

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 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, 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 that are clearly articulated in Mason County Code or state or federal statutes.

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	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 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 water.
See Public Involvement Plan	MCC 15.09.060	#11 CITIZEN 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.
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.

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 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 4.77 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.

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.

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. 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.

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.

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.

Table 2. Original Drafters of the Countywide Planning Policies – 1992
City and 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

In the 2016 - 2036 Comprehensive Plan Update, the Countywide Planning Policies were revisited and updated to incorporate current public input, reflect 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. 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 2016-2036 Comprehensive Plan Update		
Topic	Foundational Plans	Date of Adoption
Comp Plan	Mason County Comprehensive Plan	1970, 1993, 2005
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 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
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
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	2016 Annual Mason County Bridge Report	2016
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. Shelton will 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.

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 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.

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. Home owner 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 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.

PLANNING POLICIES

Mason County's Comprehensive Plan addresses each of the thirteen 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 can be provided within a reasonable amount of time. In conjunction with the City of Shelton, Mason County 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 Urban Growth Areas around the incorporated City of Shelton and two unincorporated areas of Belfair and Allyn: where infrastructure exists, 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 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 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 protect rural character in the remainder of the County.

1.3 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

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.

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. Intensive development will be discouraged in these rural areas due to the difficulty of providing cost-effective services, or because 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. 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** The Comprehensive Plan will include a Rural Element protecting rural character, lifestyles, and values.
- 2.3** Establish Level of Service Standards, timely development of essential infrastructure, and adherence to design standards for rural and urban areas.
- 2.4** Establish a rural land use system that provides for continued vitality of our 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.

3: TRANSPORTATION

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

- 3.1** 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 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 interconnecting street networks which provide alternative routes.

- 3.6** Encourage use of varied multi-modal transportation alternatives by providing bikeways, sidewalks, trails, public transit, etc., as appropriate to location and terrain, especially in Urban Growth Areas, and accommodating the young, aging and disabled.
- 3.7** 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.
- 3.8** 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.

4: HOUSING

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

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

- 4.2** Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan.
- 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. Encourage affordable housing in rural areas by utilizing the supply of existing platted smaller lots which can meet applicable subdivision, environmental and building regulations, and by ensuring existing legally built 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.
- 4.4** Encourage the preservation of historic structures for use or conversion to single or multi-family housing.
- 4.5** As part of a comprehensive program to address affordability, 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.

- 4.6 Affordable housing should be convenient to public transportation, major employment centers, and public services.
- 4.7 Affordable housing needs will be examined in both city and rural contexts. Strategies to address housing affordability will reflect local definitions of affordable housing, urban and rural values, cost and availability of land, infrastructure cost, private property rights, and broad-based citizen involvement.
- 4.8 The County will consider direct participation in the development and/or management of affordable and low-income housing.

5: ECONOMIC DEVELOPMENT

GMA encourages economic development that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens 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, promote economic opportunity for all citizens of the County, especially for unemployed and disadvantaged persons, and encourage growth 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, and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long term commercial forest, aquaculture, and agricultural production lands and the resource based industries associated with these areas.
- 5.3 Establish coordinated incentives to promote economic development with respect to 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.
- 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 may have a detrimental effect on public health, safety, or 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 environment.

5.8 Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled population.

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 shall be allowed alterations and expansions when appropriate.

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.

9: OPEN SPACE

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

9.1 Designate and map open space areas in coordination with the incorporated 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 through conservation easements, life estates, and/or conveyance to a land trust. 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.
- 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 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 cities therein 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 may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.

11: CITIZEN PARTICIPATION

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

- 11.1** Encourage the involvement of citizens 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.

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 adequate to serve the development at the time of occupancy without decreasing current levels below locally established minimum standards.
- 12.2** Mason County and the cities therein, shall develop, with public participation, a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute benefits/burdens throughout the region or county.
- 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 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.

Objectives & Procedures

The following section of this Chapter provides objectives and procedures identified through the development of each Element of the Comprehensive Plan to help guide capital investment and land use decisions in implementing the Plan. They are organized in the order of the thirteen Countywide Planning Policies.

