

ORDINANCE NUMBER 81-17

An Ordinance Adopting the 2016-2036 Mason County Comprehensive Plan Update including amendments to the 2005 Comprehensive Plan and the Mason County Land Use Map; amendments to the Countywide Planning Policies; and amendments to Mason County Development Regulations as required by Washington State Law.

AN ORDINANCE of the Mason County Board of Commissioners ("Commissioners") Adopting the *2016-2036 Mason County Comprehensive Plan Update and Amendments* as identified in Ordinance 80-17, *2017 Mason County Docket of Comprehensive Plan Amendments*, on December 5th, 2017.

WHEREAS the Mason County Comprehensive Plan was adopted under Washington State's Growth Management Act (GMA) on April 2, 1996 through passage of Ordinance 49-96; and updated on November 29, 2005 through passage of Ordinances 108-05 and 109-05.

WHEREAS Mason County is fully planning under Washington's Growth Management and is therefore required under RCW 36.70A.130 to conduct a periodic review and update of its Comprehensive Plan and Development Regulations to ensure consistency with updated state laws and population and employment projections;

WHEREAS work on the 2016-2036 Comprehensive Plan Update began in 2015, and included collaboration with the City of Shelton and incorporation of their updated population and employment forecasts, as well as the discussions with Squaxin Island Tribal Nation, Skokomish Tribal Nation, the communities of Allyn and Belfair, neighboring counties, state, regional, special districts, other local partners, and the general public to arrive at a population growth projection of 83,800 by 2036, consistent with RCW 36.70A.115.

WHEREAS the Planning Office and the Planning Commission held 44 public work sessions, community meetings, and hearings over the past 3 years taking public input on various Comprehensive Plan elements, proposed code amendments, rezone requests and other aspects of the Update as well as conducting a countywide public outreach survey in 2017 to validate public priorities;

WHEREAS the update process included identification of new state laws that the Comprehensive Plan and development regulations must comply with; and the conduct of a public review, comment period, and hearing before the Planning Commission and Board of County Commissioners ("Board") to help the County determine the scope and workplan for the 2016-2036 Update;

WHEREAS there has been significant input from the Planning Commission and the public, Mason County developed and then released the 2016-2036 Comprehensive Plan Update proposal for public review beginning in early April of 2017;

WHEREAS the Board met on June 21st, 2017, and again on September 27th, 2017, jointly with the Planning Commission to consider the Planning Commission's recommendations;

WHEREAS, the board met on October 23rd, 2017, to consider the Planning Commission's Recorded Motion and directed staff to address the six (6) recommended revisions.

WHEREAS, per RCW 36.70A.130(5)(b), this periodic update was to be completed by June 30, 2016;

WHEREAS, the Commissioners find that it is in the public interest to adopt the updated Comprehensive Plan as described herein;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS:

The Board of County Commissioners adopts the following findings of fact consistent with and expanding on the Planning Commission's Recorded Motion made October 16, 2017:

A. COMPLIANCE

1. Mason County is fully planning under Washington's Growth Management Act and was required to update its Comprehensive Plan and Development Regulations and submit these updates to Washington State Department of Commerce on or before June 30, 2016 (RCW 36.70A.130(1)).
2. Counties and cities must be in compliance with the requirements of the State Growth Management Act, including the periodic update requirements, to be eligible for grants and loans from state infrastructure programs. Washington State Department of Commerce maintains a list of local governments that are in compliance to ensure implementation of this requirement.
3. Mason County is not in compliance with the requirements of Washington's Growth Management Act (RCW 36.70A.130(1)) and therefore is ineligible for grants and loans from State infrastructure programs until the Board of County Commissioners adopts the Mason County Comprehensive Plan Update, including required Development Regulations.

