenance staff also stages all operations from the MCRA in the course of performing their daily operations and maintenance. Staff spends a fair amount of time traveling to the various county park locations. Truman-Glick Park, located west of Matlock, and Menard's landing, located near Tahuya, are the two parks that require the most travel time. Fortunately, neither park is a high maintenance park facility.

Mason County Parks and Trails Department also employs seasonal employees in addition to caretakers and park attendants. The caretakers are located at Walker Park, MCRA, and Sandhill Park. Park caretakers live in on-site housing supplied by Mason County. They are responsible for general customer service and light maintenance including restroom cleanup and litter control. However, the greatest benefit they provide is site security.

County park attendants can be found at Foothills Park, Truman Glick Memorial Park, Union Park, and Phillips Lake Park. The park attendants are responsible for security, opening and closing park facilities, and general clean up during their contractual period. Park attendants are invaluable to the county because of the geographic dispersion of Mason County's park system.

One goal of the park plan update is to address an adequate level of maintenance for the park and trail system that ensures a safe, effective, and attractive environment for the public's use of the recreation facilities and spaces. This goal can be summarized as an effort to maintain existing parks and facilities to a desired standard. The ability to maintain parks to a desired standard should be a consideration when acquiring or developing new parks or property. Any new acquisition or new development recommended in this plan must be scrutinized closely from a maintenance and operations perspective.

Park maintenance is expensive and time consuming, so ease of maintenance must be considered when designing or renovating parks and trails. Some park improvements, such as paving walkways, putting concrete under picnic tables, and using low maintenance materials for signs, make them easier to maintain. Planting shrubs and trees, however, usually increases maintenance requirements. Park construction and renovation must be designed and planned with maintenance and operations in mind. Toward that goal, it is imperative that the park maintenance staff is involved in decisions relating to park renovation or development. The maintenance staff can effectively guide a development or renovation project from design to completion that provides maintenance efficiencies. Obviously, no park project is maintenance free, but projects can be easier to maintain through design, use of materials, site layout, construction, and the use of partnerships or cooperative efforts.

Projects that are not implemented with maintenance in mind can be costly to maintain or costly to transform into a park or facility that is easier to maintain. It is Mason County's intention that all park projects involve the maintenance staff from the design stage to the completion of the project.

Another area that should be addressed is the issue of deferred maintenance. Deferred maintenance is maintenance that for one reason or another is not completed and is put in a deferral category to be completed at some later time. Maintenance that is deferred for too long can become a costly renovation. The capital facilities section of this plan will prioritize some of these project deferrals for timelier project completion. Some projects have, unfortunately, already been moved into the category of renovation. Park

maintenance is generally deferred due to a lack of resources. This means that staff has identified the maintenance to be completed but lacks the funds, staffing, equipment, or a combination of these resources to complete the work.

The picture illustrated below shows bank erosion at Walker Park



## LEVEL OF SERVICE STANDARDS/NEEDS ANALYSIS

**P**ark planners have employed Level of Service (LOS) standards to assess the need for park and recreation facilities for many years. Many communities and counties have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. The NRPA, a professional parks advocacy organization, issued standards in 1934, which were used for years. The NRPA standards reflected "what seemed to be right" based on the experience and recommendations of a group of professionals rather than on systematic research. At the heart of the NRPA standards are the park space standards widely adopted by many cities and counties across the country. The standard recommended a total of 6.25 to 10.5 acres of open/park space per 1,000 people. The NRPA also suggests a classification system of parks, such as community parks and regional parks that vary in size, function, and service area depending on the classification. The NRPA has also developed standards as a guideline for the number of facilities needed per quantity of people. Over the years, the use of NRPA standards by parks and recreation agencies has seen a reduction for a variety of reasons. Primarily because implementing the NRPA standards was found to be unrealistically high and unaffordable in many cases. The NRPA has recently ceased in publishing their LOS standards.

The former NRPA standards should be viewed as rough guidelines for communities and counties rather than absolutes. Mason County will be determining LOS standards based on identifiable needs. These standards can be a starting point to determine the County's park needs. The key to successfully identifying needs requires a high level of citizen involvement throughout the planning process. Given this, Mason County incorporated the following five elements as criteria into the planning process to assist staff in determining park and natural area needs:

- ◆ Comparisons with other county's Level of Service standards.
- ◆ Creation of a Parks Advisory Committee
- ◆ Results of a countywide citizen survey.
- ◆ Park usage information.
- ◆ Public input and miscellaneous factors

Levels of service are quantifiable measures of the amount of public facilities that are provided to the County. Typically, measures of levels of service are expressed as ratios of facility capacity to demand. For the Mason County Comprehensive Park Plan, level of service is expressed in acres of parkland or trail miles per 1,000 people.



Level of service analysis has traditionally been included in parks and recreation plans as a useful way to inventory park and recreation facilities and to measure services to specific standards. As mentioned earlier, local standards were historically compared with the national standards created by NRPA. Each



City's, County's, or State's resources and needs are unique; and planning for park services must arise from the resources, goals, and support of each individual area. Previous LOS standards for Mason County Parks are difficult to ascertain as they were not listed in the 1991 Parks Plan or the 1996 interim update of the plan.

In addition, this chapter will discuss the County's parks needs and recommendations. The recommendations are based on a current inventory of the existing recreation resources, the plans' goals and objectives, recommended actions, potential funding mechanisms, and the capital facilities plan.

### Parkland and Natural Areas–Open Space:

#### Parkland Acreage Standards

A statement of need for parkland and open space is sometimes difficult to define. What constitutes a park or open space? Should school fields and playgrounds be considered? What about private health clubs and golf courses, or church recreation areas? To address this issue, this plan considers only public land used primarily for public recreation or as natural open space areas within Mason County. To establish parkland standards, several factors were considered in addition to those previously outlined in the determination of park and natural area needs. The following factors were taken into consideration:

- ◆ ~~Needs determined by user characteristics and participation projections~~
- ◆ Level of service provided by other counties
- ◆ Current trends in park use and recreation
- ◆ Financial feasibility
- ◆ Land availability and carrying capacity
- ◆ Current geographic or known deficiencies for facilities or park areas

#### Current and Forecasted Population

The ratio of parkland or recreation facilities is based on a comparison with the existing population base. To determine the existing ratio, the population within the planning area is used. To determine population growth projections or forecasted populations, figures were derived from Mason County Planning and Community Development Department.

By developing a desired level of service and applying it to future population forecasts, future need is determined. The existing and future population forecasts are identified below:

**Table 6.1**  
**Population Forecast**

	2006	2012	2018	2025
Mason County	53,100	60,729	67,379	81,599

Source: Mason County Planning and Community Development

#### Existing and Proposed Level of Service

Mason County currently manages 351.05 acres of parkland, not including parks in the City of Shelton or land owned by Department of Natural Resources, Washington Department of Fish and Wildlife, and

Washington State Parks, or National Forest Land and Nation Park Lands. This means that Mason County's current park ratio is 6.61 acres per 1,000 people. If Mason County grows as projected and develops the proposed parks described in this plan, the ratio will become 11.59 acres per 1,000 population, based on a total of 781.05 park acres and an increase of the population to 67,379 in 2018. If the current ratio of 6.61 acres per 1,000 population did not change at all, the County would need 535 acres of parkland in the year 2025.

To put the Mason County park inventory in perspective, the amount of parkland in several neighboring Washington counties was reviewed. This included community parks, regional parks and open space. Kitsap County, Skagit County, and Jefferson County are all in the range of 14 to 30 acres per 1,000 population. Kitsap County impacted the results due to higher than typical amount of acreage for regional parks and open space. A better average would be using the comparison of Jefferson and Skagit Counties, which were between 14 and 16 acres per 1,000 population.

#### Park Classification Standards

Standards are the general requirements that serve as guidelines for providing parks and recreation opportunities to the residents of Mason County. These standards also serve as a performance measure for determining if the County has attained its goals and objectives for parks and park-related needs. Park standards are used to estimate the amount of parkland and the number of facilities required to best serve the anticipated park users, and to judge the adequacy of existing parks. It is recommended that Mason County be very selective in any potential parkland acquisition and should prioritize acquisition of low maintenance sites.

The recommended park and facility classifications for Mason County Parks include:

1. Community Parks
2. Regional Parks
3. Natural Areas-Open Space
4. Special Use Areas
5. Recreation Facilities: (competitive baseball fields, competitive softball fields, competitive soccer fields, regional trails, local trails, water access and water trails, children's play areas)

A service radius is shown on the Mason County Park map on page 36. Standards have been developed to provide a general indication of the area serviced by a given type of park. For park planning purposes, community parks in the County service an area radius of 5 miles; regional parks service an area radius of fifteen miles and beyond; and open space and natural areas have no recommended service area standard. Regional Trails will service the entire County and beyond; and local trails function more as a community park by servicing a local segment of the population. Special use areas can be used by a localized population or a regional population base depending on the type of facility.

#### **1. Community Parks:**

There are eleven community parks consisting of 84.63 acres in the Mason County planning area. These include:

- ◆ Foothills Park
- ◆ Jacoby Park
- ◆ Latimer's Landing Boat Launch
- ◆ Latimer's Landing Overflow Parking Area
- ◆ Mason Lake Park
- ◆ Phillips Lake Park
- ◆ Truman Glick Park
- ◆ Union Boat Launch
- ◆ Union Park
- ◆ Walker Park
- ◆ Menards Landing
- ◆ Harvey Rendsland Jiggs Lake park



For the most part, Mason County Community Parks are evenly spaced throughout the County; however, there are some gaps, including the western and northern portions of the County. Community Parks are generally smaller than 20 acres (although Truman Glick Park is 35 acres) and provide a variety of amenities that make them popular. In Mason County, community parks provide parking, restrooms, picnicking areas, play areas, and in some cases, waterfront access and boat launches.

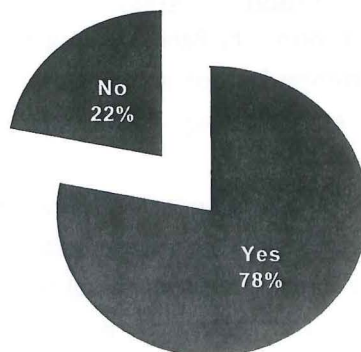
#### Community Park Trends

Historically, many of the types of park features typically requested by the public are found in a standard community park. These include picnic facilities, passive areas, sports fields, walking paths, boat launches, and fishing opportunities. Community parks are generally very popular, experience moderate to high use, and are generally easier to maintain.

#### Survey

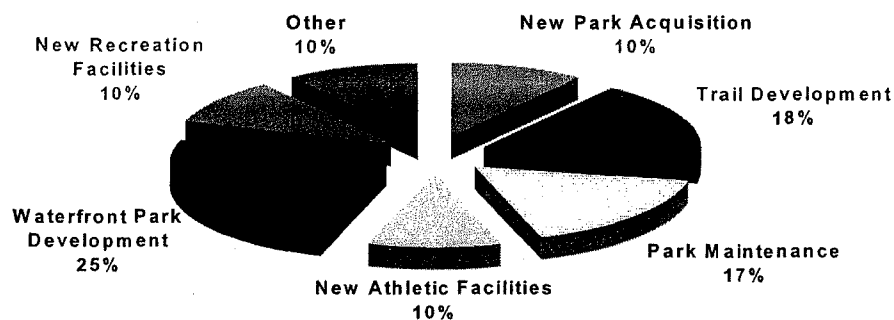
Results of the Parks and Recreation Survey indicate that respondents have a strong desire for water access activities such as fishing, swimming, boating, kayaking, and other water related uses. Some county facilities already provide saltwater and freshwater access, however the County does not have any parks that would be suitable for freshwater swimming. When asked, "what do you feel are the most needed parks and recreation facilities in Mason County?" the public responded with swimming listed #3, boat launch at #6, and wetlands (like Theler) at #10.

#### **Is There A Need for Additional Water Access?**



When asked, “if \$100,000 were available for Mason County Parks and Facilities, how would you allocate funds among a variety of categories?” the top priority, which included 25% of total funding, was development of waterfront parks to improve water access. The second rated priority, which included 18% allocation of funds, was the development of walking/bicycle trails and bike routes.

#### How would you spend \$100,000 on Parks?



The County currently has a number of parks and facilities that provide water access, including:

- ◆ Jacoby Park (Saltwater)
- ◆ Latimer’s Landing Boat Launch (Saltwater)
- ◆ Mason Lake Park (Freshwater)
- ◆ Oakland Bay Historical Park (Saltwater)
- ◆ Phillips Lake Park (Freshwater)
- ◆ Union Boat Ramp (Saltwater)
- ◆ Walker Park (Saltwater)
- ◆ Menards Landing (Saltwater)
- ◆ Harvey Rendsland Park (Freshwater)

#### Determination of Demand Standard for Community Parks:

Based on the demand standard of one Community Park within a five-mile radius of most residents, up to two additional park sites would be recommended for acquisition in Mason County. The average size of a community park is approximately 10 acres, which equates to a new need of approximately 20 acres.

The County is in the process (September 2006) of securing Harvey Rendsland Jiggs Lake Park from Washington State Parks. Harvey Rendsland Park is an 8 acre undeveloped park with 1,900 feet of waterfront located on the Belfair-Tahuya Road, with additional seven acres of water (Jiggs Lake). Acquisition of this park in the northern area of the county not only satisfies the need for one of two

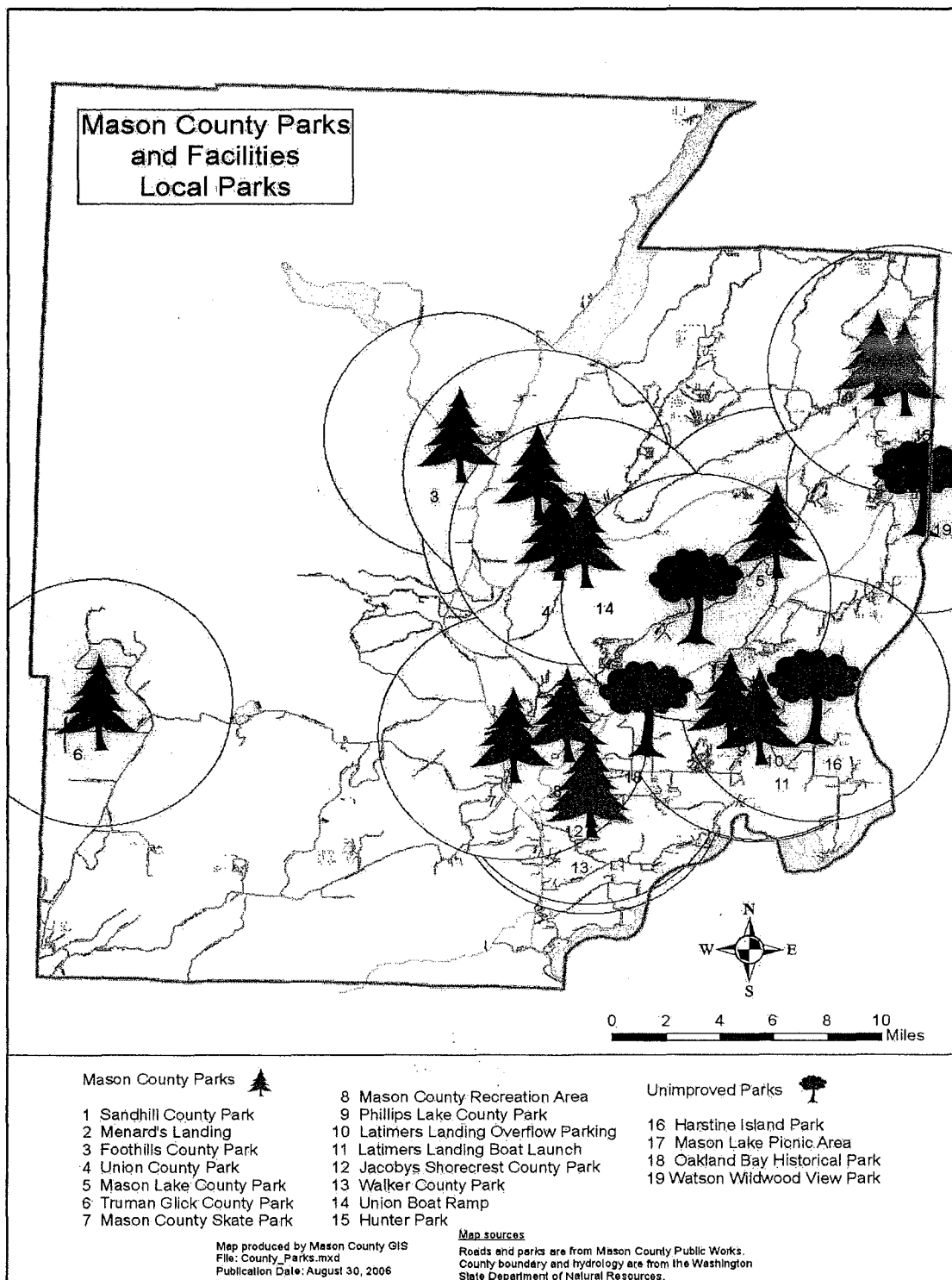


additional community parks as recommended, but would also provide freshwater access. The park has great potential for a variety of passive uses and provides 8 of the 20 acres needed to meet the county's demand.

Acquisition of this state park still leaves the need for a community park in the southwest area of the County, preferably with freshwater access. One park would be sufficient in the southwest area of the County due to its population density, even though the five-mile radius analysis would support two sites in that area. There is no County park in the general area of Star Lake, Lost Lake, Lake Harvey, or Lake Nahwatzel and Cloquallum Road, which is the general area where another park location could be recommended. See map on page 36, Mason County Parks and Facilities.

Future park locations to address need could include partnering with Green Diamond Resources to acquire property on Lake Nahwatzel and working with Washington State Parks to acquire property the Parks and Recreation Commission may have no plans to develop in the future.

While the County owns undeveloped property on Mason Lake at a site called the Mason Lake Picnic Park, the site is small which makes it difficult to meet the needs of a true community park. It consists of three building lots and has no area for parking. The County should investigate either selling or trading this property to develop another larger site that could provide fresh water access.