1. URBAN GROWTH

Objective: Assure compliance with the Growth Management Act, the County-Wide Planning Policies, the Comprehensive plan and Land Use Map in all adopted land use, environmental and development regulations and subsequent land use decisions and approvals.

1. Review and amend the Comprehensive Plan on a minimum of once every five years, and if needed on an annual basis, consistent with the requirements of the GMA. Revisions to the Land Use Map and/or implementing regulations shall be in compliance with the Comprehensive Plan policies and criteria.
2. Maintain four categories of Comprehensive Plan amendments to be considered during the annual review of the Comprehensive Plan: Policy Amendments, Map Amendments, General Amendments, Site Specific Amendments (i.e. LAMIRDS).
3. Allow submission of requests to the County for map amendments related to: errors in mapping rural densities, uses; errors in mapping boundaries of UGA's, RAC's,

Hamlets; errors in mapping other LAMIRDS; errors in interpretation of criteria for land use designations.

4. Mapping errors that are clearly erroneous based on inaccurate information or technical error may be corrected at the discretion of the Board of County Commissioners within 180 days of passage of this update. Map corrections of this nature shall not require a Comprehensive Plan amendment. After the 180 days, mapping errors will be processed as part of the annual comprehensive plan amendment cycle.
5. Promote development which supports multimodal forms of transportation and pedestrian safety.

2. REDUCE SPRAWL

Objective: Encourage development in urban areas to reduce sprawl and ensure adequate public facilities and services.

6. The Urban Growth Areas (UGAs) should reflect the abilities of service purveyors to provide urban levels of facilities and services during the 20-year planning period.
7. To minimize inefficient provision of essential urban services, annexation of additional property into the UGA shall be facilitated whenever desired by property owners and when necessary for efficient service provision.
8. Annexation of unincorporated islands as they occur shall be encouraged.

9. The jurisdictions will discuss formulas and methods for amortization of sales tax benefit lost by the County after annexation.
10. The jurisdictions will discuss formulas and methods for amortization of County owned capital facilities transferred to the City as a result of annexation.
11. The County and the City shall each notify the other of any discretionary land use permit or development proposal within the Urban Growth Area or within 1000 feet of the UGA boundary. Such notification shall be adequate to provide opportunity to review and comment on such applications prior to action by the designated body of the jurisdiction.
12. All threshold determinations pursuant to the State Environmental Policy Act (SEPA) issued by the County for proposals within the UGA or within 1000 feet of the UGA, will be provided to the City. All such threshold determinations issued by the City for projects or areas within 1000 feet of the City boundary shall be provided to the County. Such notice shall be adequate to provide County staff with opportunity to review and comment on such actions prior to expiration of comment periods.
13. The County and City shall each take due heed of comments offered by the other regarding any application for discretionary land use permits being processed by the other. Each jurisdiction shall have formal standing for appeal of decisions made by the other on such matters.

SUBDIVISIONS

14. Subdivision of land shall facilitate current or eventual residential development at urban densities in Urban Growth Areas.
15. In areas within the Urban Growth Area, where public sewer and water are not available, subdivisions must be designed to allow more intensive development when such services become available. This can be accomplished on one of the following two ways:
 - Before annexation or before urban services are otherwise available at a property, subdivision shall be to urban densities. However, development may be allowed wherein non-urban services are provided on several lots in support of development on others.
 - Before annexation or before urban services are otherwise available on a property, subdivision of the property may provide for a number of lots meeting the definition of urban density while the remainder of the property is maintained as a single large lot. The large lot portion may be used to site non-urban type services such as wells and septic systems to serve development on the smaller, urban size, lots.
16. Specific improvements bringing properties subdivided in one of the ways discussed above to city standards may be deferred until City services are provided. This deferment will only be granted if, as a condition of approval of such subdivisions, an obligation to bring the property to specified city standard at that time is provided as an attachment to title.

17. Whether roads provided in new subdivisions are public or private, the layout of the roadways should support the modified grid street pattern matching up with the City. Use of cul-de-sacs should be minimized.

UTILITIES

18. When water or sewer lines are installed for use prior to connection to city utilities, the lines should be sized to meet the future system requirements and standards.

19. City Utilities may be extended to properties within the UGA either upon annexation or through the creation of a Utility Extension Agreement with the owners of properties not annexed.

