

From: [Lynda Links](#)
To: [Marissa Watson](#)
Subject: CCP POTENTIAL EDITS
Date: Sunday, September 22, 2024 8:01:56 PM

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Hi Marissa,

I would like to suggest some potential edits to the Mason County Countywide Planning Policies plan.

Section 8

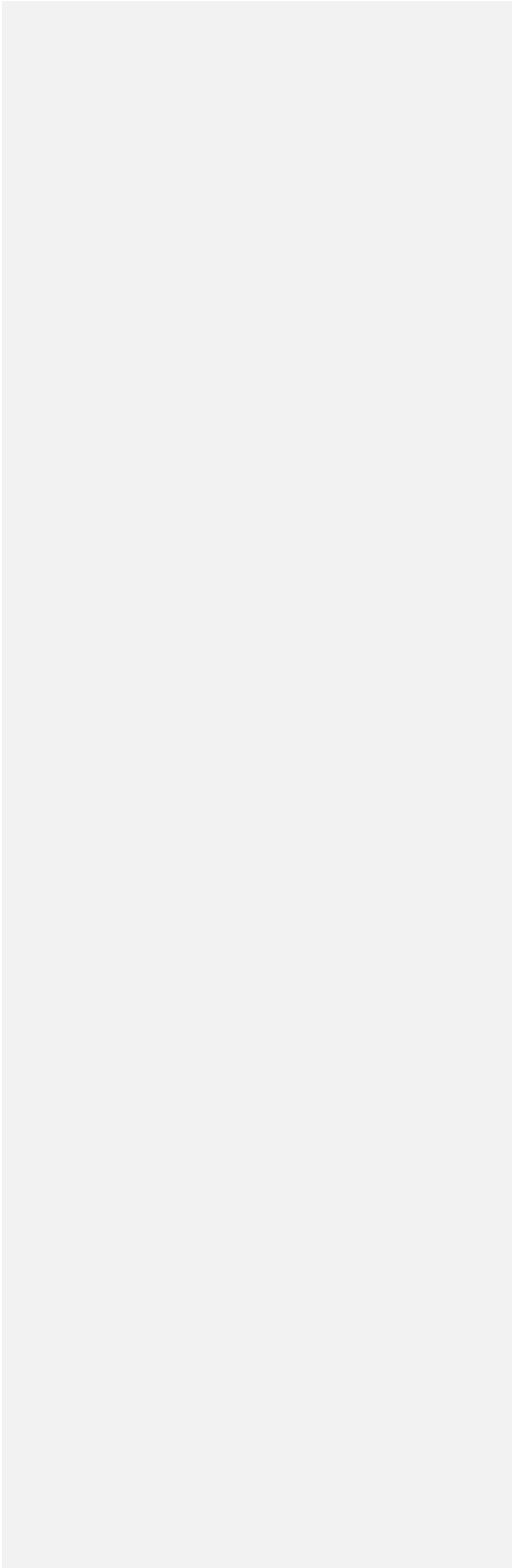
8.2 Discourage the siting of incompatible land uses near natural resources, agriculture and aquaculture farms.

Section 10

GMA strive to protect the environment and enhance the quality of life by protecting natural mature forests which are critical to clean air and water.

Thank you,
Lynda Links

Chapter 2 - Countywide Planning Policies G Objectives



The Role of the Countywide Planning Policies 3

Introduction..... 6

 About Mason County..... 6

 History of Public Engagement..... 7

Vision Statement 11

Planning Policies..... 13

 1: URBAN GROWTH 13

 2: REDUCE SPRAWL 14

 3: TRANSPORTATION..... 15

 4: HOUSING 16

 5: ECONOMIC DEVELOPMENT 17

 6: PROPERTY RIGHTS..... 18

 7: PERMITS..... 18

 8: RESOURCE INDUSTRIES 18

 9: OPEN SPACE..... 18

 10: ENVIRONMENT 19

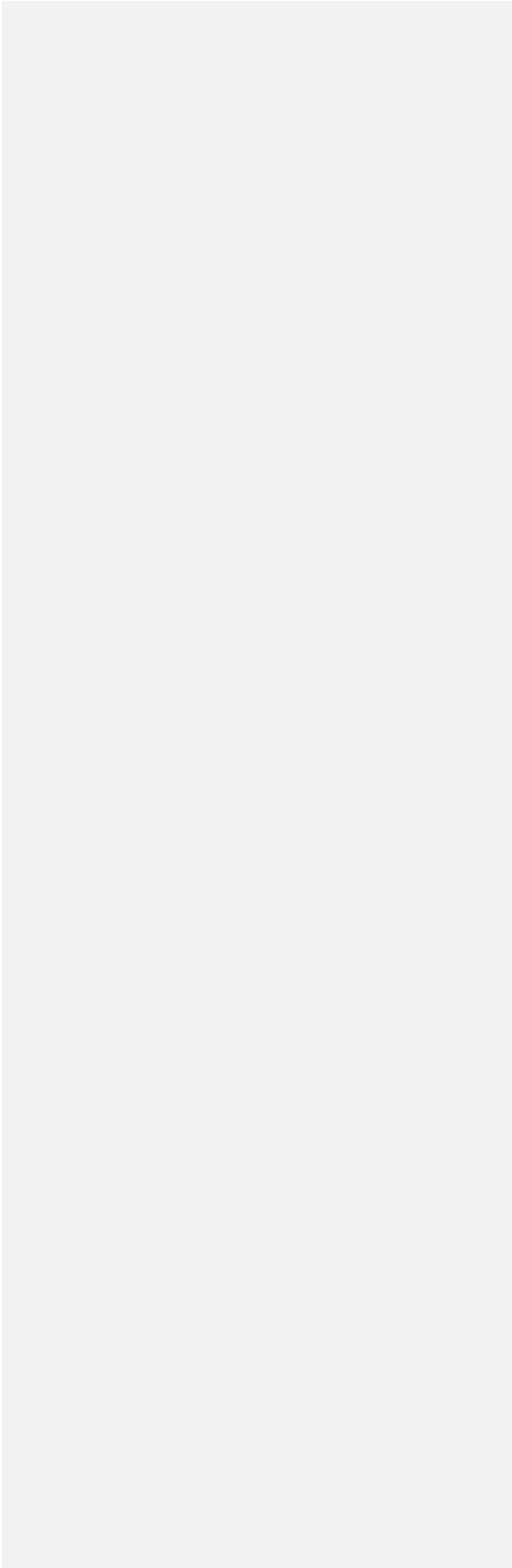
 11: PUBLIC PARTICIPATION 20

 12: FACILITIES/SERVICES..... 20

 13: HISTORIC PRESERVATION 21

 14: CLIMATE CHANGE AND RESILIENCY..... 21

 15: SHORELINES OF THE STATE 21



The Role of the Countywide Planning Policies

- These countywide planning policies shall be the foundation for the Mason County Comprehensive Plan.
- As required by RCW 36.70A.120, all elements of the Comprehensive Plan and implementing regulations, including zoning maps, zoning regulations, and any amendments, shall be consistent with and implement these policies.
- 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 Comprehensive plan Plan.
- The Mason County Comprehensive Plan ~~adopts by shall~~ reference and be coordinated with the following functional plans: Shoreline Master Plan, Drainage, Floodplain, Schools, Special Districts, Economic Development, Parks and Recreation, Transportation, Watershed, Hazard Mitigation Plan, Puget Sound Action Plan and any other functional or subarea plans adopted by Mason County. ~~Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.~~
- All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- A definition section will be incorporated into the final Comprehensive Plan document with definitions for technical terms that are clearly articulated in Mason County Code or state or federal statutes. If a specific term is not defined or referenced, it takes its normal and customary meaning within the context of how it is used.



Commented [CH1]: Verify the intent to adopt by reference for each of these.

Cristina and Kirsten to recommend which should be adopted by reference and which should be listed as "consulted in this update."

Identify which are GMA requirements and which are just helpful information/implementation docs.

Differentiate which elements are outside of the comp plan but are comp plan requirements.

Table 1. Crosswalk - Countywide Planning Policies and Comprehensive Plan Chapter

Comprehensive Plan Element	Development Regulations	Countywide Planning Policy	Policy Statement
Chapter 3 Land Use	MCC 17.07; 17.10-17.17; 17.20-17.35; 17.70	#1 URBAN GROWTH	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
Chapter 3 Land Use	MCC 17.02; 17.05; 17.70; 17.90	#2 REDUCE SPRAWL	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Chapter 8 Transportation	MCC Title 12	#3 TRANSPORTATION	Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Chapter 5 Housing	MCC 17.11; 17.90	#4 HOUSING	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
Chapter 10 Economic Development	MCC 2.78; 17.07; 17.24	#5 ECONOMIC DEVELOPMENT	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Chapter 3 Land Use	MCC 17.01	#6 PROPERTY RIGHTS	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Chapter 3 Land Use & Chapter 10 Economic Development	MCC 15.05	#7 PERMITS	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Chapter 4 Rural	MCC 8.52; 17.02	#8 NATURAL RESOURCE INDUSTRIES	<u>Natural resource industries.</u> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Chapter 3 Land Use, Chapter 4 Rural, & Chapter 9 Parks	MCC 16.23; 17.07; 17.10; 17.26	#9 OPEN SPACE	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
Chapter 3 Land Use & Chapter 4 Rural	MCC 8.52 Resource Ordinance/Shorelines	#10 ENVIRONMENT	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of <u>water</u> .
See Public Involvement Plan	MCC 15.09.060	#11 <u>CITIZEN PUBLIC PARTICIPATION</u>	Make notice provisions accessible to encourage and support the meaningful involvement of the public in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Chapter 7 Utilities	MCC Title 13, Title 6	#12 PUBLIC FACILITIES AND SERVICES	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Chapter 3 Land Use	MCC 17.40	#13 HISTORIC PRESERVATION	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
<u>Chapter 12 Climate Resilience and Hazard Mitigation</u>		#14 <u>CLIMATE CHANGE AND RESILIENCY</u>	<u>Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the</u>

Commented [CH2]: Suggest deleting the GMA goal title for consistency with the other goals listed in this table.

Commented [KP3]: Include language about updating the CAO to include best available science as it becomes available.

Commented [CH4]: New Chapter 12 will be inserted before Plan Implementation and Monitoring.

			effects of a changing climate <u>prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</u>
<u>See Mason County Shoreline Master Program</u>	<u>MCC 17.50</u>	<u>#15 SHORELINES OF THE STATE</u>	<u>For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.</u>

Commented [MW5]: I'm wondering if it is confusing to include this portion since we are not mandated nor will we be concentrating on the greenhouse gas emissions/vehicle miles this time around.

Commented [CH6]: Previously missing from crosswalk/goals - consider adding.

Introduction

This chapter presents the Countywide Planning Policies used to develop Mason County’s Comprehensive Plan. The policies in this document are organized and numbered based on the ~~thirteen~~ ~~fifteen~~ goals adopted in Washington’s State’s Growth Management Act (RCW 36.70A) to guide counties and cities in the development and adoption of comprehensive plans. Table 1 shows which Chapter of the Comprehensive Plan provides additional information, statistics, maps, and other detail related to each policy.

About Mason County

Geography

Mason County is situated along the southwestern portion of Puget Sound, and encompasses roughly 972 square miles. It borders Jefferson County to the north, Grays Harbor County to the west and southwest, Thurston County to the southeast, Pierce County to the east, and Kitsap County to the northeast. Mason County remains a predominantly rural county despite the urban growth in both Thurston and Kitsap Counties. The City of Shelton, the only incorporated area in Mason County, includes approximately 4.7 square miles, or less than one percent of the County’s total land area. Two urban growth areas, Allyn (1.5 square miles) and Belfair (3.9 square miles) are located in the northeast portion of the County adjacent to the eastern border between Mason and Kitsap Counties. Two Native American Tribal Nations, the Skokomish and the Squaxin Island Tribes, have reservations within the boundaries of Mason County.

Three geological provinces combine to form Mason County. They include the Puget Sound Lowland, the Olympic Mountains, and the Black Hills. Additionally, ~~Seven~~seven watersheds exist within Mason

County. They include Case Inlet, Chehalis, Lower Hood Canal, Oakland Bay, Skokomish, Totten-Little Skookum, and West Hood Canal. Mason County also includes over 700 miles of some of the most pristine shoreline in the state, nearly 100 freshwater lakes, two major rivers, and a number of smaller tributaries and creeks.

Mason County’s rich natural resources and open spaces dominate the County’s landscape. Combined national, state, and private forests currently account for over fifty (50) percent of the land area that makes up Mason County. Mineral deposits underlie Mason County’s ~~top~~ ~~soils~~topsoils. Agricultural and aquaculture areas contribute both to the County’s natural beauty and its economy. Mason County also includes substantial open space. Open space within the County hosts wildlife habitat, undeveloped natural areas, and many developed park and recreation sites. These open space areas are managed by federal, state, county, municipal, and private interests.

Commented [KP7]: Mention habitat connectivity, climate resilience and ecosystem services, to help w/flooding, thermal regulation, carbon sequestration. Reference w/in this section.

Commented [CH8]: Update with current area. Recent annexations have increased this size.

Commented [CH9]: UGA and any boundary updates?

Commented [CH10]: Confirm no changes.

Commented [CH11]: Confirm no changes.

Commented [CH12]: Check Belfair Planned Action EIS

Climate

Mason County’s climate can be characterized as moderate- maritime, influenced by the Pacific Ocean, yet sheltered by the Olympic Mountains. Average temperatures range from a high of 78° F. in July to 32° F. in January. The average daily temperature in Mason County is 51° F. The County receives an average of 64 inches of precipitation annually, with average monthly rainfalls ranging from a low in July of 0.8 inches, to a high of 10.4 inches in January.

The Climate Mapping for a Resilient Washington webtool provides data about potential changes in climate that Mason County may experience. Like much of Western Washington, Mason County may see:

- Changes in precipitation patterns that increase precipitation at certain times of year while also increasing drought events, coupled with a reduction in snowpack that contributes to drought events and low summertime streamflows.
- Reduction in warm-season streamflow and extended periods of lower streamflow that may impact water quality and availability.
- Increases in summertime high temperatures that pose human health risks, as well as increased wildfire danger days which are linked to drought and increasing temperatures.
- Increased wildfire danger days, linked to drought and increasing temperatures.

Jurisdictions in Washington are now required to plan for climate change.



History of Public Engagement

Mason County organized a public process for developing the Countywide Planning Policies (CWPPs) in 1992. That process established a Joint City/County Elected Official Review Board (Board). This Board included the commissioners from both Mason County and the City of Shelton. The Board was guided by the requirements of House Bill 1025 and the Mason County/City of Shelton Regional Strategy Agreement. In addition, the Board used an iterative process for preparing the CWPPs. The approach focused on coordination among Mason County, the City of Shelton, and other public agencies. See Table 2.

Table 2. Original Drafters of the Countywide Planning Policies - 1GG2
City of Shelton and Mason County Departments
City of Shelton Fire Department
Economic Development Council
Fire Districts
Hospital Districts
Mason County Fire Marshal
Mason County Growth Management Advisory Committee
Peninsula Regional Transportation Planning Organization
Port Districts
Public Utility District No. 1
Public Utility District No. 3
School Districts
Sewer Districts
Shelton City Commission
Shelton/Mason Chamber of Commerce
Skokomish Tribal Nation
Squaxin Island Tribal Nation
Water Districts

Commented [CH13]: Opportunity to add information about climate indicators and potential changes that may occur in the future.

Commented [MW14]: I think these two points are very similar and could be combined

The first draft of the Countywide Planning Policies was completed in late January, 1992. The draft went through an informal review and revision period that ended in March of 1992. The formal review period for the CWPPs began in May, 1992 and continued through August, 1992. Public hearings were held in May and June of 1992. CWPPs were revised to reflect input received through the public review process and the public hearings. Mason County and the City of Shelton jointly adopted the Countywide Planning Policies on August 17, 1992.

In the 2016 - 2036 Comprehensive Plan Update, the Countywide Planning Policies were revisited and updated to incorporate ~~current~~ public input, reflect ~~then~~-current trends, and consolidate ~~what has become~~ a broad array of goals, policies and objectives throughout the planning documents Mason County has adopted over time.

