

Chapter 2 – Countywide Planning Policies & Objectives

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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~~ the functional plans of Schools and Special Districts 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 [C1]: every plan should be coordinated with the Comprehensive Plan

Commented [C2]: every plan should be coordinated with the Comprehensive Plan

Commented [C3]: every plan should be coordinated with the Comprehensive Plan

Commented [C4]: every plan should be coordinated with the Comprehensive Plan

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, <u>support safe and healthy working environments and living wages</u> , 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	Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Chapter 3 Land Use, Chapter 4 Rural, & Chapter 9 Parks	MCC 16.23; 17.07; 17.10; 17.26	#9 OPEN SPACE	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop <u>new parks and recreation facilities and maintain existing facilities.</u>
Chapter 3 Land Use & Chapter 4 Rural	MCC 8.52 Resource Ordinance/Shorelines	#10 ENVIRONMENT	Protect the environment and enhance the state's <u>County's</u> high quality of life, including but not limited to , air and water quality, and the availability of water .
See Public Involvement Plan	MCC 15.09.060	#11 CITIZEN PUBLIC PARTICIPATION	Encourage the involvement of citizens 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.

Commented [MW2]: Revision noted in Comment Matrix

Commented [CH1]: suggest adding the GMA goal #10 for consistency with the other goals listed in this table

Commented [MW4]: Revision noted in comment matrix

Commented [MW5]: Revision noted in comment matrix

Commented [KP6]: WDFW: Include language about updating the CAD to include best available science as it becomes available.

Chapter 3 Land Use	MCC 17.40	#13 HISTORIC PRESERVATION	Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
Chapter 12 Climate Resilience and Hazard Mitigation		#14 CLIMATE CHANGE AND RESILIENCY	Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
See Mason County Shoreline Master Program	MCC 17.50	#15 SHORELINES OF THE STATE	For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

Commented [CH7]: New Chapter 12 will be inserted before Plan Implementation and Monitoring.

Commented [MW8]: 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 [CH9]: Presumably deriving from crosswalk/guide/consolidation.

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 **County** 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 4.77 square miles~~, **over 6 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.

Commented [KP10]: Mention habitat connectivity, climate resilience and ecosystem services, to help w/flooding, thermal regulation, carbon sequestration. Reference w/in this section.

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.

Commented [CH11]: Update with current area. Recent annexations have increased this size.

Commented [CH12]: UGA and any boundary updates?

Commented [CH13]: Confirm no changes.

Commented [CH14]: Confirm no changes.

Commented [CH15]: Check and update boundaries?

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 soil~~ **topsoil**. 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.

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.

Commented [CH16]: Opportunity to add information about climate indicators and potential changes that may occur in the future.

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, which are linked to drought and increasing temperatures.
- Increased wildfire danger days, linked to drought and increasing temperatures.

Commented [RW17]: The extent of potential climate changes locally, nationally, and globally remains to be seen. Jurisdictions in Washington are now required to plan for climate change.

The extent of potential climate changes locally, nationally, and globally remains to be seen. 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 – 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
Squaxin Island Tribal Nation
Water Districts

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
Environment	WRIA 16 Watershed Management Plan	2006
Fire	Mason County Community Wildfire Protection Plan	2012
Homelessness	Mason County Homeless Plan	2016 2019
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 20232024 Annual Mason County Bridge Report	2016 2023, 2024

Commented [CH1]: See how other plans support Plan 316 (1)

Commented [MW18R18]: 2016-2036 Comprehensive Plan 2017
 Caller: 2016-2036 Comprehensive Plan 2018 Update Plan

Commented [CH20]: per Puget Sound Basin Plan

Commented [CH21]: Comprehensive Emergency Management Plan

Commented [KP22]: Add 2016 WRIA 16 Watershed Management Plan - 18R and 19 are the wildfire plan that weren't approved by Ecology.
 Discuss w/ Public Health to determine when it plan should be re-evaluated.

Commented [HP23]: This version provided by Fire Marshal

Commented [MW24]: There is a more recent plan from 2015, and the Housing and Homelessness Coordinator will be updating this again after 2015. It's based on the new requirements that he'll provide specifically for the Comp Plan (<https://www.masoncountycwa.com/files/2015/06/2015-2019-2024.pdf>)

Commented [MW25]: 2024

Transportation	Belfair Mobility Plan	2018
Transportation	Belfair Planned Action EIS	2022
Water	Washington State Department of Ecology Water Resource Inventory Area 14 - Storage Assessment Report	2005

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 [CH26]: Reviewing feasibility of establishing a Union UGA. This is reflected in updated CPPs, below.

Commented [KP27]: Shelton supports health services, but recognizes there should be other medical services out in the County.

Commented [CH28]: 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 [MW29]: 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 for both rental and homeownership. Housing measures will be developed 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. Home owner/Homeowner associations will be encouraged to support compact, well maintained/well-maintained housing in rural areas.

Commented [CH30]: Should middle housing options be considered?

Commented [MW31R30]: 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 [KP22]: Consideration to support all housing in both rural and urban 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/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.

Commented [C177]: This is a good point to make. We should consider this as a key area for future planning.