20. No utility extension will be permitted to any County area within the UGA unless a Utility Extension Agreement is signed between the owner of the subject property and the City. The Agreement shall provide for the following;

- Utility Extension Agreements will be an instrument recorded against the title of the property and the responsibilities therein shall transfer to successors in ownership of all or part of the property.
- Extension and hook up must not result in lowering of service delivery below adopted City LOS standards. Hookups outside of the City shall not be permitted until such standards are adopted.
- Sewer extensions will not be allowed without demonstration that equivalent will be removed from

the system or a contribution to a sewer system mitigation fund is made.

- Water hook up will not be allowed until a contribution to a source development fund is made by property owner/developer.
- Extensions will not be permitted unless agreement is made to pay a system development charge as identified by the City in a rate study.
- All costs for utility system extension, steps necessary to maintain LOS, sewer system removal fund contributions, water source development fund contributions and system development charges shall be borne by the property owner served.
- All served property must have a commitment to annex when contiguous and requested by City and placed on title.
- All utility users shall be subject to rates and surcharges as established by the City.
- In the event that a Utility Extension Agreement is made in an area that is served by a State Department of Health approved water system, which system may continue to be operated by the present owners or their satellite management agency. Fire flow, service line size, and main size will remain until State DOH requires an upgrade for a green operating permit.

21. The following must be provided in Utility Extension Agreements extending City services to new development not vested by virtue of a complete development application;

- City owned utilities will only be extended to land uses consistent with the City's Comprehensive Plan Future Land Use Map as determined by the City.
- City owned utilities will only be extended to development meeting city development standards.
- When extended to residential development, city owned utilities will only be extended to development that meets the definition of urban densities as per Joint Planning Agreement and is consistent with the policies for subdivision of land therein.

22. Urban services and facilities within the Belfair UGA that are required to meet the needs of new development should be planned to be available within ten years of the completion of development to meet the levels of services established for such services and facilities.

23. Designate a Phase 1 sewer provision area that includes the downtown core of Belfair. This area is where sewer should be provided first. Encourage urban development of mixed uses to locate there, based on provision of services, good site design and adequate transportation facilities.

24. Designate a Phase 2 sewer provisions area located outside the downtown core of Belfair. This area is intended to be provided with sewer service after Phase 1 is serviced.

25. Facilities and services in the UGAs should be sufficient to accommodate seasonal increases in population.

26. In the interim, before sewer is provided, allow mixed-use urban-level development to proceed if the proposal can demonstrate it can meet the following criteria:

- It complies with the applicable health regulations and other Mason County building regulations; e.g. critical areas, storm water management, etc.
- It provides a binding site plan which shows how the current proposal will be accommodated and how the remainder of the site will accommodate and not preclude urban services and densities.
- Sewer pipelines appropriately designed for future connection to the community sewer system will be installed from the plumbed structure to the lot line.
- A waiver of protest is given to the future formation of a utility local improvement district for the purpose of constructing sewer mains to serve the area.

27. The binding site plan for development in areas not yet served by sewer should also show how the development would address the following:

- Buffers
- Landscaping
- Traffic access and parking standards
- Height and scale in relation to surrounding uses and future uses
- Vegetation removal
- Storm water
- Lot coverage
- Compatibility with surrounding existing and future uses

- 28. Conduct design review of proposed development to ensure compatibility with rural character. Suggested Implementation: Use a design review board to review plans for sight development, architecture, landscaping, parking, signage, and building height.
- 29. Ensure that the natural beauty is not impaired nor the rural character compromised as a result of commercial development.

3. TRANSPORTATION

Objective: Encourage efficient multimodal transportation systems.

- 30. Subdivisions shall provide for current or eventual streets on a grid or modified grid pattern providing access to property and to adjacent properties where appropriate, consistent with urban densities.
- 31. Assure that new on-site development occurs to standards that do not result in future inconsistencies with City standards where UGA is adjacent to incorporated City.
- 32. On site development standards for sidewalks, landscaping, signage, shall be consistent with City standards where UGA is adjacent to incorporated City.
- 33. New subdivisions should incorporate transit facilities into their site designs.