B. PUBLIC PARTICIPATION

1. The County's 2016 Update process included extensive opportunities for public input, review and comment, including 44 public work sessions held by the Planning Commission including opportunities for the public to comment on the scope of the update process; to propose policies, code amendments and map amendments for inclusion in the update proposal; and to comment in public workshops on key elements of the Comprehensive Plan and development regulations identified by the scope as being updated through the process.
2. Mason County conducted a countywide public outreach survey July thru September 2017 to validate public priorities.
3. In establishing the scope of the 2016-2036 Comprehensive Plan Update on April 25th, 2017, the Board of County Commissioners established the timeline for this process and provided direction to the Planning Commission to focus the scope of the update on:
 - Incorporating new public input
 - Updating population and employment projections
 - Reflecting changes in state law
 - Consolidating and refine goals and policies
4. After releasing the Update proposal, the County held two separate public review and comment periods including public workshops and hearings before the Planning Commission and public comment and a public workshop before a joint meeting of the Board of County Commissioners and Planning Commission.
5. Mason County Planning Commission reviewed and updated all elements of the Comprehensive Plan. In the case of the Transportation and Parks and Recreation Elements, they were developed by other County advisory committees, in coordination with the Planning Commission, and have already been adopted by the Board of County Commissioners. The Planning Commission ensured consistency by integrating policies and using consistent growth projections.
6. The Planning Commission held a public hearing on September 18th, 2017, to receive public testimony concerning the proposed amendments contained in this ordinance. After deliberation on October 9th and 16th, the Planning Commission voted to recommend adoption of the amendments contained in this ordinance as shown in their Recorded Motion dated October 16, 2017.

7. There was significant public comment throughout the Update process focused on water quality and availability. Mason County has responded by proposing establishment of a Memorandum of Understanding with the Squaxin Tribal Nation to collaborate on water planning and research.
8. The Board respects the Planning Commission's recommendation to incorporate a Shelton Urban Growth Area expansion. At the same time, it is important for Mason County to continue work with its partners to improve the Shelton-Mason County Joint Plan to include the Shelton Urban Growth Area discussion, consistent with Shelton's Comprehensive Plan Update that is still in progress.
9. The public input process has met and exceeded the requirements in the Growth Management Act (RCW 36.70A.130(2)(a), RCW 36.70A.140, and RCW 36.70A.035).

C. 2017 COMPREHENSIVE PLAN UPDATE AND AMENDMENTS

1. The 2017 Amendments to the Comprehensive Plan, Land Use Map, and Development Regulations including requests from the public and recommendations from the Planning Commission are identified in Ordinance 80-17, *2017 Mason County Docket of Comprehensive Plan Amendments*. These Amendments are consistent with the Comprehensive Plan, and meet the requirements of the Growth Management Act (RCW 36.70A.070).
2. As required by RCW 36.70A.120, all elements of the Comprehensive Plan and implementing regulations, including zoning maps, zoning regulations, and any amendments, shall be consistent with and implement the Countywide Planning Policies.
3. No substantive changes to the Countywide Planning Policies have been made in this Update. All Comprehensive Plan Revisions and Amendments reflect a careful balancing of these policies within Mason County. Mason County's 13 Countywide Planning Policies are as follows:

1: URBAN GROWTH

GMA encourages concentrating development where adequate public facilities and services exist, or can be provided within a reasonable amount of time. In conjunction with the City of Shelton, Mason County adopted County-Wide Planning Policies (CWPP), some of which deal specifically with the issue of urban growth and are designed to ensure growth can be supported by adequate public infrastructure and services.

2: REDUCE SPRAWL

GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are

designed to reduce the impacts of growth, including sprawl, in areas outside of Urban Growth Areas.

3: TRANSPORTATION

GMA encourages development of efficient, multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.

4: HOUSING

GMA encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages preservation of existing housing stock.

5: ECONOMIC DEVELOPMENT

GMA encourages economic development that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of the County, especially for unemployed and disadvantaged persons, and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the County's natural resources, public services and public facilities.

6: PROPERTY RIGHTS

GMA states, "Property rights of landowners shall be protected from arbitrary and discriminatory actions. Further, private property shall not be taken for public use without just compensation having been made."

7: PERMITS

Both GMA and Mason County express that applications for land use and planning permits be processed in a timely and fair manner to ensure predictability.