In the 2025-2045 Comprehensive Plan Update, the Countywide Planning Policies were reviewed and updated to address public input, recent state legislation related to planning for housing, and the new Growth Management Act goal to plan for climate resilience and accounted for the most impact to the Urban Growth Areas of Allyn and Belfair and considered the possibility of designating Union as a new Urban Growth Area. The foundational documents used to update the Countywide Planning Policies and help support the Comprehensive Plan update are included in Table 3.

Table 3. Mason County Plans Supporting the 2025-2045 2016-2036 Comprehensive Plan Update		
Topic	Foundational Plans	Date of Adoption
Climate Resilience	Mason County Hazard Mitigation Plan	2018, 2023
Comp Plan	Mason County Comprehensive Plan	1970, 1993, 2005, 2017
Economic Development	Business Demographic Report, Mason County Economic Development Council	2017
Economic Development	Belfair Urban Growth Area Market Analysis, EcoNorthwest	2003
Economic Development	Targeted Cluster Identification and Strategic Alignment, Pacific Mountain Workforce Development	2012
Electricity	Mason County PUD No. 3 Comprehensive Financial Report	2015, 2023
Emergency	Comprehensive Emergency Management Plan	2017
Environment	Puget Sound Federal Task Force Action Plan	2022
Fire	Mason County Community Wildfire Protection Plan	2012
Homelessness	Mason County Homeless Plan	2016, 2019-2024
Housing	Mason County and City of Shelton Housing Needs Assessment	2004
Housing	Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County Washington	2015
Housing	Housing Needs Assessment	2022
Solid Waste	Mason County Solid Waste Management Plan	2010 and Update
Solid Waste	Mason County Solid Waste Investment Needs	2016
Sub-Area	Belfair Sub-Area Plan	2004, 2022
Sub-Area	Allyn Sub-Area Plan	2006
Sub-Area	Southeast Mason Sub-Area Plan	1994
Sub-Area	North Mason Sub-Area Plan	1993
Sub-Area	Harstine Island Sub-Area Plan	1993
Stormwater	Belfair UGA 2018 Basin Plan	2018
Stormwater	Mason County Stormwater Management Plan	2009
Transportation	Allyn Circulation Plan	2017
Transportation	2016, 2023-2024 Annual Mason County Bridge Report	2016, 2023, 2024
Transportation	Belfair Mobility Plan	2018
Transportation	Belfair Planned Action EIS	2022

Commented [CH15]: Are there other plans missing from this list?

Commented [MW16R15]: Allyn Circulation Plan 2017, Belfair Mobility Plan 2018, Belfair UGA 2018 Basin Plan

Commented [CH17]: List Puget Sound Action Plan

Commented [CH18]: Comprehensive Emergency Management Plan

Commented [KP19]: Add 2006 WRIA 16 Watershed Management Plan. 14B and 15 are the active plans (but were not approved by Ecology).

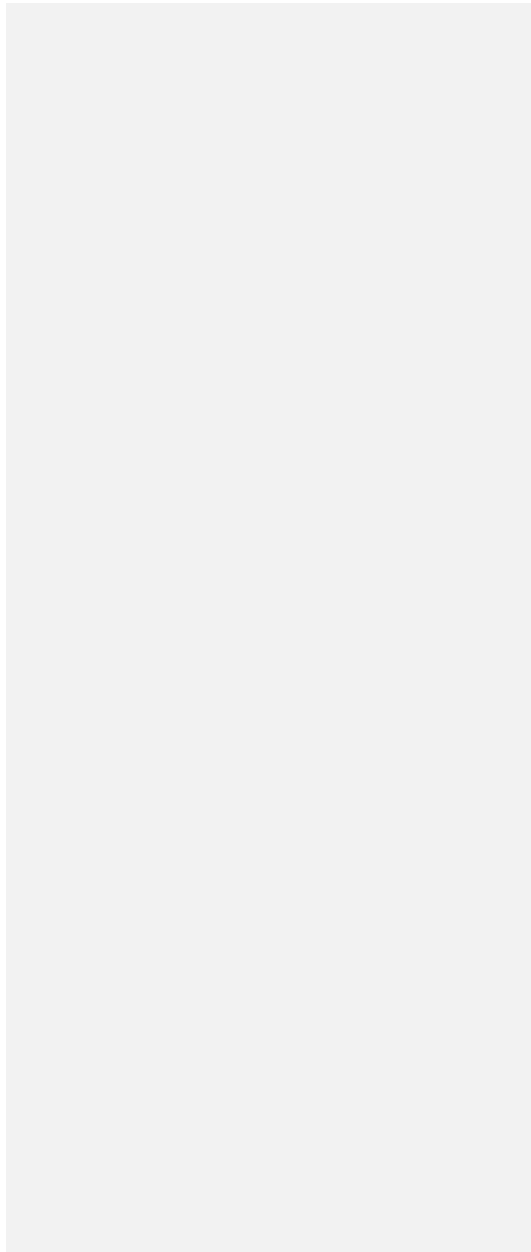
Discuss w/Public Health to determine which plan should be referenced.

Commented [KP20]: Title revision proposed by Fire Marshal.

Commented [MW21]: There is a more recent plan from 2019, and the Housing and Homelessness Coordinator will be updating this again (due 2025...?) based on the new requirements that tie it more directly to the Comp Plan <https://www.masoncountywa.gov/forms/Health/homeless-housing-plan-2019-2024.pdf>

Commented [MW22]: 2024

Water	Washington State Department of Ecology Water Resource Inventory Area 14 - Storage Assessment Report	2005
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Vision Statement

Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, fish, shellfish, wildlife, and natural ecosystems; fewer restrictions and more privacy than in an urban area; Urban Growth Areas that are vibrant economic and social centers; the responsible operation of resource based industries such as timber, mining, agriculture, and aquaculture; and the close ties of family and community to the land.

The Urban Growth Areas

The Urban Growth Areas of Shelton, Belfair, and Allyn as well as Rural Activity Centers throughout the County will serve as the principal housing, economic, civic, and social centers including commercial, industrial, and airport and business hubs. Each will have a compact core area anchored by retail, service industries, government, housing and education facilities. The regional health center in Shelton will grow and continue to serve as a regional health center serving the Olympic Peninsula, and regional retail will be centered in the City's Olympic Highway North area. The three Urban Growth Areas will provide a strong employment and tax base.

Commented [CH23]: Reviewing feasibility of establishing a Union UGA. This is reflected in updated CPPs, below.

Commented [KP24]: Shelton supports health services, but recognizes there should be other medical services out in the County.

Commented [CH25]: Updated per discussion w/ City of Shelton.

The Rural Areas

Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming, and mining industries will provide the natural resource employment. Rural Activity Centers and compatible businesses such as cottage industries will continue to be encouraged and supported. The County's abundance of natural attractions including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Developments. The County's land use regulations will protect natural resource lands and industries against encroachment from incompatible, competing uses.

Commented [MW26]: I'm not sure we even have any master planned developments., though provisions have been on the books for a long time.

Housing

Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, and mixed-use. Innovations in housing that provide affordable choices will be encouraged, in compliance with Missing Middle measures, including buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Homeowner associations will be encouraged to support compact, well-maintained well-maintained housing in rural areas.

Commented [CH27]: Should middle housing options be considered?

Commented [MW28R27]: There are a few more examples of middle housing that aren't currently mentioned/allowed in the Belfair and Allyn UGA codes that might be worth allowing. Would be interesting to hear from the developer/builder realm on this.

Commented [KP29]: Include reference to support affordability in both rental and homeownership opportunities.

The Environment and Open Space

Mason County will protect the environment in a way that is compatible with the needs of a growing population. One focus will be watersheds and their water quality and quantity. The county County

will also conserve an open space network that will include wildlife habitat and corridors, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents.

Climate Resilience and Hazard Mitigation

Mason County will continue collaborating with other jurisdictions on hazard mitigation planning that will form the foundation of community resilience and disaster preparedness in the County and its incorporated and unincorporated communities. Mason County has experienced or been affected by many natural disasters, including severe weather events, flooding, earthquake, volcanic eruption, and wildfires, and will build community resilience, response capacity, continuity of operations, and system recovery to serve its residents and facilitate a rapid return to normal following disaster events. Mason County will continue to implement the strategies from its Hazard Mitigation Plan to reduce the impact of natural disasters. The County will also create new strategies and update existing ones to meet or exceed the requirements of HB 1181, which mandates including a Climate Resilience Sub-element in all comprehensive plan updates. This new climate element will set goals and policies to improve climate preparedness, response, and recovery.

Commented [CH30]: Drafted with information from 2023 Hazard Mitigation Plan. Will be revised with info from community survey.

Commented [KP31]: Revision proposed by Fire Marshal.

Planning Policies

Mason County's Comprehensive Plan addresses each of the ~~thirteen~~ fifteen GMA goals according to the vision shared by County residents. The following discussion identifies the Countywide Planning Policies for Mason County organized by the GMA goal they address.

1: URBAN GROWTH

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

- 1.1. Designate Maintain Urban Growth Areas around the incorporated City of Shelton and two unincorporated areas of Belfair and Allyn. Prioritize urban growth: where infrastructure exists or, infrastructure is planned, as identified in an approved Capital Facilities Plan, or services can be reasonably and economically extended; where there is a sufficient supply of environmentally sound~~developable~~ land to support urban densities and urban growth forecasted for the 20-year planning cycle; ; and where the community's vision has identified its area as an Urban Growth Area.
- 1.2. Explore the feasibility of establishing a new Urban Growth Area around the unincorporated Union community. Plan for utilities, including a public sewer system and water reclamation for large-scale potable water users such as golf courses. Coordinate with Tribes to ensure any new UGA is sensitive to Tribal interests and treaty rights.
- 1.3. Coordinate planning, zoning, and development standards in the Shelton Urban Growth Area with the City of Shelton to ensure consistency in development patterns, logical transition from urban to rural uses, adequate provision of infrastructure and services, and to facilitate annexation as envisioned in the Growth Management Act.
- ~~4.2.~~ 1.4. Mixed-use developments, multi-family developments, employment centers, and other urban land uses are appropriate development to be encouraged within designated Urban Growth Areas, in order to make efficient use of urban-level infrastructure and services and to protect rural character in the remainder of the County.
- ~~4.3.4.5.~~ Encourage development in Urban Growth Areas where:
 - infrastructure exists or is planned; or
 - infrastructure is provided by the developer according to locally established minimum urban standards.
- 1.6. Encourage development in Urban Growth Areas where:
 - services, such as public transit, emergency response, fire protection, schools, and other public services, have adequate capacity; or

Commented [CH32]: Changing this to "developable" broadens potential exclusions to include lands with historic cultural significance etc.

Commented [CH33]: This policy opens the door to an Interlocal Agreement or similar tool that would delegate certain planning and permitting authorities to the City of Shelton. This allows a more seamless transition to City services and supports annexation consistent with the GMA.

- services can be expanded through County action or via private investment from the developer.

2: REDUCE SPRAWL

GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are designed to reduce the impacts of growth, including sprawl, in areas outside of Urban Growth Areas. Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise.

- ~~2.1. Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise. Designate rural areas in Mason County. Rural areas include those portions of the County that lie outside designated growth areas, master planned communities, home owner's/homeowner's associations, and destination resorts, and may have lower standards of infrastructure and service that reflect and maintain this rural character. Intensive development will be is discouraged in these rural areas due to the difficulty of providing cost-effective services and, or because rural areas are character-defining features of Mason County the disappearance of rural areas from the landscape would impact the character of the county. Rural areas of Mason County should be designated as such and protected from encroachment by intensive development.~~
- ~~2.1.2.2. Rural development and accompanying water availability, including permit exempt wells, shall be consistent with protection of natural surface water flows and groundwater recharge. Rural areas include those portions of the County that lie outside designated growth areas, master planned communities, home owner's associations, and destination resorts, and may have lower standards of infrastructure and service that reflect and maintain this rural character.~~
- ~~2.2.2.3. The Comprehensive Plan will include a Rural Element protecting Protect the County's rural character, lifestyles, and values.~~
- ~~2.3.2.4. Establish Level of Service Standardsstandards, timely development of essential infrastructure and provision of services, and adherence to design standards for rural and urban areas.~~
- ~~2.4.2.5. Establish a rural land use system that provides for continued vitality of our activity centers that may become urban Urban growth Growth areas Areas or incorporated communities. The categories of these areas include rural activity centers, hamlets, commercial centers, industrial areas, and tourist and recreational areas.~~

3: TRANSPORTATION

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

- 3.1. Coordinate multimodal transportation systems with neighboring counties, Tribes, and the City of Shelton to encourage efficiency and align transportation with regional priorities. ~~Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.~~
- 3.2. Establish Level of Service standards that encourage densities in Urban Growth Areas where services such as public transit, sidewalks, car-pooling, etc., are available.
- 3.3. Establish multimodal Level of Service ~~Standards~~standards, timely development of essential infrastructure, and adherence to design standards for rural and Urban Growth Areas.
- 3.4. Protect functions of designated ~~high volume~~ high-volume corridors by restricting individual access points.
- ~~3.4.3.5.~~ Promote safety and security for the multimodal transportation system.
- ~~3.5.3.6.~~ Promote interconnecting street networks which provide alternative routes.
- ~~3.6.3.7.~~ Develop policies and ~~Encourage~~ encourage use of varied multi-modal transportation alternatives ~~that support health and wellbeing through physical activity~~ by providing bikeways, sidewalks, trails, public transit, ~~etc.,~~ and system connectivity as appropriate to location and terrain, especially in Urban Growth Areas, and accommodating the young, aging, and disabled.
- ~~3.7.3.8.~~ Ensure that cooperative planning efforts continue with the Peninsula Regional Transportation Policy Organization and the County's Citizen Advisory Panel on the Transportation Improvement Program, and that policies of the County and the organization are consistent and coordinated, with the Comprehensive Plan as the guiding document for Mason County.
- 3.9. The County and the City and Urban Growth Area should work cooperatively with the Mason County Transit Authority (MCTA) to provide equitable public transit throughout the County.
- 3.10. Local and County transportation plans should consider rail, marine, and aviation transportation as an integral part of the area's transportation system.
- 3.11. Incorporate technological advances into transportation systems planning by encouraging coordination among jurisdictions and Mason County Transit where feasible and applicable.
- 3.12. Encourage the development of transportation funding resources that support land use goals and strategies.

~~3.8-3.13.~~ Protect transportation assets through proper operations, maintenance, and preservation activities to provide safe, efficient, and reliable movement of people, goods, and services.

4: HOUSING

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

4.1. Incentivize affordable housing, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock.

~~4.1.4.2.~~ Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels.

4.3. Encourage affordable housing through innovation including infill housing incentives, variety of lot sizes, mixed use, multifamily units, and density bonuses for affordable units. Selecting innovative techniques to support affordable housing should meet other Countywide Planning Policies for urban and rural development.

~~4.2.4.4.~~ Encourage affordable housing in rural areas by utilizing the supply of existing platted smaller lots which can meet applicable subdivision, environmental and building development regulations; ~~and~~ by ensuring existing legally built the lots retain their conforming status, and by allowing manufactured housing, mobile homes, micro or tiny homes and other options in both urban and rural areas. It is recognized that the techniques for encouraging affordable housing will differ in rural and urban areas.

~~4.3.4.5.~~ Encourage the preservation of historic structures for use as, or conversion to, single or multi-family housing.

~~4.4.4.6.~~ As part of a comprehensive program to address affordability, eliminate barriers to construction of affordable housing in ~~examine current~~ local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of affordable housing options.

~~4.5.4.7.~~ Affordable housing for households making below 80 percent of the Area Median Income should be focused within the City of Shelton and unincorporated Urban Growth Areas with ~~should be~~ convenient access to public transportation, major employment centers, and public services.

~~4.6.4.8.~~ Assess affordable housing needs ~~will be examined~~ in both city urban and rural contexts and develop ~~strategies~~ to address housing affordability ~~will that~~ reflect local definitions of affordable housing, urban and rural values, cost and availability of land, infrastructure cost and availability, the capacity of public services, private property rights, and broad-based citizen public involvement.

Commented [MW34]: Hasn't updated legislation changed "encourage(s)" to "require(s)"?