- 34. Develop pedestrian ways to create safe, pedestrian friendly communities.
- 35. Secure traffic calming devices on SR 3 to reduce the disruption to Village life as fast traffic cuts off the uphill development from the waterfront and businesses on the east side of the highway.
- 36. On Harstine Island, roads should be kept as narrow as safety allows to encourage drivers to slow down. Extensive cutting of vegetation along the shoulders of property should be discouraged as it alters the character of the roadways. Numbers of roads and driveways should be kept to a minimum.
- 37. Continue working with stakeholders to secure full funding and subsequent construction of the Belfair Bypass so that it is operational no later than 2022.
- 38. Participate in transportation and economic development partnerships that support jobs and industry at the Puget Sound Industrial Center.
- 39. Partner with the tribes to maintain safe and convenient access for pedestrians, bicyclists, and vehicles to tribal enterprises for visitors, vendors, and employees.
- 40. Support transportation investments that ensure the long-term viability of the Bremerton Naval Shipyard and development of the Puget Sound Industrial Center as major employment centers for Mason County residents.

41. Collaborate with private land owners and state and federal forest management agencies to identify and upgrade County transportation facilities that are deficient in their design or operation.
42. Support the year-round transport needs of logging, aquaculture, and other natural resources that sustain the region's economy.
43. Make funding for preservation and maintenance of the existing transportation system the top priority, especially when resources are tight, because deferred preservation is expensive preservation.
44. Work with rail operators and property owners to keep at-grade rail crossings as safe as possible.
45. Identify critical gaps in transportation and access needed to ensure system redundancy for emergency management purposes and develop an implementation strategy for addressing priority deficiencies.
46. Continue to partner with the Department of the Military's Emergency Management Division and local, tribal, transit, and state governments to identify and coordinate strategies for transportation evacuation and recovery after a major earthquake, flooding, or other catastrophic event.
47. Work to improve access to and connections between transit and park-and-ride lots.
48. Secure funding for Phase 2 improvements to SR 3 through Belfair, to enhance mobility for all modes of travel and improve travel reliability between Kitsap and Mason Counties.
49. Develop strategies for unused public rights-of-way in Allyn to protect future travel options while maximizing the value of these community resources in supporting local business and residential needs today and in the future.
50. Work to integrate trails with the County's transportation system to further enhance multimodal travel opportunities in Mason County.
51. Promote activities that enhance efficient access for Mason County commuters to state ferries in Bremerton and Southworth.
52. Support MTA efforts to increase transit and vanpool ridership among Mason County commuters bound for Olympia-area job centers.
53. Partner with Mason Transit Authority and other local service providers to increase the cost-effectiveness and efficiency of transportation for rural residents with special transportation needs.
54. Support Mason Transit Authority in its design and upgrade of existing park-and-ride facilities and in the location and design of a new facility in Belfair, working to ensure safe and convenient access for MTA and the traveling public.
55. Minimize transportation-related impacts on salmon, shellfish, and other wildlife or habitats through the replacement or retrofit of inadequate facilities, reducing

and treating stormwater runoff, regularly sweeping streets to reduce runoff of waterway pollutants, and decreasing toxics and herbicides used in road maintenance.

56. Support electric vehicle charging infrastructure at park-and-ride lots and other local locations, and work with local, regional, private, and state partners to establish a robust electric vehicle charging network for the US 101 Olympic Peninsula loop.
57. Promote travel demand management and Commute Trip Reduction measures that reduce vehicle trips necessary to meet basic daily needs.
58. Improve the ability of children to walk or bike to and from school with investments and policies that promote 'Safe Routes to School.'
59. Work to accommodate LOS 'C' for peak hour congestion on all County arterials outside designated urban growth areas and LOS D for local arterials lying inside designated urban growth areas. LOS is defined in the AASHTO Greenbook.
60. Support WSDOT LOS 'C' for state highways outside of urban growth areas and LOS 'D' for state highways inside of designated urban growth areas. LOS is defined in the AASHTO Greenbook.
61. Identify and implement meaningful system performance measures that reflect the values and priorities of Mason County residents and businesses to evaluate the effectiveness of transportation policies and investments over time.

