

Periodic Update Checklist for Fully-Planning Counties

Overview: This checklist is intended to help counties that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required by [RCW 36.70A.130 \(4\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last update or through other amendments outside of the required periodic update process.

What’s new: For the 2024-2027 update cycle, Commerce has updated and streamlined periodic update resources including checklists, guidebooks and a [webpage](#) to serve you better. A checklist and guidebook for *partially-planning jurisdictions* will be available prior to their 2026-2027 updates. A separate checklist is available for cities.

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, [RCW 36.70A.070\(2\)](#). Please refer to the following Commerce housing webpages for further information about the new requirements: [Updating GMA Housing Elements](#) and [Planning for Housing](#).

[HB 1241](#) changes the periodic update cycle described in [RCW 36.70A.130](#). Jurisdictions required to complete their update in 2024 now have until December 31, 2024 to finalize their review and submit to Commerce. Jurisdictions required to complete their updates in 2025-2027 are still required to submit prior to June 30th of their respective year. Additionally, jurisdictions that meet the new criteria will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements to [RCW 36.70A.040](#) regarding tribal participation in planning efforts with local and regional jurisdictions.

[HB 1799](#) adds a new section to the GMA, [RCW 36.70A.142](#), requiring some local governments to begin providing separated organic material collection services within their jurisdictions in order to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.

[SB 5275](#) amends [RCW 36.70A.070\(5\)\(d\)](#) enhancing opportunity in limited areas of more intense rural development (LAMIRDs).

[SB 5593](#) adds new elements to [RCW 36.70A.130\(3\)](#) regarding changes to planning and/or modifying urban growth areas (UGAs).

<u> Mason County </u> County
<u> Marissa Watson </u>
<u> (360) 427-9670 x.367 </u>
<u> mwatson@masoncountywa.gov </u> Staff contact, phone + email

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your county may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process please visit Commerce's [Requirements and procedures for providing notice to the state](#) webpage.

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources

or contact:

Suzanne Austin, AICP

Senior Planner

Growth Management Services

WA Department of Commerce

509.407.7955

suzanne.austin@commerce.wa.gov

Checklist Navigation

(Ctrl + Click each element)

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Section I: Comprehensive Plan Elements

Land Use Element

Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>New 2021-2022 legislation ESSB 5593: changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with the affected cities.</p>	Yes, pg. 89	Yes, Update should include policies detailing coordination between cities and county regarding UGA size, patterns of development, sustainability, and infrastructure.	Table 1. Mason County Population Projection 2016-2036
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multi-county planning policies. RCW 36.70A.210 WAC 365-196-305</p>	Yes, pg. 20, 21, 22, 25, 27, 28, 29, 30, 31, 34	No	<p>PLANNING POLICIES 1: URBAN GROWTH 1.1, 1.2, 1.3, 3.1, 3.2, 3.3, 11.2</p> <p>1. URBAN GROWTH 2. REDUCE SPRAWL Objectives& Procedures: 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 25, 31, 32, 70, 75, 78,</p>
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)</p>	Yes, pg. 4, 47	No	<ul style="list-style-type: none"> Mason County's Projected Growth in Urban Growth Areas Figure 1. Mason County Urban Growth Areas <p>https://masoncountywa.gov/gis/maps/Urban_Growth_Areas_36x48.pdf</p>
<p>c. Urban Growth Area review: based on the population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty year period, except UGAs completely within a national</p>	Yes, pg. 5, 61, 62, 89	No	<ul style="list-style-type: none"> Mason County Population Growth Projection 2016-2036 Table 1. Mason County Population Projection 2016-2036 Table 14. Area Growth Projections for Mason County 2016-2036 Table 15. Historic Population Increase and Distribution – Urban Growth Areas and Rural County Table 16. Land Capacity Summary (Net Acres)

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historic reserve. RCW 36.70A.110(2&6) , RCW 36.70A.130 , WAC 365-196-310			Discuss w/ City of Shelton to confirm UGA
d. If there is a UGA expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(8)	No	No	Consider adding policy regarding UGA expansion into 100 -year floodplain.
e. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(j) . Additional resources: Transportation Efficient Communities , The Washington State Plan for Healthy Communities , Active Community Environment Toolkit	Yes, pg. 289, 290	No	Activity Goals and Policies Goal 1, 1.1, 1.2, 1.3, 1.4 Goal 2, 2.1, 2.2, 2.3, 2.4 Revisit policies and confirm they are appropriate for planning-level work and current resources
f. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115 , RCW 43.62.035 and WAC 365-196-405(f)	Yes, pg. 5, 46, 48, 50, 89	Yes	Mason County Population Growth Projection 2016-2036 Table 1. Mason County Population Projection 2016-2036 Table 2. Population by Decade – Washington State and Mason County Table 3. Mason County Population Growth Projection 2016-2036 Table 4. Countywide Growth/Annual Growth in Population 2010-2015 Updated housing allocations meeting HB1220 standards required. Coordinate with City of Shelton.
g. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) , WAC 365-196-405(2)(i) <ul style="list-style-type: none">For counties required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's	Yes, pg. 62, 89, 94, 117, 123, 150, 249	Yes	Table 1. Mason County Population Projection 2016-2036 Table 2. Urban and Rural Land Area (Acres) within Mason County Table 3. Mason County Population Growth Projection 2016-2036 Table 4. Projected Housing Needs 2016-2036 Table 5. Mason County Housing Projection 2016-2036 Table 14. Area Growth Projections for Mason County 2016-2036 Table 15. Historic Population Increase and Distribution – Urban Growth Areas and Rural County TRANSPORTATION