Commented [KP35]: Reference diversity of rental and ownership options.

Commented [CH36]: This is an implementation action that could be moved to the Housing Element.

Commented [CH37]: Barriers might include costs, permitting requirements, infrastructure gaps, etc.

Commented [KP38]: While there is focus on 80% AMI, we also need workforce housing that is 120% of AMI. Include language about this bracket, perhaps in a separate policy. Encouraging 80-120% in specific areas.

4.9. The County will consider direct participation in the development and/or management of affordable and low-income housing.

4.7.4.10. Housing plans and policies should prevent or mitigate the physical, economic, and cultural displacement of low-income households due to planning, public investments, private development, and market pressures.

5: ECONOMIC DEVELOPMENT

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

- 5.1. Encourage economic development throughout the County that is consistent with the adopted Comprehensive Plan, and promote economic opportunity for all citizens residents of the County, especially for unemployed and disadvantaged persons, and encourage including encouraging growth investment in areas experiencing slower economic growth, all within the capacities of Mason County's natural resources, public services, and public facilities.
- 5.2. Maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries. Encourage the conservation of productive natural resources or potentially productive natural resources; and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long term long-term commercially productive resource extraction and agricultural lands forest, aquaculture, and agricultural production lands and the resource-based resource-based industries associated with these areas.
- 5.3. Establish coordinated incentives to promote economic development with respect to consistent with Vision Statements and Goals for each Urban Growth Area.
- 5.4. Promote economic development activities where services needed by such activities already exist or can be easily and economically provided. Coordinate with service providers to review economic development activities as early as possible.
- 5.5. Promote economic development where off-site impacts, such as transportation, can be effectively managed.
- 5.6. In environmentally sensitive areas, ensure land use permit processes control activities which that may have a detrimental effect on public health, safety, or the environment, consistent with state and federal requirements.
- 5.7. Increase economic vitality in Mason County by stimulating the creation of jobs in tourism, trades, and other areas that provide livable wages and that promote economic diversity, stabilization, and maintenance of a high quality high-quality environment.

Commented [KP39]: Revision proposed by Fire Marshal.

Commented [CH40]: Should this be considered as a way to address some of the growth sectors identified in the Economic Development element?

5.8. Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled population that aligns with key economic development opportunities and industry sectors.

~~5.8.5.9.~~ lacilifafc i-m:csfmc-af i-m fo"iism bQ piioitizi-mg cstabliskmc-af or kotcls, c:c-af cc-afcis, a-m d otkci fo"iist racilifafcs witki-m tkc Uilba-m Gíowtk Aícas.

6: PROPERTY RIGHTS

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

6.1. Non-conforming uses, structures, and parcels shall be allowed alterations and expansions when appropriate.

~~6.1.~~ If private property must be acquired for public purposes, provide fair and market-based compensation negotiated during the acquisition process.

7: PERMITS

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

7.1. Applications for permits should be processed in a timely and fair manner to ensure predictability.

8: RESOURCE INDUSTRIES

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

8.1. Maintain an inventory of productive or potentially productive natural resource and agricultural lands and ensure ongoing regulatory protections for those lands.

8.2. Discourage the siting of incompatible land uses near natural resources and agricultural lands.

~~8.1-8.3.~~ Provide mitigation for incompatible land uses sited near natural resources and agricultural lands.

6: OPEN SPACE

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

Commented [KP41]: This statement could also be replicated up in the Environment section in relation to location near critical areas.

Commented [KP42]: Point out habitat connectivity, even across jurisdictions.

- 9.1. Designate and map open space areas in coordination with the [incorporated City of Shelton](#) and unincorporated ~~areas designated as~~ Urban Growth Areas. Criteria for designation shall include:
 - provides multiple use open space
 - environmentally unique and/or fragile
 - separates incompatible land uses
 - consistency with the UGA’s vision statement
 - traditional cultural places and landscapes. -
- 9.2. Provide accessible public open space and protect environmentally important areas without compromising private property rights.
- 9.3. Identify and prioritize open space areas, both urban and rural, ~~which may be conserved for protection~~ through [acquisition](#), conservation easements, life estates, ~~conservation future program, and/or~~ conveyance to a land trust, ~~and/or another method of conservation~~. Assure that private property rights are protected.
- 9.4. Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, [especially in underserved areas](#).
- 9.5. Encourage retention of open space and the development of recreational opportunities like parks and public-use recreation areas appropriate for camping, hiking, horseback riding, and off-leash dog exercise.

10: ENVIRONMENT

GMA strives to protect the environment and enhance the quality of life, including air and water quality, and the availability of [water](#).

- 10.1. ~~In order to~~[To](#) protect public health and water quality, septic systems and/or appropriate alternative disposal systems will be installed where appropriate in rural areas, according to adopted County health codes. Alternative sewage collection and treatment systems should be considered as an option when public health is in jeopardy, ~~and~~[and/or](#) to correct environmental damage and when consistent with land use designations in the Comprehensive Plan. Development permits and/or franchises for sewage treatment systems should be granted when consistent with the Comprehensive Plan.
- 10.2. Mason County and the ~~cities therein~~ [City of Shelton](#) shall protect drinking water supplies from contamination, ensure that water for development is both legally and physically available, and identify and reserve future supplies.

Commented [KP43]: Would like to include low impact development as a tool that can be used by developers. Can build more density if these tools are used. Perhaps a new Policy 10.5 that “encourages” LID as a tool for stormwater treatment.

10.3. In environmentally sensitive areas, ensure land use permit processes control activities ~~which that~~ may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.

~~10.3.~~ 10.4. Encourage water reuse and reclamation for large-scale potable water users, such as golf courses, parks, and schools.

11: CITIZEN PUBLIC PARTICIPATION

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

- 11.1. Encourage and support the meaningful involvement of citizens residents, property owners, workers, nonprofits, community organizations, and business owners in the planning process and coordinate between communities and jurisdictions to reconcile conflicts.
- 11.2. Ensure that public participation is accessible to people of all languages, abilities, and backgrounds including vulnerable populations and overburdened communities.
- 11.3. Mason County and the City of Shelton will maintain joint procedures for review of land development activities within the City's Urban Growth Area.

Commented [CH44]: Revise if the City will be granted planning/permitting authority.

12: FACILITIES/SERVICES

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

- 12.1. Ensure that those public facilities and services necessary to support development ~~shall be are~~ adequate to serve the development at the time of occupancy without decreasing current levels below locally established minimum standards. Require concurrent provision of infrastructure and utilities where necessary. Consider assessing development fees in the form of environmental mitigation fees or impact fees for public services.
- 12.2. Mason County and the ~~cities therein~~ City of Shelton, shall ~~develop maintain, 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 s~~ Such facilities ~~are will be~~ located ~~so as~~ to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits ~~and~~ burdens throughout the region or county.
- 12.3. Major public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.
- 12.4. Sharing of corridors for major utilities, trails, and other transportation rights of way is encouraged.
- 12.5. Advance waste reduction efforts through support of state and federal programs, ~~and through~~ public information and education programs, and other available, appropriate methods.

Commented [KP45]: Consider revising this statement to remove the word "require". Allow for flexibility enough for property owners.

Commented [KP46]: I really understand what Kristin is saying. I think the word "require" isn't clear on whom is required to do what. We always try to accommodate, but it's not always a simple process. Are we talking about "coordinating" between agencies, or are we "requiring" from some particular group (developers, providers, county planners, etc?).

13: HISTORIC PRESERVATION

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

- 13.1. Support the efforts of the Mason County Historic Preservation Commission created to identify and actively encourage the conservation of Mason County's historic resources (MCC 17.40).
- 13.2. Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.
- ~~13.2.~~ 13.3. Consult with Tribes and other government entities to ensure the protection of archeologically and culturally significant lands, sites, and structures.

Commented [KP47]: Edit proposed by Historic Preservation Commission.

Commented [KP48]: Edit proposed by HPC.

14: CLIMATE CHANGE AND RESILIENCY

GMA requires jurisdictions to ensure that comprehensive plans, development regulations, and regional policies and plans address climate change and natural hazards, foster climate and community resiliency, advance environmental justice, and protect and enhance environmental, economic, and human health in the face of a changing climate.

- 14.1. Continue coordinated hazard mitigation and community resilience planning efforts with the City of Shelton, Skokomish Tribe, Squaxin Island Tribe, Public Utility Districts 1 and 3, ~~Central Mason Fire and Emergency Services, Mason County Fire District #4, Fire District-46,~~ all fire districts serving Mason County and other interested agencies.
- 14.2. Ensure meaningful public participation of residents, property owners, workers, nonprofits, community organizations, and business owners in hazard mitigation and community resilience planning.
- 14.3. Plan for and consider the impacts of climate change on communities and industries in Mason County, including sea level rise, flooding, wildfires, and extreme weather events, on both existing and new development. Prioritize mitigating the impacts on vulnerable and overburdened communities.
- 14.4. Support efforts to increase the resilience of public services and infrastructure, including transportation, utilities, emergency response, and others, by preparing for disasters and coordinating planning for continuity of operations and system recovery. Prioritize the resilience of public services and infrastructure in areas with vulnerable and overburdened populations.
- 14.5. Plan for coordinated efforts with tribal governments and other agencies to provide for, and protect, clean and abundant surface water, which is a treaty-protected resource.

Commented [KP49]: Revision proposed by Fire Marshal.

15: SHORELINES OF THE STATE

GMA strives to implement the Shoreline Management Act through consistency with a local Shoreline Master Program.

- 15.1. Implement the Mason County or City Shoreline Master Program, as necessary.

Commented [CH50]: Any desire to include this here?

Commented [MW51R50]: I like tying the SMP in here

Commented [CH52]: Critical areas in shorelines



MASON COUNTY CLIMATE JUSTICE

To Whom It May Concern:

The following comments and suggested edits to the Countywide Planning Policies are the result of more than 100 collective hours of labor by multiple individuals. We are submitting our edits all together, to reduce the burden on County staff, consultants, and Planning Advisory Commission members. In addition, we support one another's edits.

Our suggestions come from many years of living, working, studying, playing, and/or praying in Mason County. These suggestions come from our lived experience, our professional and academic knowledge, and our connections to many different local communities in Mason County. We or our parents/families (in the cases of youth) have made our living in the following industries: aquaculture, wood products, natural resources, shipping, military, tourism, retail, service, K-12 and higher education, ESL, grocery, agriculture, hunting, manufacturing, mental health, conservation, social services, youth programs, forestry, public service, local and state government, accounting, IT, government technology, healthcare, city planning, nonprofits, landscaping, and more. We range in age from teenagers to elders. We live/work all over Mason County, both in the City of Shelton and in unincorporated Mason County. We are both BIPOC and white, disabled and able-bodied, poor and middle class. Many of us grew up here, and most of us wish to live the rest of our lives here. All of us love Mason County and want the best for our shared community.

In addition to the comments giving our rationale for edits, we have also attached a formatted and highlighted copy of RCW 36.70A.170, the mandatory elements of comprehensive planning in the Growth Management Act. We hope this document will make it easier to understand our citations and suggestions.

One of our suggestions is public housing, because it would guarantee affordable housing and limit displacement of currently housed families, which are two requirements of the updated Growth Management Act (see RCW 36.70A.170 sections 2a.i, 2.b, 2.c, 2.d, 2.d.i, 2.d.ii, 2.e, 3.f, and 2.h). Solving the housing affordability challenge through public housing would benefit our young people ready to move into their first apartments, retired elders and

disabled people on fixed incomes, working single parents, and more. It would also mean that families who have been in the area for generations can remain in the area, that businesses can more easily find and keep local employees, and that the City and County can bring significant revenue resources into our community. Here are just a few examples of currently available federal revenue sources that could benefit our communities in Mason County:

- [\\$2 billion \(up to \\$20 million per grant\) for community climate resilience \(including housing\)](#)
- [\\$6 million for rural affordable housing](#)
- [\\$40 million to fund service coordinator positions serving multifamily senior/disabled housing](#)

We understand that planning for and developing public housing takes years, making the comprehensive plan (our County’s main long-range planning tool) the perfect place to plan for this strategy.

We would also like to note for the record that the Climate Resiliency sub-element requirement of the Growth Management Act requires prioritizing the needs of vulnerable populations and overburdened communities. (NOTE: “Vulnerable populations” are populations particularly vulnerable to climate change impacts, such as children, elders, people with disabilities, outdoor workers, and so forth. “Overburdened communities” are communities enduring more than their fair share of pollution and climate change impacts.)

Furthermore, the climate resiliency sub-element can be covered by the Hazard Mitigation Plan *only if* it “prioritizes actions that benefit overburdened communities” (RCW 36.70A.170 section 9.e.ii). “[T]o the extent any of the substantive requirements of this subsection (9)(e) are not addressed, or are inadequately addressed, in the referenced natural hazard mitigation plan, a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency sub-element complies fully with the substantive requirements of this subsection (9)(e).” (RCW 36.70A.170 section 9.e.ii). The 2023 Hazard Mitigation Plan does many things well. However, it does not prioritize actions that benefit overburdened communities. Thus, the climate resiliency sub-element cannot be legally met through Mason County’s current Hazard Mitigation Plan.

Fortunately, there are many ways to address the requirements of RCW 36.70A.170 section 9 (climate resiliency sub-element) in the comprehensive plan itself. We offer many suggestions in our proposed edits below.

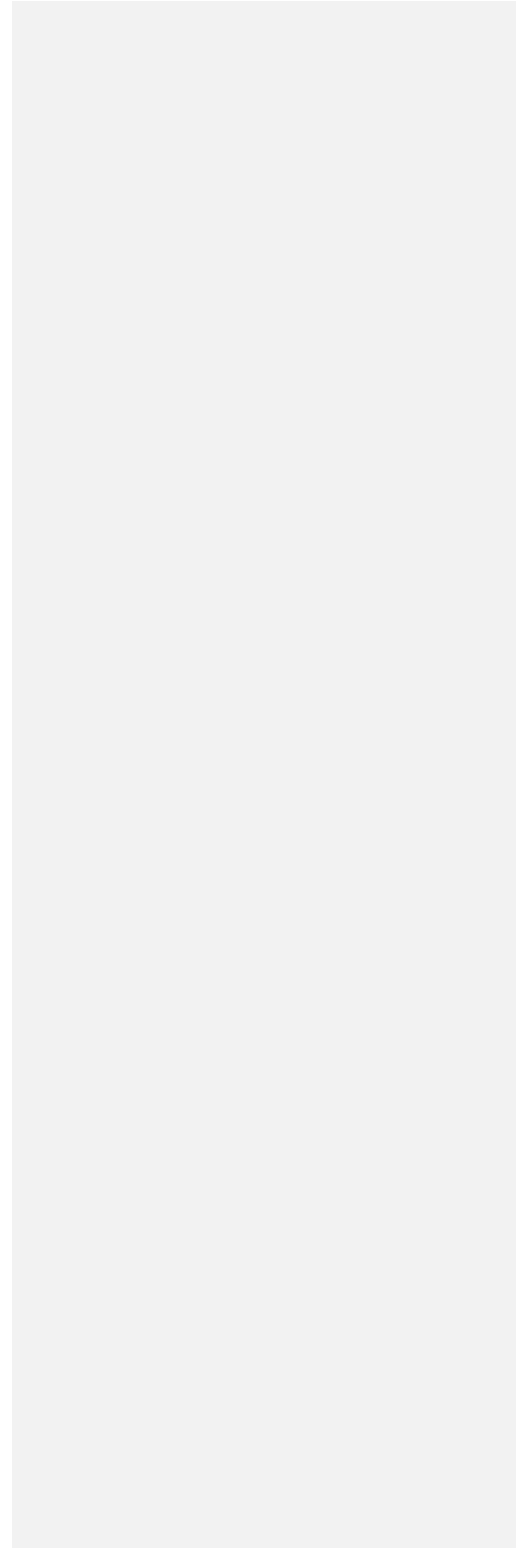
We appreciate you taking these suggestions seriously. We are here to be long-term partners in ensuring GMA compliance as well as practical implementation that makes sense for our unique County. We look forward to enjoying the next 20 years (and beyond!) in Mason County.