62. Work with PRTPO, Mason Transit Authority, and other affected transportation partners to monitor and implement federally required performance measures and targets.
63. Foster partnership and cooperation between tribal and non-tribal providers of public transit services.
64. Collaborate with the Squaxin and Skokomish Indian Tribes to improve access, safety, and mobility to and from tribal lands and where appropriate, within tribal lands.
65. Coordinate with school districts to enhance safe and efficient school transportation such as school bus routes, student walking routes, and crossings.

4. HOUSING

Objective: Mason County will provide opportunities for housing that are within the financial means of all of its residents, which include persons with physical and mental disabilities, and providing a reasonable opportunity to live and work in their community.

66. Support a continuum of housing and related services for homeless people and forestall growth in homelessness through prevention and intervention. This continuum of housing may include, but not be limited to Housing First programs; year-round shelters; and sanctioned tent encampments which, at a minimum, provide adequate toilet facilities, garbage collection, and access to public transportation. Services will be of sufficient number to distribute units throughout the County without overburdening any particular part of the County.

67. Promote a continuum of housing and related services for people with special needs, such as frail elderly, mentally and physically disabled persons, and recovering substance abusers.
68. Fully utilize federal and state housing programs to meet the needs of low-and moderate-income households, and the special needs population that cannot be served by the private sector.
69. Allow creative design practices that allow for residential uses in business zones, residential buildings that have shared facilities, such as single-room occupancy facilities, and micro-housing. Also allow development utilizing creative design such as tiny homes, etc.
70. In partnership with the City of Shelton, develop a set of priority housing measures to monitor housing short-fall on an annual basis as a means of evaluating the effectiveness of housing policies, goals and implementation measures.
71. When developing housing regulations, consider the balance between housing affordability, environmental quality, and design quality.
72. Identify and employ cost-effective incentives that are reasonably likely to result in an increased supply of housing suitable to the needs and income of all Mason County residents. Incentives may include, but not be limited to, smaller lot sizes, zero-lot-line design, fee waivers and exemptions, parking requirement reductions, and expedited permitting.

73. Provide for exemptions to or reductions of impact fees and/or permit fees to encourage the development of low-income housing.
74. Offer a variety of pre-approved housing designs available to developers and builders that serve to streamline the permitting process.
75. Adopt a process, consistent with the Countywide Planning Policies, for the siting of those special needs housing defined as essential public facilities.

5. ECONOMIC DEVELOPMENT

76. Evaluate the return on investment of select infrastructure projects aimed at countywide economic expansion.
77. Coordinate land use activities with the Skokomish Tribe and Squaxin Island Tribe, and tailor regulations for lands adjacent to reservation lands.
78. Align zoning and other regulations with market needs for continued growth in the industrial sector with a focus on UGAs and regional activity centers.
79. Continue to provide flexibility in the interpretation and application of zoning requirements to encourage adaptive reuse and compatible commercial/industrial development.
80. Facilitate expansion of existing business activities in Mason County, when consistent with the predominant rural character and environmental protection goals.

- 81. Expand local vocational training, offerings, and certifications and connect programs with local employers for maximum utility.
- 82. Support public-private partnerships with local education and training providers to develop an educated, skilled work force; partners may include Olympic College, WSU Extension Mason County, and the public school districts.
- 83. Advocate for expansion of the Olympic College Shelton Campus, and the development of relationships with County businesses.
- 84. Track and periodically report on the progress, results, and return on investment of specific programs.
- 85. Investigate specific investments that could support community livability and increase tourism.
- 86. Identify and market sites suitable for advanced manufacturing development.
- 87. Identify strategies to address transportation challenges related to Mason County's distance from interstate highways.
- 88. Expand marina, campground, and RV park offerings.
- 89. Maintain and regularly update an inventory of available properties with catalytic industrial or commercial development potential.
- 90. Recruit or develop pilot facilities for innovative practices in aquaculture.
- 91. Recruit or develop pilot facilities to augment timber processing and accelerate or incubate innovative methods and products.
- 92. Expand opportunities for new agricultural crops, such as industrial hemp, in an effort to preserve agricultural land.
- 93. Work with Washington State agencies to identify dedicated funding sources to address nonpoint pollution.
- 94. Work collaboratively with local jurisdictions to develop a strategic plan to address gaps in critical health and human services
- 95. Enhance bicycle tourism by adding signage for motorists to accommodate cyclists and painting bicycle access markers on the pavement along key cycling routes, and ensuring a regular program of sweeping and cleaning shoulders is maintained.
- 96. Work with Washington State Department of Natural Resources, Recreation and Conservation Office and other partner agencies to expand programming and amenities at upland camping areas and trailheads.