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<p>Buildable Lands Program page.</p>			<p>31. Assure that new on-site development occurs to standards that do not result in future inconsistencies with City standards where UGA is adjacent to incorporated City.</p> <p>Buildable lands not applicable.</p> <p>Revisit densities and intensities following housing allocations, ensure consistency with Belfair PA EIS</p>
<p>h. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1); WAC 365-196-405(1)(c); WAC 365-196-485(1)(d)</p>	<p>Yes, pg. 20, 78, 79, 287, 288</p>	<p>No</p>	<p>REDUCE SPRAWL: 2.1</p> <ul style="list-style-type: none"> • Master Development Plan Policies: 1.10, 2.6 • Environmental Public Health Goals and Policies: Goal 1, 1.1, 1.2, 1.3, 1.5, 1.6, 1.7, 1.8, Goal 2 <p>10. ENVIRONMENT Goals & Policies: 10.2, 129, 130, 131, 132, 134</p>
<p>i. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340</p>	<p>Yes, pg. 26</p>	<p>No</p>	<p>12: FACILITIES/SERVICES: 12.2, 12.3, 12.4</p> <p>Review at interagency coordination meeting(s)</p>
<p>j. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335</p>	<p>Yes, pg. 25, 38</p>	<p>No</p>	<p>Open Space: 9.1, 9.2, 9.3, 9.4</p> <p>OPEN SPACE & RECREATION Goals & Policies: 125</p>
<p>k. Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas? RCW 36.70A.050, WAC 365.190</p>	<p>Yes, pg. 24</p>	<p>No</p>	<ul style="list-style-type: none"> • 9: OPEN SPACE: 9.1, 9.2

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<p>l. Policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3)</p>	<p>Yes, pg. 23, 24, 269</p>	<p>No</p>	<ul style="list-style-type: none"> • 5: ECONOMIC DEVELOPMENT: 5.2 • 8: RESOURCE INDUSTRIES • VALUE-ADDED AGRICULTURE: 5.19
<p>m. Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), WAC 365-190-050, WAC 365-196-815</p>	<p>Yes, pg. 23, 24, 269, 311</p>	<p>No</p>	<ul style="list-style-type: none"> • 5: ECONOMIC DEVELOPMENT: 5.2 • 8: RESOURCE INDUSTRIES • FOREST PRODUCTS: 5.5 • VALUE-ADDED AGRICULTURE: 5.19 • Glossary: OPEN SPACE
<p>n. If there is an airport within the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547</p> <p>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>	<p>Yes, pg. 302</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Glossary: • AIRPORT INFLUENCE ZONE • AIRPORT IMPACT ZONES <p>Expand policies to discourage the siting of incompatible land uses adjacent to the airport.</p> <p>Coordinate with Port district.</p>
<p>o. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) and WAC 365-196-405(2)(e)</p> <p>Note: RCW 90.56.010(27) defines waters of the state.</p> <p>Additional resources: Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	<p>Yes, pg. 33, 77, 78, 247, 248</p>	<p>No</p>	<ul style="list-style-type: none"> • Master Development Plan Policies: 1.3. 1.10 • Managing Stormwater • STORMWATER BEST MANAGEMENT PRACTICES • 3. TRANSPORTATION: 55 <p>Confirm following discussion with City of Shelton.</p>

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<p>p. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080 Best Available Science: see WAC 365-195-900 through -925</p> <p>Note: a voluntary stewardship program is an alternative for protecting critical areas in areas used for agricultural activities. RCW 36.70A.700 through .904. Visit the WA State Conservation Commission (SCC) VSP webpage</p>	<p>Yes, pg. 63, 64, 65, 66, 67, 72, 74, 98, 99, 100</p>	<p>No</p>	<ul style="list-style-type: none"> • B. Accommodating Growth and Protecting Critical Areas • The County-Wide Planning Policies call for Mason County and the City of Shelton to protect all types of Critical Areas. • Voluntary Stewardship Program • Watersheds • VIII. Strategies for Protecting Critical Areas <ul style="list-style-type: none"> -Planned Action Environmental Impact Statements - State Environmental Policy Act Mitigation Fees - Transfer Development Rights - Clustering - Restoration Planning - Design Guidelines - Voluntary Stewardship Program - Conservation Easements <p>Erosion Areas, Wetlands, Glossary:</p> <ul style="list-style-type: none"> • BEST AVAILABLE SCIENCE: • CRITICAL AREAS • DEVELOPMENT REGULATIONS OR REGULATIONS • The following categories are used in classifying critical areas:1, 2, 3, 4, 5, 6, 7, 8, 9 <p>Review policies for best available science.</p>
<p>q. If forest or agricultural lands of long-term commercial significance are designated inside a UGA, there must be a program authorizing transfer (or purchase) of development rights. RCW 36.70A.060(4), RCW 36.70A.170</p>	<p>Yes, pg. 72, 73, 75, 100, 297, 302, 309</p>	<p>No</p>	<ul style="list-style-type: none"> • Agriculture • Forest Lands • Mineral Resource Lands • Natural Resource Lands • Voluntary Stewardship Program • AGRICULTURAL RESOURCE LANDS • LONG-TERM COMMERCIAL FORESTS OR LONG-TERM COMMERCIAL FOREST LAND • LONG-TERM COMMERCIAL SIGNIFICANCE • Transfer Development Rights <p>Coordinate with City of Shelton re: potential UGA swap.</p>

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<p>r. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475</p>	<p>No</p>	<p>N/A</p>	<p>There are no military bases located within Mason County.</p>
<p>s. New section RCW 36.70A.142; new 2021-2022 legislation HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>	<p>No</p>	<p>No</p>	<p>Review applicability criteria</p>

Housing Element

In the 2021 legislative session, [HB 1220](#) substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce’s housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	Yes, pg. 10, 22, 26, 135	Yes	<ul style="list-style-type: none"> Chapter 5 Housing Planning Policies: 4 HOUSING, 4.1, 4.3 Master Development Plan Policies: 1.5 <p>Consider incorporating objectives of revised legislation into housing policies.</p>
b. Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-300	No	Yes	<p>This is not included in the housing chapter.</p> <p>Coordinate with City of Shelton.</p>
c. Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) amended in 2021	No. See pg. 40, 125	Yes, To be GMA compliant consider housing locations in relation to employment locations	<p>Currently ADU’s are subject to be approved by special use permit.</p> <ul style="list-style-type: none"> Glossary: ACCESSORY DWELLING UNIT OR ADU Urban Residential <p>Additional policies needed to comply.</p>
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction’s share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	No, pg. 123, 125, 129, 249	Yes	<p>Urban Residential</p> <ul style="list-style-type: none"> Limited Access to Affordable Housing Table 4. Projected Housing Needs 2016-2036 Table 5. Mason County Housing Projection 2016-2036 <p>Complete affordability analysis per HB1220.</p> <p>Coordinate with City of Shelton for new housing unit allocations.</p>
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster	Yes, pg. 123, 129, 249	Yes	<ul style="list-style-type: none"> Limited Access to Affordable Housing Table 4. Projected Housing Needs 2016-2036 Table 5. Mason County Housing Projection 2016-2036 <p>Government-assisted housing, manufactured housing, multifamily</p>