As the following table indicates, the County needs approximately 10.77 acres of potential community park property. The addition of 10.77 acres to the existing inventory of 84.63 (95.4 acres) acres, divided by the 2012 population (60,729) and multiplied by 1,000, gives a recommended demand standard of 1.57 acres per 1,000 people.

### Recommended Demand Standard

#### Community Parks

Existing Inventory	84.63 acres
Present sites	12 sites
Present Demand Standard	1.59 acres/1,000 population
<b>Recommended Demand Standard</b>	<b>1.57 acres/1,000 population</b>
Proposed 2012 Inventory	95.4 acres
Additional acreage Needed by 2012	10.77 acres
Additional acreage Needed by 2018	21.9 acres / 106.53 acres

#### Observations Regarding Community Parks:

Identifying the need for two additional Community Parks is one benefit resulting from planning analysis, community input, and survey results. Other benefits include:

- ◆ Filling gaps in existing levels of service.
- ◆ Planning for park acquisition or development that provides water access or swimming.
- ◆ Designing areas for new community parks that emphasize active use, fields, sports courts, picnicking, and open grass fields.
- ◆ Planning for multi-use paths and trails, and other fitness related facilities.
- ◆ Developing master site plans for selected Community Parks.

## 2. Regional Parks:

Mason County has three regional parks totaling 151.87 acres within the planning area. Two of the parks have intensive use from baseball-softball play. Other regionally significant parks in Mason County include Washington State Parks including Belfair, Twanoh, and Potlach State Parks. These parks provide recreational use not only on a regional basis but also on a statewide basis.

Current Mason County Regional parks include:

- ◆ Mason County Recreation Area
- ◆ Oakland Bay Park
- ◆ Sandhill Park

#### Regional Park Service Area:

Regional parks are usually larger than 20 acres and provide a variety recreation amenities within a fifteen mile radius (see Regional Park map, page 40). In determining if a park is a regional park, it must attract visitors from a regional service area. In Mason County, the service area for regional parks has been established as a 15-mile radius around the park site and, in many cases, beyond. This 15-mile radius was illustrated around the three existing Regional Parks in the map on Page 40. From this map, it can be

shown that the entire County is nearly covered with the exception of the western and northwestern parts of Mason County.

Two regional parks in the County Park system are Mason County Recreation Area (MCRA) and Sandhill Park. Both facilities have baseball-softball facilities generally used by local youth and adult leagues (recreational and competitive) for practice sessions and games, as well as tournament activities. Beginning in 2005, Sandhill Park received a complete renovation. The complex now has seven ballfields with new turf, dugouts, warning tracks, and infields. The park also received a new parking area, access corridors, a restroom-concession building, and other amenities. The park is scheduled to open during the spring of 2007. A second phase for the project has been planned on the remaining lands (about 10 acres).

Another Regional Park in the Mason County Park system is Oakland Bay Park. Oakland Bay Park consists of 81.87 acres and was purchased in 2005 in cooperation with the Capital Land Trust. The park at this time is undeveloped, with the exception of an access road into the property and an old homestead near the water on Oakland Bay. The future plans for this park include nature viewing, environmental education, passive areas, picnic areas, nature trails, walking paths, and improvements to public access. A Conservation Easement with the Capital Land Trust limits further development, such as ballfields, in the park. The conservation easement defines buffer zones along Oakland Bay and Malaney Creek to facilitate environmental protection of the park.

#### Determination of Demand Standard for Regional Parks:

The Countywide survey previously discussed revealed some very clear needs by respondents. These include trails, paths, campgrounds, picnic areas, water access, swimming areas, and even a swimming pool. Additional parkland would be needed to develop suitable waterfront swimming areas as well as regional trails. (Trails will be covered later in this chapter). To meet this identified need, the County could acquire property suitable for the development of a regional park by purchasing it, or by transferring from other government agency, or by partnering with local private interests.

Development of Oakland Bay Park will also help alleviate the need for regional park property since the park will provide paths, trails, picnic areas, nature viewing, water access, and passive recreation, all of which were identified as desired in the public survey.

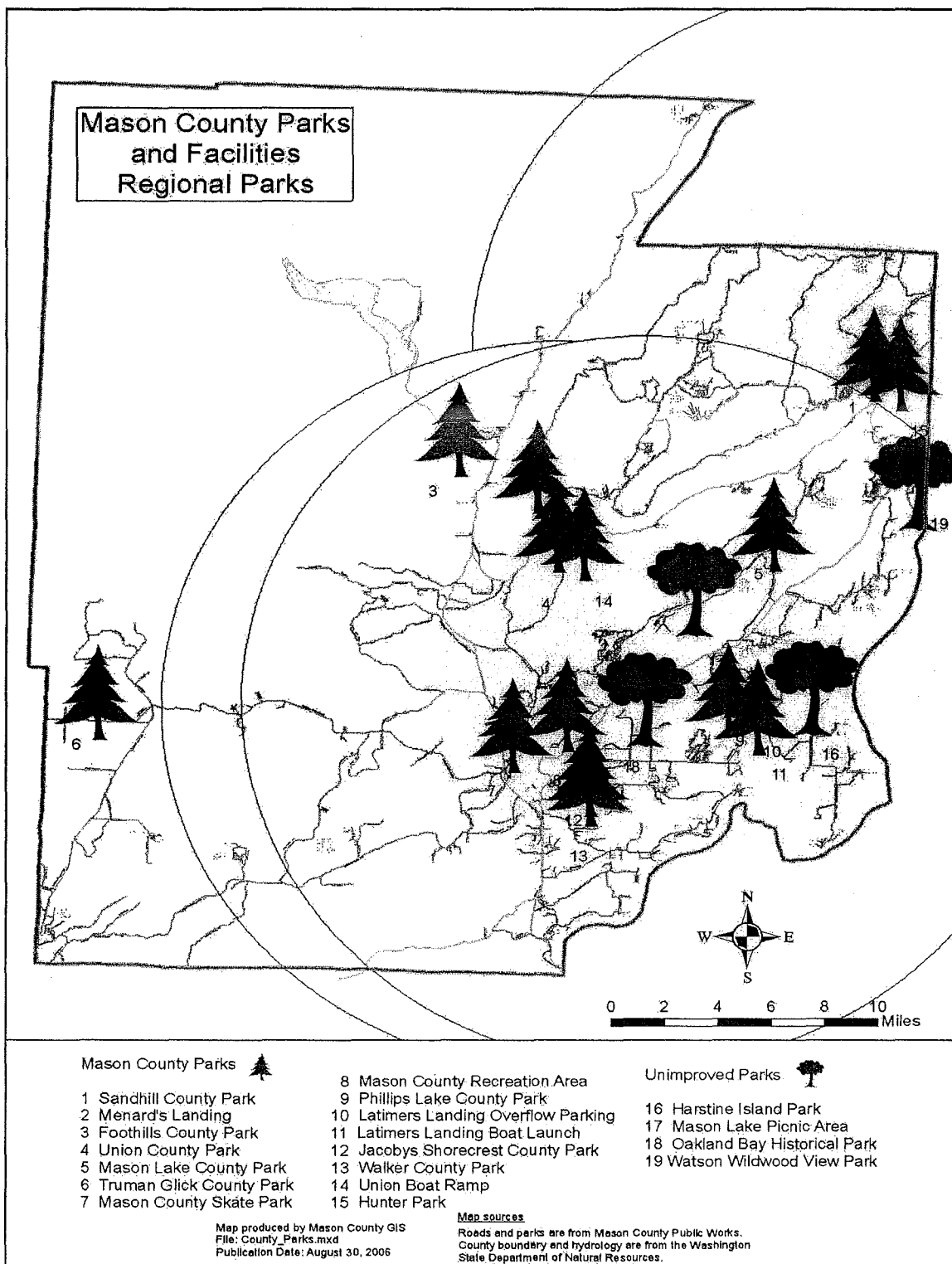
As most of the waterfront areas, whether saltwater or freshwater, are already developed, finding affordable and suitable land for a Regional Park may prove to be challenging. One possible option would be to begin discussions with Washington State Parks regarding selected undeveloped state parks in Mason County.

By 2012, a total of 208.8 acres of regional park sites will be needed in Mason County, representing an addition of 56.93 acres to the current inventory. This additional parkland could provide a needed regional park site inclusive of the amenities desired by county residents. The park would serve the entire county and would enhance recreation opportunities for county residents and visitors.

## Recommended Demand Standard

### Regional Parks

Present Inventory	151.87 acres
Present sites	3 sites
Present ratio	2.86 acres / 1,000 population
<b>Recommended Demand Standard</b>	<b>3.48 acres / 1,000 population</b>
Proposed 2012 Inventory	208.8 acres
Additional acreage Needed by 2012	56.93 acres
Additional acreage Needed by 2018	81.29 acres / 233.16 acres



### 3. Natural Area – Open Space:

Mason County recognizes that natural areas and open space are a vital component of the health and well being of the County and provide natural resources for habitat protection. Preserving and protecting these properties is essential to retaining the abundance of recreational opportunities in the region. Mason County desires to work with interested organizations to achieve this goal. The County can also partner with non-profit organizations groups such as the Trust for Public Land and Capital Land Trust to retain natural areas and open space.

Currently, Mason County owns and manages four sites as a Natural Area – Open Space. These sites include:

- ◆ Foothills Park
- ◆ Harstine Island Park
- ◆ Mason Lake Picnic Park
- ◆ Watson Wildwood Park

#### Existing Conditions:

Mason County is not a highly urbanized county and fortunate to have a great deal of natural areas–open space. Currently, in addition to inventory owned by the County, there is a significant amount of natural areas and open space owned by Washington State Parks, Department of Natural Resources (Tahuya State Forest), Olympic National Forest, and Olympic National Park. Green Diamond Resources, and the Manke Company are also providers of private natural areas. Much of this private land is managed for timber resources. The Theler Wetlands near Belfair are also a very popular destination of statewide significance.

Washington State Parks has several tracts of land that provide significant open space, including Harstine Island (310 acres), Hoodspout Trails (80 acres), Hope Island (106 acres), and Lake Isabella (193 acres), and they are currently studying the long-range plans and use for some of their parks–natural areas.

#### Maintenance Impacts:

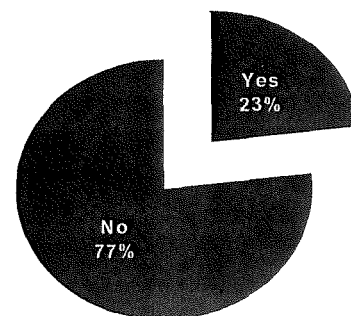
The maintenance of natural areas and open space tends to be minimal and is less costly than maintaining Community Parks, Regional Parks, and certain Special Use Areas.

#### Public Input and Trends:

The Countywide parks survey indicates that respondents highly desire pedestrian and bicycle trails. While there was overall general support for all types of trail activities, non-motorized and motorized alike, more respondents indicated that they do not participate in off road vehicle recreation.

- ◆ Mason County's 2007 Work Program identified the need to complete a Countywide Trails Master Plan. To create an effective, practical, and comprehensive plan, the County

Participate in Off Road Vehicle Recreation?





will seek planning partnerships with several federal, state, local, and tribal organizations in or impacting Mason County. Key to the creation and implementation of a plan is the identification of natural spaces for trails and to list trail linkages throughout the County.

- ◆ The Parks survey results also reflected a need for equestrian facilities and trails.
- ◆ Regulatory laws regarding natural open space areas and habitat protection are guided by: National Environmental Policy Act, Endangered Species Act, Clean Water Act, Federal Land Policy and Management Act, National Forest Management Act, and the Northwest Forest Plan. While there are additional regulatory laws, these provide some idea of the regulatory climate.
- ◆ Partnerships with organizations such as the Capital Land Trust, the Trust for Public Lands, and the Cascade Land Conservancy will continue to be very important for Mason County to acquire and preserve natural open space in the future.
- ◆ The countywide survey indicated a number of priorities regarding acquisition, development, and renovation. Finishing in the top 10 were Natural Areas (#8) and Wetland – like Theler (#10). Combining the results, the survey clearly illustrates public support for Natural Areas, Wetlands, and Open Space.

#### Determination of Demand Standards for Natural Areas – Open Space.

Mason County is expected to grow in the next twelve years so it is important to preserve the rural character of the County to the greatest degree possible. The County currently owns 113.9 acres of natural areas and open space, which equates to a current demand standard of 2.14 acres per 1,000 population.

It is recommended that the County potentially acquire up to 400 acres of natural areas and open space land through partnerships or property transfers by the year 2012. Some of this property may even be appropriate for development of trail corridors, as Mason County does not currently own any suitable land options for regional trails. These trail corridors could provide linkages between parks or facilities. With the addition of 400 acres, a demand standard of 8.5 acres per 1,000 population is established based on a potential of 513.9 acres of natural areas – open space.

#### **Recommended Demand Standard Natural Areas – Open Space**

Present Inventory	113.9 acres
Present Demand Standard	2.14 acres / 1,000 population
<b>Recommended Demand Standard</b>	<b>8.5 acres / 1,000 population</b>
Proposed 2012 Inventory	513.9 acres
Additional acreage Needed by 2012	400 acres
Additional acreage Needed by 2018 & total acreage	452.8 acres / 566.7 acres

#### Observations regarding Natural Areas and Open Space.

Mason County's inventory of natural areas and open space is currently sufficient to meet the county's needs. However, it is recommended that the County continue to work to procure natural areas and open space to preserve environmentally sensitive areas (e.g. hillsides, riparian areas, common hiking and



access areas with trails, waterfront property) to retain its rural character. Collaboration with adjoining private enterprise, public agencies and private non-profit conservation trusts will be instrumental to maintaining and increasing natural area, open space, wildlife habitats and corridor connections to state and federal lands in Mason County. The County should also pursue state and federal matching grants in partnership with public and private parties to preserve and secure natural areas and open spaces.

#### 4. Special Use Areas:

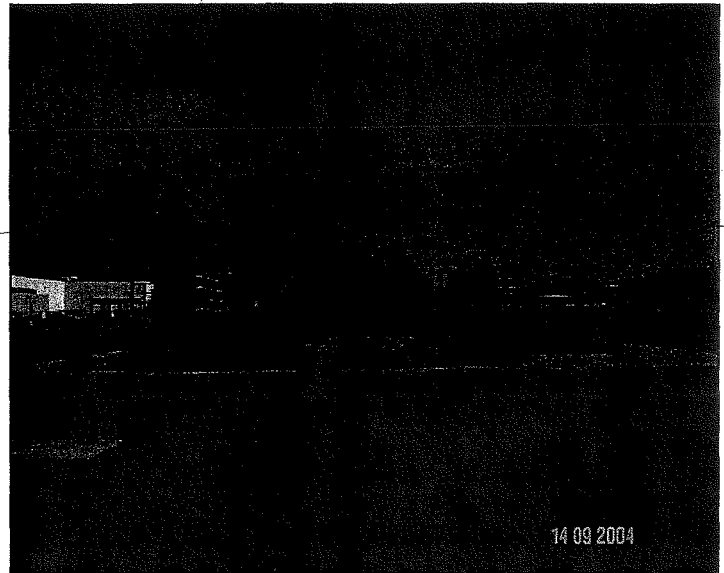
Special use areas serve varied functions and are of differing benefits to the community or county. Special use areas generally serve a community as a whole and in some cases serve a regional benefit. Therefore some special use areas could be viewed or included as regional park facilities.

Mason County has two special use areas. These areas are both small outdoor facilities managed by the Department of Parks and Trails. Another special use area located in Mason County is the fairgrounds. Because the Department of Parks and Trails do not manage this site, it is not included in this plan.

The Mason County special use areas in the parks system include:

- ◆ Mason County Skate Park: .50 acres / Shelton
- ◆ Hunter Park: .15 acres / Belfair

Hunter Park was acquired by the County as a memorial site for former Mason County Commissioner Bill Hunter. The park is located in Belfair and is maintained by county park staff. Hunter Park serves as a passenger stop for Mason County Transit Authority. Mason County Skate Park is located on Shelton School District property adjacent to the Wal-Mart store. The site consists of above ground pre-manufactured skate ramps.



#### Maintenance Impacts of Special Use Areas:

Each site requires a different management approach. While Hunter Park is relatively easy to maintain, the Skate Park has proven to be more challenging. Park staff spends more maintenance time than average cleaning and collecting refuse and litter from the skate park site. The Skate Park can also be prone to various forms of vandalism. The county may want to consider forming an Adopt-a-Park agreement with users of the Skate Park to help with maintenance and security.

#### Comments at the Public Meetings and Public Input:

- ◆ Attendees at one of the public meetings expressed an interest in a skate park in the Belfair area.
- ◆ Public comment was also received concerning a need for an off-leash dog park and equestrian facilities.

- ◆ Survey data stated that some other specific needs are not being met including ORV opportunities and a spray-water park.
- ◆ The County survey also indicated public interest in a swimming pool. The swimming pool was voted as the second most needed parks or recreation facility in Mason County. The County does not operate a swimming pool at the present time.
- ◆ There is a pool that is open to the public at Shelton High School. There is no pool in the north area of Mason County. Swimming pools are expensive to build and operate which would make it difficult for one entity, such as the County, to commit to building and operating a pool.
- ◆ There is currently a private group in the Allyn area working to prepare a feasibility study investigating the potential for developing an aquatic center in the Allyn area.

#### Trends:

Off-leash dog parks are becoming an increasingly popular public facility. In order to provide facilities of this type in the future, it is recommended that a park sub plan be outlined. This sub plan should address policies (i.e. leash and scoop), health issues (i.e. toxocara larvae), wildlife and habitat effects, planning (i.e. land use conflict), and suggestions for designs and operations (i.e. self-policing, adopt a park, volunteerism). Presently, the County does not have a suitable site for an off leash dog park and finding a suitable site could be difficult.