Respectfully,

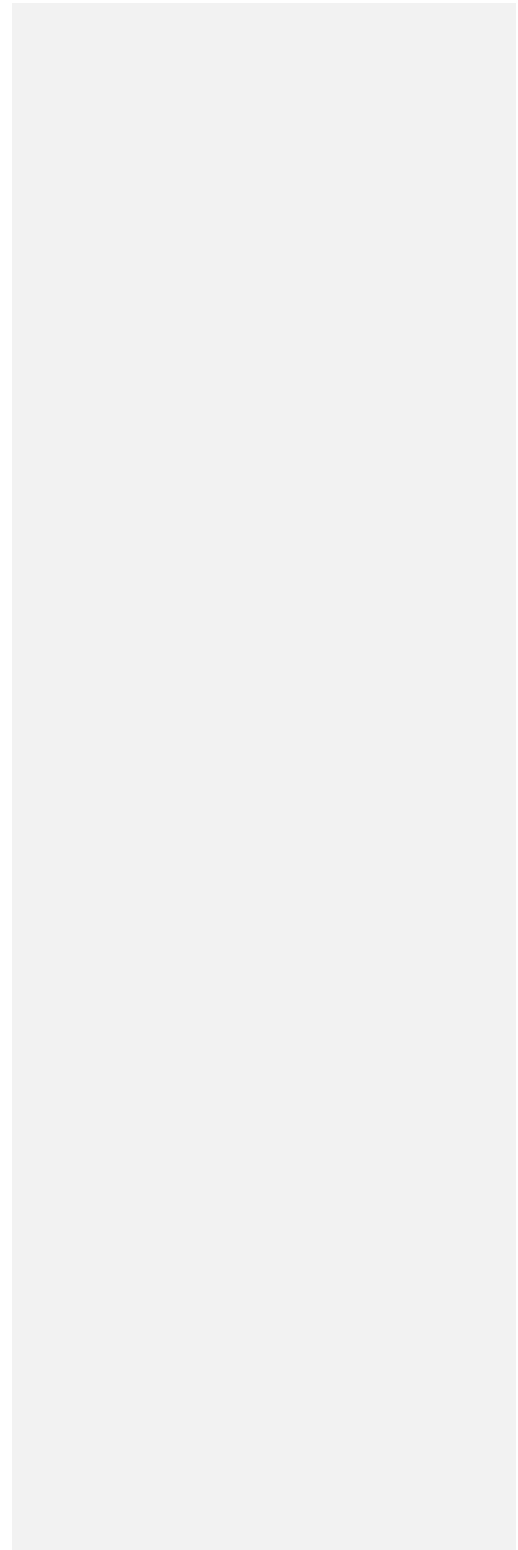
Mason County Climate Justice, including the following co-authors:

- **Alan Alejandro Ramirez Herrera**, Cedar School Board Rep, Cedar High School Student, lifelong resident of Mason County
- **Constance Ibsen**, Lower Hood Canal Coalition Member, 30-year Mason County resident
- **Jacob Ackerly**, Cedar Ambassador & Cedar High School student
- **Jacob Blowers**, Cedar High School student, 14-year resident of Mason County
- **James Landreth**, MCCJ Regenerative Agriculture Program Manager, born & raised in Mason County
- **Joshua Wright**, Legacy Forest Defense Coalition Programs Manager & Mason County Resident
- **Julianne Gale**, MCCJ Executive Director & Mason County Resident
- **Kurt Garrison**, Cedar High School Science/Math Teacher, 19 years in Shelton School District
- **Luanne Hicks Bigbear**, Cedar High School Teacher in English, Art, and Social Studies (including Civics), 19 years in Shelton School District
- **Michael Siptroth**, longtime North Mason teacher/substitute teacher, community volunteer, and 24-year Mason County resident
- **Peggy Morell**, former land use and transportation planning public affairs specialist & Mason County resident
- **Ryer Osier**, Cedar High School student, 15-year resident of Mason County
- **Samantha Tillar**, MCCJ Civic Engagement Program Intern & displaced former Mason County resident
- **Sherri Dysart**, retired accountant/forester, former statewide League of Women Voters Forestry Issues Chair, longtime Mason County Resident

Chapter 2 – Countywide Planning Policies & Objectives



The Role of the Countywide Planning Policies	6
Introduction	9
About Mason County	9
History of Public Engagement	11
Vision Statement	13
Planning Policies	15
1: URBAN GROWTH	15
2: REDUCE SPRAWL	16
3: TRANSPORTATION	17
4: HOUSING	18
5: ECONOMIC DEVELOPMENT	19
6: PROPERTY RIGHTS	20
7: PERMITS	20
8: RESOURCE INDUSTRIES	21
9: OPEN SPACE	21
10: ENVIRONMENT	22
11: PUBLIC PARTICIPATION	23
12: FACILITIES/SERVICES	23
13: HISTORIC PRESERVATION	24
14: CLIMATE CHANGE AND RESILIENCY	24
15: SHORELINES OF THE STATE	25



The Role of the Countywide Planning Policies

- These countywide planning policies shall be the foundation for the Mason County Comprehensive Plan.
- As required by RCW 36.70A.120, all elements of the Comprehensive Plan and implementing regulations, including zoning maps, zoning regulations, and any amendments, shall be consistent with and implement these policies.
- 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](#).
- The Mason County Comprehensive Plan adopts by reference the following functional plans: Shoreline Master Plan, Drainage, Floodplain, Schools, Special Districts, Economic Development, Parks and Recreation, Transportation, Watershed, [Hazard Mitigation Plan](#), and any other functional or subarea plans adopted by Mason County. Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.
- All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.

A definition section will be incorporated into the final Comprehensive Plan document with definitions [for technical terms](#) that are clearly articulated in Mason County Code or state or federal statutes. [If a specific term is not defined or referenced, it takes its normal and customary meaning within the context of how it is used.](#)

Deleted: comprehensive

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Commented [MCCJ1]: Are "Schools" and "Special Districts" functional plans?

Commented [MCCJ2]: Can we make all of these hyperlinks so it's easy for the public to find these documents?

Commented [MCCJ3]: Since "environmental justice" is referenced in the edits below, let's make sure it's also in the comp plan definition section. We recommend the Dept of Commerce definition because the regulatory agency has adopted it. See: <https://www.commerce.wa.gov/program-index/environmentaljustice/>

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Table 1. Crosswalk - Countywide Planning Policies and Comprehensive Plan Chapter

Comprehensive Plan Element	Development Regulations	Countywide Planning Policy	Policy Statement
Chapter 3 Land Use	MCC 17.07; 17.10-17.17; 17.20-17.35; 17.70	#1 URBAN GROWTH	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner, <u>taking into account the current and future impacts of a changing climate and environmental justice.</u>
Chapter 3 Land Use	MCC 17.02; 17.05; 17.70; 17.90	#2 REDUCE SPRAWL	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Chapter 8 Transportation	MCC Title 12	#3 TRANSPORTATION	Encourage efficient multimodal transportation systems that are based on regional priorities, <u>accessible to people of all income levels including those with disabilities</u> , and coordinated with county and city comprehensive plans. <u>Prepare transportation systems to support reductions in greenhouse gas emissions and noise pollution.</u>
Chapter 5 Housing	MCC 17.11; 17.90	#4 HOUSING	Encourage the availability of affordable housing to all economic segments of the population, <u>promote a variety of residential densities and housing types; prioritize creating publicly-funded, publicly-owned, and publicly-operated permanently-affordable housing based on resident income; and encourage preservation of existing housing stock.</u>
Chapter 10 Economic Development	MCC 2.78; 17.07; 17.24	#5 ECONOMIC DEVELOPMENT	Encourage economic development throughout the state that is consistent with adopted comprehensive plans <u>and impacts of a changing climate</u> ; promote economic opportunity for all <u>residents</u> of this state, especially for unemployed and for disadvantaged persons; promote the retention and expansion of existing businesses and recruitment of new businesses; <u>recognize regional differences impacting economic development opportunities; ensure safe and healthy working environments and living wages for all people; increasing tourist industry revenue by preserving and improving healthy ecosystems</u> ; and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's <u>natural resources, public services, and public facilities.</u>
Chapter 3 Land Use	MCC 17.01	#6 PROPERTY RIGHTS	Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Chapter 3 Land Use & Chapter 10 Economic Development	MCC 15.05	#7 PERMITS	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Chapter 4 Rural	MCC 8.52; 17.02	#8 NATURAL RESOURCE INDUSTRIES	Maintain and enhance natural resource-based industries <u>to be climate resilient and provide safe, healthy jobs at living wages</u> , including productive timber, agricultural, and <u>aquaculture industries. Support and enhance ecosystems to serve multiple purposes, including cultural, aesthetic, ecological, recreational, and economic value.</u>
Chapter 3 Land Use, Chapter 4 Rural, & Chapter 9 Parks	MCC 16.23; 17.07; 17.10; 17.26	#9 OPEN SPACE	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural <u>areas</u> and water, <u>develop opportunities for community access to land for growing food</u> , and develop <u>new and maintain existing parks and recreation facilities. Plan for the impacts of a changing climate and environmental justice factors.</u>
Chapter 3 Land Use & Chapter 4 Rural	MCC 8.52 Resource Ordinance/Shorelines	#10 ENVIRONMENT	Protect the environment, <u>including active and potential habitats for all species (especially rare or threatened ones)</u> , and enhance the <u>County's quality of life, including but not limited to air and water quality, ecosystem services of mature forests, healthy aquifer recharge zones, and the quantity and quality of available water for all species, taking into account climate change impacts and environmental justice.</u>

- Commented [MCCJ4]: Can we make all codes hyper... [1]
- Commented [MCCJ5]: Supports compliance with RC... [2]
- Deleted: .
- Commented [MCCJ6]: Suggestion supports complia... [3]
- Commented [MCCJ7]: Goal is to work towards RCW... [4]
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- Deleted: of this state.....promote a variety of residen... [6]
- Commented [MCCJ8]: Supports compliance with RC... [7]
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- Commented [MCCJ9]: Supports internal consistency... [9]
- Deleted: ,
- Commented [MCCJ10]: Supports internal consisten... [10]
- Deleted: citizens
- Deleted: ,...promote the retention and expansion of... [11]
- Commented [MCCJ11]: Supports internal consisten... [12]
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- Commented [MCCJ12]: Supports compliance with... [13]
- Deleted: ,...all within the capacities of the state'...s ¶... [14]
- Deleted: Natural resource industries.
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- Commented [MCCJ14]: Supports internal consisten... [15]
- Deleted: fisheries
- Commented [MCCJ16]: Is there a reason this origi... [16]
- Deleted: Encourage the conservation of productive... [17]
- Commented [MCCJ17]: Supports consistency with... [18]
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- Deleted: resource lands
- Commented [MCCJ18]: For example, the existing... [20]
- Commented [MCCJ19]: There is a lot of interest in... [21]
- Deleted: ¶
- Commented [MCCJ20]: Supports internal consisten... [22]
- Deleted: .
- Deleted: state's ...ounty's high ...uality of life, includi... [23]
- Commented [MCCJ21]: Supports internal consisten... [24]

See Public Involvement Plan	MCC 15.09.060	#11 PUBLIC PARTICIPATION	Make notice provisions and other public engagement strategies accessible to encourage and support the involvement of residents, particularly those from overburdened communities and vulnerable populations, in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Chapter 7 Utilities	MCC Title 13, Title 6	#12 PUBLIC FACILITIES AND SERVICES	Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. Consider and plan for mitigating the effects of a changing climate and advancing environmental justice on public facilities and services.
Chapter 3 Land Use	MCC 17.40	#13 HISTORIC PRESERVATION	Identify and encourage the preservation of lands, waters, sites, and structures that have historical, ecological, cultural, or archaeological significance. Lands, waters, sites, and structures that are vulnerable to climate change impacts will be identified, as part of the climate resiliency plan.
Chapter 12 Climate Resilience and Hazard Mitigation		#14 CLIMATE CHANGE AND RESILIENCY	Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; support local carbon sequestration through protection of older forests and other strategies; prepare for climate change impact scenarios; foster resiliency to climate impacts and natural hazards; protect and substantially enhance environmental, economic, and human health and safety; and advance environmental justice.
See Mason County Shoreline Master Program	MCC 17.50	#15 SHORELINES OF THE STATE	For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

- Deleted:** CITIZEN
- Commented [MCCJ22]:** Supports compliance with (c)thru(e) of [RCW 36.70A.035](#)
 - (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;
 - (d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals; and
 - (e) Publishing notice in agency newsletters or sending notice to agency mailing lists, including general lists or lists for specific proposals or subject areas.
- Deleted:** Encourage the involvement of
- Deleted:** citizens
- Commented [MCCJ23]:** Encourages consistency with RCW 36.70A.070 sub section 9.a "avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities." Without direct involvement of these communities, it would be difficult to avoid creating/worsening impacts on these communities.
- Commented [MCCJ24]:** Supports internal consistency with RCW 36.70A.070 subsection 4 and subsection 9.
- Commented [MCCJ25]:** Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 ("The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities"). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A ("Identify, protect, and ... [25])
- Commented [MCCJ26]:** Supports internal consistency with RCW 36.70A.170 section 9, climate resiliency plan.
- Commented [CH27]:** New Chapter 12 will be inserted before Plan Implementation and Monitoring.
- Commented [MW28]:** I'm wondering if it is confusing to include this portion since we are not mandated nor will we be concentrating on the greenhouse gas emissions/√... [26]
- Commented [MCCJ29R28]:** It is "encouraged" and I think preparing to support reductions in greenhouse gas emissions at a bare minimum is a good idea. One wir ... [27]
- Commented [MCCJ30]:** Changes supported by compliance with RCW 36.70A.170 section 9.
- Commented [CH31]:** Previously missing from crosswalk/goals - consider adding.

Introduction

This chapter presents the Countywide Planning Policies used to develop Mason County's Comprehensive Plan. The policies in this document are organized and numbered based on the [fifteen](#) goals adopted in Washington's State's Growth Management Act (RCW 36.70A) to guide counties and cities in the development and adoption of comprehensive plans. Table 1 shows which Chapter of the Comprehensive Plan provides additional information, statistics, maps, and other detail related to each policy.

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About Mason County

Geography

Mason County is situated along the southwestern portion of Puget Sound and encompasses roughly 972 square miles. It borders Jefferson County to the north, Grays Harbor County to the west and southwest, Thurston County to the southeast, Pierce County to the east, and Kitsap County to the northeast. Mason County remains a predominantly rural county despite the urban growth in both Thurston and Kitsap Counties. The City of Shelton, the only incorporated area in Mason County, includes approximately [4.77](#) square miles, or less than one percent of the County's total land area. Two urban growth areas, Allyn ([1.5](#) square miles) and Belfair ([3.9](#) square miles) are located in the northeast portion of the County adjacent to the eastern border between Mason and Kitsap Counties. Two Native American Tribal Nations, the Skokomish and the Squaxin Island Tribes, have reservations within the boundaries of Mason County.

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Commented [CH32]: Update with current area. Recent annexations have increased this size.

Commented [CH33]: Confirm no changes.

Commented [CH34]: Confirm no changes.

Three geological provinces combine to form Mason County. They include the Puget Sound Lowland, the Olympic Mountains, and the Black Hills. Additionally, [seven](#) watersheds exist within Mason County. They include Case Inlet, Chehalis, Lower Hood Canal, Oakland Bay, Skokomish, Totten-Little Skookum, and West Hood Canal. Mason County also includes over 700 miles of some of the most pristine shoreline in the state, nearly 100 freshwater lakes, two major rivers, and a number of smaller tributaries and creeks.

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Mason County's rich natural resources and open spaces dominate the County's landscape. Combined national, state, and private forests currently account for over fifty (50) percent of the land area that makes up Mason County. Mineral deposits underlie Mason County's [topsoils](#). Agricultural and aquaculture areas contribute both to the County's natural beauty and its economy. Mason County also includes substantial open space. Open space within the County hosts wildlife habitat, undeveloped natural areas, and many developed park and recreation sites. These open space areas are managed by federal, state, county, municipal, and private interests.

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Climate

Mason County's climate can be characterized as moderate-maritime, influenced by the Pacific Ocean, yet sheltered by the Olympic Mountains. Average temperatures range from a high of 78° F. in July to 32° F. in January. The average daily temperature in Mason County is 51° F. The County

Commented [MCCJ35]: Agree with Cristina that info should be added about climate indicators and potential changes. We also think it would be valuable to add historic climate averages, which are already different than current numbers.

