



Mason County Plan 2036

Growth and Opportunity:

Planning for sustainable community and economic development

Chapter 1: Citizen's Guide

This guide is intended to help you understand Mason County long-range planning and growth policy processes, make it easier to navigate the planning documents, and provide you with a snap shot of trends we expect to see over the next 20 years.



Why do we need a long-range plan for Mason County?

All communities in Washington engage in long range planning whether they do so as part of the state's Growth Management Act requirements or not. Each time a county decides to commit money to the building of infrastructure such as water mains, streets and roads, schools or the provision of public health, law enforcement or fire services, it is shaping the community's future. When a community chooses to maintain their public facilities or provide certain services, they are affecting the desirability and livability of the community.

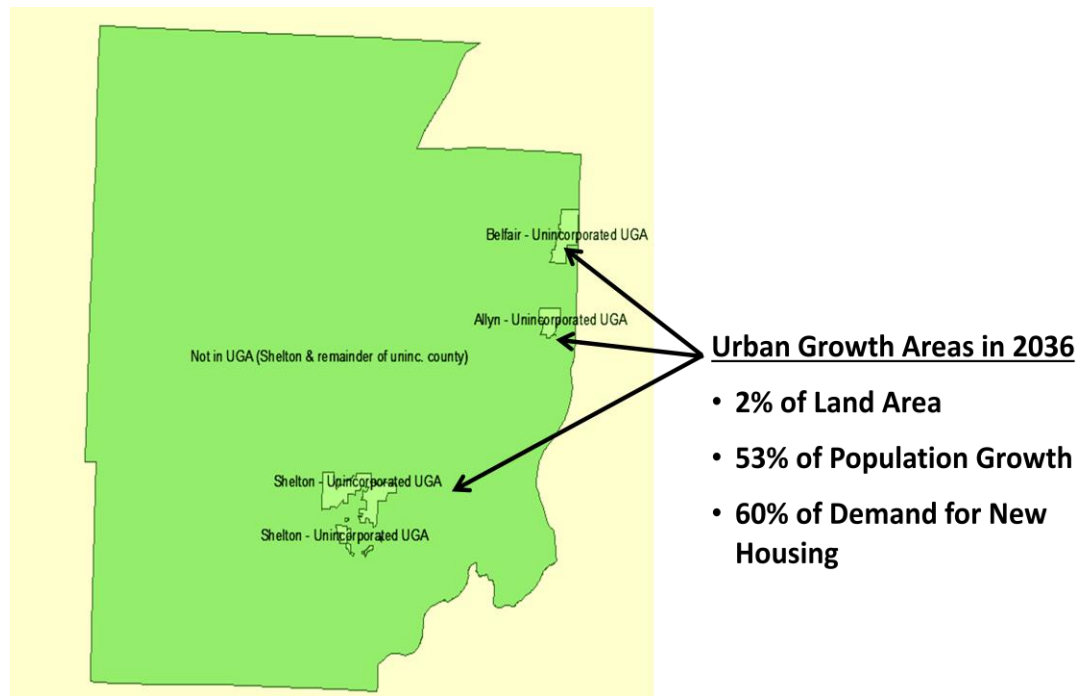
“COMPREHENSIVE PLAN” REFERS TO A LONG-RANGE PLAN MEANT TO GUIDE THE DEVELOPMENT AND PUBLIC POLICY DECISIONS THAT WILL SHAPE MASON COUNTY IN THE COMING DECADES.”

*--Mason County Commission
Chairman, Kevin Shutty*

VISION...

“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 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 FOR 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.”



Mason County's Projected Growth in Urban Growth Areas

Why do we need a long-range plan?

1. Mason County is Growing

Population in Mason County is projected to grow by about 21,500 people, a 34% increase over the next 20 years. Through long range planning, we are working to maintain the County’s vision.

Mason County Population Growth Projection 2016-2036				
	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management and City of Shelton

URBAN AND RURAL LAND AREA IN MASON COUNTY		
Area	Total Acres	Percent of Total Acres
Rural Lands	387,300	63%
Olympic National Forest	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
Total County	620,060	100%

Source: Mason County GIS Data

The tables and figures in this Chapter provide a snapshot of growth expected in Mason County in the next 20 years and a picture of urban and rural lands.