Spray-water parks (timed spray elements on a rubber surface) are becoming much more prevalent. In the absence of being able to provide actual swimming beaches, swimming pools, water parks or spray parks might be a desirable alternative for youth and adults looking for a place to cool off in the hot summer weather. The need for "water access" has been clearly established in the park planning process, but whether spray-water parks would be a suitable substitute for the public in lieu of actual beach access is unknown presently. Spray - water parks, if developed, would be incorporated into specific park site planning and included in the capital facilities element of the park plan for development.

#### Determination of demand standard for special use area:

Currently, there are two special use areas in Mason County. This equates to a current demand standard of two facilities per 1,000 population. It is recommended that the level of service is increased by one facility to accommodate current and future demands special use facilities. The one additional special use facility recommended is a second skate park in the north county (Belfair) area.

#### **Recommended Demand Standard**

##### **Special Use Areas**

Present Inventory	.65 acres
Present sites	2 sites
Present ratio	2 sites / 53,100 population
<b>Recommended Demand Standard</b>	<b>3 sites / 60,729 population</b>
Proposed 2012 Inventory	3 sites
Additional acreage Needed by 2012	.5 - 1 acre

Addressing the need for an off leash dog park, water spray park, equestrian facilities, ORV facilities, and other special use facilities should be reviewed through the appointment of a permanent Mason County Parks Advisory Board. The Board would be tasked to study these issues in greater detail and provide appropriate recommendations.

#### 5. Recreation Facilities:

In this section, the needs for each type of recreation facility will be analyzed. The facility categories were determined by existing inventory in the County and through discussions with the Parks Advisory Committee, County Staff, and local user groups.

The categories of recreation facilities includes:

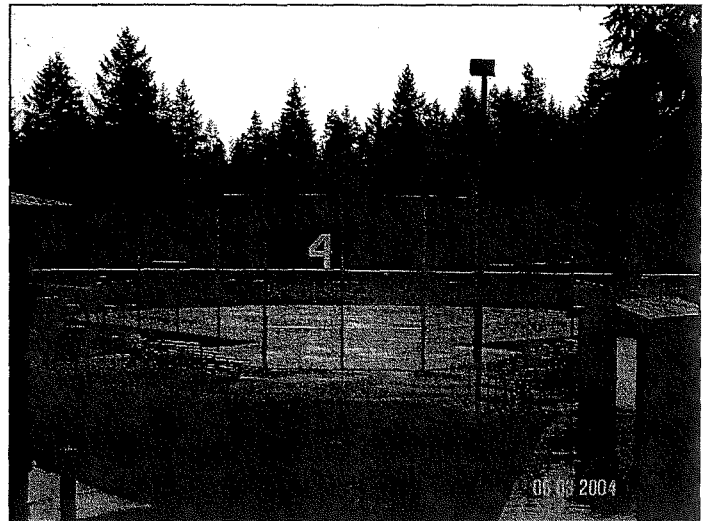
- a. Competitive Baseball Fields
- b. Competitive Softball Fields
- c. Competitive Soccer Fields
- d. Regional Trails
- e. Local Trails
- f. Water Access and Water Trails
- g. Children's Play Areas

~~Establishing the recreation facility needs was determined through several analytical approaches, including analysis of present recreation participation levels, input from user groups, public meeting comments, survey results, team play and practice requirements, and input of the Parks Advisory Committee.~~

##### a. Competitive Baseball Fields:

Baseball fields generally require more staff time and a higher level of maintenance, especially during the playing season when fields are prepared each day for games or practices. Baseball fields are used for play ranging from Little League Baseball (60-ft. bases) to full size baseball fields (90-ft. bases). If a field was not sufficient for organized practice or game play, the field was not included in the current inventory.

To determine the demand standard for competitive baseball fields, county staff analyzed participation levels, survey results, stakeholder input, national trends, play and practice time requirements, and research models from other plans and studies. An expected demand was established by comparing the supply of fields against the demand created by the number of teams – this determined the need for fields. The following table lists the competitive baseball fields in Mason County.



Youth Full	Youth Small	Total Fields	Name and or Owner of Field
2	5	7	MCRA – County
1	6	7	Sandhill – County
1		1	Shelton High School
	1	1	Union Park – County
	1	1	Callahan Park – City of Shelton
	1	1	Loop Field – City of Shelton
1		1	North Mason High School
<b>5 fields</b>	<b>14 fields</b>	<b>19 fields</b>	<b>Total Baseball Fields</b>

#### Trends:

Nationally, the number of baseball players of all ages in organized leagues has dropped from 15 million in 1987 to 9.7 million, according to the sporting goods manufactures association. The reason for this trend is the explosion of soccer that is now at the top of the list. Another reason is the onset of video games, cable television, and the Internet, which did not exist 20–30 years ago.

#### Recommendations:

The demand standard applicable to this plan requires that a team should have sufficient field space to play two games per week and one practice per week. Based on the current inventory of 19 fields and the number of teams' and their current game and practice demand, the number of baseball fields appears to be adequate. This is especially true with the recent renovation of Sandhill Park near Belfair. Since acquiring land to develop new fields is extremely expensive and adds to an already heavy parks maintenance schedule, the County could install sports lighting on selected fields to increase available playing time and accommodate future demands.

Currently there are no lighted baseball fields, which limits play to daylight hours and restricts play early and late in the season. Lighted fields also ease the maintenance needs since lighted fields are used for multiple games but only prepared one time.

To improve the County's field inventory in the future, partnerships could be formed with local school districts and non-profit organizations to improve fields that are currently below game or practice standards.

To stay current with expected population increases in the County, two additional youth fields will be needed by 2012 or the lighting improvements should be implemented as recommended.

#### **Recommended Demand Standard**

##### **Baseball Fields**

Present Inventory	19 fields
Present ratio	1 field / 3792 population
<b>Recommended Demand Standard</b>	<b>1 field / 3792 population</b>
Proposed 2012 Inventory	21 fields*
Additional Fields Needed by 2012	2 fields*

\* = Add two fields or provide sports field lighting.

**b. Competitive Softball Fields:**

Softball fields are included in two categories, adult softball fields and fields used for competitive girls' fastpitch or softball leagues.

The inventory of fields for competitive girls' softball was improved with the renovations at Sandhill Park also. In recent years, the number of teams and levels of participation levels have decreased due to lack of field availability. One comment received from the North Mason Girls Softball Association stated they did not push registration over the past three years (2003-05) due to lack of fields needed to support their needs. With the renovation of Sandhill Park, the North Mason Softball Association will once again be pushing registration to increase the number of teams. In the Shelton area, current field inventory appears to be adequate for the number of teams.

Softball fields, like baseball fields, generally require more staff time and a higher level of maintenance.

Adult	Youth	Total Fields	Name and or Owner of Field
5	5	5	MCRA - County
1	6	6	Sandhill - County
	1	1	Union Park - County
1		1	Callahan - City of Shelton
	1	1	North Mason High School
7	14	14	Total Softball Fields

**Recommendations:**

The demand standard applicable to this plan requires that a team should have sufficient field space to play two games per week and one practice per week. The current inventory of 14 fields appears to meet demands of the girls' softball leagues.

The demands of the adult softball leagues are not being sufficiently met since there is only one field at Sandhill Park that is adequate for adult softball. It is important to note that available information suggests that the trend for adult softball is declining participation, reducing future demands.

To stay current with expected population increases in the County, two additional fields will be needed by 2012 or the lighting improvements should be implemented as recommended.

**Recommended Demand Standard**

**Softball Fields**

Present Inventory	14 fields
Present ratio	1 field / 3,792 population
Recommended Demand Standard	1 field / 3,792 population
Proposed 2012 Inventory	16 fields*
Additional Fields Needed by 2012	2 fields*

\* = Add two fields or provide sports field lighting

### c. Competitive Soccer Fields:

Mason County Parks does not own or operate any competitive soccer fields. Because of this, Mason County will only be listing the soccer field inventory and recommending a field inventory for the future.

At the present time, all the competitive soccer fields are owned and managed by local school districts, the City of Shelton, and a private soccer association. The concern that is being identified in this plan is the potential for the school districts to not allow community soccer use of school fields, since school sponsored activities come first or the potential of the private soccer association not offering programs and managing the soccer facility. If that were to occur, the impact on soccer would be tremendous.

In the past, soccer groups have used MCRA for soccer use, but the facility was not designed for soccer. The addition of soccer play, in addition to the existing baseball and softball play, presented maintenance concerns. This is one reason there is no organized soccer play currently at MCRA. Currently, there are 15 soccer fields that meet the definition of competitive regulation size fields for soccer in Mason County. Local schools and private associations primarily own and or manage the inventory of soccer fields. These fields vary in their condition and playability. The 14 fields that have been included are as follows:

**Full Size Soccer Fields**

# Fields	Name and or Owner of Field
4	Shelton High School
1	Pioneer Middle School
1	North Mason High School –stadium
1	Loop Field – City of Shelton
1	Centrex Field – North Mason
1	Hawkins Middle School
5	Shelton Soccer Facility
1	Victor Cutoff – North Mason
15	Total Soccer Fields

### Maintenance Impacts:

Compared to other sport fields such as baseball and softball, grass soccer fields are not as costly and as maintenance intensive. The better option for soccer field surfacing is the new field turf. An example of this field surface is the type of surface currently being used in Qwest Field by the Seattle Seahawks. Initial development costs with this type of turf is extremely expensive.

### Trends:

- ◆ The explosion of soccer tops the list of nearly 16 million Americans who played soccer in 2005, up 15% from 1987.
- ◆ Youth can benefit from the active recreation that soccer provides.
- ◆ By being physically active on a regular basis, by playing sports such as soccer, youth may be able to avoid or delay health problems associated with obesity and related conditions.

Analysis of the local soccer programs confirms the popularity of soccer in Mason County. There is more soccer demand than there is soccer fields. This problem is even more acute at certain times of year when

public events on schools fields are preempted by school sponsored programs. It appears the field shortage is greater in the northern part of the county since 10 of the 15 fields are located in the Shelton Area. By every indication, youth soccer will continue to grow and the demand for fields will grow along with the increase in population.

In 2006, the Shelton Youth Soccer Club had approximately 1,080 youth registered on 68 teams. There were another four adult teams, which increases the total number of teams to 72. A league representative stated that in 2007 there could be an increase to 75 teams. The Shelton Youth Soccer Association reports the following soccer field inventory. These fields are played on the inventory listed previously. To increase field space, it is possible to create more than the five youth soccer fields at the Shelton Soccer Park because the youth teams use smaller fields and a full-size field can accommodate 2-3 modified youth soccer fields.

**Youth Soccer Fields**

# fields	Age group using fields
3	4-5 year olds - Modified
2	6-7 year olds - Modified
2	8-9 year olds - Modified
2	10-11 year olds* - Modified
1	12-13 year old fields - Full Size
1	14-17 year old fields - Full Size
<b>11</b>	<b>Total Soccer Fields</b>

\* = One field shared with adults.

#### Recommendation for Soccer Fields:

- ◆ Mason County Parks has few sites that would be appropriate for the development of soccer fields. The best site is property for phase II at Sandhill Park in Belfair.
- ◆ Soccer fields may also have to compete with youth football teams and school use for practice and game space.
- ◆ Information obtained indicates that youth leagues are continuing to grow, thus increasing demand for practice space and fields suitable for games.
- ◆ The Shelton Youth Soccer Association expects that within the next five years it is likely that the program could out grow the existing soccer park.
- ◆ Local schools may have existing fields that could be improved to an acceptable standard or land that could be developed for new fields.
- ◆ Based on available information, there will be more demand as the County continues to grow and there is an immediate shortfall now in the Belfair area.
- ◆ There is an immediate need for 2-4 public fields in the Belfair area.
- ◆ One option is investigating the installation of sportsfield lighting on existing fields to increase use, especially in the fall season.

There is a need for 2-4 more public soccer fields immediately in the Belfair area and within four to five years there could be a field deficit in the Shelton area. By 2012, another 4-6 soccer fields will be needed in Mason County.

#### d. Regional Trails:

When the 1996 Mason Park Plan was updated the level of service or need standard was not provided or calculated for pathways or trails. In 2005, Mason County created a Trails Advisory Committee to work with the Department of Community Development on drafting the Mason County Master Trails Plan, A framework for Countywide Trail Development. Copies of the trails plan are available for review on the Mason County Web Site ([www.co.mason.wa.us](http://www.co.mason.wa.us)). The plan is located in the Parks and Recreation section. The plan developed policies and general guidelines relating to trails but did not recommend any specific trail routes, corridors, or on ground trail standards. The completion of the trails plan in 2007 will address these issues with the goal of identifying actual trails for development.

While there is no current inventory of regional trails in Mason County, some significant regional trails in the area include the Foothills Trail in Pierce County and the Chehalis Western Trail in Thurston County. Regional Trails generally connect communities or notable facilities in the County.



A multiple-use regional trail is generally non-motorized and serves bicyclists, walkers, joggers, skaters, equestrians, and even cross country skiers and snowshoers depending on the trail surfacing. In the case of Mason County, possible trail connections to communities, parks, points of interest, neighboring County's, Olympic National Forest and Olympic National Park should be investigated.

Regional Trails have the same service area as that of regional

parks (15 miles). Regional Trails will serve the entire county and will also draw users from outside of the County.

In terms of maintenance, trails do not require the intensive maintenance that sports complex and high action sites require. There is still maintenance required, but trails need a level of maintenance that is far below the average level of maintenance needed for most park facilities. Also, forming partnerships with other governments, organizations, and non-profit groups is possible to help defer maintenance and development costs. For example, the Foothills Rails to Trails Coalition have been instrumental in helping Pierce County Parks develop and maintain the Foothills Trail system in Eastern Pierce County.

#### **Public Comments and Trends:**

- ◆ The public rated trails in general has a very high need when counting motorized and non-motorized trails are counted.
- ◆ Nationwide, trails consistently score high as a needed and desired public facility.



- ◆ The County survey indicated that walking and biking trails were scored as the highest need by the public.
- ◆ When asked, if \$100,000 were available for Mason County parks and Facilities, how would you allocate the funds among categories listed, respondents indicated they would spend 18% of the \$100,000 on walking and biking trails and bike routes.
- ◆ Increasingly parks departments and health organizations are partnering to help prevent heart disease. Trails contribute to improved health, quality of life and close to home recreation while providing tourism related economic benefits.
- ◆ On a statewide basis, there is considerable interest in trail facility use, retaining and preserving trail resources and developing regional trail connections.

#### Determination of Demand Standard for Regional Trails:

Mason County currently does not have demand standards for multi-use Regional Trails as these types of trails have not yet been developed. A demand standard of .47 miles per 1,000 population is recommended in this Plan. This translates to a total of 28 miles of trail that would be needed to meet the anticipated population demand in 2012 and beyond. This figure is based on a projected population of 60,720. This recommended demand standard was determined by averaging the standards of Skagit and Jefferson Counties for Regional Trails and the anticipated number of miles to establish an adequate Regional Trail System in Mason County. Applying this standard to the current population of 53,100 indicates the County has a current deficiency of 25 miles of Regional Trails.

#### **Recommended Demand Standard**

##### **Regional Trails**

Present Inventory	0 Miles
Present ratio	N/A
<b>Recommended Demand Standard</b>	<b>.47 miles / 1,000 population</b>
Proposed 2012 Inventory	28 Miles
Total Miles Needed by 2012	28 Miles
Total miles needed by 2018	31.5 miles

The initial Trails Advisory Committee established to complete the first phase of the Mason County Master Trails Plan was and will continue to be of significant benefit. The guidelines developed and the policies in place to develop trails in Mason County are now in place. What remains to be done in completion of this plan is the development of the trails. The development and implementation of a comprehensive Master Trails Plan will be vital as growth demands affect potential development opportunities.

#### e. Local Trails:

When the 1996 Mason County Park Plan was updated there was no level of service or need established for local pathways or trails. Currently, the County has a very small inventory of local trails. Local trails are categorized as trails that are developed primarily within County Park properties or do not have any geographic connections that are common with Regional Trails. Currently, the County has a very small inventory of local trails, including approximately 1 mile of local trails within the 35-acre Truman Glick

Park developed by the Washington State University Cooperative Extension Program. There is also great potential for development of local trails in the following parks and County property:

- ◆ Oakland Bay Park
- ◆ Foothills Park
- ◆ Watson Wildwood Park
- ◆ Mason Lake Park
- ◆ County owned Bourgault Road. Closed to vehicle traffic and follows the Skokomish River.

Following the demand standards established for Community Parks, local trails would also include a 5-mile service area. Local trails generally are single or double track trails with a dirt, gravel, or chipped wood surface. Trail uses would depend on the site, but would primarily be non-motorized. Local trails generally have the same general service area as that of community parks which serve a selected section of the County. They can also, however, draw users from the entire of the County.

As mentioned previously, trails do not require the intensive maintenance that active recreation and facilities require. Local trails are, however, slightly more maintenance intensive than regional trails due to the trail tread material. Depending on the soil type, construction, and trail design, erosion can be a significant problem for local trails. Proper design of these trails is very important. Again, local trail maintenance can be minimal compared to most park facilities; however methods to help maintenance and development costs is always important. For example, mountain bike clubs, the Backcountry Horsemen, and the Washington Trails Association could potentially partner with the County for trail development and maintenance.

#### Public Comments and Trends:

- ◆ There is an interest in developing trails on existing County Parks, County owned property, and privately owned lands.

#### Determination of Demand Standard for Local Trails:

Since a demand standard for multi-use local trails does not currently exist, this plan recommends a standard of .15 miles per 1,000 population. This translates to a total of 9 miles of trail needed to meet anticipated demands in 2012 and a projected population of 60,720. The recommended standard was determined by the estimating an approximate number of trail mileage at sites owned by Mason County. Applying this standard to the current population of 53,100 indicates the County should have 8 miles of trails and has a current deficiency of 7 miles of local trails.