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receives an average of 64 inches of precipitation annually, with average monthly rainfalls ranging from a low in July of 0.8 inches, to a high of 10.4 inches in January.

The [Climate Mapping for a Resilient Washington webtool](#) provides data about potential changes in climate that Mason County may experience. Like much of Western Washington, Mason County may see:

- Changes in precipitation patterns that increase precipitation at certain times of year while also increasing drought events, coupled with a reduction in snowpack that contributes to drought events and low summertime streamflows.
- Reduction in warm-season streamflow and extended periods of lower streamflow that may impact water quality and availability.
- Increases in summertime high temperatures that pose health risks to all species.
- Increased wildfire danger days, linked to drought and increasing temperatures.
- Ocean acidification and rise in water temperatures, causing negative impacts on aquaculture industry and marine ecosystems.
- Increase in extreme weather events, with impacts to all communities, especially vulnerable and overburdened communities.
- Glaciers and snowpack in the Olympic Mountains that feed Mason County watersheds have been and will continue to shrink or disappear, causing limited fresh water supply particularly in summer months.
- Salt water intrusion and sea level rise threaten agricultural lands, community homes, commercial and government infrastructure, drinking water supplies, and more.

Jurisdictions in Washington are now required to plan for climate change.

Table 2. Original Drafters of the Countywide Planning Policies – 1992
City of Shelton and Mason County Departments
City of Shelton Fire Department
Economic Development Council
Fire Districts
Hospital Districts
Mason County Fire Marshal
Mason County Growth Management Advisory Committee
Peninsula Regional Transportation Planning Organization
Port Districts
Public Utility District No. 1
Public Utility District No. 3
School Districts
Sewer Districts
Shelton City Commission
Shelton/Mason Chamber of Commerce
Skokomish Tribal Nation

Commented [CH36]: Opportunity to add information about climate indicators and potential changes that may occur in the future.

Commented [MCCJ37R36]: Agree! I also think it would be valuable to add historic climate averages, which are already different than current numbers.

Commented [MCCJ38]: Can we include a link here?

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Deleted: as well as increased wildfire danger.

Commented [MW39]: I think these two points are very similar and could be combined

Commented [MCCJ40R39]: Agree that it's repetitive. I think it's stronger as two separate points though, since heat and wildfire have different impacts on human and ecosystem health. Deleting the end of the first bullet may solve the repetitiveness while giving each impact the separate attention it deserves.

Commented [MCCJ41]: Agree w Marissa that it's repetitive. We think it's stronger as two separate points though, since heat and wildfire have different impacts on human and ecosystem health. Deleting the end of the first bullet may solve the repetitiveness while giving each impact the separate attention it deserves.

Commented [MCCJ42]: Suggested deleting "extent of potential climate changes... remains to be seen" as we have already seen many climate impacts and the wording could confuse people into thinking that climate change is some uncertain future thing.

Deleted: The extent of potential climate changes locally, nationally, and globally remains to be seen.

History of Public Engagement

Squaxin Island Tribal Nation
Water Districts

Mason County organized a public process for developing the Countywide Planning Policies (CWPPs) in 1992. That process established a Joint City/County Elected Official Review Board (Board). This Board included the commissioners from both Mason County and the City of Shelton. The Board was guided by the requirements of House Bill 1025 and the Mason County/City of Shelton Regional Strategy Agreement. In addition, the Board used an iterative process for preparing the CWPPs. The approach focused on coordination among Mason County, the City of Shelton, and other public agencies. See Table 2.

The first draft of the Countywide Planning Policies was completed in late January 1992. The draft went through an informal review and revision period that ended in March of 1992. The formal review period for the CWPPs began in May 1992 and continued through August 1992. Public hearings were held in May and June of 1992. CWPPs were revised to reflect input received through the public review process and the public hearings. Mason County and the City of Shelton jointly adopted the Countywide Planning Policies on August 17, 1992.

In the 2016 - 2036 Comprehensive Plan Update, the Countywide Planning Policies were revisited and updated to incorporate public input, reflect then-current trends, and consolidate a broad array of goals, policies and objectives throughout the planning documents Mason County has adopted over time.

In the 2025-2045 Comprehensive Plan Update, the Countywide Planning Policies were reviewed and updated to address public input, recent state legislation related to planning for housing, and the new Growth Management Act goal to plan for climate resilience and accounted for the most impact to the Urban Growth Areas of Allyn and Belfair and considered the possibility of designating Union as a new Urban Growth Area. The foundational documents used to update the Countywide Planning Policies and help support the Comprehensive Plan update are included in Table 3.

Commented [MCCJ43]: Would it make sense to also have a history of intergovernmental collaboration, including with tribes?

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Commented [MCCJ44]: What about what happened between 1992 and 2016? Was there an update in 2005?

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Table 3. Mason County Plans Supporting the 2025-2045 Comprehensive Plan Update		
Topic	Foundational Plans	Date of Adoption
Climate Resilience	Mason County Hazard Mitigation Plan	2018, 2023
Comp Plan	Mason County Comprehensive Plan	1970, 1993, 2005, 2017
Economic Development	Business Demographic Report, Mason County Economic Development Council	2017
Economic Development	Belfair Urban Growth Area Market Analysis, EcoNorthwest	2003
Economic Development	Targeted Cluster Identification and Strategic Alignment, Pacific Mountain Workforce Development	2012
Electricity	Mason County PUD No.3 Comprehensive Financial Report	2015
Fire	Mason County Community Wildfire Protection Plan	2012
Homelessness	Mason County Homeless Plan	2016
Housing	Mason County and City of Shelton Housing Needs Assessment	2004
Housing	Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County Washington	2015
Housing	Housing Needs Assessment	2022
Solid Waste	Mason County Solid Waste Management Plan	2010 and Update
Solid Waste	Mason County Solid Waste Investment Needs	2016
Sub-Area	Belfair Sub-Area Plan	2004, 2022
Sub-Area	Allyn Sub-Area Plan	2006
Sub-Area	Southeast Mason Sub-Area Plan	1994
Sub-Area	North Mason Sub-Area Plan	1993
Sub-Area	Harstine Island Sub-Area Plan	1993
Stormwater	Mason County Stormwater Management Plan	2009
Transportation	2023 Annual Mason County Bridge Report	2023
Transportation	Belfair Planned Action EIS	2022
Water	Washington State Department of Ecology Water Resource Inventory Area 14 - Storage Assessment Report	2005

Commented [CH45]: Are there other plans missing from this list?

Commented [MW46R45]: Allyn Circulation Plan 2017, Belfair Mobility Plan 2018, Belfair UGA 2018 Basin Plan

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Commented [MCCJ47]: A 2003 market analysis is probably too old to be basing our current comp plan on. So much has changed in the last 20+ years. Is there anything newer?

Commented [KP48]: Title revision proposed by Fire Marshal.

Commented [MW49]: There is a more recent plan from 2019, and the Housing and Homelessness Coordinator will be updating this again (due 2025...?) based on the new requirements that tie it more directly to the Comp Plan <https://www.masoncountywa.gov/forms/Health/homeless-housing-plan-2019-2024.pdf>

Commented [MW50]: 2024

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Vision Statement

Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, fish, shellfish, wildlife, and natural ecosystems; fewer restrictions and more privacy than in an urban area; Urban Growth Areas that are vibrant economic and social centers; the responsible operation of resource based industries such as timber, mining, agriculture, and aquaculture; and the close ties of family and community to the land.

The Urban Growth Areas

The Urban Growth Areas of Shelton, Belfair, and Allyn as well as Rural Activity Centers throughout the County will serve as the principal housing, economic, civic, and social centers including commercial, industrial, and airport and business hubs. Each will have a compact core area anchored by retail, service industries, government, housing and education facilities. The regional health center in Shelton will grow and continue to serve the Olympic Peninsula, and regional retail will be centered in the City's Olympic Highway North area. The three Urban Growth Areas will provide a strong employment and tax base.

The Rural Areas

Rural Activity Centers and compatible businesses such as small-footprint cottage industries will continue to be encouraged and supported. The County's abundance of natural attractions including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Developments. Natural resource industries continue to be an important part of Mason County's rural economy, including agriculture, aquaculture, and forestry. The County's land use regulations will protect natural resource lands from conversion to housing or other types of commercial development and protect sensitive natural areas from natural resource extraction activities.

Housing

Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, mixed-use, and publicly-funded, publicly-owned and publicly-operated housing that is permanently affordable based on resident income. Innovations in housing that provide affordable choices, particularly for vulnerable and overburdened communities, will be encouraged. Homeowner associations, resident associations, and neighborhood associations will be encouraged to support compact, well-maintained housing in rural areas.

The Environment and Open Space

Mason County will protect the environment in a way that is compatible with the needs of a growing population. One focus will be watersheds and their water quality and quantity. The County will also focus on creating an open space network that will include wildlife habitat and corridors, mature forests, undeveloped waterfront, greenways, estuaries, parks, trails and campgrounds. This system

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Commented [CH51]: Reviewing feasibility of establishing a Union UGA. This is reflected in updated CPPs, below.

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Commented [CH52]: Updated per discussion w/ City of Shelton.

Deleted: Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming, and mining industries will provide the natural resource employment.

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Commented [MW53]: I'm not sure we even have any master planned developments., though provisions have been on the books for a long time.

Commented [MCCJ54]: It's no longer true that natural resources are the foundation of the County's economy. According Mason County's 2023 Hazard Mitigation Plan biggest employer in Mason is government, followed by service industry, then retail industry. Many of the natural resource jobs are also not in rural areas but rather in the city of Shelton.

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Deleted: and industries against encroachment from incompatible, competing uses.

Commented [MCCJ55]: Supports compliance with RCW 36.70A.170 5.c.iii, 5.c.iv, and 5.c.v.

Commented [CH56]: Should middle housing options be considered?

Commented [MW57R56]: There are a few more examples of middle housing that aren't currently mentioned/allowed in the Belfair and Allyn UGA codes that might be worth allowing. Would be interesting to hear from the developer/builder realm on this.

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Commented [MCCJ58]: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.

Commented [MCCJ59]: Supports internal consisten... [28]

Commented [MCCJ60]: Resident associations allow... [29]

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Commented [MCCJ61]: Change suggested due to ... [30]

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Commented [MCCJ62]: Supports compliance with ... [31]

will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents. A priority in creating this network of open spaces will be to seek ways for the County to protect contiguous mature and old growth forests.

Climate Resilience and Hazard Mitigation

Mason County will continue collaborating with other jurisdictions on hazard mitigation planning that will form the foundation of community resilience and disaster preparedness in the County and its incorporated and unincorporated communities. Mason County has experienced or been affected by many natural disasters, including severe weather events, flooding, earthquake, landslides, volcanic eruption, and wildfires, and will build community resilience, response capacity, continuity of operations, and system recovery to serve its residents and facilitate a rapid recovery following disaster events. Mason County will continue to implement the strategies identified in its Hazard Mitigation Plan to lessen the impacts of natural disasters within the County and create new strategies or modify existing strategies to ensure that vulnerable populations or overburdened communities do not endure a disproportionate amount of risk and impact. Mason County will also work to reduce greenhouse gas emissions in the County by emphasizing high-density housing in appropriate areas, public transportation throughout the county 7 days a week, and local supply chains. The County will work to enhance its carbon sequestration capacity by preserving and restoring forest lands (especially mature forests), grasslands, riparian zones, and wetlands.

Commented [MCCJ63]: "Return to normal" doesn't seem guarantee-able in the context of climate change. "Recovery" allows for possible return to normal or even to an improved, more climate resilient status post disaster.

Commented [CH64]: Drafted with information from 2023 Hazard Mitigation Plan. Will be revised with info from community survey.

Deleted: return to normal

Commented [KP65]: Revision proposed by Fire Marshal.

Commented [MCCJ66]: Supports compliance with RCW 36.70A.170 subsection 9.a. "A climate change and resiliency element that is designed to... avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.", 9.c. "the resiliency subelement of the climate... is mandatory", and all of 9.e.

Planning Policies

Mason County's Comprehensive Plan addresses each of the fifteen GMA goals according to the vision shared by County residents. The following discussion identifies the Countywide Planning Policies for Mason County organized by the GMA goal they address.

1: URBAN GROWTH

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

- 1.1. Maintain Urban Growth Areas around the incorporated City of Shelton and two unincorporated areas of Belfair and Allyn. Prioritize urban growth where infrastructure exists or is planned, as identified in an approved Capital Facilities Plan, or services can be reasonably and economically extended; where development does not conflict with natural resources uses or environmental preservation; where there is a sufficient supply of developable land to support urban densities and urban growth forecasted for the 20-year planning cycle; and where the community's vision has identified its area as an Urban Growth Area.
- 1.2. Explore the feasibility of establishing a new Urban Growth Area around the unincorporated Union community or an alternate designation to allow sewer but limit further development. Determine needs for utilities, including a public sewer system and water reclamation for large-scale potable water users such as golf courses. Ensure free, prior, and informed consent with Tribes to ensure any new UGA is aligned with Tribal interests and treaty rights.
- 1.3. Coordinate planning and zoning of the Shelton Urban Growth Area with the City of Shelton to ensure consistency in development patterns, logical transition from urban to rural uses, adequate provision of infrastructure and services, and to facilitate annexation as envisioned in the Growth Management Act.
- 1.4. Mixed-use developments, multi-family developments, employment centers, and other urban land uses are encouraged within designated Urban Growth Areas to make efficient use of urban-level infrastructure and services and to protect rural character in the remainder of the County.
- 1.5. Encourage development in Urban Growth Areas where:
 - infrastructure exists or is planned; or
 - infrastructure is provided by the developer according to locally established minimum urban standards.

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Commented [MCCJ67]: RCW 36.70A.070 states "The plan shall be an internally consistent document..." Supports internal consistency with subsections 5 and 9.

Commented [CH68]: Changing this to "developable" broadens potential exclusions to include lands with historic cultural significance etc.

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Commented [MCCJ69]: We understand the purpose of this potential UGA designation to be related to protecting the water from failed septic, not housing density, but a UGA opens up a lot more that might not be desirable in this area.

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Commented [MCCJ70]: Supports compliance with HB 1717 (2022), requirements under the GMA, including

- **RCW 36.70A.040** – Allows tribes to voluntarily participate in the local governments' comprehensive planning process.
- **RCW 36.70A.085** – Cities with a Port element must collaborate development with the city, port, and tribe(s).
- **RCW 36.70A.110** – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction.
- **RCW 36.70A.190** – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations.
- **RCW 26.70A.210** – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.

See <https://www.un.org/development/desa/indigenouspeoples/publications/2016/10/free-prior-and-informed-consent-an-indigenous-peoples-right-and-a-good-practice-for-lo...> [32]

Commented [CH71]: This policy opens the door to an Interlocal Agreement or similar tool that would deleg... [33]

Deleted: appropriate development to be

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1.6. Encourage development in Urban Growth Areas where:

- services, such as public transit, emergency response, fire protection, schools, and other public services, have adequate capacity; or
- services can be expanded through County action or via private investment from the developer.

1.7 Development and regulations in Urban Growth Areas will address impacts of a changing climate and prioritize the needs of vulnerable populations and overburdened communities.

2: REDUCE SPRAWL

GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are designed to reduce the impacts of growth, including sprawl, in areas outside of Urban Growth Areas. Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, subsistence hunting and gathering, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise.

2.1. Designate rural areas in Mason County. Rural areas include those portions of the County that lie outside designated growth areas, master planned communities, homeowner's associations, and destination resorts, and may have lower standards of infrastructure and service that reflect and maintain this rural character. Intensive development is discouraged in these rural areas due to the difficulty of providing cost-effective services and because rural areas are character-defining features of Mason County.

2.2. Rural development and accompanying water availability, including permit exempt wells, shall be consistent with protection of natural surface water flows and groundwater recharge.

2.3. Protect the County's rural character, lifestyles, and values.

2.4. Establish Level of Service standards, timely development of essential infrastructure and provision of services, and adherence to design standards for rural and urban areas.

