



# Comprehensive Plan Update Mason County

Planning Advisory Commission | May 1, 2024

# Tonight's Meeting




Progress Update – Countywide Planning Policies



Preliminary Housing Allocations



Community Engagement



# Countywide Planning Policies



# CPPs – Updates Required

- CPPs must be updated to meet State requirements:
  - Housing planning (HB1220) – addressing affordability, equity, and anti-displacement
  - Climate planning (HB 1181) – addressing climate resilience
- CPPs should be updated to meet local goals:
  - Align with current vision and priorities
  - Address departmental needs and remove outdated policies
  - Provide opportunities for greater interagency collaboration

# Key Changes in Recommendation

- Exploration of Union as a new UGA
- Consider UGA co-management with City of Shelton
- Multimodal transportation access/network
- Strengthen affordable housing policies and incorporate anti-displacement
- Strengthen resource industries policies
- Integrate climate resilience and hazard mitigation information

# Progress to Date

May

- Draft updates submitted for Planning Department review

Jun

- Interdepartmental review and updates

Jul

- Intergency review and updates (Shelton, school districts, fire districts, Tribes, and others)
- Draft CPPs finalized and circulated for planning purposes

Aug

- Revised CPPs adopted (tentative)

# Discussion

- HB1220 requires consideration of equity and addressing historic disparities. How should Mason County:
  - Prioritize equity in land use and transportation policies?
  - Prioritize equity in capital facilities and parks/open space investments?
- HB1220 requires consideration of displacement risk for low-income households. How should Mason County support stability for these community members?

# Discussion

- Should Mason County go beyond its commitment to hazard mitigation in addressing climate planning? What do you think Mason County's role is in this area of community planning?





# Housing Allocations

# Preliminary Housing Allocations

Housing Type	Shelton (City & UGA)	Belfair & Allyn UGAs	Other Rural County	Total Need	Housing Share
Single Family Detached	1,163	816	352	2,330	33%
Multi-Family (2+ units per structure)	1,542	1,275	148	2,996	42%
Manufactured Homes, Cottages, ADUs	177	265	1,324	1,765	35%
Total Housing Units	2,882	2,356	1,824	7,061	100%
Estimated Capture of Housing Need	41%	33%	26%	100%	
Projected Population Increase	6,835	5,600	1,235	13,670	

- Based on OFM's medium-growth projection
- Uses Commerce methodology refined with local conditions information
- Does not consider a Union UGA
- Subject to additional refinement as analysis and interagency discussions continue

# Discussion

- Preliminary housing allocations place most growth in UGAs, consistent with State requirements
  - Shelton receives 41% unit allocations
  - Belfair/Allyn UGAs receive 33% unit allocations
  - Rural county receives 26% unit allocations, primarily SFR and other detached units
- Most affordable housing likely to be served by multifamily units – primarily in Shelton and UGAs



# Community Engagement

# Community Survey

- Opened 6/4
- 107 responses to date
- Primarily online, paper surveys offered if needed



# Respondents Info: Who's Talking?

- Primarily long-tenured residents (>20yrs)
- Typically older residents
- Typically retired
- Often higher-income, or no income info provided



# Discussion

- What are YOUR ideas for reaching a greater range of participants?
- How can you support the survey?

# Preliminary Responses

- What makes Mason County great:
  - Rural atmosphere and natural beauty/resources
  - Small community with strong social connections
  - Low population with good access to services and larger cities
- What Mason County needs:
  - More amenities, services, retail, and job opportunities
  - Environmental protection/conservation and tourism
  - Reduce crime
  - More affordable housing choices
  - Improve infrastructure



# Preliminary Responses

- General planning priorities should be:
  - Maintaining a safe community
  - Preserving and reinforcing Mason County's northwest woodland character
  - Providing more parks and recreation opportunities
  - Keeping the community engaged in local issues

# Preliminary Responses

- Housing priorities:
  - Affordability
  - Range of choices
  - Mixed-use options (in urban areas)
  - Single-family homes
  - “Middle housing,” i.e., medium-density units consistent with scale and form of single-family homes

# Preliminary Responses

- Climate concern: typically very concerned
- Climate preparedness: Mason County needs to take more action
- Critical risks:
  - Extreme weather events
  - Drought and water scarcity
  - Heatwaves and urban heat island effect
  - Sea level rise



# Q&A



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Thank you!



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