#### **Recommended Demand Standard**

##### **Local Trails**

Present Inventory	1 mile
Present ratio	N/A
<b>Recommended Demand Standard</b>	<b>.15 miles / 1,000 population</b>
Proposed 2012 Inventory	9 Miles
Additional Miles Needed by 2012	8 Miles
Total miles needed by 2018	10 miles

#### F. Water Access and Water Trails:

Mason County has a combined total of some 350 miles of shoreline and in excess of 100 freshwater lakes. While blessed with an abundance of land that fronts both fresh and saltwater, public access to this shoreline is limited due to physical constraints and private property restrictions. Because survey results identified public access to shorelines and water as a priority, strategies to increase this access should be pursued. Those strategies may include:

- ◆ The purchase of waterfront properties;
- ◆ The purchase of easements or licenses;
- ◆ The conversion of road ends that provide water access from public rights of way to park sites.
- ◆ Acquisition through transfer or exchange of properties;
- ◆ Acceptance of donations;
- ◆ Creation of partnerships with non-profit organizations to acquire property and facilitate shoreline and water access;
- ◆ Acquisition of access as a condition of development approval;

#### Water Trails:

Water Trails are becoming increasingly popular and access to and from the water is critical to their development. No specific demand standards for Water Trails will be established in this plan, however, the County should work with interested parties to facilitate the development of water trails and access areas for water trails.

Mason County has developed policies for Walker Park that allows water trail users the option of camping overnight with prior approval from the Parks Department. The County should work cooperatively with organizations like the Washington Water Trails Association to develop additional safe water access points along Mason County shorelines for non-motorized watercraft.

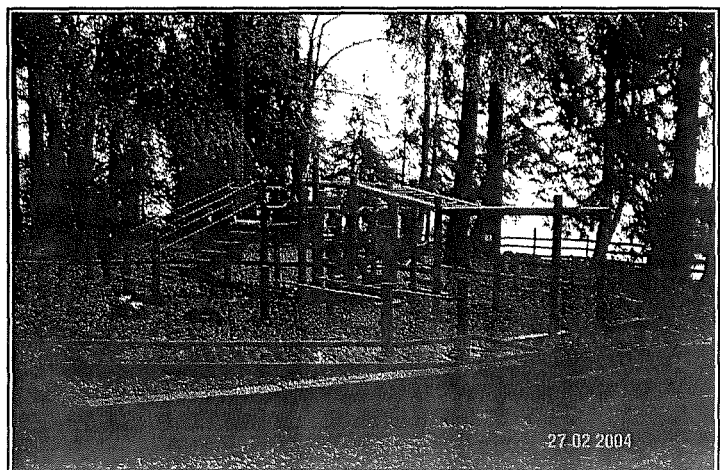
*Washington State's Cascadia Marine Trail is one of the premier water trails for non-motorized boaters in the United States. The water trail extends the length and width of Puget Sound from the state capital in Olympia to the Canadian Border. Suitable for day or multi-day trips, the Cascadia Marine Trail has over 55 campsites to visit. People can boat to the campsites from many public and private launch sites and shoreline trailheads.*

#### g. Children's Play Areas:

Mason County Parks currently has playground equipment located at five County Park facilities.

#### Maintenance Impacts:

Children's playground equipment is managed under the Playground Safety Standards with guidelines from the American Society of Testing Materials and Consumer Product Safety Commission.



the

Mason County park maintenance staff must be trained and certified under the National Recreation and Park Association (NRPA) National Playground Safety Training Program. Playground equipment must be inspected regularly for safety issues, making sure that each playground they inspect meets current safety standards and meets the requirements of the Americans with Disability Act (ADA) for access.

The need for playground equipment scored moderately high in the countywide parks survey. In Mason County, the immediate priority should be renovating existing play areas to meet current standards.

#### **Trends:**

- ◆ One of the most important issues we face today is a staggering increase in the rates of obesity and chronic disease. Active living and healthy lifestyle emphasis is a way of addressing the crisis in communities.
- ◆ Of children and adolescents aged 6–19 years of age, 15% -- about 9 million young people are considered overweight.
- ◆ In his groundbreaking book, “Last Child in the Woods” author Richard Louv says that in the 1990’s, the radius around the average home where children were allowed to roam on their own had shrunk to a ninth of what it had been in 1970. Louv and others think the affect on children is dramatic. Those involved in “nature play” thrive in ways their inactive peers don’t. They show advanced motor skills, coordination, balance, agility, and are sick less often.

#### **Determination of Demand Standard for Children’s Play areas**

The County currently does not have a demand standard for children’s play areas. The Interagency Committee for Outdoor Recreation (IAC) recommends .33 per 1,000 population. Using the current inventory of 5 play areas and the population of 53,100 residents, the current ratio would be 1 play area per 10,620 population. Applying the IAC standard to the current population indicates the County should have 17 play areas, a current shortfall of 12. Since Mason County currently owns 19 parks, this standard would appear to be unreasonably high, since not all of the Parks have appropriate space for play areas. Listed below is the current inventory of play areas at Mason County Parks:

<b>Mason County Play Areas</b>		
<b># Areas</b>	<b>Type</b>	<b>Name and or Owner</b>
1	Playground	MCRA – County
1	Playground	Walker Park – County
1	Playground	Union Park – County
1	Playground	Foothills Park – County
1	Swingset	Truman Glick Memorial Park – County
5		<b>Total Play Areas</b>

This plan is recommending a standard of 1 play area per 6,747 people, which is based on the 2012 projected population of 60,729 residents. Additional play areas could be located at Jacoby Park, Latimer’s Landing (if expanded), Mason Lake Park, Phillips Lake Park, and Sandhill Park. Before this action would be considered, it is recommended that the existing play areas be renovated.

## Recommended Demand Standard

### Children's Play Areas

Present Inventory	5
Present ratio	1 / 10,600 population
<b>Recommended Demand Standard</b>	<b>1 / 6747 population</b>
Proposed 2012 Inventory	9 Play Areas
Additional Play Areas Needed by 2012	4 Play Areas

For safety, children's play areas need to be designed with areas for toddlers up to five years old, a site for 6–12 years old, and a play area for those 12 and above as required under guidelines and recommendations of the National Playground Safety Inspection Guidelines through NRPA. Standards for Mason County playgrounds should follow the recommendations set by the Washington Counties Risk Pool. All play areas need to meet the requirements of the American with Disabilities Act (ADA).

## LEVEL OF SERVICE STRATEGIES

### **C**ommunity Parks:

#### Proximity Standard:

The figure “Mason County Parks and Facilities Community Parks” on page 36 shows the service area for Community Parks. Each circle represents a five-mile travel distance from each present Community Park location. There are service area deficits in Mason County based on a standard that Mason County residents reside within five miles of a community park. The recommended demand standard of 1.57 acres per 1,000 population establishes a need of 95.4 acres. An additional 10.77 acres would be needed by 2012 to reach this standard.

#### Acquisition of Harvey Rendsland Park:

The acquisition of Harvey Rendsland Park from Washington State Parks will help satisfy the existing deficit for a community park in the northeast area (Tahuya – Belfair) of the County. The park is 8 acres and is presently undeveloped. Future plans would include a picnic area, walking trails, water access, and other passive uses. As of the writing of this plan, Mason County is working with Washington State Parks to acquire the park.

#### Possible Future Park Near Star Lake, Lost Lake, Lake Nahwatzel, or Cloquallum Road:

The largest deficit is located in the west and southwest section of Mason County. Currently, the only park in this area is Truman Glick Memorial Park. The County should investigate the potential of acquiring a minimum of ten to fifteen acres of property to develop a community park, which would address the deficit in this portion of the County. A park that provides swimming access would be most beneficial – addressing both the acreage deficit and water access need.

#### Latimer’s Landing:

If funding can be secured, the County should attempt to acquire the 2.35-acre parcel adjacent to Latimer’s Landing to enhance and improve the existing boat launch. The property is currently for sale. If acquired, the park-boat launch would be significantly improved and would provide greatly enhanced waterfront access on Pickering Passage and would provide an additional 2.35 acres of community parkland toward the current acreage deficit. This acquisition would also address the public support for new and improved waterfront access and a current water access deficit. The property acquisition would enable Latimer’s Landing to be a destination Community Park.

### **Regional Parks:**

#### Proximity Standard:

The figure “Mason County Parks and Facilities Regional Parks” on page 40 shows the service area for Regional Parks. Each circle represents a fifteen-mile travel distance from each present Regional Park location. There are deficits in Mason County based on a standard that Mason County residents reside

within fifteen miles of a regional park. The current deficit is located in the southwest portion of Mason County. The recommended demand standard is 3.48 acres per 1,000 population. Current regional park inventory is 151.87 acres and the proposed acreage in 2012 is 208.8 acres, leaving a deficit of 56.9 acres.

#### Development of Oakland Bay Park:

High priority should be placed on developing Oakland Bay Park. The current inventory of 151.87 acres includes the 81.87 acres at Oakland Bay Park, even though the park is not yet developed. Mason County does not have a regional park that provides passive recreation such as nature viewing, hiking-walking opportunities, picnic areas, and environmental education. The development of Oakland Bay Park would help meet this need. Any development of Oakland Bay Park must be consistent with the Conservation Easement between Mason County and the Capital Land Trust.

#### Lake Isabella State Park:

Washington State Parks has contacted Mason County regarding the “potential” for selling or transferring all or a portion of Lake Isabella State Park. It would in the best interest of the County to keep this 190-acre state park facility under public ownership. If Lake Isabella were to be acquired by Mason County, the acquisition would satisfy the deficit of a Regional Park in the southwest portion of the County and would also provide another location that could provide passive and active recreation in addition to water access and trails. Acquisition of all or a part of the property, alone or in partnership would be recommended. A second option would be to form a partnership with Washington State Parks to develop all or a portion of the site as a regional park.

#### **Natural Areas / Open Space:**

##### Proximity Standard:

The County has a present inventory of 116.7 acres of natural areas and open space. A recommended demand standard has been established of 8.5 acres per 1,000 population, which would create a need for 516.7 acres in 2012 – a deficit of 400 acres. The County will need acreage for Regional Trails and may also be involved in possible transfer of property from other government entities.

##### Potential Sale of Mason Lake Picnic Park:

This park site, located on Mason Lake, is just less than one acre, is too small to be developed into a park, and does not have sufficient parking. This park should either be sold for development to acquire additional property to meet current LOS deficits and/or to provide a waterfront park that could potentially include a new parkland or open space.

##### Potential Property Acquisition from Transfers, Donations, or Partnerships:

Mason County should continue to work with other government entities, private enterprise, and non-profit groups to preserve and enhance natural areas and open space. As mentioned in the section on Regional Parks, Washington State Parks has been evaluating their parks and facilities in Mason County. Rather than lose precious natural areas to potential land sales by other government organizations, Mason County should continue to keep an open dialogue with landowners regarding the status of natural areas and open space in the County. For example, in addition to Lake Isabella State Park, Washington State Parks

has also taken a close look at the future uses of other state park facilities including Harstine Island State Park (310 acres) and Hoodsport Trails State Park (80 acres). The potential addition of 400 acres of natural areas during the planning horizon could come from property transfers, donations, or partnership agreements.

#### Harstine Island State Park Partnership:

It is possible that Harstine Island Park (6.9 acres) could be developed in the future through a partnership with a community organization. If this were to occur, the park would be lost as a natural area – open space and would be reclassified to a Special Use Area.

#### **Special Use Areas:**

##### Proximity Standard:

A demand standard of three special use areas was established for the county as a whole. The County presently has two, a need of one additional facility by 2012 has been recommended.

##### Development of a Skateboard Facility in the Belfair Area:

One deficit as previously identified was the lack of a skateboard facility in the Belfair area. Mason County could investigate partnering with the school district or North Mason Boys and Girls Club to develop a skateboard facility in this area.

#### **Recreation Facilities:**

##### Competitive Baseball Fields:

A demand standard of 1 field for 3,792 population has been recommended in this plan. Under that standard, there will be a deficit of two fields due to County population growth by 2012.

##### Field Lighting:

To meet future demand for baseball fields, field lighting is recommended. Land acquisition and development is extremely expensive. Field lighting allows for multiple games to be played in one evening. Fields recommended for lighting would be Sandhill Park and MCRA.

##### Renovation of School Fields:

It is also recommended that the County work with local school districts to improve existing school fields that are currently underutilized to a higher quality through a sports field improvement program. Improving underused fields or substandard fields will allow for organized games and practices without having to acquire property.

##### Competitive Softball Fields:

A demand standard of 1 field for 3,792 population has been recommended. In 2012, there will be a deficit of two fields due to County population growth.

##### Field Lighting:

To meet future demand for softball fields, field lighting is recommended. Land acquisition and development is extremely expensive. Field lighting allows for multiple games to be played in one evening. Fields recommended for lighting would be Sandhill Park and MCRA.



### Competitive Soccer Fields:

No demand standard for soccer fields has been established because the County does not presently own or manage soccer fields. Instead the plan will recommend the number of fields that may be required to meet present and future demand. Currently, there are 14 fields and 18 fields are proposed by 2012, leaving a deficit of 4 fields. The greatest need is in the north area of the County. Mason County Parks does not presently own or manage any soccer fields.

### Amend the Existing Site Plan for Sandhill Park:

The existing site plan at Sandhill Park should be amended to provide a soccer field during the phase II development rather than two more baseball fields. The field recommended is an all weather surface that is lighted to provide maximum use and playability.

### **Regional/Major Trails:**

#### Proximity Standard:

Mason County currently does not have any Regional Trails. The recommended demand standard is .47 miles of trail per 1,000 population. This equates to 28 miles of Regional Trails and leaves a current deficit of 25 miles and a deficit in 2012 of 28 miles.

#### Top Priority:

According to the 2006 County Parks Survey, trails were the highest desired park and recreation facility priority countywide. To realize the County's full trail potential, the trail system should connect to other trail systems, points of interest, population centers, existing parks, and neighborhoods to establish important linkages throughout the County.

#### Satisfying the LOS Standard:

The LOS Standard recommends 28 miles of trail by the year 2012. To meet this deficit, the trails plan needs to be completed in 2007 and regional trail corridors need to be identified. Mason County currently has a large deficit of Regional Trails since the County has no previous existing Regional Trails.

#### Completion of the County Trails Plan:

The County should complete the County Trails Plan in 2007 to address the Regional Trails deficit.

#### Potential Trail Corridor Acquisition:

Mason County will need to acquire property to develop Regional Trails in the future. This can be done through trail corridor acquisition, partnerships, and other means such as easements.

#### Bicycle Routes:

Part of the completed trails plan should include potential bicycle routes throughout Mason County.

## **Local/Minor Trails:**

### Proximity Standard:

Mason County currently has one mile of local/minor trail at Truman Glick Park. The recommended demand standard is .15 miles of trail per 1,000 population. This equates to a need of 9 miles of Local-Minor Trails and leaves a deficit of 8 miles in 2012.

### Top Priority:

According to the 2006 County Parks Survey, trails were the highest desired park and recreation facility priority Countywide. To realize the County's full trail potential, the trail system should be developed within existing County Parks. Existing County Parks such as Oakland Bay, Foothills, Watson Wildwood, Mason Lake and Harvey Rendsland Parks should all have small trail systems within their boundaries.

### Satisfying the Level of Service Standard:

The Level of Service Standard requires 8 miles of trail by the year 2012. To meet this deficit, selected Park Master Site Plans will need to incorporate trails into the development of parks.

### Promotion of Partnerships:

Mason County should develop partnerships with non-profit trail organizations to plan, develop, and manage trail systems.

### Property Acquisitions:

Any property acquired for a Community Park, Regional Park, or Natural Area / Open Space should incorporate trails as appropriate.



## **Water Access and Water Trails:**

No Level of Service Standard was established for water trails other than to recommend working to promote development of facilities to access water for non-motorized watercraft.

Water access will be dealt with primarily in the community and regional park sections. The County does have waterfront park properties, but there is a current deficit of freshwater swimming access. New park acquisition and development should address this deficit. Water access was rated one of the top priorities by the County residents in the parks survey. Any new community or regional park should attempt to address the water access deficit in Mason County, especially freshwater swimming access.

## **Children's Play Areas:**

The park system currently has five developed play areas. The recommended standard of one playground per 6,747 people equates to a deficit of 4 play areas in 2012. All the current play areas do not meet current standards since they were built prior to the modern standards being created.. It is recommended that existing play areas be renovated before the deficit of four new play areas is addressed. Play areas

could be added at Sandhill Park, Jacoby Park, Latimer's Landing (if expanded), Mason Lake Park, and any new community or regional Park that is developed.

**Improvements to other Parks:**

Most all of the existing serviceable parks are slated for some improvements, as indicated by the following project sheets. Some of the improvements, such as parking upgrades, will increase the parks' usage capacity; while improvements, such as replacements of substandard play equipment, will not. With MCRA, Sandhill, and area schools, the County appears to have an adequate inventory of ballfields. However, improvements at most park sites will be necessary to keep up with high demand, expected population growth, and ongoing maintenance.

**ADA Accessibility:**

The projects in this plan have been designed to comply with the American with Disabilities Act (ADA) accessibility requirements. As construction drawings for projects are prepared, ADA compliance will be ensured. Law requires that ADA accessibility deficiencies be rectified whenever a facility is substantially upgraded. If suitable funding becomes available sooner, any ADA deficiencies will be more timely addressed.

## PRIORITIZATION

The criteria used to rank and schedule individual park projects included:

1. The site's current level of deferred improvements or safety concerns.
2. The type of project (see below).
3. Results of the 2006 survey.
4. Availability of funding, grants, and cooperative agreements.
5. Projected or current level of use. (higher use or potential use = higher ranking).
6. Ability to comply with ADA.
7. Potential for active involvement of citizen groups, non-profit organizations, and other agencies.

The priority by project type is as follows:

1. Improvement to existing developed sites (redevelopment, renovation, and replacement).
2. ADA projects at all parks.
3. Development that meet existing deficits in service or needs identified during public outreach.
4. Development of existing undeveloped sites.
5. Acquisition of new sites that serve geographic equity needs.
6. Development of new sites that serve or meet geographic equity needs.

The 2006 County survey indicated the following priorities as the most needed parks and recreation facilities in Mason County.

