

MASON COUNTY COMPREHENSIVE PLAN

Chapter 1 - Introduction

- 1.1. About the Comprehensive Plan**
- 1.2. Scope and Organization**
- 1.3. Planning Framework**
 - 1.3.1. State Regulatory Requirements
 - 1.3.2. Community Intent
 - 1.3.3. Relationship to Other Local Planning Documents
- 1.4. Planning Process**
 - 1.4.1. Existing Plan/Background
 - 1.4.2. Plan Update Process (Roles and Responsibilities)
 - Community Involvement
 - Role of the Planning Commission
 - Role of the City Council
 - 1.4.3. State Review
 - 1.4.4. Appeals Process
 - 1.4.5. Amendment Process
- 1.5. Plan Implementation**
 - 1.5.1. Zoning Code
 - 1.5.2. Subdivision Code
 - 1.5.3. Other Implementation Tools

1 Introduction

1.1 About the Comprehensive Plan

Welcome to the Mason County Comprehensive Plan. This 20-year plan articulates the community's vision and reflects community values. The goals, policies, and programs included in this Plan provide a basis for the County's regulations and guide future decision-making. This Plan also addresses anticipated population and employment growth, and how facilities and services will be maintained and improved to accommodate expected growth.

A comprehensive plan indicates how a community envisions its future and sets forth strategies for achieving the desired vision. A comprehensive plan has three primary characteristics.

1. **It is comprehensive** - the plan includes all the geographic and functional elements that impact the community's physical development.
2. **It is general** - the plan summarizes the major policies and proposals of the City, but does not usually indicate specific locations or establish regulations.
3. **It is long range** - the plan looks beyond the current pressing issues confronting the community to identify long-term goals and policy direction for achieving them.

1.2 Scope and Organization

1.3 Planning Framework

1.3.1 State Regulatory Requirements

The State of Washington adopted the Growth Management Act (GMA) in 1990. This legislation requires comprehensive plans to include specific elements; it obligates incorporated areas to adopt implementing regulations, and counties to develop Countywide Planning Policies to address issues of a regional nature; and it establishes protocols and deadlines for these tasks.

The GMA sets out fourteen statutory goals that guide the development of comprehensive plans. For a plan to be valid, it must be consistent with the goals and specific requirements of the GMA. In this context, consistency means that a comprehensive plan must not be in conflict with the state statutory goals, countywide planning policies, or plans of adjacent jurisdictions.

The fourteen statutory goals identified in the state legislation are summarized as follows:

1. Guide urban growth to areas where urban services can be adequately provided;
2. Reduce urban sprawl;
3. Encourage efficient multi-modal transportation systems;
4. Encourage the availability of affordable housing to all economic segments of the population;
5. Encourage economic development throughout the state;
6. Assure private property is not taken for public use without just compensation;
7. Encourage predictable and timely permit processing;
8. Maintain and enhance natural resource-based industries;
9. Encourage retention of open space and development of recreational opportunities;
10. Protect the environment and enhance the state's quality of life;
11. Encourage the participation of citizens in the planning process;
12. Ensure adequate public facilities and services necessary to support development;
13. Identify and preserve lands and sites of historic and archaeological significance;
14. Respond to the challenges of climate impact and plan for resiliency
15. Manage shorelines of the state.

1.3.2 Community Intent

1.3.3 Relationship to Other Local Planning Documents

Commented [KP1]: Marissa, are you able to incorporate this matrix in landscape format?

Comprehensive Plan Element	Development Regulations	Countywide Planning Policy	Policy Statement
Chapter 3 Land Use	MCC 17.07; 17.10-17.17; 17.20-17.35; 17.70	#1 URBAN GROWTH	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Chapter 3 Land Use	MCC 17.02; 17.05; 17.70; 17.90	#2 REDUCE SPRAWL	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Chapter 8 Transportation	MCC Title 12	#3 TRANSPORTATION	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Chapter 5 Housing	MCC 17.11; 17.90	#4 HOUSING	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Chapter 10 Economic Development	MCC 2.78; 17.07; 17.24	#5 ECONOMIC DEVELOPMENT	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, support safe and healthy working environments and living wages, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Chapter 3 Land Use	MCC 17.01	#6 PROPERTY RIGHTS	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Chapter 3 Land Use & Chapter 10 Economic Development	MCC 15.05	#7 PERMITS	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Chapter 4 Rural	MCC 8.52; 17.02	#8 NATURAL RESOURCE INDUSTRIES	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Chapter 3 Land Use, Chapter 4 Rural, & Chapter 9 Parks	MCC 16.23; 17.07; 17.10; 17.26	#9 OPEN SPACE	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water develop new parks and recreation facilities and maintain existing.
Chapter 3 Land Use & Chapter 4 Rural	MCC 8.52 Resource Ordinance/Shorelines	#10 ENVIRONMENT	Protect the environment and enhance the County's high quality of life, including, but not limited to, air and water quality, and the availability of water.
See Public Involvement Plan	MCC 15.09.060	#11 PUBLIC PARTICIPATION	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Commented [MW2]: Revision noted in Comment Matrix

Commented [CH3]: Suggest deleting the GMA goal title for consistency with the other goals listed in this table.

Chapter 7 Utilities	MCC Title 13, Title 6	#12 PUBLIC FACILITIES AND SERVICES	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Chapter 3 Land Use	MCC 17.40	#13 HISTORIC PRESERVATION	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
Chapter 12 Climate Resilience and Hazard Mitigation		#14 CLIMATE CHANGE AND RESILIENCY	Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
See Mason County Shoreline Master Program	MCC 17.50	#15 SHORELINES OF THE STATE	For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

Commented [CH4]: Previously missing from crosswalk/goals - consider adding.

1.4 Planning Process

1.4.1 Existing Plan/Background

Mason County adopted its first Comprehensive Plan in XXXX. This plan was later reviewed and updated in xxxx, in response to the requirements of the Growth Management Act (GMA) (RCW 36.70A). This update builds off the previous Comprehensive Plan update, and responds to the GMA requirement for periodic review. This plan is consistent with the Countywide Planning Policies, and is based on community and stakeholder input received throughout the planning process.

Commented [KP5]: Marissa, can you update this section with pertinent background information? There is some information in the previous comp plan, but you would likely have a better frame of reference for describing the background.

1.4.2 Plan Update Process (Roles and Responsibilities)

Community Involvement

Role of the Planning Commission

Role of the City Council

1.5 Plan Implementation

DRAFT

