

Draft Outline

Mason County Comprehensive Plan – 2024 Periodic Update

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 Advisory Commission
 - Role of the Board of County Commissioners
 - 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

2. Community Profile and Vision

- 2.1. Introduction
- 2.2. Community Setting and History
- 2.3. Community Characteristics
 - 2.3.1. Population
 - Historic Population Trends
 - Race and Ethnicity
 - Age and Gender

- Education
- 2.3.2. Households
- 2.3.3. Economic Indicators
- 2.3.4. Looking Forward
 - Population Projection
 - Projection of Housing Need
 - Findings/Conclusions
- 2.4. Community Vision *(TBD)*

3. Land Use Element

- 3.1. Introduction
- 3.2. Planning Area
- 3.3. Existing Land Use Patterns
 - 3.3.1. Pattern Overview
 - 3.3.2. Land Use Categories
 - 3.3.3. Zoning Districts
- 3.4. Future Land Use Patterns
 - 3.4.1. Population Trends
 - 3.4.2. Population Forecast
 - 3.4.3. Land Use Projections
- 3.5. Siting Essential Public Facilities
- 3.6. Annexation
 - 3.6.1. Potential Annexation Areas
 - 3.6.2. Annexation Guidance (When and How to Annex)
 - Concurrency Requirements
 - 3.6.3. Interagency Coordination
- 3.7. Land Use Goals and Policies

4. Housing Element

- 4.1. Introduction
- 4.2. Existing Housing Conditions
 - 4.2.1. Population

- 4.2.2. Housing Characteristics
 - Household Size
 - Housing Occupancy
 - Housing Types
 - Age of Housing Stock
- 4.2.3. Recent Residential Construction Activity
- 4.2.4. Housing Costs
 - Cost-Burdened Households
- 4.3. Affordable Housing
 - 4.3.1. Affordable Housing Needs Assessment
 - 4.3.2. Affordable Housing Strategies
 - 4.3.3. Affordable Housing Agencies
- 4.4. Housing Demand and Needs Assessment
 - 4.4.1. Forecasted Population
 - 4.4.2. Housing Unit Forecasts
 - 4.4.3. Addressing Future Needs
- 4.5. Housing Goals and Policies

5. Economic Development Element

- 5.1. Introduction
- 5.2. Existing Economic Conditions and Trends
 - 5.2.1. Overall Economic Outlook
 - 5.2.2. Major Economic Sectors
 - 5.2.3. Income and Wages
 - 5.2.4. Poverty and Unemployment
 - 5.2.5. Workforce Profile
- 5.3. Economic Development Partnerships and Regional Coordination
- 5.4. Economic Development Goals and Policies

6. Transportation Element

- 6.1. Introduction
- 6.2. Existing Transportation System
 - 6.2.1. Road System

- Road & Bridge Inventory
 - Condition
- 6.2.2. Pedestrian Facilities
- 6.2.3. Transit
- 6.2.4. Rail
- 6.2.5. Other Transportation Facilities
- 6.3. Level of Service Standards and Projected Demand
 - 6.3.1. Level of Service Standards
 - Roadway LOS
 - Transit LOS
 - 6.3.2. Projected Demand
- 6.4. Future Transportation Needs
- 6.5. Six-Year Transportation Improvement Plan (TIP)
- 6.6. Transportation Goals and Policies

7. Natural Environment & Resources Element

- 7.1. Introduction
 - 7.1.1. Growth Management Act Guidance
- 7.2. Physical Setting
 - 7.2.1. Topography & Climate
 - 7.2.2. Shoreline Management Act & Mason County
 - 7.2.3. Air Quality
 - 7.2.4. Groundwater Resources and Water Quality
 - 7.2.5. Surface Water Resources and Water Quality
 - 7.2.6. Stormwater Management
- 7.3. Open Space
 - 7.3.1. Inventory of Open Space
- 7.4. Natural Resource Lands
 - 7.4.1. Forest Resources
 - 7.4.2. Mineral Resources
 - 7.4.3. Agricultural Land
- 7.5. Protecting Critical Areas
 - 7.5.1. Frequently Flooded Areas

- 7.5.2. Critical Aquifer Resource Areas
- 7.5.3. Fish and Wildlife Habitat Areas
- 7.5.4. Geologically Hazardous Areas
 - 7.6. Limited Areas of More Intensive Rural Development
 - 7.7. Natural Environment & Resources Goals and Policies

8. Parks, Recreation, Open Space and Trails Plan

Existing Plan Incorporated by Reference

9. Utilities Element

9.1. Introduction

9.2. Existing Utilities (to be coordinated with engineering group)

- 9.2.1. Water
- 9.2.2. Wastewater
- 9.2.3. Stormwater
- 9.2.4. Natural Gas
- 9.2.5. Electricity
- 9.2.6. Telecommunications

9.3. Utilities Goals and Policies

10. Capital Facilities and Financing Element

10.1. Introduction

10.2. Statutory Requirements

10.2.1. Amendments and Updates

10.3. Existing Capital Facilities (to be coordinated with engineering group)

- 10.3.1. Public Buildings
- 10.3.2. Police Protection
- 10.3.3. Fire Protection
- 10.3.4. Parks (and Cemeteries?)
- 10.3.5. Solid Waste
- 10.3.6. Water Systems
- 10.3.7. Wastewater Systems

- 10.3.8. Stormwater Systems
 - 10.4. Financing Capital Facilities
 - 10.5. Level of Service Standards and Projected Demand
 - 10.5.1. Level of Service Standards
 - 10.5.2. Projected Demand
 - 10.6. Prioritization of Capital Needs
 - 10.7. Capital Facilities Plan
 - 10.8. Capital Facilities and Financing Goals and Policies

11. Climate Change and Resiliency

- 11.1. Introduction
- 11.2. Existing Conditions and Trends
- 11.3. Enhancing Ecosystem Health
- 11.4. Climate Change and Resiliency Goals and Policies

12. Appendices

Maps to Be Created:

Land Use Element

- Existing Land Uses Map
- Zoning/Future Land Use Map
- Underdeveloped Lands Map?

Natural Environment Element

- Environment and Critical Areas Map

Transportation Element

- Roadway Functional Classification Map

Capital Facilities Element

- County-Owned Facilities Map
- Water System Map
- Wastewater System Map
- Stormwater System Map
- Electrical System Map?

Resources Needed:

- Transportation Master Plan?
- Utilities plans/maps (water, wastewater, stormwater, electrical)
- Capital Facilities Plan