In June of 2024 Mason County published a public survey for community members to provide feedback for the periodic update of the county-wide comprehensive plan. In response to questions regarding climate planning and environmental resilience, survey respondents said that they thought the most critical climate-related risks facing Mason County were extreme weather events such as flooding and storms, sea level rise, heatwaves, and draught. In addition, over 68% of survey respondents said that they were somewhat or very concerned by potential climate change impacts on Mason County, and 80% said that Mason County was not fully prepared to address and adapt to climate change without improvement and action.

Mason County will continue to research and implement measures to combat such risks, through the development of a Climate Action Plan (CAP). Research and information developed for the CAP will also be used to inform the Climate Element of the Comprehensive Plan. Mason County will also continue to implement the strategies identified in its Hazard Mitigation Plan to lessen the impacts of natural disasters within the County.

Commented [KP34]: 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 development does not conflict with natural resource uses;~~ 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.

Commented [MW35]: Revision noted in comment matrix

Commented [CH36]: Changing this to "developable" broadens potential exclusions to include lands with historic cultural significance etc.

- 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.~~

Commented [CH37]: 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.

- 1.2-1.4. ~~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.~~

- 1.3-1.5. 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.

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.

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~~ 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~~ Standards standards, 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 ~~efficient~~ routes. Commented [MW38]: Revision noted in comment matrix
- ~~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, ~~ete.;~~ 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 ~~non-motorized methods of transportation, in addition to rail, marine, and aviation transportation as an integral part of the area's transportation system.~~ Commented [MW39]: Revision noted in comment matrix

- 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 County to make adequate provision for 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, with a diversity of both rental and homeownership options, 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.

4.7. Affordable housing for households making below 80 percent of the Area Median Income should be focused within the City of Shelton and unincorporated Urban

Commented [ABW40]: Need to provide language on CH433 to ensure consistency with CH434

Commented [MW41]: Revision noted in comment matrix. PAC member Lewis requested revising this statement.

Commented [KP42]: Consider language, if needed, that states that CH433 is not required.

Commented [CH43]: This is an implementation action that could be moved to the Housing Element.

Commented [CH44]: Barriers might include costs, permitting requirements, infrastructure gaps, etc.

Commented [KP45]: 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.

Growth Areas with ~~shoud~~ be convenient access to public transportation, major employment centers, and public services.

4-5-4.8. Assess affordable housing needs ~~will be examined~~ in both ~~city~~ urban and rural contexts and develop ~~S~~strategies to address housing affordability ~~wit~~ 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.

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

4-6-4.10. 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, ~~promotes 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.

Commented [MW46]: Revision noted in comment matrix

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.

Commented [KP47]: Revision proposed by Fire Marshal.

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 commercial, ~~productive resource extraction and agricultural lands forest, aquaculture, and agricultural production lands~~ and the ~~resource based~~ resource-based industries associated with these areas.

Commented [CH48]: Should this be considered as a way to address some of the growth sectors identified in the Economic Development element?

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 ~~in safe and healthy work environments~~ and that promote economic diversity, stabilization, and maintenance of a ~~high quality~~ high-quality environment.

Commented [MW49]: Revision noted in comment matrix

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.~~

Commented [MW50]: Revision noted in comment matrix

Commented [MW51]: Revision noted in comment matrix

~~5.8.5.9.~~ Facilitate investment in tourism by prioritizing establishment of hotels, event centers, and other tourist facilities within the Urban Growth Areas.

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, and aquaculture farms.

Commented [KP52]: This statement could also be replicated up in the Environment section in relation to location near critical areas.

8-1:8.3. Provide mitigation for incompatible land uses sited near natural resources and agricultural lands.

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 ~~and~~ requires mapping of open space corridors, with consideration given to habitat connectivity across jurisdictions.

Commented [RP53]: Please see "Public Open Space" and "Conservation" sections.

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, 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

Commented [RP54]: Wastewater treatment systems should be installed in rural areas where appropriate. See the "Public Open Space" and "Conservation" sections for more information.

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.
- 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.
- 10.4. Encourage water reuse and reclamation for large-scale potable water users, such as golf courses, parks, and schools.
- ~~10.3:~~10.5. Consider the use of low impact development management strategies for land use and stormwater management for protecting water quality.
- 10.6. Discourage the siting of incompatible land uses near natural resources, agriculture lands, and other environmentally sensitive critical areas.

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 the involvement of ~~citizens~~ residents, property owners, and business owners in the planning process and coordinate between communities and jurisdictions to reconcile conflicts.
- 11.2. 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 [CH55]: 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

Commented [HP16]: Consider amending the standards to require the word "require" allow for flexibility enough for jurisdictions.

Commented [HP17]: Consider the standard that jurisdictions shall be required to follow. The standard shall be to ensure that the City of Shelton, Mason County, and the City of Shelton, shall develop, maintain, with public participation, a cooperative regional process to site essential public facilities of regional and statewide importance.

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.

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".

Commented [KP58]: Edit proposed by Historic Preservation Commission.

- 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 [KP59]: 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 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, ~~Central Mason Fire and Emergency Services, Mason County Fire District #4, Fire District 16, all fire districts serving Mason County and other interested agencies.~~
- 14.2. 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.
- 14.3. 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.

Commented [KP60]: 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 [CH61]: Any desire to include this here?

Commented [MW62R61]: I like tying the SMP in here

Commented [CH63]: Critical areas in shorelines