Mt. Ellinor, Olympic National Forest

2. ***Mason County is a Safe Place to Live, Work, Play***

Mason County is improving safety and security of residents and visitors. Violent Crime per 100,000 people reported in 2015 showed improvement from 336/100,000 reported in 2013 to 285/100,000 in 2015. This is a testament to the excellent law enforcement and fire services in Mason County. Planning ensures these services continue to meet the needs of a growing population.

opportunities for walking, hiking and biking...

Favorite hikes and bikes include:

- Shelton to Belfair Trail (Planned)
- Shelton to MCRA Park Trail
- North Bay Trail – Allyn to tip of Case Inlet (Planned)
- Theler Wildlife Refuge Trail
- Kennedy Creek Salmon Trail Extension
- Harstine Island Loop (9.4 miles)
- Mason Lake Loop (24 miles)
- Skokomish Valley Road (11 miles)
- Kamilche-Bloomfield-Old Olympic Highway Loop (12 miles)

3. ***Mason County is Working to be Washington’s Most Welcoming County***

Air Quality in Mason County is better than most parts of the state; we have more parks and recreation areas than most counties (1.5 acres/per person); and we boast over 700 miles some of the most beautiful and accessible coastline in the state that is protected by our Shoreline Master Program. Traffic congestion is rare, and our roads and bridges are well maintained. Our existing and planned trails in Mason County are some of the most beautiful in the state and increasingly popular with visitors and residents alike looking for



Theler Wildlife Refuge Trail



Jarrell’s Cove, Harstine Island



Olympic College – Mason County, Wa

4. Mason County is Innovating and Expanding Economic Opportunity

With over 7,000 acres of working forest land, Mason County continues to build on a strong timber heritage. Mason County’s employment has rebounded to pre-recession rates.

We are expanding and innovating in new areas of agriculture including organic farming and our nationally recognized Christmas tree farming, and continuing to support tribal fisheries.

Mason County also supports the Washington State University Extension’s Small Farms Program providing technical assistance, educational opportunities, economic opportunities, and a direct link to state and federal resources available to family farmers.

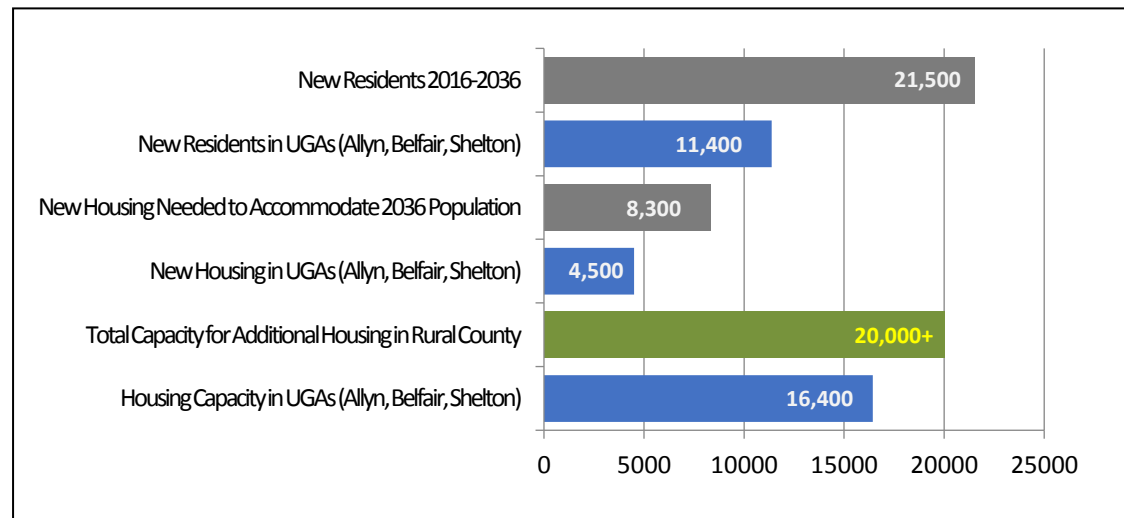
We support a growing higher education system through the Olympic College and world class aquaculture industry in Mason County supplying sought after shellfish worldwide.