Housing Element

In the 2021 legislative session, [HB 1220](#) substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce’s housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

<p>care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)</p>			<p>housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing are missing from the comprehensive plan.</p> <p>Complete affordability analysis per HB1220.</p> <p>Coordinate with City of Shelton for new housing unit allocations.</p>
<p>f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii), WAC 365-196-300(f), WAC 365-196-410 and see Commerce’s Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan</p>	<p>Yes, pg. 122, 123, 124</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Urban Residential • Table 4. Age of Housing Stock • Figure 4. Housing Demand Projection 2016-2036 • Limited Access to Affordable Housing • Table 4. Projected Housing Needs 2016-2036 • Table 5. Mason County Housing Projection 2016-2036 • Countywide Planning Policies:4.5 <p>Revisit these section for further in-depth analysis to ensure adequate housing provisions are made.</p>
<p>g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</p> <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability <p>RCW 36.70A.070(e) new in 2021</p>	<p>No</p>	<p>Yes</p>	<p>Complete racially disparate impacts analysis.</p>
<p>h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021</p>	<p>No</p>	<p>Yes</p>	<p>Complete racially disparate impacts analysis and develop policies to address findings.</p>

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.¹ RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021</p>	Yes, pg. 22	Yes	<p>Countywide Planning HOUSING: 4.1, 4.4</p> <p>Mason County will need to establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities:</p> <ul style="list-style-type: none"> • Equitable development initiatives • Inclusionary zoning • Community planning requirements • Tenant protections • Land disposition policies • Consideration of land that may be used for affordable housing

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#), and include:

<p>a. The capital facility plan element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)</p>	No	Yes	<p>New update will require Mason County to identify the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services.</p> <p>Policy planning will be coordinated across County departments and with other agencies and City of Shelton.</p>
<p>b. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120</p>	Yes, pg. 14	No	<p>As required by RCW 36.70A.120, all planning, land use permitting actions and capital budgeting decisions shall be made in conformity with the adopted comprehensive plan.</p>
<p>c. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)</p>	Yes, pg. 165, 166, 167, 168, 169, 170, 171, 172, 195, 221, 226	Maybe	<ul style="list-style-type: none"> • Table 5. INVENTORY OF PARKS • Table 6. Summary of Administration Sites • Table 8. Mason County Arterials Inventory • Update Mason County Comprehensive Plan Inventories & Forecasts Resource <p>Review and update inventory.</p>

¹ This work should identify areas where anti-displacement tools may be applied, but may not need to be in the comprehensive plan. See Commerce's housing guidance: [Updating CMA Housing Elements — Washington State Department of Commerce](#)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>d. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b)</p> <p>Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.</p>	<p>Yes, pg. 145, 146, 147, 148, 150, 152, 155, 156, 157, 158, 159, 162, 173-194, 196, 197-209, 218, 220, 222-225</p>	<p>Maybe</p>	<ul style="list-style-type: none"> • Figure 1. Map of Mason County 2018-2023 Capital Facilities Plan • Table 1. County Facilities – Level of Service • Table 2. Non-County Facilities – Level of Service • Table 3. Mason County Population Growth Projection 2016-2036 • Table 4. Capital Facility Improvement & Finance Costs 2018-2023 (in Thousands) • Estimated Project Costs (in thousands) • 2018-2023 CAPITAL FACILITIES PLAN WORKSHEET • Table 7. Mason County Space Needs Update – Area Projections for primary space needs <p>Review and update forecast.</p>
<p>e. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)© and WAC 365-196-415 (1)© and (3)© ²</p>	<p>Yes, pg. 145, 196</p>	<p>Yes</p>	<p>Figure 1. Map of Mason County 2018-2023 Capital Facilities Plan</p> <p>Table 7. Mason County Space Needs Update - Area Projections for primary space needs</p> <p>Table 4. Capital Facility Improvement & Finance Costs 2018-2023 (in Thousands)</p> <p>Projects: Treatment Plant Upgrades (155), Beards Cove Distribution System Improvements (156), Rustlewood Water System Improvements (157), Belfair Sewer Development (158), Belfair Sewer Extension to Puget Sound Industrial Center Project (159), Sunset Bluff Park Development (173), Watson Wildwood County Park (174), SW Area Park Study – Truman Glick Improvements (175), Sandhill Park Renovation (176), Harvey Rendsland County Park Planning and Improvements (177), Phillips Lake County Park (178), Oakland Bay County Park (179), Menards Landing County Park (180), Mason County Recreation Area (MCRA) Improvements (181), Mason Lake Boat Launch Renovation (182), Jacoby Park (Shorecrest) Improvements (183), Foothills County Park (184), Coulter Creek Park Development (185), Walker Park Improvements (186), North Bay Trail Project (187), Trails Development and Shelton to Belfair Trail Program (188), Union Park Improvements (189), North Mason School District Football-Soccer Field Renovation (190), Water Spray Park Development (191), Belfair Skate Park (192), Latimer’s Landing Boat Ramp</p>

			<p>(193), Union Street Ends Park at Orre Nobles (194), Building #1-#9 Improvements (197-204), Mason County Jail Improvements (205), Courthouse Improvements (206), Juvenile Detention Improvements (207), Sheriff's Office Improvements (208), Memorial Hall (209), Stormwater Retrofits (218), Skokomish River Ecosystem Restoration (219), Belfair Shop Improvements (222), Satellite Maintenance Yard Development (223), Structure at Shelton-Matlock Road Site (224), Sand and Salt Storage Shelter (225)</p> <p>Update projects as needed. The projects referenced in the notes are all the projects listed by the county. These should be compiled and put into a table in future update.</p> <p>Equity-centered policies are required.</p>
<p>f. A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)</p>	<p>Yes, pg. 150, 152, 196, 221</p>	<p>Yes</p>	<ul style="list-style-type: none"> • FINANCE PLAN • Table 4. Capital Facility Improvement & Finance Costs 2018-2023 (in Thousands) • Table 7. Mason County Space Needs Update - Area Projections for primary space needs • Table 8. Mason County Arterials Inventory <p>Projects: Treatment Plant Upgrades (155), Beards Cove Distribution System Improvements (156), Rustlewood Water System Improvements (157), Belfair Sewer Development (158), Belfair Sewer Extension to Puget Sound Industrial Center Project (159), Sunset Bluff Park Development (173), Watson Wildwood County Park (174), SW Area Park Study – Truman Glick Improvements (175), Sandhill Park Renovation (176), Harvey Rendsland County Park Planning and Improvements (177), Phillips Lake County Park (178), Oakland Bay County Park (179), Menards Landing County Park (180), Mason County Recreation Area (MCRA) Improvements (181), Mason Lake Boat Launch Renovation (182), Jacoby Park (Shorecrest) Improvements (183), Foothills County Park (184), Coulter Creek Park Development (185), Walker Park Improvements (186), North Bay Trail Project (187), Trails Development and Shelton to Belfair Trail Program (188), Union Park Improvements (189), North Mason School District Football-Soccer Field Renovation (190), Water Spray Park Development (191), Belfair Skate Park (192), Latimer's Landing Boat Ramp (193), Union Street Ends Park at Orre Nobles (194), Building</p>