6. PROPERTY RIGHTS

97. Ensure that the designation of Open Space shall in no way violate or void any private property ownership rights and does not imply or create access to Open Space property.

7. PERMITS

98. Streamline code and development review processes to ensure compatibility between adjacent uses and to coordinate urban and rural transitions.

8. NATURAL RESOURCE INDUSTRIES

99. Give preference to those efforts undertaken to enhance habitat or increase fish, shellfish and other aquatic resources for the good of the general public (e.g. Department of Fish and Wildlife efforts for salmon enhancement).
100. Activities which enhance habitat or increase fish, shellfish, and aquatic resources should be encouraged as an important part of the economy and lifestyle of the area.
101. Forestry, open space, and low-density residential development should be the preferred land uses adjacent to productive aquaculture areas.

102. Establishment of a watershed/shellfish protection district or districts should be considered in order to focus all efforts on improving water quality and lessening impacts which degrade aquaculture areas; protection district funding should come out of assessments that have been raised within the watershed.

9. OPEN SPACE & RECREATION

103. Protect and preserve natural beauty and resources including North Bay, Sherwood Creek, the views and vistas of upland Allyn, and the forests and lakes to the west.
104. In the Allyn UGA, acquire small parcels of property, development rights, easements or density credits to maintain natural resources, view areas, access points to the shore and pedestrian walkways to meet goals in the plan.
105. Provide an attractive, safe, child-friendly environment for Allyn's growing local population.
106. Provide a Village Recreation Area in Allyn including a ball field and a playground area for young children
107. Develop facilities which will attract tourists and stimulate economic activity with dollars from outside the area.

108. Preserve the historic landmarks of the Allyn community, including:
- St. Hugh’s Church
 - Native American petroglyphs on the beach
 - Allyn School bell
 - Drum Street, which leads to the Port dock.
109. New development adjacent to existing or approved public parks or open space areas should provide for access to these areas from the development.
110. Encourage the improvement of shoulders along roads and old highway spurs for pedestrian, bicycle, and recreational use.
111. Develop long range trail planning with a view to 2055.
112. Coordinate open space planning with Grays Harbor, Jefferson, Kitsap, Pierce and Thurston Counties to more effectively preserve watersheds, wildlife, scenic views and recreational opportunities.
113. Where feasible, connect parks, open space parcels, wildlife corridors, trails, and educational facilities throughout Mason County.
114. Integrated trails with the county transportation system to provide or facilitate alternative modes of transportation (multimodal).
115. Encourage the development and maintenance of trails that provide access to historic, natural, recreational, cultural, and tourist-oriented points of interest and attractions, as well as other local and regional trail systems.
116. Consider providing alternative routes of circulation within local communities. Mason County shall further consider developing trails that allow users non-motorized access to various urban destinations (e.g. schools, ball fields, downtown areas, and commercial and residential districts), circulation within the local area, and access and integration with public transportation systems.
117. Consider potential and existing opportunities for trail system design and development. The County shall consider potential and existing county and other rights-of-way as potential trail sites, when feasible; take advantage of public lands and facilities; consider requiring trails and open space in commercial and residential development projects; and seek to form partnerships that foster trail development and expansion.
118. Outdoor education and recreation in the form of viewing wildlife, waterfowl and other native organisms, plus learning about and experiencing aspects of local history should be provided for County residents.
119. Special consideration should be given to Mason County’s extensive wetlands resources in regard to educating the public on the importance of preserving these areas.
120. Promote environmental protection and education in its trail design and development.