We are also taking steps to support our cottage and local business growth as well as supporting growth of the “gig” economy in our region with technology investments and partnerships to enable more people to work remotely. We support growth and expansion of our Airport through implementation of the Airport Overlay Zone.

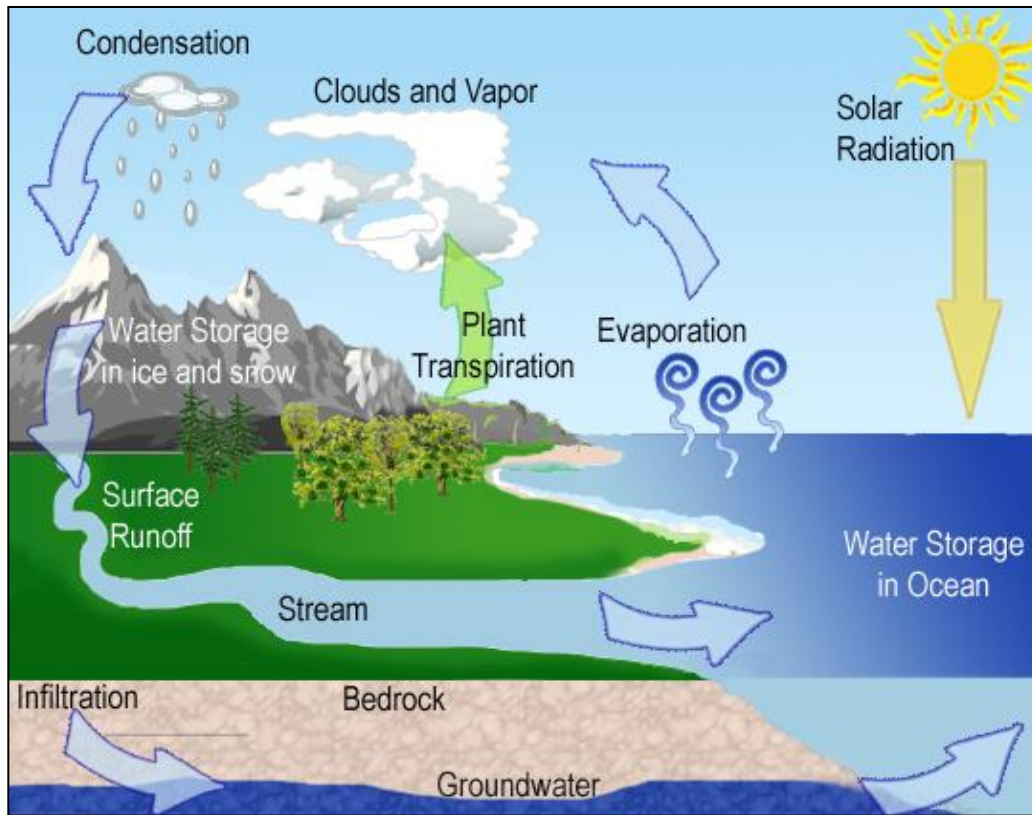
In compliance with the State’s requirements for planning, Mason County is supporting economic development by including policies in our long-range plan that continue to strengthen both our urban and rural based economies.

5. Mason County is Increasing Housing Options

Housing needs continue to shift with the changing population in Mason County. The rental market is expected to continue to increase along with internet rental providers (VRBO, Air B&B, etc). Demands continue to increase for a wider range of housing types.



Source: Washington State Office of Financial Management and City of Shelton Forecast



6. Mason County is Working to Conserve Water and Improve Water Quality

As population grows, water consumption grows with it, even with some conservation strategies in place.

Beautiful coastal areas, lakes, rivers and streams with outstanding water quality are a hallmark of Mason County. We are working to find new ways to conserve, reuse and recycle water through building, on-site septic, and development planning innovations that will protect fisheries and

wildlife and ensure wise and sustainable water use into the future. Water conservation, wastewater recycling, and reuse is becoming more important due to increases in:

- Demand on potable or drinkable water resources,
- The cost of treating wastewater,
- Regulations requiring greater flows for streams and rivers, and
- The demand for sustainable building options.