			<p>#1-#9 Improvements (197-204), Mason County Jail Improvements (205), Courthouse Improvements (206), Juvenile Detention Improvements (207), Sheriff's Office Improvements (208), Memorial Hall (209), Stormwater Retrofits (218), Skokomish River Ecosystem Restoration (219), Belfair Shop Improvements (222), Satellite Maintenance Yard Development (223), Structure at Shelton-Matlock Road Site (224), Sand and Salt Storage Shelter (225)</p> <p>Update projects as needed. The projects referenced in the notes are all the projects listed by the county. These should be compiled and put into a table in future update.</p> <p>Identify potential funding sources.</p>
<p>g. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d)</p> <p>Note: park and recreation facilities shall be included in the capital facilities plan element</p>	Yes, pg. 150	No	<p>"GMA requires the CFP include a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent."</p> <p>Consider establishing clear procedures to determine if reassessing the land use element is necessary.</p>
<p>h. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)</p>	Yes, pg. 99	Yes	<p>No details provided indicating identification of public facilities on which money is to be spent.</p> <ul style="list-style-type: none"> County Objective/Procedure: 73
<h2>Utilities Element</h2> <p>Consistent with relevant CWPPs and RCW 36.70A.070(4). Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines.</p>			
<p>The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-196-420</p>	Yes, pg. 145	Yes	<ul style="list-style-type: none"> Figure 1. Map of Mason County 2018-2023 Capital Facilities Plan <p>Review and update existing and proposed locations and capacity of utilities. Coordinate with utility districts.</p>

² Infrastructure investments should consider equity and plan for any potential displacement impacts.

Transportation Element

Consistent with relevant CWPPs and [RCW 36.70A.070\(6\)](#)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. The transportation element must identified the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services. RCW 36.70A.130 amended in 2022 (see SB 5593)	No	Yes	Review and update inventory of transportation facilities, public facilities, and services needed to serve UGA. Evaluate potential funding sources and update as needed.
b. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c) .	No	Yes	<ul style="list-style-type: none"> Mason County Transit Authority Provide clear and current inventory of air, water, ground transportation facilities.
c. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B) and (C) , WAC 365-196-430	Yes, pg. 146, 147	No	<ul style="list-style-type: none"> Table 1. County Facilities – Level of Service Review and update if needed. Coordinate with Public Works.
d. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D) , WAC 365-196-430	Yes, pg. 32, 33	Yes	<ul style="list-style-type: none"> Mason Transit – Providing public transit to Mason County Partner with Mason Transit Authority and other local service providers to increase the cost-effectiveness and efficiency of transportation for rural residents with special transportation needs. 54. Support Mason Transit Authority in its design and upgrade of existing park-and-ride facilities and in the location and design of a new facility in Belfair, working to ensure safe and convenient access for MTA and the traveling public. 62. Work with PRTPO, Mason Transit Authority, and other affected transportation partners to monitor and implement federally required performance measures and targets. Review potential actions to bring transportation facilities and services to established LOS, if necessary.

e. A forecast of traffic for at least 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i) , RCW 36.70A.070(6)(a)(iii)(E) , WAC 365-196-430(2)(f)	No	Yes	Update traffic forecast.
f. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(1)(c)(vi)	No	Yes	Forecast future demands and update system needs.
g. A pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) , WAC 365-196-430(2)(j)	Yes, pg. 27, 34, 36, 37, 38, 39, 78, 264, 296	No	<ul style="list-style-type: none"> Focus Area One: Infrastructure and Capital Improvements: 1.3.2, Master Planned Development: 1.4., pedestrian ways and sidewalks Glossary: Non-Motorized Objectives & Procedures: 5., 34., 39., 104., 110., 126., Housing Objectives and Procedures: 1.6 Review inventory and potential improvements. Update as needed.
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(j)	Yes, pg. 10, 31, 32, 33, 317	No	<ul style="list-style-type: none"> Glossary: TRANSPORTATION DEMAND MANAGEMENT, TRANSPORTATION IMPROVEMENT PLAN (TIP), TRANSPORTATION SYSTEM MANAGEMENT (TSM) Chapter 8 Transportation Objectives and Procedures: 33, 34, 38, 40, 47, 48, 50, 52, 54, 57, 61, 63, Review TDM strategies and update as needed.
i. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) , WAC 365.196-430(2)(k)(iv)	Yes, pg. 151	Yes	Details are needed showing analysis of future funding capability to judge needs against probable funding resources. <ul style="list-style-type: none"> “The finance plan identifies reasonably reliable funding sources, and forecasts revenue and expenses to at least the year 2023.” FUNDING, Road Fund, Real Estate Excise Tax (REET2), Grants, Stormwater Utility Rate
j. A multi-year financing plan based on needs identified in the comprehensive plan, the	No	Yes	Review TIP and update as needed.

appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010, WAC 365-196-430(2)(k)(ii)			
k. If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) , WAC 365-196-430(2)(l)(iii)	No, see pg. 2, 33	Yes	<ul style="list-style-type: none"> • Mason County Goals and Policies: 3.2, 3.3 • Mason County Objectives and Procedures: 59, 60 • There is no mention of contingency steps should probable funding fall short of meeting identified needs. There is no discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. <p>Establish clear policies for funding shortfalls.</p>
l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v) ; WAC 365-196-430(1)(e) and 430(2)(a)(iii)	Yes, pg. 21, 22, 32, 33	Yes	<ul style="list-style-type: none"> • Mason County Goals and Policies: 3, 3.1, 3.7, 3.8 • Mason Objectives & Procedures: 41, 43, 44, 46, 53, 54, 60, 62, 63, 64,65 <p>Update summary with results of interagency coordination in update process.</p>