1. Walking trails and bicycle trails.
2. Community swimming pool.
3. Water access, especially access for swimming.
4. Campgrounds.
5. Picnic areas / shelters.
6. Boat launch.
7. Bicycle trails.
8. Natural areas.
9. Dog Park.
10. Wetland (like Theler).

When asked, "if \$100,000 were available for Mason County Parks and facilities, how would you allocate the funds among categories of funding listed below?" The top three answers were:

1. Development of waterfront parks to improve water access.
2. Acquisition or development of walking and biking trails and bike routes.
3. Improvements/maintenance of existing parks and playgrounds.

## RESULTS OF THE 2006 COUNTY SURVEY

In July and August of 2006 the County released a survey questionnaire to the public. Fifteen thousand (15,000) surveys were printed – 10,000 were inserted into the Mason County Journal and the remaining 5,000 were distributed to businesses, organizations, and government offices throughout Mason County. The County also posted the survey on the County web site so citizens could also review and submit the survey online. During this process, the County received 623 completed surveys, which were tabulated and evaluated.

The survey results demonstrated a high interest and demand for parks and recreation throughout Mason County. The public has placed importance on renovating existing sites, walking trails, and water access, especially access for swimming. The results of the survey are as follows.

**Do you own real estate in Mason County or are you a Mason County resident? If so, which of the following best describes your situation?**

- 
- |                                                  |     |
|--------------------------------------------------|-----|
| • Homeowner with permanent year around residency | 521 |
| • Homeowner with weekend or seasonal use         | 20  |
| • Renting a residence                            | 36  |
| • Other                                          | 21  |

**What is your gender?**

- Male 253
- Female 348

**What is your home zip code? (Top Five):**

- Shelton 322
- Belfair 62
- Allyn 51
- Union 47
- Hoodsport 29

**How many persons living in your household (counting yourself) are (Top three)?**

- Ages 55–64 345
- Ages 45–54 255
- Ages 10–19 206

**What do you feel are the most needed parks or recreation facilities in Mason County?**

Which THREE of the facilities from question #5 are most important to your household? Using the numbers for the list in question #5, please write in the numbers for your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices, or circle none.

Total votes adding 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> together, top ten:

- #1: Walking Trails – 445
- #2: Community Pool – 250
- #3: Swim Access – 240
- #4: Campgrounds – 236
- #5: Picnic Areas / Shelters – 214
- #6: Boat Launch – 206
- #7: Bicycle Trails – 189
- #8: Natural Areas – 188
- #9: Dog Park – 144
- #10: Wetland (Like Theler) – 140

**Do you participate in motorized off-road vehicle recreation (ORV)?**

- Yes 138
- No 458

**If yes, what type of machine do you use?**

- Motorcycle 72
- Four Wheel Drive 50
- ATV 84
- Other 11

**How many times have you visited a Mason County Park in the last 12 months?**

- 1 to 5 visits – 304
- 6–10 visits – 99
- 11–19 visits – 43
- Over 20 visits – 88
- Unknown – 39

**If you seldom use or don't use County Parks, what are your reasons? Please check all that apply.**

- Parks not well maintained 39
- Security/Safety 42
- Too busy, no time 102
- Not interested 18
- Not within walking distance 77
- No park where I like to recreate 72
- Cannot access Parks 20
- Don't know where parks are 103
- Parks are too crowded 42

**How would you rate the overall physical condition of ALL of Mason County's parks and recreation facilities that you and members of your household have visited?**

- Excellent 53
- Good 35
- Fair 145
- Poor 18

If you think some parks are in excellent shape, can you please list the park(s):

- MCRA 48
- Walker 47
- Sandhill 46
- Truman Glick 46

If you think some parks need more attention, can you please list the park(s)?

- Mason Lake - 12
- Latimer's Landing - 10
- Walker - 9
- Foothills - 6
- Union Boat Ramp - 6

---

**Do you feel there is a need for additional water (saltwater or freshwater) access for the general public in Mason County?**

- Yes 438
- No 123

By far, more respondents made comments on this question than any other question. If you answered yes, where would you like to see additional water access? Practically every lake and water body was listed.

Listed below are potential improvements that could be made to Mason County Parks. Please check ALL the improvements you would like to have made to the parks. (Note: If you do not currently use any Mason County Parks, please indicate the improvements that might encourage you to use them). Top five responses include:

- Walking trails 334
- Restrooms 321
- Water access 226
- Picnic Shelters 201
- Swimming pool 193

Are you interested in seeing more recreational events offered such as athletic tournaments, special events, drop-in programs, classes, etc. in Mason County?

- Yes 310
- No 205

If yes, what types of events would you like to see offered? Programs for children were mentioned, various special events, fitness activities, and general enrichment activities.

**Potential park improvements may increase operation and maintenance costs. These increases in operating costs could be paid by taxes or through the implementation of higher or new user fees.**

Which ONE of the following statements BEST describes your level of support for implementing new or increased taxes for park maintenance and operations to help pay for increased expenses.

- Very Supportive 213
- Somewhat supportive 221
- Not sure 75
- Not supportive 69

Which ONE of the following statements BEST describes your level of support for implementing new or higher user fees for park maintenance and operations to help pay for increased expenses.

- Very supportive 170
- Somewhat supportive 201
- Not sure 77
- Not supportive 130

**Currently, the County owns several large tracts of undeveloped or partially developed parkland. If any of these parcels were developed, what type development would you like to see completed?**

- No development 53
- Keep mostly natural 185
- Selective development 222
- Complete development 69
- Not sure 47

**If \$100,000 were available for Mason County Parks and Facilities, how would you allocate the funds among categories of funding listed below?**

- 10% – Acquisition of new park land or natural areas
- 18% – Acquisition or development of walking and biking trails and bike routes
- 17% – Improvements/maintenance of existing parks and playgrounds
- 10% – Construction of new athletic facilities (i.e. soccer, softball, baseball, football, football, swimming pool)
- 25% – Development of waterfront parks to improve water access
- 10% – Development of new outdoor parks and recreation facilities (i.e. playgrounds, shelters, etc.
- 10% – Other
- 100% Total
- \$100,000 TOTAL



Can you please rate your satisfaction with the value your household receives from Mason County Parks?

• Very Satisfied	80
• Somewhat Satisfied	217
• Neutral	152
• Somewhat Dissatisfied	60
• Very Dissatisfied	24
• Don't Know	4

### PROJECT FUNDING OPPORTUNITIES

Some project funding sources are unique to certain types of facilities; others are more generalized. The following is a listing of commonly used financial tools for park and recreational services. Some of these options, such as Conservation Futures, are not currently being utilized in Mason County.

#### **Private Donations:**

Individuals and/or private corporations may donate cash, land, or other assets for a specific purpose, such as parks, recreation, open space, buildings, equipment, and trails.

#### **Land and Water Conservation Fund:**

The Washington State Interagency Committee for Outdoor Recreation (IAC) administers this program, which was at one time a major funding source. Grants through this program require matching funds for the cost of acquisition and development.

#### **Department of Ecology:**

Grant monies are available through the Coastal Zone Management Program and pay up to 50% of the project cost. They are primarily used for shoreline acquisition and public access.

#### **General Obligation Bonds:**

A property tax for the sale of construction bonds. The tax assessment can be levied up to 30 years. Passage requires a 60% majority approval of 40% of the voters who voted in the last election. This approach is generally used for major projects.

#### **Revenue Bonds:**

Revenue from the operation of the park or facility pays for the capital cost and debt service. This does not require a vote of the people.

#### **Impact Fees:**

Development of fees imposed by a county or city for parkland acquisition and development. Fees charged to developers are typically based upon a set amount per residential or multi-family unit. This amount is calculated to represent the developer's share of public improvements necessitated by growth. Credits can be given to developers that contribute land, improvements or other assets. Funds must be used for capital facilities required by growth, and not for current deficits in levels of service. Fee revenues cannot be used for annual operations.

#### **Current Expense Fund:**

This category includes general funds allocated to the Mason County Parks and Trails Department for annual expenditures and capital development.

**Washington Wildlife and Recreation Coalition Fund/Interagency Committee for Outdoor Recreation (IAC):**

A special fund created by a coalition of recreation and wildlife groups with the intent of preserving wildlife habitats and open space and developing recreation area. The legislative appropriation can vary each biennium. Administered by the IAC, programs include the following:

- ◆ Boating Facilities Program (BFP): Program for boating projects.
- ◆ National Recreation Trails Program (N RTP): Program primarily for maintenance and development of trails that offer a backcountry experience.
- ◆ Youth Athletic Facilities (YAF): Program for youth athletic facilities.
- ◆ Aquatic Lands Enhancement Account (ALEA): This program will fund for acquisition and development of waterfront parks, public access and environmental protection. A new program has been added to ALEA called "Wetland Stewardship Grant Program." This program will fund for the acquisition of locally significant wetlands.
- ◆ Washington Wildlife and Recreation Program (WWRP): Funds the acquisition and development of a number of park and trail projects. Is a major funding source for park projects.
- ◆ Firearms and Archery Range Program (FARR): Funds shooting ranges and archery ranges.
- ◆ Non-highway and Off Road Vehicle Activities Program (NOVA): Funds a variety of motorized and non-motorized trail programs.

---

**Real Estate Excise Tax:**

A tax assessed on the sale of property and administered by local counties and cities. Revenue can only be used to finance capital facilities specified in the local government's Capital Facilities Plan.

**Parks Foundation:**

Mason County Parks has a relationship with the Northwest Parks Foundation to raise funding for acquisition, development, and maintenance.

**Short Term Special Levy:**

A property tax for construction and/or operation levied for a set number of years (typically 1–3 years). A special levy requires 60% voter approval.

**HUD Grants:**

Grant Monies are available from the Federal Department of Housing and Urban Development for a wide variety of projects. Most are distributed in the lower income areas of a County or community. Grants can be up to 100% of project cost. Funds may not be used for maintenance or operation of existing facilities.

**Aquatic Land Enhancement Fund:**

This program, funded by the State Department of Natural Resources, will fund acquisition and development of waterfront parks, public access and environmental protection. A new program has been added to the Aquatic Land Enhancement Fund called "Wetland Stewardship Grant Program." This program will fund the acquisition of locally significant wetlands.

**Initiative 213 Boating Funds:**

Funds recovered from boating gas taxes are allocated to marine related projects. A 50% match is required.

**Certificates of Participation:**

A lease purchase approach in which a County sells Certificates of Participation (COP's) to a lending institution. The County pays off the loan from revenue produced by the facility or from its own operating budget. The lending institution holds title to the property until the COP's are repaid. This procedure does not require a vote of the public.

**Volunteers:**

Volunteer can be quite effective in terms of contributing cash, materials, or labor.

**Transfer Development Rights:**

This is a process wherein the development rights of a specific parcel of desired open space land is transferred to a second parcel of land more suitable for development. The second parcel is then permitted a higher level of development. If two parcels are owned by two different landowners, the increased value of the second parcel is given to the owner of the first parcel.

**Work Release:**

An alternative to jail time is for offenders to provide community services such as working on a park maintenance crew or providing other services.

**Conservation Futures Levy:**

Counties can levy up to \$0.065 per \$1,000 assessed valuation for the acquisition of shoreline and open space areas. In Mason County, these funds are not currently being collected.

**Centennial Clean Water Program:**

This is a state program administered by the Department of Ecology and financed by a tax on cigarettes. The program is designed to provide grants and loans on projects that will enhance water quality. Typical projects related to parks and open space could include lake maturation, storm water retention, wetland enhancement and other water quality mitigation measures. Grants are available for planning, design, and construction up to 70% of the total project cost.

**Utility Tax:**

Cities and counties can charge a tax on the gross receipts of electric, gas, garbage, telephone, cable TV, water/sewer, and storm water service providers. Revenue can be used for capital facilities acquisition, construction, and maintenance.

**Urban Forestry Grants:**

The Washington State Department of Natural Resources (DNR) administers two funding programs for urban forestry. One program is for tree planting and the other is for education and technical assistance.

**Tea - 21:**

The Federal Transportation Enhancement Program provides funding for bicycle transportation facilities, including new or improved lanes or paths, traffic control devices, shelters, and parking facilities.

**Councilmatic Bonds:**

Bonds issued by a City or County. Does not require a vote of the people but must be paid out of the annual operating budget.

**User Fees:**

Counties can charge fees for the use of facilities or participation in programs. They are often entrance fees or registration fees.

**Transportation Improvement Account:**

Counties can apply for these funds through the State Transportation Improvement Board. Funding is provided annually for projects to alleviate and prevent traffic congestion caused by economic development or growth. The proposal should be multi-agency, multi-model, congestion related, related to growth, and have a 20% local match.

**Local Option Vehicle Licensing Fee:**

Counties can charge up to \$15 per vehicle registered in the County, with proceeds to be used for general transportation purposes. Revenues are distributed back to the county and its cities on a weighted per capita basis. Unincorporated areas receive a larger share, per capita, than do cities.

---

**Life Estate:**

This is the donation of property to a public agency with the provision that the donor may live on the site as long as desired.

**Resource Management:**

The county could acquire and dedicate revenues of specified properties to certain programs or departments. For example, revenues from timber sales, grazing leases, or concessions could be allocated to recreation programs or used to acquire park properties.

**Washington Community Economic Revitalization Team (WA-CERT):**

The Washington Community Economic Revitalization Team was created as part of the Economic Adjustment Initiative (EAI) that began in 1993. This program provides technical assistance and financing support aimed at encouraging economic diversification in timber dependant communities.

**Seattle Mariners Grants:**

The Seattle Mariners sponsor a grant each year to a Washington City for the development of youth baseball field. Award is based on community need.

**Hydroelectric Relicensing Opportunities:**

Any project requiring relicensing must submit a new license application. Part of the application process includes a plan for mitigating open spaces and recreation opportunities lost as a result of the project. At issue is the fact that corporations intend to use Mason County's resources to generate a service for residents who live outside the County. As a result, these corporations should pay for the right to use the County's resources.

**Dedications:**

Developers sometimes dedicate or convey real estate to a city or county for recreational purposes. The state subdivision statute authorizes the City or County to require land dedications in certain cases. These dedications are usually practical only for large residential developments. Alternatively, developers sometimes pay a "fee-in-lieu" of land dedication.

**Easements:**

Easements convey specific partial property rights. Easements are often practical means of securing trail access. Conservation easements and native growth protection easements preclude land development, thereby, preserving natural resources on land encumbered by the easement.

**Partnerships:**

The County may enter into a partnership with a non-profit organization or government such as the school district to fund recreation and park projects.

**Parks and Recreation Districts:**

The Washington State Legislature recently made it easier to create park and recreation districts in Washington. Park and Recreation Districts are junior taxing districts created specifically for parks and recreation purposes. Several districts have been formed. Establishment of a district requires a vote of the people.

## CAPITAL IMPROVEMENT PROJECTS & COST ESTIMATES

The following chapter contains recommended capital improvement project information for each park, facility, or program recommended for improvement. There are a few sites not referenced in this section because there are no recommended projects. These sites include Hunter Park, Mason Lake Picnic Park, and Harstine Island Park. The chapter is organized as follows:

- ◆ A master listing of parks capital projects from 2007–2012, including a section on projects beyond the initial planning period from 2013–2018.
- ◆ A year-by-year description of projects, project descriptions, estimated costs, and possible funding sources.
- ◆ Cost estimates for each park or project.
- ◆ Park concept plans for selected park sites will be developed.

In the cost estimates, “bid contingency,” means a figure accounting for the fact that the accepted bid may be 5% over the nominally projected amount. “Design contingency” is a 10% allowance for changes in quality of scope of a project (as a result of code changes, changed goals, changes in use, etc.) that may occur in the design phase. The “design contingency” may include miscellaneous amenities such as bike racks or other additions not originally anticipated. Funding sources are stated if known. Each recommended funding source is listed as a potential source and should not be viewed as a guaranteed funding option. Otherwise, any known-funding sources may not have been identified for a project as of the adoption of this plan.

All projects were scheduled with the intent of maximizing grants and other non-county sources of funding to try and leverage county funds to the greatest degree possible. The most common source of grant funds is from the Interagency Committee for Outdoor Recreation. Staff will work diligently to supplement County funds to the greatest degree possible for each project.

The project implementation schedule also has been recommended trying to balance existing known needs and deficits with the information on emerging needs provided by the public through the County survey and public meetings, in addition to information received from Parks and Trails Department staff and the Parks Advisory Committee.

All project budgets are stated in 2006 dollars.