To ensure water is available for domestic use under the State’s Groundwater Permit Exemption (RCW 90.44.050) for new year-round water supply, Mason County is proactively planning using best available science and proven mitigation strategies, working with partner agencies and organizations, to allow development to occur while protecting water quality and in-stream flows.

By design, on-site sewage systems, also known as septic systems, naturally recycle wastewater by recharging ground water. To ensure on-site sewage systems are treating waste effectively and not polluting the ground water, there must be a strong commitment to regular and ongoing monitoring to ensure these systems are working properly.

Under existing Washington State Law, several types of water conservation, recycling and reuse are currently permitted and regulated. However, additional State policy innovation and flexibility for Washington Counties promoting access to water for rural development, conservation, recycling and reuse will be critical over the 20-year planning horizon in order to support projected growth and development in the way Mason County envisions, a way that maintains rural character, quality of life, and unique natural environment.



“Coffee Talk” at Skookum Hall – Summer 2017

Why do we need public involvement in the County’s 20-year planning?

- Encourage efficiency in government by establishing coordinated policies and programs.
- Improve the community – to make it more beautiful, healthy, interesting, and efficient.
- Help us think longer term.
- Provide an economic development tool to prospective employers, business interests and residents.

What’s the process for developing the Mason County 2016-2035 Plan?

The County Comprehensive Plan is a broad picture of a community’s desired development and growth. The goals that are included in the plan may in some cases envision sweeping changes or they may contemplate preservation of existing situations.

Regardless of the particular goals a community chooses to pursue, the goals provide direction and a framework for the community as it chooses actions.

Since 2015, Mason County has conducted 44 public meetings to discuss all aspects of the Comprehensive Plan from the long-range capital investments to population and housing growth in the urban and rural areas of the county to economic development.

In mid-2017, Mason County conducted a public opinion poll to collect input from residents across the county.

We have taken in hundreds of comments and made an effort to address each one. We have kept interested citizens from across the County informed of revisions and additions to the plan along the way through our website, ‘coffee talks’, news and social media, and community posts.

Along with the Plan, implementing regulations are adopted as part of the County Municipal Code. State law requires that the Municipal Code including zoning and subdivision regulations be written and implemented in compliance with the adopted Comprehensive Plan. Zoning and development regulations contain a level of detail that is applied to individual parcels of land.

Examples of ways the plan is implemented include: funding of public capital facilities such as streets, incentive programs, health and education programs, and public-private partnerships; objectives and tasks listed in Chapter 2 of the plan; and public and private partnerships.

What information is in the Full Plan?

Each chapter contains narrative description of the intent, context, or history related to the goals and policies. Following the narrative, each chapter recites the underlying Growth Management Act goals and Countywide Planning Policies, followed by the Comprehensive Plan’s binding goals and policies. The plan is organized into twelve chapters based on the requirements and guidance in the State of Washington’s Growth Management Act (36.70A).

CROSSWALK - Comprehensive Plan Chapter, Development Regulations & Countywide Planning Policies		
Comprehensive Plan Element	Development Regulations	Countywide Planning Policy Statement
Chapter 3 Land Use	MCC 17.07; 17.10-17.17; 17.20-17.35; 17.70	1) 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 the inappropriate conversion of undeveloped land into sprawling, low-density development.
Chapter 8 Transportation	MCC Title 12	3) 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) 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) 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) 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.
Chapters 3 Land Use & 10 Economic Development	MCC 15.05	7) Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
Chapter 4 Rural	MCC 8.52; 17.02	8) Natural resource industries. Maintain and enhance natural resource-based industries, 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, 4 Rural, 9 Parks	MCC 16.23; 17.07; 17.10; 17.26	9) 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.
Chapters 3 Land Use & 4 Rural	MCC 8.52 Resource Ordinance/Shorelines	10) 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) 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) 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) Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

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.