Rural Element

Consistent with [RCW 36.70A.070\(5\)](#), [RCW 36.70A.011](#), [RCW 36.70A.030](#) (15, 16, and 17), and should consider [WAC 365-196-425](#). Rural lands are lands not included in urban growth areas or designated as agricultural, forest, or mineral resource lands.

a. A rural element that: <ul style="list-style-type: none"> • Establish patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of RCW 36.70A.070(5); • Allows rural development, forestry and agriculture in rural areas; • Provides for a variety of rural densities, uses, essential public facilities and rural governments services; and • Includes measures that apply to rural development and protects the rural character 	Yes, pg. 3, 31, 32, 34, 36, 61, 62, 70, 72, 73, 96, 100, 104, 106, 125, 233, 260,	No	<ul style="list-style-type: none"> • Mason County Goals and Policies: 1.6, 2.2, 2.4, 3.3, 4.3, 4.7, • Mason County Objectives & Procedures: 28, 29, 53, 80, 98, 136 • FUTURE LAND USE PLAN • Land Capacity Summary for Mason County • The Rural Element of Mason County’s Comprehensive Plan shows that there are approximately 300,000 acres of Long Term Commercial Forest and 13,500 acres of In-holding lands in Mason County. • Much of the agricultural land within the County is located in the rural areas, outside the UGA’s. • Table 4. Rural Land Capacity Summary • IX. Limited Areas of More Intensive Rural Development – “LAMIRD”
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<p>of the area. RCW 36.70A.030 (15), (16) and (17), RCW 36.70A.070(5), WAC 365-196-425</p> <p>Note: this subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW 36.70A.360 and RCW 36.70A.365</p>			<ul style="list-style-type: none"> • Rural Activity Centers: <ul style="list-style-type: none"> • Hamlets • Isolated Rural Commercial or Industrial Areas • Rural Tourism and Recreational Areas • Master Planned Resorts and Industrial Areas • Rural Activity Centers • Table 6. Rural and Urban Business Development from 1998 to 2016 • Table 7. Inventory of Rural Activity Centers in Mason County • Isolated Rural Commercial Areas • Rural Residential • Connecting Land Use and Utilities • As a rural county, it is not unusual that Mason County’s housing stock is predominantly composed of single family homes. • Mason County Draft Goals and Policies: 1.2, 2.1, 2.1.1, 2.1.2, 3.2.3, 3.5.1 <p>Review policies and ensure appropriateness for planning horizon.</p>
<p>b. Policies that limit urban services in rural areas. RCW 36.70A.110(4) amended in 2021</p> <p>Note: The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(b), (d) amended in 2021 (SB 5275), WAC 365-196-425(4)</p>	<p>Yes, pg. 29, 30</p>	<p>No</p>	<p>Mason County Objectives & Procedures: 20, 21</p> <p>Review policies and update if needed.</p>

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city’s comprehensive plan.

<p>a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480</p>	<p>Yes, pg. 10, 14, 38, 110, 226, 269,</p>	<p>No</p>	<p>Updated 2021</p>
<p>b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by WA State Department of Ecology (Ecology) guidelines adopted pursuant to RCW 90.58.060. See Ecology’s Shoreline planners’ toolbox for the SMP Checklist and other resources.</p>	<p>Yes, pg. 38, 69, 74, 108, 269, 296 Municipal code: 17.50.110</p>	<p>No, Evaluate as needed.</p>	<p>Updated 2021. Review for best available science and update as needed.</p>
<p>c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)</p>	<p>Yes, pg. 67, 68, 69</p>	<p>No</p>	<p>Updated 2021</p>
<p>d. If a local jurisdiction’s master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).</p>	<p>Yes, pg. 66 Municipal Code 17.50.110</p>	<p>Yes</p>	<p>Updated 2021 Coordinate with City of Shelton if they elect to adopt Mason County’s critical areas ordinance.</p>

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#) amended 2021. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

<p>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200</p>	<p>No</p>	<p>Yes</p>	<p>EPFs discussed in Mason County Code.</p>
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<p>and WAC 365-196-550(1)</p> <p>Notes: RCW 36.70A.200 amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200.</p> <p>Regional transit authority facilities are included in the list of essential public facilities.</p>			Clear process for siting should be added to comprehensive plan.
<p>b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5)</p> <p>Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)</p>	Yes, pg. 26	No,	<p>Mason County Planning Policies: 12.1, 12.2</p> <p>“Mason County and the cities therein, shall develop, with public participation, a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits/burdens throughout the region or county.”</p>

Tribal Participation in Planning new in 2022 (see [HB 1717](#))
A federally recognized Indian tribe may voluntarily choose to participate in the local and regional planning processes.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022</p>	No	Yes	Reach out to tribes during public engagement to determine interest in collaborating/participating in the planning process.
<p>c. <i>Urban Growth Areas</i>: counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)</p>	No	Yes	Document coordination with tribes.

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Economic Development Although included in RCW 36.70A.070 amended 2017 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements.</p>	<p>Yes, pg. 10, 256, 258, 260, 261, 262, 263, 272, 294 Economic Development Element</p>	<ul style="list-style-type: none"> • Mason County Economic Development Element • 5: ECONOMIC DEVELOPMENT: 5.1, 5.2, 5.3, 5.4, 5.5 • CONNECTIONS TO THE COMMUNITY • The Mason County Economic Development Council • Mason County Economic Development Element: 2017 Update: 2.2, 3.1, 3.5, 3.6, • Priority Actions for Economic Development • Regional economic development in partnership with the Economic Development Council • Chapter 10 Economic Development
<p>Parks and Recreation Although included in RCW 36.70A.070 amended 2017 “mandatory elements” a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities.</p>	<p>Yes, pg. 6, 14, 15, 147, 151, 163, 168, 169 Parks and Trails Plan</p>	<ul style="list-style-type: none"> • Mason County Regional Trails Plan in March of 2008. Both of these plans are incorporated herein by reference. • “Mason County has adopted a Parks and Recreation Plan in November of 2006, which was updated and adopted again in 2013, and a Mason County Regional Trails Plan in March of 2008. Both of these plans are incorporated herein by reference.” • 2018-2023 Parks, Trails & Recreation Capital Improvement Projects • City of Shelton Parks and Recreation Department

Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Climate Change Mitigation & Resilience As of 2022, this optional element has not yet received state funding to aid local jurisdictions in implementation. Please visit Commerce’s Climate Program page for resources and assistance if interested in developing climate mitigation and resilience plans for your jurisdiction.</p>	No (see pg. 254, 255)	<ul style="list-style-type: none"> POTENTIAL IMPACTS OF CLIMATE CHANGE <p>2023 Hazard Mitigation Plan to be used for climate element.</p>
<p>Sub-Area Plans</p>	Yes	<p>Belfair Sub-Area Plan, Allyn Sub-Area Plan, Southeast Mason Sub-Area Plan, North Mason Sub-Area Plan, Harstine Island Sub-Area Plan</p> <p>Consider Union subarea plan.</p>
<p>Other</p>		

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs) and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520	Yes, Pages 20, 27, 72	No	<ul style="list-style-type: none"> • In conjunction with the City of Shelton, Mason County adopted County-Wide Planning Policies (CWPP) • Objective: Assure compliance with the Growth Management Act, the County-Wide Planning Policies, the Comprehensive plan and Land Use Map in all adopted land use, environmental and development regulations and subsequent land use decisions and approvals. • The County-Wide Planning Policies call for Mason County and the City of Shelton to protect all types of Critical Areas.
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes, Pages 27, 30, 31, 34, 69, 74, 78, 79, 99, 137, 139, 264, 266, 289		<ul style="list-style-type: none"> • Mason County's PLANNING POLICIES Comprehensive 3.4, 3.5, 3.7, 5.6, 10.1, 10.3 • Mason County Objectives: 1, 27, 30, 32, 75, 80, 126, 145, • The Mason County Critical Area Ordinance specifies that all development in these areas shall be consistent with State and Federal law. • Water & Sewer Utilities in Master Development Plans: 2.1, 2.3, 2.6, • Master Development Plan Policies: 1, 1.11 • Parks & Recreational Facilities in Master Development Plans: 3, 3.1 • Design Guidelines • Vision: Zoning allows new development consistent with this Comprehensive Plan and the GMA to support business and industry expansion. • Mason County Goals and Policies: 3.2.3 • Health Goals and Policies: 2.2,
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes, Pages 10, 21, 23, 25, 37, 38, 39, 78, 79, 81, 136,		<ul style="list-style-type: none"> • Chapter 8 Transportation: 3) Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. • Mason County Planning Policies: 3, 3.1, 3.7, 5.3, 11.1 • Mason County Objectives & Procedures: 46, 65, 77, 98, 112, 131, 139

Consistency is required by the GMA

			<ul style="list-style-type: none"> • Master Development Plan Policies: 1.8 • Water & Sewer Utilities in Master Development Plans: 79 • The City of Shelton has provisions for stormwater management in its Comprehensive Plan and city ordinances. The Capital Facilities Element and Utilities Element of the City's Plan discuss existing provisions and the need for continued joint planning between the city and the county to coordinate stormwater management in the urban growth area. • Housing Objectives and Procedures: 1.11 • Mason County Goals and Policies: 2.1.2
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Public Participation

<p>a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140, WAC 365-196-600(3) provide possible public participation choices.</p>	<p>Yes, Pages 17, 25, 26, 40</p>	<p>Yes</p>	<ul style="list-style-type: none"> • History of Public Engagement • Mason County Policies: 11.1, 11.2, 12.2, • CITIZEN PARTICIPATION • Objective: Citizen engagement should be a priority as part of updating subarea plans for Mason County Urban Growth Areas. <p>Update participation information to document current outreach efforts.</p>
<p>b. If the process for making amendments is included in the comprehensive plan:</p> <ul style="list-style-type: none"> • The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 • The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5), WAC 365-196-650(4) 	<p>No, refers to MCC (see pg. 299)</p>	<p>No</p>	
<p>c. Plan or program for monitoring how well comprehensive plan policies, development</p>	<p>No</p>	<p>No</p>	<p>Per OFM, Mason County does not meet applicability criteria to submit implementation monitoring reports.</p>

Consistency is required by the GMA

<p>regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>			
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property RCW 36.70A.370. For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property</p>	<p>Yes, pg. 24</p>	<p>No</p>	

Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900](#) through [925](#).

Please visit Commerce’s [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220)	No	Maybe	Update if needed depending on housing analysis.
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5) “permanent supportive housing” is defined in RCW 36.70A.030 ; “transitional housing” is defined in RCW 84.36.043(2)(c)	No	Yes	Add new definitions and update development code to clarify allowable locations.
c. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by counties. (HB 5235) , RCW 36.01.227 new in 2021	Yes	No	Family size/relatedness is not restricted.
d. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.	Yes	No	Family day care providers are allowed in all residential dwellings

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
e. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020	No, There are no current regulations in MCC on outdoor encampments or temporary housing.	Maybe	Consider policies/regulations to address likely situations.
f. Manufactured housing is regulated the same as site built housing. RCW 36.01.225 amended in 2019 . A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974	Yes, Pages 22, 117, 124, 132, 135, 138, 311	No	<ul style="list-style-type: none"> • Mason County Planning Policies: 2.5, 4.3 • “(2) A housing element ensuring the vitality and character of established residential neighborhoods that: identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and • Limited Access to Affordable Housing: The affordability of the single-family housing is based on at least 20 percent of that housing being manufactured housing. • Mason County has not adopted any ordinances or policies that discriminate against the placement of mobile homes or manufactured homes in any area the County that permits any other type of housing.
g. Accessory dwelling units: counties must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls in RCW 36.70A.070(d)(iv) , RCW 36.70A.696 amended in 2021 , 43.63A.215(3) Watch for new guidance from Commerce on the GMS Planning for Housing webpage	Yes, Pages 125, 302	Maybe	<ul style="list-style-type: none"> • Urban Residential: accessory dwelling units, • Glossary: ACCESSORY DWELLING UNIT OR ADU • MCC 17.03.029 <p>Review Commerce guidance if/when it becomes available</p>
h. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: tiny-home communities, density	Yes, Pages 15, 19, 22, 23, 116, 121, 126, 127, 129, 130, 132, 134, 135, 139, 302	No	