PARKS CAPITAL PROJECTS 2007-2012								
Park or Project	2007	2008	2009	2010	2011	2012	Total	Beyond Plan Period 2013- 2018
Mason County Recreation Area (MCRA)	\$263,000	\$138,000	\$350,000		\$540,000	0	\$1,291,000	
Foothills Park	\$100,000	\$0	\$0	\$20,000	0	0	\$120,000	\$4,000,000
Latimer's Landing Park	\$885,000	0	\$0	\$200,000	0	25,000	\$1,110,000	\$336,875
Latimer's Landing Overflow Parking	0	0	\$0	0	0	0	0	\$200,000
Mason Lake Park	15,000	\$115,000	\$230,000	\$0	0	0	360000	
Sandhill Park	\$0	\$0	0	\$10,000	0	0	\$10,000	\$1,800,000
Jacoby Park	\$0	\$20,000	\$180,000	0	0	0	\$200,000	
Walker Park	0	\$60,000	\$30,000	\$20,000	0	0	11,0000	\$300,000
Oakland Bay Historical Park	\$40,000	\$340,000	\$125,000	0	0	\$1,000,000	\$1,505,000	
Mason Lake Waterfront Park	0	0	\$0	\$0	0	0	0	
Park Dev. Partnership Program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000	
Trails Planning and Dev.	\$50,000	\$500,000	\$1,000,000	\$500,000	\$1,000,000	\$500,000	\$3,550,000	\$1,000,000
Menards Landing Park	\$70,000	0	0	0	0	0	\$70,000	
Truman Glick Memorial Park	0	0	0	\$123,000	0	0	123000	
Union Park	0	0	\$42,350	0	0		42350	
Phillips Lake Park	0	0	0	0	0	\$10,000	1,0000	
Harstine Island Park	0	0	0	0	0	0	0	
Hunter Park	0	0	0	0	0	0	0	
Union Boat Launch	0	0	\$30,000	\$230,000	0	0	260000	
Watson Wildwood Park	0	0	0	0	\$25,000	\$290,000	315000	
Harvey Rendsland Park	0	\$20,000	0	\$0	\$265,000	0	285000	\$250,000



SW Area Park Scoping Study	0	\$25,000	0	0	0	0	25000	
Union Street Ends	\$16,000	0	0	0	0	0	\$16,000	
Belfair Skatepark Project	0	\$144,000	0	0	0	0	144000	
SW Area Park Development	0	0	0	0	0	0	0	\$2,000,000
New playground equipment	0	0	0	0	0	0	0	\$150,000
New sprayparks / water parks	0	0	0	0	0	0	0	\$400,000
Total Park Acreage								
Total Park Expenditures by Year	1,539,000	1,462,000	2,087,350	1,203,000	1,930,000	1,925,000		
Total Park Expenditures over the Planning Period 2007–2012							10,146,350	10,436,875

**Capital Facilities Planning 2007-2018**

<u>Park / Project:</u>	<u>Project Description:</u>	<u>Cost Estimate:</u>	<u>Funding Sources:</u>
<b>2007:</b>			
MCRA	New parks maintenance shop.	\$187,500	REET 2
MCRA	Overlay gravel areas and repair sidewalks.	\$62,500	REET 2, YAF
MCRA	Rebuild the existing flagpole.	\$6,000	REET 2, YAF
MCRA	Replace existing fall zone material in the play area with ADA approved fall zone material.	\$7,000	REET 2
Foothills	Park site plan, survey and design.	\$40,000	REET 2
Foothills	New basketball court.	\$25,000	REET 2, LWCF, Partnership
Foothills	Upgrade and relocate the playground equipment.	\$35,000	REET 2, LWCF, Partnership
Latimer's Landing	Implementation of boat launch improvements and dock renovation.	\$400,000	REET 2, BFP
Latimer's Landing	Acquisition of 2.35 acres adjacent to the boat launch.	\$485,000	REET 1, BFP, WWRP
Mason Lake Park	Site plan, design, and renovation plan for the boat launch.	\$15,000	REET 2, BFP
Walker Park	Removal of existing boat launch from tidelands area.	0	Partnership
Oakland Bay Park	Development of site plan for future development. Heritage Homestead Feasibility Study. Site plan and design = \$30,000 / Evaluation of home = \$10,000.	\$40,000	REET 2, CTED
Menards Landing	Improve water access and install a vault toilet. Project done in cooperation with WWTa. Water access = improve boat launch area.	\$70,000	NRTP, WWTa, Water Access
Park Partnership Program	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
Trail Development	Completion of the Mason County Trails Plan.	50,000	REET 2, NPS Rivers and Trails
Union Street Ends	Develop three Union Street end for use as water access parks.	\$16,000	REET 2, Partnership
<b>Total 2007</b>		<b>1,539,000</b>	

<b>2008</b>			
Mason Lake Park	Boat launch improvements.	\$100,000	REET 2, BFP
Mason Lake Park	Site plan and design for future park improvements.	\$15,000	REET 2
MCRA	New office building, convert existing maintenance shop to the parks and trails department office. Includes \$15,000 for planning.	\$94,000	REET 2
MCRA	Outfield drainage improvements on fields 5 and 6.	\$44,000	REET 2, YAF, Partnerships
Jacoby Park	Site plan and design for future park improvements.	\$20,000	REET 2, BFP, LWCF
Oakland Bay Park	Phase I Development –	\$340,000	REET 2, LWCF, Parks Foundation, partnerships.
Harvey Rendsland Jiggs Lake Park	Develop master site plan and design for the park.	\$20,000	REET 2, Donations, Park Foundation.
Walker Park	Renovation of existing play areas.	\$60,000	REET 2, Donations, partnership
Park Partnership Program	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
SW Area Park Scoping Study	Feasibility study and design for park located at Lake Nahwatzel, Lake Isabella, Star lake, Lost Lake, or in the SW area of the County. Goal of study is to provide water access and one additional SW area community park.	\$25,000	REET 2, NOVA
Trails Development	Begin of phased implementation of regional trails.	\$500,000	REET 2, LWCF, Partnerships.
Belfair Skatepark	Develop Skatepark in Belfair.	\$144,000	REET 2, YAF, Donations, Partnership.
<b>Total</b>		<b>\$1,462,000</b>	

2009			
MCRA	Replace lights on fields #2 and #3, new scoreboards on fields #2 and #3.	\$350,000	REET 2, WWRP, YAF, Partnerships, Donation, Parks Foundation.
Mason Lake Park	Park improvements, including undeveloped areas of the park. Including improvements picnic area, picnic shelter, tent camping, trails, and general site amenities.	\$230,000	REET 2, WWRP
Jacoby Park	Park improvements including expanding parking, picnic area, boat launch improvements, play equipment, and general site amenities.	\$180,000	REET 2, WWRP, ALEA
Oakland Bay Park	Acquisition of 27 acres adjacent to the park.	\$125,000	Land Trust, Con. Futures, Donations, Park Foundation, WWRP.
Union Park	Renovate existing play area and other improvements	\$42,350	REET 2, WWRP
Walker Park	Site planning, design, permitting for bank stabilization.	\$30,000	REET 2, ALEA
Park Partnership Program.	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
Trails Development	Continue the phased implementation of regional trails.	\$1,000,000	REET 2, WWRP, Partnerships.
Union Boat Launch	Site plan and design for boat launch improvements, with parking improvements.	\$30,000	REET 2, BLP
<b>Total</b>		<b>\$2,087,350</b>	

2010			
MCRA	Plans and design for renovated concession – restroom building at MCRA.	\$20,000	REET 2
Foothills Park	Trailhead and trail development on the undeveloped section of the park. General site improvements, amenities, picnic shelter, signage	\$200,000	REET 2, LWCF, NRTP, Partnership.
Park Partnership Program	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
Trails Development	Continue the phased implementation of regional trails.	\$500,000	REET 2, LWCF, Partnerships.

Sandhill Park	Revise existing site plan for future development phases. Site plan amendment would replace more baseball – softball fields with a multi-use athletic field.	\$10,000	REET 2
Walker Park	Remove basketball court and replace with viewing platform.	\$20,000	REET 2, Donations, partnership
Truman Glick Park	Upgrade and addition of play structure including ADA path to the area and general site improvements. Irrigation system in open grass play area. Two ADA parking stalls.	\$123,000	REET 2, LWCF, Partnerships, donations.
Union Boat Launch	Improvement – renovation of the boat launch, possibly including dock, fuel station, parking, and general site upgrades.	\$230,000	REET 2, BFP, Partnerships.
<b>Total</b>		<b>\$1,203,000</b>	

<b>2011</b>			
	Renovate concession and restroom building, replace lights on fields #2 and #3, new		REET 2, WWRP,
MCRA	scoreboards on fields #3 and #3, new bleachers on #1, #2, #3, new foul poles On #1 – #7, covered picnic shelter.	\$540,000	YAF, Partnerships, Donation, Parks Foundation.
Park Partnership Program	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
Trails Development	Continue the phased implementation of regional trails.	\$1,000,000	REET 2, WWRP, Partnerships.
Watson Wildwood Park	Develop site plan and design for a network of paths and trails.	\$25,000	REET 2, NOVA, WWRP
Harvey Rendsland Jiggs Lake	Phase I development of the park.	\$265,000	REET 2, WWRP, Partnerships, Parks Foundation, Donations.
<b>Total</b>		<b>\$1,930,000</b>	

<b>2012</b>			
Latimer's Landing	Site plan and design to connect Latimer's Landing with the overflow parking area.	\$25,000	REET 2
Park Partnership Program	Annual contribution for park improvements in Mason County.	\$100,000	REET 2
Trails Development	Continue the phased implementation of regional trails.	\$500,000	REET 2, LWCF, Partnerships.
Watson Wildwood Park	Improve park access and also develop paths, trails, and park amenities.	\$290,000	REET 2, LWCF, NRTP, Partnerships.
Phillips Lake Park	General site improvements, picnic facilities, safety features, general park amenities.	\$10,000	REET 2
Oakland Bay Park	Phase II development. Interpretative center and environmental education.	\$1,000,000	REET 2, LWCF
<b>Total</b>		<b>\$1,925,000</b>	
	<b>Total 2007</b>	<b>1,539,000</b>	
	<b>Total 2008</b>	<b>1,462,000</b>	
	<b>Total 2009</b>	<b>2,087,350</b>	
	<b>Total 2010</b>	<b>1,203,000</b>	
	<b>Total 2011</b>	<b>1,930,000</b>	
	<b>Total 2012</b>	<b>1,925,000</b>	
	<b>Total 2007-2012</b>	<b>10,146,350</b>	
<b>2013</b>	<b><u>Beyond Planning Period. 2013-2018.</u></b>		
Foothills Park (2013)	Development of a multi-use community building. Completed in conjunction with the Port of Hoodspout and other local partners.	\$4,000,000	JV/Port of HP
Latimer's Landing (2013)	New vault toilet and park signage.	\$36,875	REET 2, BFP, Donations.
Latimer's Landing (2013)	Connection path from boat launch to the overflow parking area and construction of a new restroom.	\$300,000	REET 2, WWRP, Donations, BFP, Parks Foundation.
Trails Development (2013)	Continue the phased implementation of regional trails.	\$1,000,000	REET 2, WWRP, Partnerships.
<b>Total 2013</b>		<b>\$5,336,875</b>	

<b>2014-2018</b>			
Latimer's Landing Overflow Parking	Parking area improvements.	\$200,000	REET 2, BFP, Donations.
Walker Park	General Park Improvements, bank restoration, tidelands restoration, and general site improvements.	\$300,000	REET 2, Water Access, BLP, ALEA.
Lake Isabella	Development of park and water access.	\$2,000,000	REET 2, WWRP, Water Access, LWCF, ALEA, Partnership, Parks Foundation.
Addition of Play Equipment	Addition of play equipment at Sandhill Park, Mason Lake Park.	\$150,000	REET 2, WWRP, LWCF, Partnerships, Donations, Parks Foundation.
Spray Parks	Development of water spray parks. One in Shelton area and one in Belfair area.	\$400,000	REET 2, WWRP, LWCF, Partnerships, Donations, Parks Foundation.
Harvey Rendsland Jiggs Lake	Phase II development of the park.	\$250,000	REET 2, LWCF, Partnerships, Parks Foundation, Donations.
Sandhill Park	Additional site development, landscaping, perimeter trail/path, new lighted multi-use field, additional parking.	\$1,800,000	REET 2, WWRP, YAF, Partnership
<b>Total</b>	<b>Total beyond the planning period, 2013 - 2018.</b>	<b>\$5,100,000</b>	

**Park Development Partnership Program**

From 10/2006 Park Plan

<b>Item</b>	<b>Units</b>	<b>Unit Price</b>	<b>Totals</b>	<b>Funding</b>
Community Park Program 2007-2012	6	\$100,000	\$600,000	REET 2
<b>Project Subtotal</b>			<b>\$600,000</b>	
<b>WSST - 8.2%</b>			N/A	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$600,000</b>	
<b>Bid Contingency - 5%</b>			N/A	
<b>Design Contingency - 10%</b>			N/A	
<b>Cost Increases - 9%</b>			N/A	
<b>Quality Control - 2%</b>			N/A	
<b>Construction Phase Admin. - 5%</b>			N/A	
<b>Consultant Design/Survey Fee - 8%</b>			N/A	
<b>Project Total</b>			<b>\$600,000</b>	



Item	Units	Unit Price	Totals	Funding
Study to determine feasibility of a new park in the SW area of the County that provides water access.	1	\$25,000	\$25,000	REET 2
<b>Project Subtotal</b>			<b>\$25,000</b>	
<b>WSST - 8.2%</b>			N/A	
Estimated Bid - 2006 \$\$			\$25,000	
<b>Bid Contingency - 5%</b>			N/A	
<b>Design Contingency - 10%</b>			N/A	
<b>Cost Increases - 9%</b>			N/A	
<b>Quality Control - 2%</b>			N/A	
<b>Construction Phase Admin. - 5%</b>			N/A	
<b>Consultant Design/Survey Fee - 8%</b>			N/A	
<b>Project Total</b>			<b>\$25,000</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Survey (Western 10 Acres w/Topo.)	1	\$7,500 plus \$500 /A Topo.	\$40,000	REET 2, LWCF, Donations
Foothills Community Building (FCB) (60 x 120 ft.; 12,800 sq. ft.)	12,800	\$200 sq. ft.	\$2,560,000	JV/Port of Hoodsport
North Terrace -scored concrete (30 x 80)	2,400	\$4.50 sq. ft.	\$10,800	REET 2, LWCF, Donations, Port of HP
Overlook Gazebo (20 x 20 hexagon)	1	\$15,000 ea.	\$15,000	Same
FCB Parking Area (asphalt w. curbs)	48	\$1,800 ea.	\$86,400	Same
Picnic Shelter	1	\$15,000 ea.	\$15,000	Same
Play Area 1,200 sq. ft. w/ Structure	1	\$30,000 ea.	\$30,000	Same
Irrigation of Fields (180' x 240'.)	43,200	\$0.35 sq. ft.	\$15,120	Same
Basketball Court (62' x 44')	1	\$25,000 ea.	\$25,000	Same
Picnic Table	6	\$500 ea.	\$3,000	Same
Trash/Recycling Containers	4	\$100 ea.	\$400	Same
Trailhead Parking Areas (2) -clear and grade area	7,500 .17 A	\$8,900/A	\$1,513	Same
Trails (Soft Path) -6,940 ln. ft.; 1.3 mi.	6,940	\$12.50 ln. ft.	\$86,750	Same
Park Identity Sign	1	\$600 ea.	\$600	Same
FCB Identity Sign	1	\$1,500 ea.	\$1,500	Same
Signs (Rules and Directions)	4	\$100 ea.	\$400	Same
Utilities Extensions (water and electric.)	700 lf	\$30 lf.	\$21,000	Same
Bridge (large 25' -40') (B1, B2)	2	\$10,000 ea.	\$20,000	Same
Bridge (small 10' -15') (B3, B4, B5)	3	\$4,000 ea.	\$12,000	Same
Information Kiosk	2	\$500 ea.	\$1,000	Same
<b>Project Subtotal</b>			<b>\$2,945,483.00</b>	
<b>WSST - 8.3%</b>			<b>\$244,475</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$3,189,958.00</b>	
<b>Bid Contingency - 5%</b>			<b>\$160,000</b>	
<b>Design Contingency - 10%</b>			<b>\$318,000</b>	
<b>Cost Increases - 9%</b>			<b>\$286,000</b>	
<b>Quality Control - 2%</b>			<b>\$63,000</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$160,000</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>\$280,000</b>	
<b>Project Total</b>			<b>\$4,456,958</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Site plan and design for park	1	\$20,000	\$20,000	REET 2
New Parking Area - 40 spaces -clear and grade area (100' x 100')	.3 A	estimate	\$6,000	REET 2, LWCF, WWRP Donations
New Roadbed to Parking Area (crushed rock 20' lane access road)	200	estimate	\$2,000	Same
Picnic Shelter	1	24,000 ea	\$24,000	Same
Picnic Table	6	\$600 ea.	\$3,600	Same
Trash/Recycling Containers	4	\$100 ea.	\$400	Same
Trails (Soft Path) - 1 mi.	5,280	\$12.50 ln. ft.	\$66,000	Same
Benches	8	\$500 ea.	\$4,000	Same
Improve water access for public and Non-motorized vessels	1	\$400 ln. ft.	\$12,000	Same
Park Identity Sign	1	\$800	\$800	Same
Signs (Rules and Directions)	4	\$100 ea.	\$400	Same
Information Kiosk @ Trailhead	1	\$500 ea.	\$500	Same
Wetland Planting Areas (shoreline)	3,000	\$4 sq. ft.	\$12,000	Same
Water and Electric Utility	1	\$5,000	\$5,000	Same
Water Fountain	1	\$1,500	\$1,500	Same
Vault Toilet	1	\$28,000	\$28,000	Same
Note: Cost estimate is for phase I Development only.				
<u>Project Subtotal</u>			<b>\$186,200.00</b>	
<u>WSST - 8.3%</u>			\$15,500	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$201,700.00</b>	
<u>Bid Contingency - 5%</u>			\$10,500	
<u>Design Contingency - 10%</u>			\$20,100	
<u>Cost Increases - 9%</u>			\$18,000	
<u>Quality Control - 2%</u>			\$4,000	
<u>Construction Phase Admin. - 5%</u>			\$10,500	
<u>Consultant Design/Survey Fee - 8%</u>			\$16,800	
<u>Project Total</u>			<b>\$281,600</b>	

Latimer's Landing Overflow Parking Improvements From 10/2006 Park Plan\_\_\_\_\_

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Project to improve parking at the overflow parking lot.	1	\$75,000	\$75,000	REET 2 BFP WWRP
<u>Project Subtotal</u>			<b>\$75,000</b>	
<u>WSST - 8.3%</u>			\$6225	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$81,225.00</b>	
<u>Bid Contingency - 5%</u>			\$4,000	
<u>Design Contingency - 10%</u>			\$8,100	
<u>Cost Increases - 9%</u>			\$7,300	
<u>Quality Control - 2%</u>			\$1,600	
<u>Construction Phase Admin. - 5%</u>			\$4,000	
<u>Consultant Design/Survey Fee - 8%</u>			\$6,500	
<u>Project Total</u>			<b>\$112,725</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Purchase and installation of new restroom. Includes delivery and install.	LS	\$28,000	\$21,000	REET 2, BFP, Volunteers, Donations
Acquisition of 2.35 acres next to launch.	2.35	\$475,000	\$475,000	REET 1, Donations.
Boat Launch and Dock Maintenance, includes bidding, permits, and constructio	LS	\$380,000	\$290,000	REET 2, BFP, Volunteers, Donations
New Park signage	LS	\$1,500	\$1,500	REET 2, BFP, Volunteers, Donations
<u>Plan and design to connect trail to the</u> Overflow parking area.	1	\$25,000	\$19,000	REET 2, BFP, Volunteers, Donations
<u>Trail connection to overflow parking</u>	1	\$250,000	\$190,000	REET 2, BFP, Volunteers, Donations
<u>Project Subtotal</u>			<b>\$996,500.00</b>	
<u>WSST - 8.3%</u>			\$82,668	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$1,079,168.00</b>	
<u>Bid Contingency - 5%</u>			\$53,000	
<u>Design Contingency - 10%</u>			\$107,900	
<u>Cost Increases - 9%</u>			\$97,000	
<u>Quality Control - 2%</u>			\$21,000	
<u>Construction Phase Admin. - 5%</u>			\$53,000	
<u>Consultant Design/Survey Fee - 8%</u>			See above	
<u>Project Total</u>			<b>\$1,411,068</b>	