8: RESOURCE INDUSTRIES

GMA recommends Counties maintain and enhance natural resource-based industries including productive timber, agriculture, mining, and fisheries industries, and encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9: OPEN SPACE

GMA encourages the retention of open space and development of recreational opportunities. GMA further encourages conservation of fish and wildlife habitat, and increased access to natural resource lands, water and developed parks and requires mapping of open space corridors.

10: ENVIRONMENT

GMA strives to protect the environment and enhance the quality of life, including air and water quality, and the availability of water.

11: CITIZEN PARTICIPATION

GMA encourages the involvement of residents in the planning process and coordination between communities and jurisdictions to reconcile conflicts.

12: FACILITIES/SERVICES

GMA strives to ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy without decreasing the level of service provided.

13: HISTORIC PRESERVATION

GMA states that jurisdictions should, "identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance".

4. The proposed Comprehensive Plan Update and Amendments identified in Ordinance 80-17, 2017 Mason County Docket of Comprehensive Plan Amendments, will better achieve, comply with and implement the Countywide Planning Policies as follows:

- Development Patterns and Housing: The proposed amendments will promote well designed growth and more vibrant communities by supporting the majority of new growth into Urban Growth Areas of Allyn, Belfair and Shelton.
- Transportation: The proposed amendments maintain an efficient transportation system and coordination within the region by encouraging growth around arterials and transit services.
- The Natural Environment: The proposed amendments reduce the pressure to convert rural and resource lands by supporting the majority of new growth in Urban Growth Areas instead of into rural and resource lands.
- Public Services, Utilities, and Facilities: The proposed amendments ensure that adequate public services will be available for new and existing development through adoption of an updated Capital Facilities Plan and Utilities Element.

D. CONSISTENT WITH THE RECORD

1. The Comprehensive Plan Update and Amendments are revisions to the 2005 Comprehensive Plan consistent with the requirements of the Washington State Growth Management Act and consistent with the review and revision processes conducted by Mason County in 2005 and in 1996.
2. The majority of proposed Comprehensive Plan Updates and Amendments to individual chapters are updates to population, employment and housing data to reflect 2036 planning horizon and reflection of current public opinion. Other minor housekeeping and formatting changes are intended to:

- Address errors, omissions, inconsistencies.
- Delete outdated or inaccurate information.
- Revise text and policies to ensure internal consistency.
- Provide consistency in terminology between elements or chapters and other documents.
- Improve readability of the elements or chapters.
- Clarify policies, objectives and procedures.
- Remove objectives that have been codified since the 2005 Comprehensive Plan was adopted.
- Consolidate policies within one chapter.
- Update terminology to better align with current state and federal policy and program initiatives.
- Bring the maps up to date using current technology.

3. A summary of proposed Comprehensive Plan Updates is as follows:

MASON COUNTY COMPREHENSIVE PLAN UPDATE SUMMARY TABLE			
ELEMENT		DESCRIPTION	REVISIONS/AMENDMENTS
1	Introduction – Citizen’s Guide	A summary of the goals, policies and trends contained in the 20 year Comprehensive Plan	This is a new Chapter to provide a short and clear summary of the Plan in plain language.
2	Countywide Planning Policies (CWPP)	Policies that ensure implementation of the Comprehensive Plan and consistency between cities and county.	This Chapter was revised to consolidate policies, objectives and procedures and clarify the role of the Countywide Planning Policies creating a clearer hierarchy of policy language and removing and updating those objectives or procedures that had been codified.
3	Land Use Element	Addresses the general distribution and location, and the appropriate intensity and density of urban land uses.	This Chapter was updated to reflect best available data for population, land use, and housing in accordance with RCW 36.70A.110 & RCW 36.70A.115. Many of the 2005 tables remain, but have been updated.
4	Rural Element	Addresses extent of rural lands and establishes policies to maintain rural character.	This is a new Chapter required by RCW 36.70A.070. It provides for and establishes measures for a variety of rural densities, uses, essential public facilities, and rural governmental services while protecting rural character.
5	Housing Element	Identifies the mix and number of housing units necessary to accommodate projected population.	This Chapter was updated to reflect best available data for population, land use, and housing in accordance with RCW 36.70A.110 & RCW 36.70A.115. More discussion of balanced housing options is incorporated.
6	Capital Facilities Plan	Inventories and projects the future need for facilities and services including a minimum 6 year financing plan.	This Chapter was updated to reflect new inventory data for transportation, and other infrastructure, parks, schools and public buildings. New level of service standards are incorporated and the 20 year planning horizon is reflected.
7	Utilities Element	Inventories the existing utilities and projects the needs, capacity, and location of proposed utilities	This Chapter is almost completely new with a lot more information available from Public Utilities and telecommunications.