- 121. Consider water resources as vital for the county and should utilize and promote these resources in its system of trails. Access to lakes and rivers, and fresh and saltwater activities shall be encouraged.
- 122. Consider trails as an essential element for quality of life.
- 123. Trails should be constructed to provide for the growing population of the County.
- 124. Trails should traverse areas of natural beauty, historic significance or other special interest but in no way destroy or degrade the naturalness or character of the surrounding area.
- 125. Railroad right-of-ways through Mason County are suitable corridors for open space between and within urban growth areas. Should the opportunity arise, such as through abandonment of the rail road line, then Mason County should pursue acquisition of the right-of-ways for use for trails, open space, bike trails or other suitable recreational applications. Right-of-ways should also be preserved for potential transportation purposes, rather than divided and lose utility. (adopted April 1996)
- 126. Consistent with the county's transportation and open space policies, the Belfair By-Pass will provide a bicycle-pedestrian trail parallel to the county road, connected to State Route 3 north of the Belfair UGA, continuing through the UGA, to re-connect with State Route 3 south of the UGA.

10. ENVIRONMENT

- 127. Traditional plant species should be retained on development sites. Open space and building sites should contain sufficient overstory and other indigenous vegetation to maintain the forested character. Retaining trees along shorelines should be encouraged.
- 128. An updated soil survey should be completed to aid in land use decision-making. The survey should include the current descriptions of soil physical properties and the limitations and suitability of each soil for numerous land uses.
- 129. Water conservation should be reflected in development regulations, and development features such as landscaping, architecture, and storm water runoff collection and detention systems.
- 130. Conservation and efficiency strategies should be developed and implemented County-wide to provide the most efficient use of all water resources.
- 131. Conservation plans and programs should be coordinated with Grays Harbor, Jefferson, Kitsap, Pierce and Thurston Counties to ensure water resource protection measures address the needs and conditions of entire watersheds.
- 132. Continue and enhance County-wide education efforts on water use, conservation and protection.

133. Actively promote the concept of watershed management with respect to land use planning and the review of proposed development.
134. The volume of surface and ground water used should be limited through comprehensive conservation programs, including provisions for emergency restrictions on use, and design standards promoting efficiency.
135. Support efforts to monitor all aspects of water quality, especially for areas that have a great potential for water quality degradation/contamination (i.e. landfills, sludge disposal sites, master drain fields, etc.).
136. Protect the environmentally sensitive areas of Theler Wetlands, the Union River Valley, and the steep slopes east of SR 3 from detrimental development pressures and impacts by the designation of major portions of the valley as rural, by encouraging clustering of development on the flatter and more stable portions of the steep slopes, and by consideration of either rural designations or additional development standards for development adjacent to the Theler Wetlands.
137. Plan for and implement a program of roadside planting and maintenance that eliminates the use of herbicides for vegetation control.

PUBLIC SERVICES

138. Mason County should process permits and approvals for utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability.
139. Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.
140. Promote, when feasible, the co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery.
141. Provide for efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors.
142. Encourage utility system design practices intended to minimize the number and duration of interruptions to customer service.
143. Promote the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.

144. Conserve the use of energy and water in the County's own facilities.
145. Ensure that all elements of the Mason County Comprehensive Plan (and the implementing development regulations) are consistent with, and do not otherwise impair the fulfillment of, the public service obligations imposed upon the utility providers by federal and state law.

CITIZEN PARTICIPATION

Objective: Citizen engagement should be a priority as part of updating subarea plans for Mason County Urban Growth Areas.

HISTORIC PRESERVATION

Objective: Areas containing potentially valuable historical/cultural features should be identified and procedures for protecting and preserving such resources should be employed.

146. Landmarks and buildings of historical significance should be preserved.
147. During development, when sites of historical significance are discovered, they should remain undisturbed until they are examined and a determination of disposition is made by the appropriate agency.
148. Public access to historical and cultural sites should ensure against negative impacts and environmental degradation. Access should not detract from the sites' significance.

149. Development in areas that contain potentially valuable historical/cultural features shall be in compliance with RCW 27.44 (Indian Graves and Records) and RCW 27.53 (Archeological Sites and Records).
150. Develop a comprehensive Historic Preservation Plan for Mason County to establish a clear understanding of historic resources and recommendations for policies for land use development protection of historic resources.
151. Integrate historic preservation and traditional cultural places and landscapes into land use decision making processes.