<b>Item</b>	<b>Units</b>	<b>Unit Price</b>	<b>Totals</b>	<b>Funding</b>
Expanded Parking Area -clear and grade area (100' x 100')	.3 A	\$8,900/A	\$2,670	
Picnic Shelter	1	24,000 ea	\$24,000	
Picnic Table	6	\$600 ea.	\$3,600	
Play Area -3,000 sq. ft. w/ Play Structure	1	\$60,000	\$60,000	
Trash/Recycling Containers	4	\$100 ea.	\$400	
Trails (Soft Path) - 3,500 ln. ft.	3,500	\$12.50 ln. ft.	\$43,750	
Planning and design for boat launch	1	LS	\$15,000	
Improved Boat Ramp (freshwater) - 50' x	1	\$400 ln. ft.	\$75,000	
Signs (Rules and Directions)	4	\$100 ea.	\$400	
Information Kiosk @ Trailhead	1	\$500 ea.	\$500	
Wetland Planting Areas (shore & creek)	1,000	\$4 sq. ft.	\$4,000	
<b>Project Subtotal</b>			<b>\$229,320.00</b>	
<b>WSST - 8.3%</b>			<b>\$19,033</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$248,353.00</b>	
<b>Bid Contingency - 5%</b>			<b>\$12,400</b>	
<b>Design Contingency - 10%</b>			<b>\$24,800</b>	
<b>Cost Increases - 9%</b>			<b>\$22,320</b>	
<b>Quality Control - 2%</b>			<b>\$4,960</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$12,400</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>\$19,840</b>	
<b>Project Total</b>			<b>\$345,073</b>	

MCRA Park Improvements

From 10/2006 Park Plan

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Planning and design for new shop.	LS	\$15,000	\$15,000	REET 2
Planning and design for new office.	LS	\$20,000	\$20,000	REET 2
Construction of new shop, 40' x 60' Pole building.	LS	\$150,000	\$150,000	REET 2
Renovate old shop into new office.	LS	\$75,000	\$75,000	REET 2
Overlay gravel areas and repair sidewalks	LS	\$50,000	\$50,000	REET 2
Renovate the existing flagpole.	LS	\$5,000	\$5,000	REET 2
Replace fall zone material in play area.	LS	\$6,000	\$6,000	REET 2
Outfield drainage improvements on fields #5 and #6.	LS	\$30,000	\$30,000	REET 2, YAF
Renovate men's and woman's restrooms Or build a new restroom - concession Building.	LS	\$150,000	\$150,000	REET 2, WWRP, Donations, Foundation
New lights on fields #2 and #3	2	\$175,000 ea.	\$350,000	REET 2, WWRP, Donations, Foundation
New scoreboards, field #2 and #3	2	\$7,500 ea.	\$15,000	Sponsorship
New bleachers on fields #1, #2, #3.	6	\$3,500 ea.	\$21,000	REET 2, WWRP, Donations, Foundation
New foul poles on fields 1-7. (20')	14	\$1,400 ea.	\$19,600	same
Covered picnic shelter	1	\$40,000	\$40,000	same
<u>Project Subtotal</u>			<b>\$946,600.00</b>	
<u>WSST - 8.2%</u>			\$77,621	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$1,024,221</b>	
<u>Bid Contingency - 5%</u>			\$51,211	
<u>Design Contingency - 10%</u>			\$102,422	
<u>Cost Increases - 9%</u>			\$92,179	
<u>Quality Control - 2%</u>			\$20,484	
<u>Construction Phase Admin. - 5%</u>			\$51,211	
<u>Consultant Design/Survey Fee - 8%</u>			\$81,937	
<u>Project Total</u>			<b>\$1,423,665</b>	

<b>Item</b>	<b>Units</b>	<b>Unit Price</b>	<b>Totals</b>	<b>Funding</b>
Improvement of watercraft launch	1	\$20,000	\$20,000	NRTP Water Access
New vault toilet	1	\$25,000	\$25,000	NRTP, Water Access
General site improvements	1	\$2,000	\$2,000	NRTP, Water Access
<b>Project Subtotal</b>			<b>\$47,000.00</b>	
<b>WSST - 8.3%</b>			<b>\$3,900</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$50,900.00</b>	
<b>Bid Contingency - 5%</b>			<b>\$2,545</b>	
<b>Design Contingency - 10%</b>			<b>\$5,090</b>	
<b>Cost Increases - 9%</b>			<b>\$4,581</b>	
<b>Quality Control - 2%</b>			<b>\$1,018</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$2,545</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>\$4,072</b>	
<b>Project Total</b>			<b>\$70,751</b>	



<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Heritage Homestead Feasibility Study structural and architectural analysis, historical research	1	\$10,000	\$10,000	CTED
<u>Acquisition of 27 acres next to park.</u>	1	\$125,000	\$125,000	Land Trust, Con. Futures Donations WWRP Park Foundation
<i><u>Park Access Road Improvements</u></i>				
<u>Asphalt and curbed Agate Rd. access</u>	1	\$20,000	\$20,000	Ma. Co. Trans.
<u>New Roadbed to Parking Area</u> <u>(asphalt 20' wide)</u>	700 lf	\$3.10 sq. ft.	\$2,170	REET 2 WWRP, LWCF Donations Partnerships
Trailhead Parking Area (unpaved)				Same
-clear and grade area (200' x 125')	.6 A	\$8,900/A	\$5,340	
Special Access Parking Area/Access Rd.				Same
-clear and grade area (80' x 52')	.1 A	\$8,900/A	\$890	
-unpaved 10' wide lane (300')	300 lf	\$1.80	\$540	
Bridge - structural analysis and upgrade	1	\$20,000	\$20,000	Same
Picnic Table	4	\$600 ea.	\$2,400	Same
Trash/Recycling Containers	4	\$100 ea.	\$400	Same
Trails (Soft Path) - 1.0 mi.	5,280	\$12.50 ln. ft.	\$66,000	Same
Vault toilet installation	1	\$28,000 ea.	\$28,000	Same
Park Identity Sign	1	\$800 ea.	\$800	Same
Homestead Identity Sign	1	\$800 ea.	\$800	Same
Signs (Rules and Directions)	4	\$100 ea.	\$400	Same
Information Kiosk	2	\$500 ea.	\$1,000	Same
Phase 2 - Site Master Plan	1	(\$40,000)	\$40,000	Same
Architectural Design & Restoration Drawings	1	(\$75,000)	\$75,000	Same
Estimated development cost	1	LS	\$750,000	Same

<u>Project Subtotal</u>			<b>\$990,000</b>	
<u>WSST - 8.3%</u>			\$71,795	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$1,061,795</b>	
<u>Bid Contingency - 5%</u>			\$46,839	
<u>Design Contingency - 10%</u>			\$93,679	
<u>Cost Increases - 9%</u>			\$84,311	
<u>Quality Control - 2%</u>			\$18,735	
<u>Construction Phase Admin. - 5%</u>			\$46,839	
<u>Consultant Design/Survey Fee - 8%</u>			\$0	
<u>Project Total</u>			<b>\$1,352,198</b>	

**Phillips Lake Park Improvements**

From 10/2006 Park Plan

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
3 - 10' x 6' Concrete Pads for picnic tables, Sq. ft.	180	\$4.50	\$810	REET 2 Partnership
Picnic tables	3	\$500	\$1,500	REET 2 Partnership
Park benches	3	\$500	\$1,500	REET 2 Partnership
Improved signage	LS	\$1,500	\$1,500	REET 2 Partnership
Landscaping improvements, topsoil	LS	\$750	\$750	REET 2 Partnership
Tree removal	LS	\$500	\$500	REET 2 Partnership
<b>Project Subtotal</b>			<b>\$6,560</b>	
<b>WSST - 8.2%</b>			<b>\$545</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$7,105</b>	
<b>Bid Contingency - 5%</b>			<b>0</b>	
<b>Design Contingency - 10%</b>			<b>0</b>	
<b>Cost Increases - 9%</b>			<b>\$710</b>	
<b>Quality Control - 2%</b>			<b>\$142</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$355</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>0</b>	
<b>Project Total</b>			<b>\$8,312</b>	

Item	Units	Unit Price	Totals	Funding
New Parking Area - 48 spaces paved -clear and grade area - asphalt	48	\$1,800 ea.	\$86,400	
New Roadbed to Parking Area (asphalt 20' lane access road)	100	\$3.10 sq. ft.	\$310	
Parking Landscape				
- Tree's	24	\$125 ea.	\$3,000	
- Groundcover	1,000	\$3 sq. ft.	\$3,000	
- Irrigation	1,000	\$0.65 sq. ft.	\$650	
Soccer Field (full 225' x 360') -Field Turf (synthetic multi-layer system)	81,000	\$10 - \$12 sf	\$972,000	
Soccer Field - (rolled sod installed) Excavation, prep., engineering \$320,000 Sod \$220,000	81,000		(\$540,000)	
Lights (30 fc) -6 poles per field	6		\$150,000	
Goals	2	\$800 ea.	\$1,600	
Seating - Spectator (3 row 15' long)	6	\$2,500 ea.	\$15,000	
Seating - Team (15' bench)	2	\$400 ea.	\$800	
Trash/Recycling Containers	4	\$100 ea.	\$400	
Connecting conc. sidewalks & stairs	3,000	\$27 ln. ft.	\$81,000	
Park Identity Sign	1	\$800	\$800	
Signs (Rules and Directions)	4	\$100 ea.	\$400	
Information Kiosk	1	\$500 ea.	\$500	
Water and Electric Extension	1		\$2,000	
Water Fountain	1	\$1,500	\$1,500	
<b>Project Subtotal</b>			<b>\$1,319,360</b>	
<b>WSST - 8.3%</b>			<b>\$108,760</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$1,419,120</b>	
<b>Bid Contingency - 5%</b>			<b>\$70,956</b>	
<b>Design Contingency - 10%</b>			<b>\$141,912</b>	
<b>Cost Increases - 9%</b>			<b>\$127,721</b>	
<b>Quality Control - 2%</b>			<b>\$28,382</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$70,956</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>\$113,530</b>	
<b>Project Total</b>			<b>\$1,972,577</b>	

**Jacoby Park Improvements**

From 10/2006 Concept Plan\_\_\_\_\_

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Parking area (paved)	12	\$1,800 each	\$21,600	
Concrete retaining wall 60'	100	\$100 lf.	\$10,000	
Crushed rock (5' x 60')	300	\$4 sq. ft.	\$1,200	
Picnic Shelter	1	\$24,000 ea.	\$24,000	
Picnic tables	6	\$600 ea.	\$3,600	
Benches	6	\$500 ea.	\$3,000	
Pedestrian soft trails	500	\$12.50 lin. Ft.	\$6,250	
Trash containers	2	\$100 ea.	\$200	
Portable toilet enclosure	1	\$3,000	\$3,000	
Park sign	1	\$800	\$800	
Directional and rules signs	4	\$200 ea.	\$800	
Information kiosk	1	\$1,000	\$1,000	
<b>Play equipment</b>	1	\$50,000	\$50,000	
<b>Project Subtotal</b>			<b>\$125,450.00</b>	
<b>WSST - 8.3%</b>			<b>\$10,375</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$135,825.00</b>	
<b>Bid Contingency - 5%</b>			<b>\$6,700</b>	
<b>Design Contingency - 10%</b>			<b>\$13,500</b>	
<b>Cost Increases - 9%</b>			<b>\$12,000</b>	
<b>Quality Control - 2%</b>			<b>\$2,700</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$6,700</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>\$10,800</b>	
<b>Project Total</b>			<b>\$188,225</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
4" concrete slab - 8,000 sq. ft.	8,000	\$4.50 sq. ft.	\$36,000	REET 2, YAF Partnership.
Manufactured skateboard ramps	LS	\$70,000	\$70,000	REET 2, YAF Partnership.
Construction design and management	LS	\$5,000	\$5,000	REET 2, YAF Partnership.
Park furniture - picnic table, benches	LS	\$2,500	\$2,500	REET 2, YAF Partnership.
Building permit	LS	\$1,000	\$1,000	REET 2, YAF Partnership.
<b>Project Subtotal</b>			<b>\$114,500</b>	
<u>Project Subtotal</u>				
<u>WSST - 8.3%</u>			\$9,503	REET 2, YAF Partnership
<u>Estimated Bid - 2006 \$\$</u>			<b>\$124,003</b>	
<u>Bid Contingency - 5%</u>			\$6200	
<u>Design Contingency - 10%</u>			N/A	
<u>Cost Increases - 9%</u>			\$11,160	
<u>Quality Control - 2%</u>			\$2480	
<u>Construction Phase Admin. - 5%</u>			N/A	
<u>Consultant Design/Survey Fee - 8%</u>			See above	
<u>Project Total</u>			<b>\$143,843</b>	



**Trails Development Improvements**

From 10/2006 Park Plan\_\_\_\_\_

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Complete Trails Plan	1	\$50,000	\$50,000	REET 2
Trails Development 2008, 2010, 2012	3	\$500,000	\$1,500,000	REET 2 LWCF
Trails Development 2009, 2011, 2013	3	\$1,000,000	\$3,000,000	REET 2 WWRP
<u>Project Subtotal</u>			\$4,550,000	
<u>WSST - 8.3%</u>			N/A	
<u>Estimated Bid - 2006 \$\$</u>			\$4,550,000	
<u>Bid Contingency - 5%</u>			N/A	
<u>Design Contingency - 10%</u>			N/A	
<u>Cost Increases - 9%</u>			N/A	
<u>Quality Control - 2%</u>			N/A	
<u>Construction Phase Admin. - 5%</u>			N/A	
<u>Consultant Design/Survey Fee - 8%</u>			N/A	
<u>Project Total</u>			\$4,550,000	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Installation of new irrigation system in Open field.	7,000 sq. ft.	\$0.35 sq. ft.	\$24,500	REET 2, LWCF Donations
New and renovated play structure	1/LS	\$65,000	\$65,000	REET 2, LWCF Donations
Soft surface path from parking area to Play area.	225 LF.	\$12.50 LF.	\$2812	REET 2, LWCF Donations
Develop a two ADA parking spots	LS	\$5,000	\$5,000	REET 2, LWCF Donations
<b>Project Subtotal</b>			<b>\$97,312.00</b>	
<b>WSST - 8.3</b>			<b>\$8,076</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$105,388</b>	
<b>Bid Contingency - 5%</b>			<b>\$5,269</b>	
<b>Design Contingency - 10%</b>			<b>0</b>	
<b>Cost Increases - 9%</b>			<b>\$9,484</b>	
<b>Quality Control - 2%</b>			<b>\$2,107</b>	
<b>Construction Phase Admin. - 5%</b>			<b>0</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>0</b>	
<b>Project Total</b>			<b>\$122,248.00</b>	



**Union Boat Ramp Improvements**

From 10/2006 Park Plan\_\_\_\_\_

<b>Item</b>	<b>Units</b>	<b>Unit Price</b>	<b>Totals</b>	<b>Funding</b>
Boat Ramp Planning and Design. Study Potential fueling station.	1	LS	\$30,000	REET 2 BFP
Boat ramp maintenance, new loading and unloading dock.	1	LS	\$150,000	REET 2 BFP
Portable toilet pad and enclosure	1	LS	\$2,500	REET 2 BFP
<b>Project Subtotal</b>			<b>\$182,500.00</b>	
<b>WSST - 8.3%</b>			<b>\$15,147</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$197,647.00</b>	
<b>Bid Contingency - 5%</b>			<b>\$10,422</b>	
<b>Design Contingency - 10%</b>			<b>\$20,847</b>	
<b>Cost Increases - 9%</b>			<b>\$18,762</b>	
<b>Quality Control - 2%</b>			<b>\$4,169</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$10,422</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>See above</b>	
<b>Project Total</b>			<b>\$262,269</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Replace existing play structure with new Structure designed for ages 5-12. To be Installed by parks staff and volunteers.	LS	\$25,000	\$25,000	REET 2 Volunteers Donations
ADA path to play structure and handicap Parking spot. 6-8 ft. soft path	60 LF	\$12.50 LF	\$750	REET 2 Volunteers Donations
Fall zone material	LS	\$5,000	\$5,000	REET 2 Volunteers Donations
New Park sign	1	\$500	\$500	REET 2 Volunteers Donations
3 - 10' x 6' concrete pads for picnic tables	180	\$4.50 sq. ft.	\$810	REET 2 Volunteers Donations
3 picnic tables	LS	\$1,500	\$1,500	REET 2 Volunteers Donations
<u>Project Subtotal</u>			<b>\$33,560</b>	
<u>WSST - 8.8%</u>			\$2,953	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$36,510</b>	
<u>Bid Contingency - 5%</u>			0	
<u>Design Contingency - 10%</u>			0	
<u>Cost Increases - 9%</u>			\$3285	
<u>Quality Control - 2%</u>			\$730	
<u>Construction Phase Admin. - 5%</u>			\$1,825	
<u>Consultant Design/Survey Fee - 8%</u>			0	
<u>Project Total</u>			<b>\$42,350</b>	