2.5. Establish a rural land use system that provides for continued vitality of activity centers that may become Urban Growth Areas or incorporated communities. The categories of these areas include rural activity centers, hamlets, commercial centers, industrial areas, and tourist and recreational areas.

2.6. Concentrate higher density housing in urban areas around population needs such as schools, healthcare, parks, businesses, and services.

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Commented [MCCJ72]: Supports compliance with RCW 36.70A.070 subsection 1, including "The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities." Also supports compliance with RCW 36.70A.070 subsection 9, especially 9.e.ii: "a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e)." This edit supports consistency between Land Use (subsection 1) and Climate Resiliency (subsection 9) elements. RCW 36.70A.070 states "The plan shall be an internally consistent document and all elements shall be consistent with the future land use map."

Moved (insertion) [1]

Commented [MCCJ73]: This addition maintains the "rural character" of the county. RCW 36.70A.170 5c.

Moved up [1]: Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise. Designate rural areas in Mason County.

Moved (insertion) [2]

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Deleted: the disappearance of rural areas from the landscape would impact the character of the county. Rural areas of Mason County should be designated as such and protected from encroachment by intensive development. ...

Moved up [2]: Rural areas include those portions of the County that lie outside designated growth areas, master planned communities, home owner's associations, and destination resorts, and may have

Deleted: The Comprehensive Plan will include a Rural Element protecting

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Commented [MCCJ74]: Complies with RCW 36.70A.170 section 5.c.iii and section 2.

3: TRANSPORTATION

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

- 3.1. [Coordinate multimodal transportation systems with neighboring counties, Tribes, and the City of Shelton to encourage efficiency and align transportation with regional priorities.](#)
- 3.2. Establish Level of Service standards that encourage densities in Urban Growth Areas where services such as public transit, sidewalks, car-pooling, etc., are available.
- 3.3. Establish [multimodal](#) Level of Service [standards](#), timely development of essential infrastructure, and adherence to design standards for rural and Urban Growth Areas.
- 3.4. Protect functions of designated [high-volume](#) corridors by restricting individual access points.
- 3.5. [Promote safety and security for the multimodal transportation system.](#)
- 3.6. Promote interconnecting street networks which provide alternative [efficient](#) routes.
- 3.7. [Develop policies and encourage](#) use of varied multi-modal transportation alternatives [that support health and wellbeing through physical activity](#) by providing bikeways, sidewalks, trails, public transit, [and system connectivity](#) as appropriate to location and terrain, especially in Urban Growth Areas, and [ensuring equitable access for overburdened communities and vulnerable populations \(such as young, elder, and disabled people\).](#)
- 3.8. Ensure that cooperative planning efforts continue with the Peninsula Regional Transportation Policy Organization and the County's Citizen Advisory Panel on the Transportation Improvement Program, and that policies of the County and the organization are consistent and coordinated, with the Comprehensive Plan as the guiding document for Mason County.
- 3.9. The County and the City and Urban Growth Areas should work cooperatively with the Mason County Transit Authority (MCTA) to provide equitable public transit throughout the County.
- 3.10. [Local and County transportation plans should consider walking, biking, horse riding, trails, rail, marine, and aviation transportation as an integral part of the area's transportation system.](#)
- 3.11. [Incorporate technological advances into transportation systems planning by encouraging coordination among jurisdictions and Mason County Transit where feasible and applicable.](#)
- 3.12. [Encourage the development of transportation funding resources that support land use goals and strategies, as well as increase public transit accessibility \(e.g. 7 days a week, more frequent service, etc.\) and prepare the County for future reductions in greenhouse](#)

Deleted: Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans....

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Commented [MCCJ75]: Efficiency supports the encouraged greenhouse gas emissions reduction encouragement of RCW 36.70A.170's section 9.

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Commented [MCCJ76]: Updated language to be more aligned with current environmental justice language in the GMA.

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Commented [MCCJ77]: Adding these elements supports climate resilience (subsection 9 of RCW 36.70A.170) and encourages greenhouse gas emissions reductions.

gas emissions in transportation. Prioritize public transit funding for vulnerable populations and overburdened communities.

3.13. Protect transportation assets through proper operations, maintenance, and preservation activities to provide safe, efficient, and reliable movement of people, goods, and services.

3.14. Reduce greenhouse gas emissions caused by transportation via mechanisms such as denser affordable housing, local fresh food (e.g. community gardens and food forests), increased infrastructure for zero/low-carbon transportation modalities (such as walking, biking, canoes, etc.).

4: HOUSING

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

4.1. Prioritize affordable housing and promote a variety of residential densities and housing types, through:

a. Seeking state and federal funding and planning for publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.

b. Incentivizing affordable housing through the preservation of existing housing stock via supports for maintaining existing housing, weatherizing homes, and incentivizing the creation of long-term rentals (such as rooms in existing houses or ADUs on existing lots).

c. Incentivizing affordable housing by enacting codes that prioritize long-term rentals over short term rentals. Explore options such as limiting short-term rentals to particular zones and creating/improving business licensing requirements for short-term rentals.

4.2. Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels, including publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.

4.3. Encourage affordable housing through innovation including infill housing incentives, variety of lot sizes, mixed use, multifamily units, and density bonuses for affordable units. Selecting innovative techniques to support affordable housing should meet other Countywide Planning Policies for urban and rural development.

4.4. Encourage affordable housing in rural areas by utilizing the supply of existing smaller lots which can meet applicable development regulations, by ensuring the lots retain

Commented [MCCJ78]: Suggestion supports compliance with RCW 36.70A.070 subsections 6.iii.F and 6.iii.G. This edit also supports consistency between Transportation (subsection 6) and Housing (subsection 2) elements, especially 2.d. ("adequate provisions for existing and projected needs of all economic segments of the community.") RCW 36.70A.070 states "The plan shall be an internally consistent document..."

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Commented [MCCJ79]: Support 36.70A.170 subsection 9 goals, requirements, and encouragements.

Commented [MCCJ81]: Latest GMA update switches from encourages to requires for affordable housing. See RCW 36.70A.170 section 2.

Deleted: encourages

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Commented [MCCJ82]: See RCW 36.70A.170 2.e, 2.f., 2.g, and 2.h.

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Commented [MCCJ83]: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.

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Commented [MCCJ84]: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.

Commented [MCCJ85]: Supports compliance with low-income/affordable housing and anti-displacement requirements of the GMA. One potential model for this would be Chelan County. See <https://www.cityofchelan.us/251/Short-Term-Rentals> for example.

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Commented [MCCJ86]: Supports compliance with (... [34])

Commented [CH87]: This is an implementation act (... [35])

Commented [MCCJ88]: Supports compliance with (... [36])

Commented [MCCJ89]: What does this mean?

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- their conforming status, and by allowing manufactured housing, mobile homes, micro or tiny homes and other options in both urban and rural areas.
- 4.5. Encourage the preservation of historic structures for use as, or conversion to, single or multi-family housing.
 - 4.6. As part of a comprehensive program to address affordability, eliminate barriers to construction of permanently affordable housing in local regulations and policies. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of permanently affordable housing options.
 - 4.7. Affordable housing for households making below 80 percent of the Area Median Income should be focused within the City of Shelton and unincorporated Urban Growth Areas with convenient access to public transportation, major employment centers, and public services.
 - 4.8. Assess affordable housing needs in both urban and rural contexts and develop strategies to address housing affordability that reflect local definitions of affordable housing, urban and rural values, cost and availability of land, infrastructure cost and availability, the capacity of public services, private property rights, and broad-based public involvement.
 - 4.9. The County will prioritize direct participation in the development and management of permanently affordable low-income housing.
 - 4.10. Housing plans and policies will prevent or mitigate the physical, economic, and cultural displacement of low-income households due to planning, public investments, private development, and market pressures.

- Deleted:** It is recognized that the techniques for encouraging affordable housing will differ in rural and urban areas....
- Commented [CH90]:** Barriers might include costs, permitting requirements, infrastructure gaps, etc.
- Commented [MCCJ91R90]:** We will want to make sure that eliminating barriers does not mean lower quality housing or services to people in low-income housing.
- Commented [MCCJ92]:** We want to make sure that eliminating barriers does not mean lower quality housing or services to people in low-income housing.
- Deleted:** examine current
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- Commented [MCCJ93]:** If the county develops but does not manage public housing, then it's public funding going into private pockets without long-term accountability to the public. With RCW RCW 36.01.130 & 35.21.830 in place, the only way to ensure permanently affordable housing to have public housing with affordability based on resident income.
- Deleted:** and
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- Commented [MCCJ94]:** Supports compliance with RCW 36.70A.170 sections 2.a, 2.d, 2.e, 2.f, 2.g, 2.h.
- Deleted:** citizens
- Commented [MCCJ95]:** Supports internal consistency as required in 36.70A.070 between subsection 7 and 9. (... [37])
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- Commented [KP96]:** Revision proposed by Fire Marshal.
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5: ECONOMIC DEVELOPMENT

GMA encourages economic development that is consistent with adopted comprehensive plans and impacts of a changing climate, promotes economic opportunity for all residents of the County, especially for unemployed and disadvantaged persons, ensures safe and healthy working conditions for all, and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the County's natural resources, public services, and public facilities.

- 5.1. Encourage economic development throughout the County that is consistent with the adopted Comprehensive Plan and promote economic opportunity for all residents of the County, especially for unemployed and disadvantaged persons, including encouraging investment in areas experiencing slower economic growth, all within the capacities of Mason County's natural resources, public services, and public facilities.
- 5.2. Maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries. Encourage the conservation of productive natural resources or potentially productive natural resources and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long-term commercially productive resource extraction and agricultural lands and the resource-based industries associated with these areas.

Support natural-resource-based industries to shift towards more sustainable and regenerative practices in the context of a changing climate.

- 5.3. Establish coordinated incentives to promote economic development consistent with Vision Statements and Goals for each Urban Growth Area.
- 5.4. Promote economic development activities where services needed by such activities already exist or can be easily and economically provided. Coordinate with service providers to review economic development activities as early as possible.
- 5.5. Promote economic development where off-site impacts, such as transportation, can be effectively managed.
- 5.6. In environmentally sensitive or overburdened areas, ensure land use permit processes control activities that may have a detrimental effect on public health, safety, or the environment, consistent with state and federal requirements.
- 5.7. Increase economic vitality in Mason County by stimulating the creation of jobs in tourism, trades, and other areas that provide livable wages in safe and healthy work environments and that promote economic diversity, stabilization, and maintenance of a high-quality environment.
- 5.8. Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled, multilingual population that aligns with key economic development opportunities and industry sectors. Support schools in expansion of home economics classes including sewing, woodworking, farming, and gardening classes.
- 5.9. Support businesses to offer services in multiple languages and support language la
- 5.10. Support the creation and expansion of sustainable local industry, including appropriately-sized cottage industries.

Commented [MCCJ98]: Supports internal consistency with Climate Resiliency subelement—"RCW 36.70A.070 states "The plan shall be an internally consistent document..."

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Commented [MCCJ99]: Supports compliance with RCW 36.70A.070 section 9 and other areas addressing environmental justice issues.

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Commented [MCCJ100]: Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." & 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

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Commented [MCCJ101]: Shelton has areas that rank in the 80%-90% percentile statewide for percentage of households with a primary language other than English. Belfair/Union rank in the 60% percentile. These same areas also rank above average (compared to other areas in the state) for population under age 18. See the WA State Environmental Health Disparities Map for data (<https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>). Many students are already multilingual, but it would benefit all students to be fluent in multiple languages so that they have more employment opportunities, often at higher pay. Furthermore, businesses will be able to increase revenue if they have multilingual staff who can serve a broader base of customers now and into the future.

Commented [MCCJ102]: Supports compliance with climate resiliency subelement because it reduces supply chains.

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Commented [MCCJ103]: Supports climate resiliency subelement and internal consistency.

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6: PROPERTY RIGHTS

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

- 6.1. Non-conforming uses, structures, and parcels shall be allowed alterations and expansions when appropriate.

If private property must be acquired for public purposes, provide fair and market-based compensation negotiated during the acquisition process. 7: PERMITS

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

7.1. Applications for permits should be processed in a timely and fair manner to ensure predictability.

8: RESOURCE INDUSTRIES

GMA recommends Counties maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries, and encourage the conservation of productive forest lands and productive agricultural lands, and provide mitigation opportunities for incompatible uses. ensuring consistency with Section 10 (Environment) of this document.

8.1. Maintain an inventory of productive or potentially productive natural resource and agricultural lands and ensure ongoing regulatory protections for those lands.

8.2. Discourage the siting of incompatible land uses near natural resources and agricultural lands.

8.3. Provide mitigation opportunities for incompatible land uses sited near natural resources and agricultural lands.

8.4. Ensure safe and healthy working conditions and living wages for all workers in the natural resource industries.

8.5. Ensure that natural resource industry practices are compatible with the County's climate resiliency plan by ensuring that advances in climate-smart industry practices are implemented, finding win-win solutions that protect both the environment/habitats and economic development, and making sure that the health and well-being of vulnerable populations and overburdened communities are not disproportionately negatively impacted by industry activities.

Commented [MCCJ104]: Supports EJ requirements in GMA.

Commented [MCCJ105]: Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." & 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

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9: OPEN SPACE

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

9.1. Designate and map open space areas in coordination with the City of Shelton and unincorporated Urban Growth Areas. Criteria for designation shall include:

- provides multiple use open space
- environmentally unique and/or fragile
- separates incompatible land uses
- consistency with the UGA's vision statement
- traditional cultural places and landscapes
- mitigation of climate change impacts

- consistency with environmental justice principles, including access for and the priorities of vulnerable populations and overburdened communities

- 9.2. Provide accessible public open space and protect environmentally important areas without compromising private property rights or treaty rights.
- 9.3. Identify and prioritize open space areas, both urban and rural, for protection through acquisition, conservation easements, life estates, conveyance to a land trust, and/or another method of conservation. Assure that private property rights and treaty rights are protected.
- 9.4. Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, especially in underserved areas or areas of significant ecological value. One priority will be to seek ways for the County to protect contiguous mature and old growth forests (for example: acquiring the Green Diamond-owned recreational area at the western end of Mason Lake, along with the associated forests and waterfront for the purposes of a county park).
- 9.5. Encourage retention/maintenance of open space and the development/maintenance of recreational opportunities like parks and public-use recreation areas appropriate for camping, hiking, horseback riding, community gardening, cultural traditions, and off-leash dog exercise.
- 9.6. Create public and community access to land for the purpose of growing food.

10: ENVIRONMENT

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

- 10.1. To protect public health and water quality, septic systems and/or appropriate alternative disposal systems will be installed where appropriate in rural areas, according to adopted County health codes. Alternative sewage collection and treatment systems should be considered as an option when public health is in jeopardy, and/or to correct environmental damage and when consistent with land use designations in the Comprehensive Plan. Development permits and/or franchises for sewage treatment systems should be granted when consistent with the Comprehensive Plan.
- 10.2. Mason County and the City of Shelton shall protect drinking water supplies from contamination, ensure that water for development is both legally and physically available, and identify and reserve future supplies.
- 10.3. In environmentally sensitive areas, ensure land use permit processes control activities that may have a detrimental effect on public health, safety, environment (such as aquifer

Commented [MCCJ106]: Supports compliance with GMA's environmental justice components.

Commented [MCCJ107]: Supports compliance with HB 1717 (2022), requirements under the GMA, including
 → RCW 36.70A.040 – Allows tribes to voluntarily participate in the local governments' comprehensive planning process.
 → RCW 36.70A.085 – Cities with a Port element must collaborate development with the city, port, and tribe(s).
 → RCW 36.70A.110 – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction.
 → RCW 36.70A.190 – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations.
 → RCW 26.70A.210 – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.

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Commented [MCCJ108]: Supports compliance with HB 1717 (2022), requirements under the GMA, including
 → RCW 36.70A.040 – Allows tribes to voluntarily participate in the local governments' comprehensive planning process.
 → RCW 36.70A.085 – Cities with a Port element must collaborate development with the city, port, and tribe(s).
 → RCW 36.70A.110 – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction. (... [40])

Commented [MCCJ109]: This areas is one of the only (or the only) old growth forest left in Mason County in th (... [41])

Commented [MCCJ110]: There is a lot of interest in maintenance of trails in the community. There could (... [42])

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Commented [MCCJ111]: Supports compliance with climate resiliency subelement, including advancing (... [43])

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recharge zones), and physical integrity of the area consistent with state and federal requirements.