<p>bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. See also RCW 36.70A.545, WAC 365-196-300 and WAC 365-196-410(2)(e)(i)</p>			
<p>i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.</p> <p>RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860</p>	<p>Yes, Pages 306</p> <p>17.06.010 - Household Definitions</p>	<p>No</p>	
<p>j. Rural regulations allow innovative techniques such as clustering, density transfer, design guidelines, and conservation easements to support rural economic advancement, a variety of densities, and uses that are not characterized by urban growth and that are consistent with rural character. RCW 36.70A.070(5)(b) and (c) and WAC 365-196-425(5)</p>	<p>Yes, Pages 88, MCC 17.03.037, 16.21.140, 16.23.110, 17.80.100,</p>	<p>No</p>	<p>Consider updates aligning with new housing policies</p>
<p>k. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more</p>	<p>Yes</p>	<p>No</p>	<p>17.60.050 - Airport overlay zone maps. 17.60.060 - Density and intensity limitations for new development 17.60.070 - Airspace protection areas—Height limitations.</p>

guidance, see WSDOT's Aviation Land Use Compatibility Program .			
i. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	N/A	No	
m. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	Yes	No	17.03.022 - Electric vehicle infrastructure
<h2 style="background-color: #800040; color: white; padding: 5px;">Shoreline Master Program</h2> <p style="background-color: #800040; color: white; padding: 5px;">Consistent with RCW 90.58 Shoreline Management Act of 1971</p>			
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes	No	Updated in 2021
b. If updated to meet RCW 36.70A.480 , SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's Shoreline Master Programs Handbook webpage for additional resources.	Yes, Comp Plan page 72, 99, 100, 226	No	Updated in 2021

Resource Lands

Defined in [RCW 36.70A.030\(3\)](#), (12) and (17) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.	Yes, Mason County Municipal Code and Natural Resource Lands section in comp plan	No	Consider use of innovative zoning techniques
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	Yes, Mason County Municipal Code and Natural Resource Lands section in comp plan	No	<ul style="list-style-type: none"> • Comp Plan Pages 24, 25, 45, 108, 300, 317 • 17.02.030 - Resource lands. • 17.02.036 - Long-term commercial forests; mineral resource lands. • 17.02.046 - Rural natural resource. • Chapter 8.52 - RESOURCE ORDINANCE • 8.52.060 - Long-term commercial forest lands. • 8.52.090 - Mineral resource lands.
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)	Yes, Mason County Municipal Code and Natural Resource Lands section in comp plan	No	<ul style="list-style-type: none"> • 17.02.036 - Long-term commercial forests; mineral resource lands. • 17.02.046 - Rural natural resource. • 8.52.061 - Agricultural resource lands. • 8.52.060 - Long-term commercial forest lands. • 8.52.090 - Mineral resource lands. • Chapter 8.52 - RESOURCE ORDINANCE • 17.02.030 - Resource lands.
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site	Yes, Mason County Municipal Code and Natural Resource Lands section in comp plan	No	<ul style="list-style-type: none"> • 17.02.030 - Resource lands. • 17.02.036 - Long-term commercial forests; mineral resource lands. • 17.02.046 - Rural natural resource. • 8.52.060 - Long-term commercial forest lands. • 8.52.061 - Agricultural resource lands. • 8.52.090 - Mineral resource lands.

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200(2), (3), (5). WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit Commerce’s Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.</p>	<p>Yes, Mason County Municipal Code and Comp plan pages 26, 34, 88, 139, 245</p>	<p>No</p>	<ul style="list-style-type: none"> Chapter 17.03 - DEVELOPMENT REQUIREMENTS 17.06.010 – Definitions Essential public facilities Title 15 - DEVELOPMENT CODE Chapter 8.48 - SITING OF HAZARDOUS WASTE TRANSFER, TREATMENT AND STORAGE FACILITIES 8.48.040 - Facility siting criteria. Mason County Planning Policies: 3.4, 12.2 Mason County Objectives & Procedures: 75 Glossary: ESSENTIAL PUBLIC FACILITIES

Subdivision Code

<p>a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4).</p>	<p>Yes, Mason County Municipal Code and Comp plan Pages 28, 135, 233, 238, 295, 316</p>	<p>No</p>	<ul style="list-style-type: none"> Connecting Land Use and Utilities Subdivision of Land Capital Facilities Planning (CFP) SUBDIVISION: Mason County Planning Policies: 4.3, Mason County Objectives and Goals: 14, 15, 16, 17, 21, 30, 33 Mason County Codes: Title 16 - PLATS AND SUBDIVISIONS*, 16.08.080, 16.08.135, 16.08.270, Chapter 6.32, 16.08.085, 16.20.040, Chapter 16.38, 14.48.090
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018</p>	<p>Yes, Mason County Municipal Code</p>	<p>No</p>	<ul style="list-style-type: none"> 16.16.060 - Review and approval. Chapter 16.20 - FINAL PLAT 16.36.025.1 - Procedure—Administrative written findings

<ul style="list-style-type: none"> • Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. • Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 • Open spaces, parks and recreation, and playgrounds • Schools and school grounds <p>Other items related to the public health, safety and general welfare WAC 365-196-820(1).</p>			<ul style="list-style-type: none"> • 16.38.016.2 - Procedure—Administrative written findings.
<p>c. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years). See also RCW 58.17.170</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>	<p>Yes, Mason County Municipal Code</p>	<p>No</p>	<ul style="list-style-type: none"> • 16.16.060 - Review and approval • 16.20.010 - Procedure for filing • 16.38.011 - Application of regulations. • 16.38.016.1 - Procedure—Administrative determinations. • 16.38.041 - Performance security. • 16.38.057 - Development pursuant to large lot subdivision.