**Union Street Ends Improvements (3 Sites)**

From 10/2006 Park Plan

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Park furniture: Picnic tables, garbage Containers, Park benches.	LS	\$5,000	\$5,000	REET 2, Hood Canal Club, Volunteers.
Site preparation, gravel, and landscaping.	LS	\$4,000	\$4,000	REET 2, Hood Canal Club, Volunteers.
Signage for street ends	3	\$600	\$1,800	REET 2, Hood Canal Club, Volunteers.
Miscellaneous expenses	LS	\$2,000	\$2,000	REET 2, Hood Canal Club, Volunteers.
<b>Project Subtotal</b>			<b>\$12,800</b>	
<b>WSST - 8.3%</b>			<b>\$1,062</b>	
<b>Estimated Bid - 2006 \$\$</b>			<b>\$13,862</b>	
<b>Bid Contingency - 5%</b>			<b>0</b>	
<b>Design Contingency - 10%</b>			<b>0</b>	
<b>Cost Increases - 9%</b>			<b>\$1,247</b>	
<b>Quality Control - 2%</b>			<b>\$277</b>	
<b>Construction Phase Admin. - 5%</b>			<b>\$690</b>	
<b>Consultant Design/Survey Fee - 8%</b>			<b>0</b>	
<b>Project Total</b>			<b>\$16,076</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
Replace the play structure	1	\$40,000	\$40,000	REET 2 Donations
New fall zone material for play area	1	\$5,000	\$5,000	REET 2 Donations
ADA upgrades for the play area	1	\$10,000	\$10,000	REET 2 Donations
<u>Remove boat launch from tidelands</u>	1	\$0	\$0	Partnership
<u>New basketball court</u>	1	\$10,000	\$10,000	REET 2 Donations
<u>Consulting services to study park bank Erosion.</u>	1	\$30,000	\$30,000	REET 2 ALEA, IAC
<u>Project to address sea bank erosion</u>	1	\$200,000	\$200,000	REET 2, ALEA
<u>Project Subtotal</u>			<b>\$295,000.00</b>	
<u>WSST - 8.3%</u>			\$24,500	
<u>Estimated Bid - 2006 \$\$</u>			<b>\$319,500.00</b>	
<u>Bid Contingency - 5%</u>			\$16,000	
<u>Design Contingency - 10%</u>			\$32,000	
<u>Cost Increases - 9%</u>			\$16,000	
<u>Quality Control - 2%</u>			\$6,400	
<u>Construction Phase Admin. - 5%</u>			\$16,000	
<u>Consultant Design/Survey Fee - 8%</u>			\$25,500	
<u>Project Total</u>			<b>\$430,900</b>	

<u>Item</u>	<u>Units</u>	<u>Unit Price</u>	<u>Totals</u>	<u>Funding</u>
<b><u>Park Access Road Improvements</u></b>				
<b><u>New Roadbed to Parking Area</u></b> <b><u>(asphalt 20' wide) Corbin Ln. access</u></b>	700	\$3.10 sq. ft.	\$2,170	
Trailhead Parking Area (paved) -clear and grade area (200' x 125')	25,000 .6 A	\$3.10 sq. ft.	\$77,500	
Horse Docking fence 12' wood post	2	\$250 ea.	\$500	
Equestrian and Pedestrian soft trails	7,200	\$12.50 ln. ft	\$90,000	
Picnic Table	2	\$600 ea.	\$1,200	
Trash/Recycling Containers	4	\$100 ea.	\$400	
Vault Toilet	1	\$28,000 ea.	\$28,000	
Park Identity Sign	1	\$800 ea.	\$800	
Signs (Rules and Directions)	4	\$100 ea.	\$400	
Information Kiosk	1	\$500 ea.	\$500	
Service Road (asphalt 10' wide)	250	\$3.10 sq. ft.	\$775	
Central Green Turf Area (200" x 300') hydroseed	60,000	\$0.11 sq. ft.	\$6,600	
Water Fountain	1	\$1,500 ea.	\$1,500	
Viewpoint Improvements (site grubbing, fencing as needed)	2	\$500	\$1,000	
<b><u>Project Subtotal</u></b>			<b>\$211,345.00</b>	
<b><u>WSST - 8.3%</u></b>			<b>\$17,500</b>	
<b><u>Estimated Bid - 2006 \$\$</u></b>			<b>\$228,845.00</b>	
<b><u>Bid Contingency - 5%</u></b>			<b>\$11,400</b>	
<b><u>Design Contingency - 10%</u></b>			<b>\$22,800</b>	
<b><u>Cost Increases - 9%</u></b>			<b>\$20,500</b>	
<b><u>Quality Control - 2%</u></b>			<b>\$4,500</b>	
<b><u>Construction Phase Admin. - 5%</u></b>			<b>\$11,400</b>	
<b><u>Consultant Design/Survey Fee - 8%</u></b>			<b>\$18,240</b>	
<b><u>Project Total</u></b>			<b>\$317,000</b>	

## MASON COUNTY PARKS AND TRAILS DEPARTMENT

P.O. BOX 2286  
SHELTON, WA 98584  
(360) 427-9670, ext. 535

### Mason County 2006 Park and Recreation Plan Survey

**Mason County Parks will update the County Parks Plan in 2006. A very important part of the planning process is to obtain input from the public. Your answers to the following questions will provide vital information to be used in the plan update process. Please take a moment to complete this survey.**

1) Do you own real estate in Mason County or are you a Mason County resident? If so, which of the following best describes your situation?

1. Homeowner with permanent year around residency \_\_\_\_\_
2. Homeowner with weekend or seasonal use \_\_\_\_\_
3. Renting a residence \_\_\_\_\_
4. Other \_\_\_\_\_

2) **What is your gender? Male \_\_\_\_\_ Female \_\_\_\_\_**

3) **What is your home zip code?**

- |                           |                       |                           |
|---------------------------|-----------------------|---------------------------|
| 1. Shelton 98584 _____    | 5. Union 98592 _____  | 9. Matlock 98560 _____    |
| 2. Belfair 98528 _____    | 6. Allyn 98524 _____  | 10. Grapeview 98546 _____ |
| 3. Hoodspport 98548 _____ | 7. Elma 98541 _____   | 11. Lilliwaup 98555 _____ |
| 4. Tahuya 98588 _____     | 8. Victor 98335 _____ | 12. Other _____           |

4) **How many persons living in your household (counting yourself) are?**

- |                       |                     |                     |
|-----------------------|---------------------|---------------------|
| 1. Under age 10 _____ | 4. Ages 25-34 _____ | 7. Ages 55-64 _____ |
| 2. Ages 10-19 _____   | 5. Ages 35-44 _____ | 8. Ages 65-74 _____ |
| 3. Ages 20-24 _____   | 6. Ages 45-54 _____ | 9. Ages 75+ _____   |

5) **What do you feel are the most needed parks or recreation facilities in Mason County?**

- |                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| 1. Swim Access _____                    | 13. Water Playground _____                |
| 2. Adult Softball Fields _____          | 14. Boat Launch _____                     |
| 3. Adult Baseball Fields _____          | 15. Non-Motorized Watercraft Access _____ |
| 4. Youth Baseball/Softball Fields _____ | 16. Children's Play Area _____            |
| 5. Soccer Fields _____                  | 17. Climbing Wall _____                   |
| 6. Football Fields _____                | 18. Dog Park _____                        |
| 7. Campgrounds _____                    | 19. Picnic Areas/Shelters _____           |
| 8. Fishing Access _____                 | 20. Natural Areas _____                   |
| 9. Walking Trails _____                 | 21. Wetlands (Like Theler) _____          |
| 10. Biking Trails _____                 | 22. Community Center _____                |
| 11. Equestrian Trails _____             | 23. Community Swimming Pool _____         |
| 12. ORV Trails _____                    | 24. Other _____                           |

Which THREE of the facilities from question #5 are most important to your household? Using the numbers for the list in question #5, please write in the numbers for your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices, or circle none.



1<sup>st</sup> \_\_\_\_\_2<sup>nd</sup> \_\_\_\_\_3<sup>rd</sup> \_\_\_\_\_

NONE

- 6) Do you participate in motorized off-road vehicle recreation (ORV)? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, what type of machine do you use?

1. Motorcycle \_\_\_\_\_ 3. Four Wheel Drive \_\_\_\_\_  
2. ATV \_\_\_\_\_ 4. Other \_\_\_\_\_

- 7) How many times have you visited a Mason County Park in the last 12 months?

1. 1 to 5 visits \_\_\_\_\_  
2. 6-10 visits \_\_\_\_\_  
3. 11-19 visits \_\_\_\_\_  
4. Over 20 visits \_\_\_\_\_  
5. Unknown \_\_\_\_\_

- 8) If you seldom use or don't use County Parks, what are your reasons? Please check all that apply.

1. Parks not well maintained \_\_\_\_\_ 6. No park where I like to recreate \_\_\_\_\_  
2. Security/Safety \_\_\_\_\_ 7. Cannot access Parks \_\_\_\_\_  
3. Too busy, no time \_\_\_\_\_ 8. Don't know where parks are \_\_\_\_\_  
4. Not interested \_\_\_\_\_ 9. Parks are too crowded \_\_\_\_\_  
5. Not within walking distance \_\_\_\_\_ 10. Other \_\_\_\_\_

- 9) How would you rate the overall physical condition of ALL of Mason County's parks and recreation facilities that you and members of your household have visited?

1. Excellent \_\_\_\_\_ 2. Good \_\_\_\_\_ 3. Fair \_\_\_\_\_ 4. Poor \_\_\_\_\_

If you think some parks are in excellent shape, can you please list the park(s):

\_\_\_\_\_

If you think some parks need more attention, can you please list the park(s)?

\_\_\_\_\_

- 10) Do you feel there is a need for additional water (saltwater or freshwater) access for the general public in Mason County?

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered yes, where would you like to see additional water access?

\_\_\_\_\_

- 11) Listed below are potential improvements that could be made to Mason County Parks. Please check ALL the improvements you would like to have made to the parks. (Note: If you do not currently use any Mason County Parks, please indicate the improvements that might encourage you to use them).

- |                                 |                                   |                                 |
|---------------------------------|-----------------------------------|---------------------------------|
| 1. Landscaping _____            | 11. Trash Removal/Cans _____      | 21. Park Signage _____          |
| 2. Walking Trails _____         | 12. Drinking Fountains _____      | 22. Shade Trees _____           |
| 3. Bicycle Trails _____         | 13. Picnic Shelters _____         | 23. Water Playground _____      |
| 4. Equestrian Trails _____      | 14. Security/Lighting _____       | 24. Horseshoe Pits _____        |
| 5. ORV Trails _____             | 15. Restrooms _____               | 25. Water Access _____          |
| 6. Parking _____                | 16. Picnic Tables - Benches _____ | 26. Non-Motor Boat Launch _____ |
| 7. Playground Equipment _____   | 17. Tennis Courts _____           | 27. Community Center _____      |
| 8. Handicap Accessibility _____ | 18. Sports Fields _____           | 28. Swimming Pool _____         |
| 9. Walkways/Sidewalks _____     | 19. Sports Field Lighting _____   | 29. Other _____                 |
| 10. Bike Racks _____            | 20. Basketball Courts _____       |                                 |

- 12) Are you interested in seeing more recreational events offered such as athletic tournaments, special events, drop-in programs, classes, etc. in Mason County? Yes \_\_\_\_ No \_\_\_\_

If yes, what types of events would you like to see offered?

---

- 13) Potential park improvements may increase operation and maintenance costs. These increases in operating costs could be paid by taxes or through the implementation of higher or new user fees.

Which ONE of the following statements BEST describes your level of support for implementing new or increased taxes for park maintenance and operations to help pay for increased expenses.

1. Very Supportive \_\_\_\_ 3. Not sure \_\_\_\_  
2. Somewhat supportive \_\_\_\_ 4. Not supportive \_\_\_\_

Which ONE of the following statements BEST describes your level of support for implementing new or higher user fees for park maintenance and operations to help pay for increased expenses?

1. Very supportive \_\_\_\_  
2. Somewhat supportive \_\_\_\_  
3. Not sure \_\_\_\_  
4. Not supportive \_\_\_\_

- 14) Currently, the County owns several large tracts of undeveloped or partially developed parkland. If any of these parcels were developed, what type development would you like to see completed?

1. No development (keep natural) \_\_\_\_ 4. Complete/full site development (50-100% of the park developed) \_\_\_\_  
2. Keep mostly natural (0-25% developed, i.e. parking and trails) \_\_\_\_ 5. Not sure \_\_\_\_  
3. Selective site development (25-50% of the park developed) \_\_\_\_

- 15) If \$100,000 were available for Mason County Parks and Facilities, how would you allocate the funds among categories of funding listed below?

\$ \_\_\_\_ Acquisition of new park land or natural areas

\$ \_\_\_\_ Acquisition or development of walking and biking trails and bike routes

\$ \_\_\_\_ Improvements/maintenance of existing parks and playgrounds

\$ \_\_\_\_ Construction of new athletic facilities (i.e. soccer, softball, baseball, football, swimming pool)

\$ \_\_\_\_ Development of waterfront parks to improve water access

\$ \_\_\_\_ Development of new outdoor parks and recreation facilities (i.e. playgrounds, shelters, etc.)

\$ \_\_\_\_ Other: \_\_\_\_\_

\$100,000 TOTAL

- 16) Can you please rate your satisfaction with the value your household receives from Mason County Parks?

1. Very Satisfied \_\_\_\_  
2. Somewhat Satisfied \_\_\_\_  
3. Neutral \_\_\_\_  
4. Somewhat Dissatisfied \_\_\_\_  
5. Very Dissatisfied \_\_\_\_  
6. Don't Know \_\_\_\_



This concludes the survey; thank you for your time and comments.

Please return the completed survey by mail to Mason County Parks, East 2100 Johns Prairie Road, P.O. Box 2286, Shelton, WA 98584, or drop it off at the reception desk in Mason County Building I, 411 North 5<sup>th</sup> Street, Shelton. Questions call John Keates – (360) 427-9670, ext. 535. [Johnk@co.msaon.wa.us](mailto:Johnk@co.msaon.wa.us)

**Your responses will remain completely confidential. Optional – Name, address, phone number, or e-mail:**

---



**CHANGE TO MASON COUNTY COMPREHENSIVE PLAN  
FUTURE LAND USE MAP AND DEVELOPMENT AREAS MAP 1**

**DECEMBER 27, 2006  
FINDINGS OF FACT**

**REQUEST 06-08 - SHAW FAMILY LLC  
REQUEST TO CHANGE THE RESOURCE LANDS DESIGNATION OF PARCEL  
NO. 61918-10-00000 (97.80 AC.) FROM  
LONG TERM COMMERCIAL FOREST LANDS TO INHOLDING LANDS**

1. Under consideration is the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands.
2. To evaluate this request, Mason County would use the Mason County Development Regulations Sec. 1.05.080 that provide criteria and characteristics for consideration in rezoning parcels from an existing land use zone to another zone. Such request is reviewed through a public process in front of the Mason County Planning Advisory Commission and the Board of County Commissioners.
3. At the December 4, 2006 Mason County Planning Advisory Commission meeting, the Department of Community Development presented a staff report on the requested change in Resource Lands designation, and made a recommendation to approve this request. In their review, the Planning Advisory Commission members asked questions of staff and the applicant and then heard public comment on the proposal. Based upon the evaluation of the criteria, the Planning Advisory Commission adopted a motion with findings to recommend the approval of the request to change the Resource Lands designation of this property from Long Term Commercial Forest Lands to Inholding Lands.
4. At the December 19, 2006 Mason County Board of Commissioners public hearing, the Department of Community Development presented the staff report on the requested redesignation and the recommendations by the Planning Advisory Commission, and the Board of County Commissioners asked questions of staff and the applicant and heard public comments on the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands. Public comment focused on the development of new residences and the amount of new traffic generated, the need for new land for such development, and the proximity of other smaller residential lots and lands already designated as Inholdings Lands along Matlock-Brady Road.
5. As provided in Mason County Development Regulations Section 1.05.079, the Mason County Board of Commissioners does find that the proposal is in conformity with the Comprehensive Plan. The subject parcel meets the Inholding Lands designation criteria, is adjacent to other residential zoned properties, and has direct access along the east side to county roads.



6. Comprehensive Plan policies RU 500a to 503 and RE 205 to 209 state that residential development should preserve rural character, be compatible with adjacent land uses, and minimize infrastructure needs; and permit reclassification of Long Term Commercial Lands to Inholding Lands with certain conditions about available services, intensity of nearby land uses, and growing conditions. The proposed redesignation lands would be nearby to other Inholding Lands and adjacent to existing pattern of residential development, and future development would not cause a marked increase of demand for services.

Based upon the evaluation of the review criteria, the Board of County Commissioners findings for this request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands are:

- Criterion 1 (no damage to public health, safety and welfare) is met; available water supply will control the potential number of lots created.
- Criterion 2 (consistent Comprehensive Plan designation) is met; based upon the fact that many adjacent lands are already the Inholding Lands designation, the Inholding Lands is the most consistent designation.
- Criterion 3 (no increase of sprawling low-density rural development or uses incompatible to resource-based land uses) is met; low density sprawl from future land subdivision will not result.
- Criterion 4 (no increase of demand for urban services in rural areas) is met; no demand for urban level services in the Rural Area will result.
- Criterion 5 (does not interfere with GMA goal to encourage development in urban areas) is met; no change in development in urban areas will result.
- Criterion 6 (does not interfere with GMA goal to encourage open space retention, conserve fish and wildlife habitat, and protect air and water quality) is met; county development standards through Resource Ordinance will protect any critical areas on the subject property.
- Criterion 7 (no pressure to change land use designations of other lands or to cause greater than projected population increases in rural areas) is met; additional changes to land designations will not occur, as these lands are already Inholding Lands.
- Criterion 8 (corrective rezone of lands) is not applicable to this request.

From the preceding findings that the request meets all rezone criteria above, the Mason County Board of Commissioners approves the request to change the Resource Lands designation of this property Parcel No. 61918-10-00000 (97.80 ac.) from Long Term Commercial Forest Lands to Inholding Lands.