10.4. Encourage water reuse and reclamation for large-scale potable water users, such as golf courses, parks, and schools.

10.5. Identify, protect, and enhance natural areas (including current and potential habitat) to foster resiliency to climate impacts (including but not limited to increased air and water temperatures, changes in precipitation, wildfire, changes in streamflow, extreme weather events, salt water intrusion, sea level rise, ocean acidification, drought, and flooding). Include plans for the identification, protection, and enhancement of areas of vital habitat, including for safe passage and species migration.

10.6. Plan for and implement clean up of Mason County's contaminated sites.

Commented [MCCJ113]: Does something need to be added here to explicitly ensure tribal consultation and government-to-government relationship with tribes to be consistent with HB 1717 (2022)?

Commented [MCCJ114]: Supports compliance with RCW 36.70A.170 section 9, especially 9.e.i.A.

Commented [MCCJ115]: As of Sept 20, 2024, there are 67 sites in Mason County on the Department of Ecology's Contaminated Sites list: <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated?County=Mason>

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Commented [MCCJ116]: See EJ requirements of GMA.

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Commented [MCCJ117]: If we are including business owners who are not residents, we should also include workers who are not residents, as well as organizations that serve the community.

Commented [MCCJ118]: Supports compliance with required EJ aspects of the GMA. Encourages consistency with RCW 36.70A.070 sub section 9.a "avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities." Without direct involvement of these communities, it would be difficult to avoid creating/worsening impacts on these communities.

Commented [CH119]: Revise if the City will be granted planning/permitting authority.

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11: PUBLIC PARTICIPATION

GMA encourages the involvement of residents, property owners, business owners, vulnerable populations, and overburdened communities in the planning process and coordination between communities and jurisdictions to reconcile conflicts.

11.1. Encourage and support the involvement of residents, property owners, workers, nonprofits, community organizations, and business owners in the planning process and coordinate between communities and jurisdictions to reconcile conflicts.

11.2. Ensure that public participation is accessible to people of all ages, languages, abilities, and backgrounds, including vulnerable populations and overburdened communities.

11.3. Mason County and the City of Shelton will maintain joint procedures for review of land development activities within the City's Urban Growth Area.

12: FACILITIES/SERVICES

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

12.1. Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time of occupancy without decreasing current levels below locally established minimum standards. Require concurrent provision of infrastructure and utilities where necessary. Consider assessing development fees in the form of environmental mitigation fees or impact fees for public services.

12.2. Mason County and the City of Shelton, shall maintain a cooperative regional process to site essential public facilities of regional and statewide importance. Such facilities will be located to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits and burdens throughout the region or county.

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12.3. Major public facilities that generate substantial travel demand should be sited along or near major transportation and public transit corridors.

12.4. Sharing of corridors for major utilities, trails, and other transportation rights of way is encouraged.

12.5. Advance waste reduction efforts through support of state and federal programs, public information and education programs, and other available, appropriate methods.

12.6. County decisions and actions related to public facilities and services will plan for the effects of a changing climate and advance environmental justice. For example, new infrastructure should be sited in places that are not vulnerable to sea level rise/flooding currently or in the future; equitable maintenance of existing facilities will ensure fair access to all residents; and the needs of vulnerable populations and overburdened communities will be considered.

13: HISTORIC PRESERVATION

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

13.1. Support the efforts of the Mason County Historic Preservation Commission created to identify and actively encourage the conservation of Mason County's historic resources (MCC 17.40).

13.2. Identify and encourage the preservation of lands, waters, sites, and structures that have historical, ecological, cultural, or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.

13.3. Consult with Tribes and other government entities to ensure the protection of archeologically and culturally significant lands, waters, sites, and structures.

13.4. Identify lands, waters, sites, and structures that are vulnerable to climate change impacts and create a climate resiliency plan for them.

14: CLIMATE CHANGE AND RESILIENCY

GMA requires jurisdictions to ensure that comprehensive plans, development regulations, and regional policies and plans address climate change and natural hazards, foster resiliency, advance environmental justice, and protect and enhance environmental, economic, and human health in the face of a changing climate.

14.1. Continue coordinated hazard mitigation and community resilience planning efforts with the City of Shelton, Public Utility Districts 1 and 3, all fire districts serving Mason County and other interested agencies.

14.2. Ensure meaningful public participation of residents, especially vulnerable populations and overburdened communities, in hazard mitigation and community resilience planning.

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Commented [MCCJ120]: Supports compliance with 36.70A.170 section 9 and with required EJ aspects of the GMA. Encourages consistency with RCW 36.70A.070 sub section 9.a "avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities."

Commented [MCCJ121]: Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A ("Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration") and 9.e.i.B ("Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

Commented [KP122]: Edit proposed by Historic Preservation Commission.

Commented [MCCJ123]: A huge percentage of Mason County is water.

Commented [MCCJ124R123]: A huge percentage of Mason County is water.

Commented [MCCJ125]: Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 ("The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities"). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A ("Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration") and 9.e.i.B ("Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice." Also makes consistent with H... [44])

Commented [KP126]: Edit proposed by HPC.

Commented [MCCJ127]: Ensures consistency with RCW 36.70A.170 section 9.

Commented [MCCJ128]: We would like to work together on creating a "climate resiliency" definition for the definitions section of the comp plan. We need more ... [45]

Commented [KP129]: Revision proposed by Fire Marshal.

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Commented [MCCJ130]: Complies with public participation requirements of GMA and ensure better implementation of environmental justice requirements.

14.3. Plan for and consider the impacts of climate change on communities and industries in Mason County, including sea level rise, flooding, wildfires, and extreme weather events, on both existing and new development. Prioritize mitigating the impacts on vulnerable populations and overburdened communities.

Commented [MCCJ131]: Supports compliance with GMA's EJ requirements.

14.4. Support efforts to increase the resilience of public services and infrastructure, including transportation, utilities, emergency response, and others, by preparing for disasters and coordinating planning for continuity of operations and system recovery. Prioritize the resilience of public services and infrastructure in areas with vulnerable and overburdened populations.

Commented [MCCJ132]: Supports compliance with GMA's EJ requirements.

14.5. Support the reduction of greenhouse gas emissions through:

Commented [MCCJ133]: Supports compliance with RCW 36.07A.170 subsection 9, which "encourages" greenhouse gas emissions reductions for counties like ours, "requires" a climate resiliency plan (both mitigation and adaptation are addressed in these suggestions), and "requires" environmental justice.

a. Increased public transit, permanently affordable high density housing near public transit, local economic development that reduces supply chains.

b. Publicly-supported community gardens and food forests—particularly in vulnerable and overburdened communities

Commented [MCCJ134]: For example, the Hoodport Library food forest that is just starting up and the land that Chief Sexton wants to develop into annual gardens.

c. Permanent protection of natural areas (such as mature forests) that currently sequester carbon, and

d. Additional strategies aligned with community support and best available science, including traditional ecological knowledge.

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14.6. Reduce climate change impacts (such as flooding, wildfires, and drought) and increase climate resiliency through natural climate solutions such as:

a. appropriate earthworks (e.g. swales and berms) to handle resilience to flooding, fires, and droughts

b. mature forest cover to hold water during droughts, drain excess water during flooding, provide cooling through shade and transpiration during heat waves, and mitigate wildfires.

14.7. Support water conservation through graywater recycling and rainwater catchment systems.

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Commented [MCCJ135]: Supports compliance with the climate resilience subelement RCW 36.70A.170 section 9.

15: SHORELINES OF THE STATE

GMA strives to implement the Shoreline Management Act through consistency with a local Shoreline Master Program.

Commented [CH136]: Any desire to include this here?

Commented [MW137R136]: I like tying the SMP in here

15.1. Implement the Mason County Shoreline Master Program.

RCW 36.70A.070

Comprehensive plans—Mandatory elements.

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140. Each comprehensive plan shall include a plan, scheme, or design for each of the following:

(1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces and green spaces, urban and community forests within the urban growth area, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

(2) A housing element ensuring the vitality and character of established residential neighborhoods that:

- (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
 - (i) Units for moderate, low, very low, and extremely low-income households; and
 - (ii) Emergency housing, emergency shelters, and permanent supportive housing;
- (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
- (c) Identifies sufficient 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 care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;
- (d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:
 - (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - (iii) Consideration of housing locations in relation to employment location; and
 - (iv) Consideration of the role of accessory dwelling units in meeting housing needs;

- (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - (i) Zoning that may have a discriminatory effect;
 - (ii) Disinvestment; and
 - (iii) Infrastructure availability;
- (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- (h) Establishes antidisplacement 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.

In counties and cities subject to the review and evaluation requirements of RCW **36.70A.215**, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified. The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.

The adoption of ordinances, development regulations and amendments to such regulations, and other nonproject actions taken by a city that is required or chooses to plan under RCW **36.70A.040** that increase housing capacity, increase housing affordability, and mitigate displacement as required under this subsection (2) and that apply outside of critical areas are not subject to administrative or judicial appeal under chapter **43.21C** RCW unless the adoption of such ordinances, development regulations and amendments to such regulations, or other nonproject actions has a probable significant adverse impact on fish habitat.

(3) A capital facilities plan element consisting of:

- (a) An **inventory of existing capital facilities owned by public entities, including green infrastructure**, showing the locations and capacities of the capital facilities;
- (b) a **forecast of the future needs** for such capital facilities;
- (c) the **proposed locations** and capacities of expanded or new capital facilities;
- (d) at least a **six-year plan that will finance such capital facilities** within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) 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.

Park and recreation facilities shall be included in the capital facilities plan element.

The county or city shall identify all public entities that own capital facilities and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by this subsection. If, after a good faith effort, the county or city is unable to gather the information required by this subsection from the other public entities, the failure to include such information in its capital facilities element cannot be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public entity's capital facility or system plans and emailing and calling the staff of the public entity.

(4) (a) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.

- (b) The county or city shall identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its utilities element the information required in (a) of this subsection. However, if, after a good faith effort, the county or city is unable to gather the information required in (a) of this subsection from the other public entities, the failure to include such information in the utilities element shall not be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public

entity's capital facility or system plans, and emailing and calling the staff of the public entity.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

- (a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter.
- (b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.
- (c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by:
 - (i) Containing or otherwise controlling rural development;
 - (ii) Assuring visual compatibility of rural development with the surrounding rural area;
 - (iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
 - (iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and

(v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW **36.70A.170**.

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this subsection, but are not subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity may be permitted subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand from the new development or redevelopment. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5) and is consistent with the local character. Any commercial development or redevelopment within a mixed-use area must be principally designed to serve the existing and projected rural population and must meet the following requirements:

(l) Any included retail or food service space must not exceed the footprint of previously occupied space or 5,000 square feet, whichever is greater, for the same or similar use, unless the retail space is for an essential rural retail service and the designated limited area is located at least 10 miles from an

existing urban growth area, then the retail space must not exceed the footprint of the previously occupied space or 10,000 square feet, whichever is greater; and

- (II) Any included retail or food service space must not exceed 2,500 square feet for a new use, unless the new retail space is for an essential rural retail service and the designated limited area is located at least 10 miles from an existing urban growth area, then the new retail space must not exceed 10,000 square feet;

For the purposes of this subsection (5)(d), "essential rural retail services" means services including grocery, pharmacy, hardware, automotive parts, and similar uses that sell or provide products necessary for health and safety, such as food, medication, sanitation supplies, and products to maintain habitability and mobility;

- (ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

- (iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW **36.70A.030**(35). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW **36.70A.030**(35). Public services and public facilities shall be limited to those

necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;

- (iv) A county shall adopt measures to minimize and contain the existing areas of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas shall not extend beyond the logical outer boundary of the existing area, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;

- (v) For purposes of this subsection (5)(d), an existing area or existing use is one that was in existence:
 - (A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;
 - (B) On the date the county adopted a resolution under RCW **36.70A.040(2)**, in a county that is planning under all of the provisions of this chapter under RCW **36.70A.040(2)**; or
 - (C) On the date the office of financial management certifies the county's population as provided in RCW **36.70A.040(5)**, in a county that is planning under all of the provisions of this chapter pursuant to RCW **36.70A.040(5)**.

- (e) Exception. 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 **36.70A.365**.

(6) A transportation element that implements, and is consistent with, the land use element.

(a) The transportation element shall include the following subelements:

(i) Land use assumptions used in estimating travel;

(ii) Estimated multimodal level of service impacts to state-owned transportation facilities resulting from land use assumptions to assist in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

(iii) Facilities and services needs, including:

(A) An inventory of air, water, and ground transportation facilities and services, including transit alignments, active transportation facilities, and general aviation airport facilities, to define existing capital facilities and travel levels to inform future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

(B) **Multimodal level of service standards** for all locally owned arterials, locally and regionally operated transit routes that serve urban growth areas, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities **to serve as a gauge to judge performance of the system and success in helping to achieve the goals of this chapter consistent with environmental justice. These standards should be regionally coordinated;**

(C) For state-owned transportation facilities, multimodal level of service standards for highways, as prescribed in chapters **47.06** and **47.80** RCW, to gauge the performance of the system. The purposes of reflecting multimodal level of service standards for state highways in the local comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, active transportation, or transit program and the office of financial

management's ten-year investment program. The concurrency requirements of (b) of this subsection do not apply to transportation facilities and services of statewide significance except for counties consisting of islands whose only connection to the mainland are state highways or ferry routes. In these island counties, state highways and ferry route capacity must be a factor in meeting the concurrency requirements in (b) of this subsection;

- (D) Specific actions and requirements for bringing into compliance transportation facilities or services that are below an established multimodal level of service standard;
- (E) Forecasts of multimodal transportation demand and needs within cities and urban growth areas, and forecasts of multimodal transportation demand and needs outside of cities and urban growth areas, for at least ten years based on the adopted land use plan to inform the development of a transportation element that balances transportation system safety and convenience to accommodate all users of the transportation system to safely, reliably, and efficiently provide access and mobility to people and goods. Priority must be given to inclusion of transportation facilities and services providing the greatest multimodal safety benefit to each category of roadway users for the context and speed of the facility;
- (F) Identification of state and local system needs to equitably meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW. Local system needs should reflect the regional transportation system and local goals, and strive to equitably implement the multimodal network;
- (G) A transition plan for transportation as required in Title II of the Americans with disabilities act of 1990 (ADA). As a necessary step to a program access plan to provide accessibility under the ADA, state and local government, public entities, and public agencies are required to perform self-evaluations of their current facilities, relative to accessibility requirements of the ADA. The agencies are then required to develop a program access plan, which can be called a transition plan, to address any deficiencies. The plan is intended to achieve the following:

- (I) Identify **physical obstacles** that limit the accessibility of facilities to individuals with disabilities;
- (II) Describe the **methods to be used to make the facilities accessible**;
- (III) Provide a **schedule for making the access modifications**; and
- (IV) **Identify the public officials responsible** for implementation of the transition plan;

(iv) Finance, including:

- (A) An analysis of funding capability to judge needs against probable funding resources;
 - (B) A **multiyear financing plan based on the needs identified in the comprehensive plan**, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW **35.77.010** for cities, RCW **36.81.121** for counties, and RCW **35.58.2795** for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW **47.05.030**;
 - (C) **If probable funding falls short** of meeting the identified needs of the transportation system, including state transportation facilities, a **discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met**;
- (v) **Intergovernmental coordination efforts**, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;
- (vi) Demand-management strategies;
- (vii) Active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and

corridors that address and encourage enhanced community access and promote healthy lifestyles.

- (b) After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. If the collection of impact fees is delayed under RCW 82.02.050(3), the six-year period required by this subsection (6)(b) must begin after full payment of all impact fees is due to the county or city. A development proposal may not be denied for causing the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan where such impacts could be adequately mitigated through active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or other transportation systems management strategies funded by the development.
- (c) The transportation element described in this subsection (6), the six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems, and the ten-year investment program required by RCW 47.05.030 for the state, must be consistent.