Stormwater

<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology’s latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance – See Commerce’s 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership’s 2012 Low Impact Development guidance and Ecology’s 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	<p>Yes, Mason County Municipal Code and Comp Plan pages 27, 81, 82, 234, 246, 316</p>	<p>No</p>	<ul style="list-style-type: none"> • STORMWATER BEST MANAGEMENT PRACTICES • Table 4. Capital Facility Improvement & Finance Costs 2018-2023 (in Thousands) • REGULATORY CONTEXT • 6. STORMWATER MANAGEMENT AND HABITAT IMPROVEMENT • Water and Stormwater • Mason County Objectives and Procedures: 27, 55, • Mason Countywide Planning Policies: 1.10 • Mason County Codes: APPENDIX A: DEFINITIONS, Chapter 14.48 - STORMWATER MANAGEMENT, Chapter 14.46 - STORM AND SURFACE WATER UTILITY, 8.52.170
<p>b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding</p>	<p>Yes, Mason County Municipal Code and comp plan pages 71, 196, 242, 287</p>	<p>No</p>	<ul style="list-style-type: none"> • 13.31.030 - Connections to public sewer required. • Pollutants can be introduced into the groundwater system through a variety of means. They include failing septic systems, agricultural chemicals and animal waste, urban runoff, solid waste disposal, and leaking underground storage tanks. • Mason County Planning Policies: 1.5 • Sewer and On-Site Sewage Systems
<p>Organic Materials Management Facilities New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material wastes and reduction of methane gas (a greenhouse gas).</p>			
<p>New section RCW 36.70A.142; new 2021-2022 legislation HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and</p>	<p>No</p>	<p>No</p>	<p>Unincorporated jurisdictions not required to provide for organic materials management per RCW 7A.205.540(3)(b)(ii)</p>

diversion goals. Siting to meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330 . For applicability, see RCW 70A.205.540			
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Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, .060 amended in 2021, .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.	Yes, Mason County Municipal Code and comp plan pages 34, 138	No	
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	No	No	Update can clarify system for deferred collection
c. If adopted, limitations on impact fees for early learning facilities RCW 82.02.060 amended in 2021	No	No	Update can detail impact fees will not be assess for early learning facilities.
d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2021. See also definition change in RCW 82.02.090(1)(b) amended in 2018	No	No	Update can detail exemption of impact fees for low-income and emergency housing development.

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b), WAC 365-196-840.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>	<p>Yes, Mason County Code</p>	<p>No</p>	<ul style="list-style-type: none"> • 12.06.020 - Level of service. • 15.09.050 - Type III review • Title 15 - DEVELOPMENT CODE
<p>b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>	<p>Yes, Mason Comp Plan Page 149</p>	<p>Yes</p>	<p>Clarify measures to bring County facilities into compliance with LOS standards</p>
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)</p>	<p>No</p>	<p>No</p>	
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi). Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	<p>Yes, Mason County Code and Mason Comp Plan Pages 30, 78, 100, 149, 150, 302</p>	<p>No</p>	<ul style="list-style-type: none"> • Glossary: ADEQUATE PUBLIC FACILITIES, Definitions. – Commute trip mileage • Mason County Policies and Objectives: 22, • Mason Countywide Planning Policies: 1.6, • DEVELOPMENT PROCESS • FINANCE PLAN <p>Mason County Codes: 17.25.010, 17.25.020, Chapter 17.71, 17.71.010, 17.20.070, 17.70.015, Chapter 17.35</p>

e. If required by RCW 82.70 , a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.	No	N/A	<ul style="list-style-type: none"> • Mason Countywide Planning Policies: 57. Promote travel demand management and Commute Trip Reduction measures that reduce vehicle trips necessary to meet basic daily needs. • 2.164.132 - Definitions "Commute trip mileage"
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Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process.

a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period RCW 36.70A.040(8)(a) new in 2022	No	Yes	Update must include agreement between tribe(s) and Mason county.
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022	No	Yes	In association with the Comprehensive Plan update process, reach out to tribes during public engagement to determine interest in collaboration. Consider drafting policies/ordinances to address the protection of tribal cultural resources.

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345	Yes, Mason County Municipal Code and Comp Plan pages 61, 307, 140,	No	<ul style="list-style-type: none"> • Chapter 17.70 – MASTER DEVELOPMENT PLANS • 17.02.048 - Master planned resort. • Division VII. - Master Planned Resort (MPR) • FULLY CONTAINED COMMUNITY (FCC): • Table 14. Area Growth Projections for Mason County 2016-2036 • VI. Open Space
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360 , RCW 36.70A.362 and WAC 365-196-460	Yes, Mason County Code and Comp Plan pages 19, 76, 100, 106, 107, 295, 296, 310	No	<ul style="list-style-type: none"> • Division VII. - Master Planned Resort (MPR) • 17.02.048 - Master planned resort. • 17.04.701 – Purpose • Master Planned Developments • MASTER PLANNED RESORT: • Master Planned Communities

			<ul style="list-style-type: none"> IX. Limited Areas of More Intensive Rural Development – “LAMIRD” Master Planned Resorts and Industrial Areas
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465	Yes, Mason County Codes and Comp Plan pages 77, 106, 107, 295, 310	No	<ul style="list-style-type: none"> Master Planned Resorts and Industrial Areas Master Planned Developments MASTER PLANNED RESORT: Master Development Plan Policies Mason municipal codes: 17.23.200, 17.02.048,
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450	Yes, Comp Plan pages 26, 40	No	<ul style="list-style-type: none"> 13: HISTORIC PRESERVATION: 13.1, 13.2, HISTORIC PRESERVATION Policies: 146, 147, 148, 149, 150, 151
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	Yes	No	
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.	Yes	No	

Project Review Procedures

<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Resources include WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> Notice of application Notice of complete application One open-record public hearing Combining public hearings & decisions for multiple permits Notice of decision 	Yes, Comp Plan page 99	No	<ul style="list-style-type: none"> Title 8 - ENVIRONMENTAL POLICY VIII. Strategies for Protecting Critical Areas
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- One closed-record appeal

Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)	Yes	No	<ul style="list-style-type: none"> • 15.09.060 - Type IV decision review.
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)	Yes	No	<ul style="list-style-type: none"> • 15.09.060 - Type IV decision review.
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6)	Yes	No	<ul style="list-style-type: none"> • 15.07.030 - Notice of public meetings and public hearings. • 15.09.060 - Type IV decision review
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020 (11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	Yes	No	<ul style="list-style-type: none"> • 15.07.030 - Notice of public meetings and public hearings. • 15.09.060 - Type IV decision review
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	Yes	Maybe	<p>Reevaluate policy/regulation to determine if the process detailed in 15.09.050 is adequate.</p> <ul style="list-style-type: none"> • 15.09.050 - Type III review.
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .	Yes	No	<ul style="list-style-type: none"> • 14.48.220 - Civil penalty • 9.36.310 - Civil penalty • 6.08.150 - Civil penalty

			<ul style="list-style-type: none">• 10.34.030 - Violation—Penalty• 6.08.160 - Criminal penalty• 15.13.020 – Penalty• Chapter 1.04 - GENERAL PENALTY
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