MASON COUNTY COMPREHENSIVE PLAN UPDATE SUMMARY TABLE			
ELEMENT	DESCRIPTION	REVISIONS/AMENDMENTS	
8	Transportation Element	Identifies transportation needs based on growth that support the other elements of the Comprehensive Plan	This Chapter has been approved by the Board and was updated by a consultant to Mason County. The Transportation Advisory Body for the County played a lead role. Data is consistent with all other elements of the Comprehensive Plan.
9	Parks and Recreation Element	Lays the groundwork for the future of the Mason County Facilities, Parks and Trails system.	This Chapter has been approved by the Board. Data is consistent with all other elements of the Comprehensive Plan including the Capital Facilities Plan.
10	Economic Development Element	Establishes local goals, policies, objectives, and provisions for economic growth and vitality in the urban and rural areas of Mason County.	This is a completely new Chapter developed by a consultant for the Economic Development Council. Many of the goals and objectives in this Chapter are goals for the Economic Development Council, but it is consistent with Countywide Planning Policies. The objectives or procedures that would be fulfilled by Mason County or are the responsibility of the County have been listed in Chapter 2 of this Comprehensive Plan Update.
11	Health and Human Services	Establishes goals and strategies that promote a healthy living environment for the betterment of the community.	This is not a required element of the Comprehensive Plan. However, Mason County finds this chapter to be critical in supporting the Countywide Planning Policies.
12	Plan Implementation	Describes steps to put the plan into action, how this Plan is updated and amended.	This is a new Chapter designed to consolidate information about the many County rules, procedures and processes associated with the Comprehensive Plan written in plain language.
	Glossary	Updated terms consistent with State law.	This is a revised section that improves consistency in terms within Mason County Code and State law.

4. A summary of proposed Amendments or completed or proposed Development Regulation Amendments that bring Mason County Comprehensive Plan and Development Regulations into compliance with the Growth Management Act:

Land Use Amendments:

- **Padden, James – Puget Sound Evergreen (DDR2017-00074):** Following a boundary line adjustment to Parcel 12320-10-93290, this request is for a rezone of approximately 2.24 acres from Medium Density Residential (R-5) to General Commercial and Business Industrial (GC-BI). The business, Puget Sound Evergreen, owned and operated by James Padden, has been a legal non-conforming use since Belfair zoning was established in 1998 and in business for over 20 years. This rezone complies with MCC 8.52.210 stating that all legal nonconforming uses shall be encouraged to convert to a conforming use whenever possible.
- **Neil, Jeffery and Stephanie – (DDR2017-00085):** Request removal of Parcel 12329-13-00010, approximately 1 acre, from the Belfair Urban Growth Boundary and rezone it to Rural Residential (RR5) from Residential (R-4). They own the parcel immediately adjacent to this parcel that is inside the Belfair Urban Growth Area and would like to build on it. Concerns over feasibility of sewer connection in the vicinity of Irene Creek are cited as reasons for the Urban Growth Boundary adjustment and rezone request.