(7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

(8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include:

- (a) Estimates of park and recreation demand for at least a ten-year period;
- (b) an evaluation of facilities and service needs;
- (c) an evaluation of tree canopy coverage within the urban growth area; and
- (d) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

(9)(a) A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change, which must include efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

(b) The climate change and resiliency element shall include the following subelements:

- (i) A greenhouse gas emissions reduction subelement;
- (ii) A resiliency subelement.

(c) The greenhouse gas emissions reduction subelement of the climate change and resiliency element is mandatory for the jurisdictions specified in RCW 36.70A.095 and is encouraged for all other jurisdictions, including those planning under RCW 36.70A.040 and those planning under chapter 36.70RCW. The resiliency subelement of the climate change and resiliency element is mandatory for all jurisdictions planning under RCW 36.70A.040 and is encouraged for those jurisdictions planning under chapter 36.70 RCW.

(d)

- (i) The greenhouse gas emissions reduction subelement of the comprehensive plan, and its related development regulations, must identify the actions the

jurisdiction will take during the planning cycle consistent with the guidelines published by the department pursuant to RCW 70A.45.120 that will:

- (A) Result in reductions in overall greenhouse gas emissions generated by transportation and land use within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state;
 - (B) Result in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state; and
 - (C) Prioritize reductions that benefit overburdened communities in order to maximize the cobenefits of reduced air pollution and environmental justice.
- (ii) Actions not specifically identified in the guidelines developed by the department pursuant to RCW 70A.45.120 may be considered consistent with these guidelines only if:
- (A) They are projected to achieve greenhouse gas emissions reductions or per capita vehicle miles traveled reductions equivalent to what would be required of the jurisdiction under the guidelines adopted by the department; and
 - (B) They are supported by scientifically credible projections and scenarios that indicate their adoption is likely to result in reductions of greenhouse gas emissions or per capita vehicle miles traveled.
- (iii) A jurisdiction may not restrict population growth or limit population allocation in order to achieve the requirements set forth in this subsection (9)(d).

(e)

- (i) The resiliency subelement must equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems through goals, policies, and programs consistent with the best available science and scientifically credible climate projections and impact scenarios that moderate or avoid harm, enhance the resiliency of natural and human systems, and enhance beneficial opportunities. The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. Specific goals, policies, and programs of the

resiliency subelement must include, but are not limited to, those designed to:

- (A) Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;
 - (B) Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice; and
 - (C) Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.
- (ii) A natural hazard mitigation plan or similar plan that is guided by RCW **36.70A.020(14)**, that prioritizes actions that benefit overburdened communities, and that complies with the applicable requirements of this chapter, including the requirements set forth in this subsection (9)(e), may be adopted by reference to satisfy these requirements, except that to the extent any of the substantive requirements of this subsection (9)(e) are not addressed, or are inadequately addressed, in the referenced natural hazard mitigation plan, a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).
- (A) If a county or city intends to adopt by reference a federal emergency management agency natural hazard mitigation plan in order to meet all or part of the substantive requirements set forth in this subsection (9)(e), and the most recently adopted federal emergency management agency natural hazard mitigation plan does not comply with the requirements of this subsection (9)(e), the department may grant the county or city an extension of time in which to submit a natural hazard mitigation plan.
 - (B) Eligibility for an extension under this subsection prior to July 1, 2027, is limited to a city or county required to review and, if needed, revise its comprehensive plan on or before June 30, 2025, as provided in RCW **36.70A.130**, or for a city or county with an existing, unexpired

federal emergency management agency natural hazard mitigation plan scheduled to expire before December 31, 2024.

- (C) Extension requests after July 1, 2027, may be granted if requirements for the resiliency subelement are amended or added by the legislature or if the department finds other circumstances that may result in a potential finding of noncompliance with a jurisdiction's existing and approved federal emergency management agency natural hazard mitigation plan.
- (D) A city or county that wishes to request an extension of time must submit a request in writing to the department no later than the date on which the city or county is required to review and, if needed, revise its comprehensive plan as provided in RCW **36.70A.130**.
- (E) Upon the submission of such a request to the department, the city or county may have an additional 48 months from the date provided in RCW **36.70A.130** in which to either adopt by reference an updated federal emergency management agency natural hazard mitigation plan or adopt its own natural hazard mitigation plan, and to then submit that plan to the department.
- (F) The adoption of ordinances, amendments to comprehensive plans, amendments to development regulations, and other nonproject actions taken by a county or city pursuant to (d) of this subsection in order to implement measures specified by the department pursuant to RCW **70A.45.120** are not subject to administrative or judicial appeal under chapter **43.21C** RCW.

*(10) It is the intent that **new or amended elements** required after January 1, 2002, be adopted concurrent with the scheduled update provided in RCW **36.70A.130**. Requirements to incorporate any such new or amended elements shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before local government must update comprehensive plans as required in RCW **36.70A.130**.*

[**2024 c 135 s 1**; **2023 c 228 s 3**. Prior: **2022 c 246 s 2**; **2022 c 220 s 1**; **2021 c 254 s 2**; prior: **2017 3rd sp.s. c 18 s 4**; **2017 3rd sp.s. c 16 s 4**; **2017 c 331 s 2**; **2015 c 241 s 2**; **2010 1st sp.s. c 26 s 6**; **2005 c 360 s 2**; (2005 c 477 s 1 expired August 31, 2005); **2004 c 196 s 1**; **2003 c 152 s 1**; prior: **2002 c 212 s 2**; **2002 c 154 s 2**; **1998 c 171 s 2**; **1997 c 429 s 7**; **1996 c 239 s 1**; prior: **1995 c 400 s 3**; **1995 c 377 s 1**; **1990 1st ex.s. c 17 s 7**.]

NOTES:

Finding—2017 3rd sp.s. c 18: See note following RCW [36.70A.030](#).

Short title—2017 c 331: "This act may be known and cited as the economic revitalization act." [[2017 c 331 s 1](#).]

Effective date—2015 c 241: See note following RCW [82.02.050](#).

Expiration date—2005 c 477 s 1: "Section 1 of this act expires August 31, 2005." [[2005 c 477 s 3](#).]

Effective date—2005 c 477: "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 13, 2005]." [[2005 c 477 s 2](#).]

Findings—Intent—2005 c 360: "The legislature finds that regular physical activity is essential to maintaining good health and reducing the rates of chronic disease. The legislature further finds that providing opportunities for walking, biking, horseback riding, and other regular forms of exercise is best accomplished through collaboration between the private sector and local, state, and institutional policymakers. This collaboration can build communities where people find it easy and safe to be physically active. It is the intent of the legislature to promote policy and planning efforts that increase access to inexpensive or free opportunities for regular exercise in all communities around the state." [[2005 c 360 s 1](#).]

Prospective application—1997 c 429 ss 1-21: See note following RCW [36.70A.3201](#).

Severability—1997 c 429: See note following RCW [36.70A.3201](#).

Construction—Application—1995 c 400: "A comprehensive plan adopted or amended before May 16, 1995, shall be considered to be in compliance with RCW [36.70A.070](#) or [36.70A.110](#), as in effect before their amendment by this act, if the comprehensive plan is in compliance with RCW [36.70A.070](#) and [36.70A.110](#) as amended by this act. This section shall not be construed to alter the relationship between a countywide planning policy and comprehensive plans as specified under RCW [36.70A.210](#).

As to any appeal relating to compliance with RCW [36.70A.070](#) or [36.70A.110](#) pending before a growth management hearings board on May 16, 1995, the board may take up to an additional ninety days to resolve such appeal. By mutual agreement of all parties to the appeal, this additional ninety-day period may be extended." [[1995 c 400 s 4](#).]

Effective date—1995 c 400: See note following RCW [36.70A.040](#).

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Can we make all codes hyperlinks so the public can find them easily?

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Supports compliance with RCW 36.70A.070 subsection 1, including “The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.” Also supports compliance with RCW 36.70A.070 subsection 9, especially 9.e.ii: “a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).” This edit supports consistency between Land Use (subsection 1) and Climate Resiliency (subsection 9) elements. RCW 36.70A.070 states “The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.”

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Suggestion supports compliance with RCW 36.70A.070 subsections 6.iii.F and 6.iii.G. This edit also supports consistency between Transportation (subsection 6) and Housing (subsection 2) elements, especially 2.d. (“adequate provisions for existing and projected needs of all economic segments of the community.”) RCW 36.70A.070 states “The plan shall be an internally consistent document...” Community members greatly appreciate free in-county bus service.

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Goal is to work towards RCW 36.70A.070 subsection 9’s encouragement for all planning jurisdictions to include a greenhouse gas emissions reduction subelement. Noise pollution is an element of environmental justice, which is mandated by the GMA, and should be reduced, particularly in overburdened communities.

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Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e. Public housing can take a long time to enact, and the comp plan is THE long-term planning tool of the County.

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Supports internal consistency with Climate Resiliency subelement—RCW 36.70A.070 states “The plan shall be an internally consistent document...”

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Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." & 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

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Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." & 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

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Supports compliance with RCW 36.70A.170 section 7, including "establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life."

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Supports internal consistency as required in 36.70A.070 between subsection 7 and 9, including 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." & 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."

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Is there a reason this originally said fisheries and not aquaculture? (Does aquaculture include wild/unmanaged fishing?) We are thinking about oysters, geoduck, clams, crab, and so forth.

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Supports consistency with SEPA and RCW 36.70A.070 subsection 7 which requires establishing goals for “economic development” AND “a high quality of life.”—Quality of life is improved with healthy ecosystems provide cultural, aesthetic, ecological, recreational *and* economic value. Also supports internal consistency with RCW 36.70A.070 subsection 9.e.i.B “Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”. Also supports compliance with [RCW 26.70A.210](#), which requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.

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For example, the existing community food forest at the Hoodspport library.

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There is a lot of interest in maintenance of trails in the community. There could be partnerships to help maintain trails, such as with schools or nonprofits.

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Supports internal consistency as required in 36.70A.070 between subsection 7 and 9, including 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.A, 9.e.i.B, 9.e.i.C.

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Supports internal consistency and compliance with RCW 36.70A.170 section 9.

Page 8: [25] Commented [MCCJ25] Mason County Climate Justice 9/15/24 10:59:00 AM

Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 (“The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening

environmental health disparities”). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A (“Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”) and 9.e.i.B (“Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”

Page 8: [26] Commented [MW28] Marissa Watson 6/20/24 3:27:00 PM

I’m wondering if it is confusing to include this portion since we are not mandated nor will we be concentrating on the greenhouse gas emissions/vehicle miles this time around.

Page 8: [27] Commented [MCCJ29R28] Mason County Climate Justice 9/16/24 10:24:00 AM

It is “encouraged” and I think preparing to support reductions in greenhouse gas emissions at a bare minimum is a good idea. One win-win way that would be easy to reduce per capita vehicle miles traveled is to make fresh food more accessible in rural areas, which can be achieved through more community food forests on public land in partnership with local libraries, fire stations, and so forth (for example, the food forest that has just begun at the Hoodsport library or the lot that Fire Chief Michael Sexton wants to turn into annual gardens).

Page 13: [28] Commented [MCCJ59] Mason County Climate Justice 9/18/24 10:57:00 AM

Supports internal consistency with RCW 36.07A.070 subsection 9 and supports compliance with 2.a.i, 2.c, and 2.d.

Page 13: [29] Commented [MCCJ60] Mason County Climate Justice 9/18/24 10:41:00 AM

Resident associations allow renters to participate in managing their communities. Neighborhoods associations do the same thing but include can include local business input. There are also neighborhood associations right now that are not formal HOAs but support housing communities (such as the Trails End Community Club).

Page 13: [30] Commented [MCCJ61] Mason County Climate Justice 9/18/24 9:11:00 AM

Change suggested due to insufficient open space (and/or lack of protections for current habitat/corridors) being available now and more being needed for our climate resilience subelement (RCW 36.70A.170 section 9).

Page 13: [31] Commented [MCCJ62] Mason County Climate Justice 9/18/24 9:21:00 AM

Supports compliance with RCW 36.70A.170 subsection 1, which includes “A land use element designating the proposed general distribution and extent of the uses of land... for... open spaces and green spaces, urban and community forests within the urban growth area... and other land uses”, subsection 5.b (“counties may provide for... conservation easements”), and subsection 5.c (“The rural element shall include measures that... protect the rural character of the area... by... containing or otherwise controlling development... protecting critical areas... and surface and groundwater resources.”). These additions also support a climate resiliency plan as required by subsection 9.

Page 15: [32] Commented [MCCJ70] Mason County Climate Justice 9/18/24 10:54:00 AM

Supports compliance with HB 1717 (2022), requirements under the GMA, including

- [RCW 36.70A.040](#) – Allows tribes to voluntarily participate in the local governments’ comprehensive planning process.
- [RCW 36.70A.085](#) – Cities with a Port element must collaborate development with the city, port, and tribe(s).
- [RCW 36.70A.110](#) – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction.

- [RCW 36.70A.190](#) – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations.
- [RCW 26.70A.210](#) – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.

See <https://www.un.org/development/desa/indigenouspeoples/publications/2016/10/free-prior-and-informed-consent-an-indigenous-peoples-right-and-a-good-practice-for-local-communities-fao/> for more details about free, prior, and informed consent (from the UN Dept of Economic and Social Affairs).

Page 15: [33] Commented [CH71] Cristina Haworth 5/29/24 10:27:00 AM

This policy opens the door to an Interlocal Agreement or similar tool that would delegate certain planning and permitting authorities to the City of Shelton. This allows a more seamless transition to City services and supports annexation consistent with the GMA.

Page 18: [34] Commented [MCCJ86] Mason County Climate Justice 9/18/24 12:18:00 PM

Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.

Page 18: [35] Commented [CH87] Cristina Haworth 5/29/24 10:29:00 AM

This is an implementation action that could be moved to the Housing Element.

Page 18: [36] Commented [MCCJ88] Mason County Climate Justice 9/18/24 12:21:00 PM

Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.

Page 19: [37] Commented [MCCJ95] Mason County Climate Justice 9/18/24 12:33:00 PM

Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.B “Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”

Page 19: [38] Commented [CH97] Cristina Haworth 5/29/24 1:03:00 PM

Should this be considered as a way to address some of the growth sectors identified in the Economic Development element?

Page 19: [39] Deleted Cristina Haworth 5/29/24 1:04:00 PM

5.1.

Page 22: [40] Commented [MCCJ108] Mason County Climate Justice 9/18/24 12:54:00 PM

Supports compliance with HB 1717 (2022), requirements under the GMA, including

- [RCW 36.70A.040](#) – Allows tribes to voluntarily participate in the local governments’ comprehensive planning process.

- [RCW 36.70A.085](#) – Cities with a Port element must collaborate development with the city, port, and tribe(s).
- [RCW 36.70A.110](#) – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction.
- [RCW 36.70A.190](#) – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations.
- [RCW 26.70A.210](#) – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.

Page 22: [41] Commented [MCCJ109] Mason County Climate Justice 9/18/24 11:02:00 AM

This areas is one of the only (or the only) old growth forest left in Mason County in the Central Puget Lowlands ecoregion, which includes most of Mason County’s residential areas. The County will be putting out an RFQ to evaluate Green Diamond’s proposal as agreed upon at the Sept 16, 2024 County Commissioners briefing.

Page 22: [42] Commented [MCCJ110] Mason County Climate Justice 9/19/24 6:56:00 PM

There is a lot of interest in maintenance of trails in the community. There could be partnerships to help maintain trails, such as with schools or nonprofits.

Page 22: [43] Commented [MCCJ111] Mason County Climate Justice 9/18/24 10:14:00 AM

Supports compliance with climate resiliency subelement, including advancing environmental justice, as well as HB 1717 (2022).

Page 24: [44] Commented [MCCJ125] Mason County Climate Justice 9/18/24 1:31:00 PM

Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 (“The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities”). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A (“Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”) and 9.e.i.B (“Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.” Also makes consistent with Historic Preservation Committee’s request to adjust the crosswalk language to include “cultural.”

Page 24: [45] Commented [MCCJ128] Mason County Climate Justice 9/19/24 11:55:00 PM

We would like to work together on creating a “climate resiliency” definition for the definitions section of the comp plan. We need more time for public engagement/input from vulnerable populations and overburdened communities before offering a specific suggestion.