Development Regulations

- Revise Belfair Urban Growth Area development regulations (MCC 17.20-17.35) consistent with best management practices for stormwater, current national transportation standards, and other best practices all consistent with goals, policies and objectives of Mason Counties Comprehensive Plan and provisions of the Washington State Growth Management Act.
- Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3))
- Revise the Critical Areas Ordinance and Shoreline Master Program (MCC 8.52 and MCC 17.50) to meet current state and federal requirements. **ADOPTED**
- Ensure continued public involvement in the Comprehensive Plan including annual and emergency amendments (RCW 36.70A.130(2))
- Exclude artificial features – irrigation delivery systems, irrigation infrastructure, canals, drainage ditches – from “Fish and Wildlife Habitat Conservation Areas” (RCW 36.70A.030(5) **ADOPTED**
- Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695)
- Revise the Mason County Water Adequacy Regulations (MCC 6.68) in response to public comment.

5. PROCEDURAL REQUIREMENTS

1. The Mason County Comprehensive Plan Update and Amendments have addressed State Environmental Policy Act requirements for this non-project action through the completion of the DRAFT Environmental Impact Statement on September 15th, 2017, and the issuance of the Final Environmental Impact Statement on November 15, 2017.
2. The proposed Comprehensive Plan Update and Amendments constitute a Type IV decision pursuant to MCC 15.009.060.
3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this Comprehensive Plan Update and Amendments was transmitted to the Washington State Department of Commerce for distribution and review by state agencies on September 12, 2017.
4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the Growth Management Act and the Mason County Code. The general public and various interested agencies and parties were notified of the public hearings by means of legal notices, the County

website, postings and direct mail notices sent to owners and neighbors of affected properties. Notification was provided in accordance with MCC 15.07.

5. The Growth Management Act requires both a 6-year financial plan for capital facilities improvement needs and a 20-year plan for meeting these needs; the 20-year plan is necessarily more conceptual and both are combined in Mason County's Capital Facilities Element establishing level of service standards for facilities throughout the County.

The 2016-2036 Mason County Comprehensive Plan and Amendments, as identified in the Ordinance 80-17, the 2017 Mason County Docket of Comprehensive Plan Amendments, is hereby approved and will be transferred to Washington State Department of Commerce with an adoption date no later than **December 31, 2017**.

DATED this 5th day of December 2017.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:


Clerk of the Board


Kevin Shutty, Chair

APPROVED AS TO FORM:


Tim Whitehead, Chief DPA


Terri Drexler, Commissioner


Randy Neatherlin, Commissioner



2016-2036 Mason County Comprehensive Plan chapters

Click the titles to be directed to that chapter and corresponding documents on the Mason County website.

1. [Introduction – Citizen's Guide](#) A summary of the goals, policies and trends contained in the 20 year Comprehensive Plan
2. [Countywide Planning Policies \(CWPP\)](#) Policies that ensure implementation of the Comprehensive Plan and consistency between cities and county.
3. [Land Use Element](#) (includes the Shelton/Mason Joint Plan) Designating the proposed general distribution and general location and extent of the uses of land and related trends.
4. [Rural Element](#) Addresses extent of rural lands and establishes policies to maintain rural character.
5. [Housing Element](#) Identifies the mix and number of housing units necessary to manage projected growth and establishes related policies and goals.
6. [Capital Facilities Plan](#) Inventories and projects the future need for capital facilities owned by public entities including a minimum 6 year financing plan
7. [Utilities Element](#) Inventories the existing utilities and projects the needs, capacity, and location of proposed utilities
8. [Transportation Element](#) Provides the analytics, policy review, and systems evaluation to identify transportation needs that support the other elements of the Comprehensive Plan
9. [Parks and Trails Plan](#) Lays the groundwork for the future of the Mason County Facilities, Parks and Trails system.
10. [Economic Development Element](#) Establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life including planning for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses in the rural areas of Mason County.
11. [Health and Human Services](#) Establishes goals and strategies that promote a healthy living environment for the betterment of the community including an inventory and projection of needs for parks and recreation.
12. [Plan Implementation and Monitoring](#) Describes steps to put the plan into action, how this Plan is updated and amended, and how the Plan is monitored and evaluated.