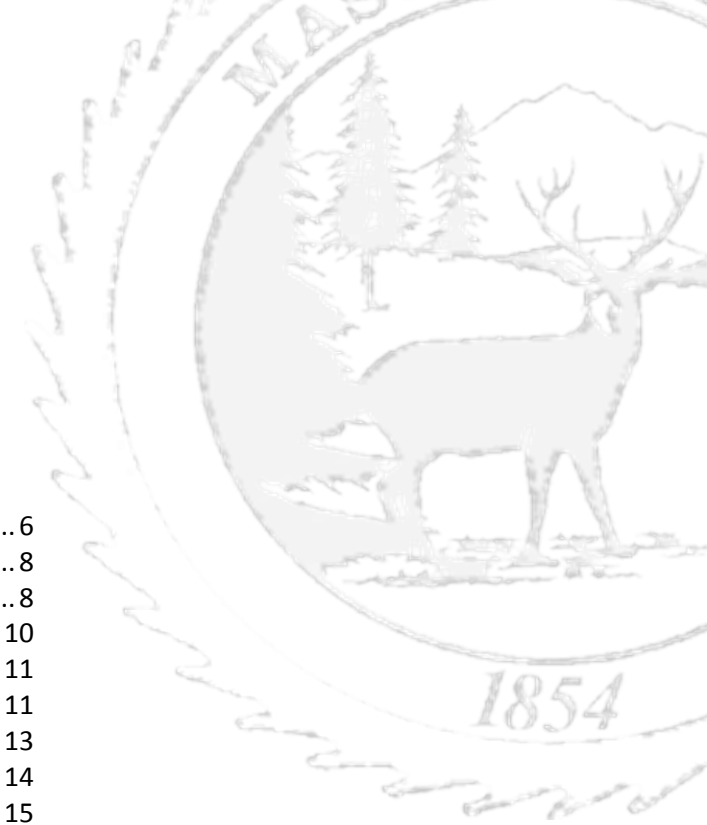


CHAPTER 3 - LAND USE ELEMENT

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I. INTRODUCTION

Washington State’s Growth Management Act (RCW 36.70A) is a series of state statutes that were first adopted in 1990, that require growing cities and counties to develop a Comprehensive Plan that will help ensure municipal services and infrastructure are planned in a way that support projected population and housing growth while maintaining the quality of life Washington is known for. It is primarily codified under [Chapter 36.70A RCW](#), although it has been amended and added to in several other parts of the RCW.

The Land Use Element of a Comprehensive Plan is the central document required by the Growth Management Act that directs land use patterns and guides land use decisions within Mason County. This element provides the basis for the Housing, Parks, Transportation, Utility, Transportation, Economic Development, and Capital Facility Plans because it identifies the proposed distribution of land uses and addresses other concerns such as the protection of groundwater quality and quantity, drainage, flooding, and storm water run-off and potential mitigation measures.

The Growth Management Act specifies:

“A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall

provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.”

The Land Use Element of Mason County’s Comprehensive Plan identifies the existing land use conditions throughout Mason County, projects the land requirements to the year 2036 to meet projected population growth, and determines how that growth should be most cost effectively accommodated. It is organized into the following four sections:

- **INTRODUCTION:** The Growth Management Act – the reason for the Land Use Element
- **POPULATION:** The twenty (20) year projected population growth the County will accommodate
- **EXISTING LAND USE:** The buildable lands analysis and existing zoning and demographics for the Urban Growth Areas and Rural Mason County
- **FUTURE LAND USE PLAN:** The population growth distribution throughout the County and plan for protection of critical areas, natural resource lands, historic and cultural resources, and more.

II. POPULATION

The Mason County Comprehensive Plan was developed based on both historical trends and future projections of Mason County's population. Using this information, future development demands and appropriate ways to manage land use in the county were developed.

The population projections used were prepared by the Washington State Office Financial Management in August of 2012. Additionally, the City of Shelton prepared a detailed population forecast. Mason County is required to use these population projections shown in Table 1 as a basis for developing the County's Comprehensive Plan and across all elements of the Plan.

The State Office of Financial Management projections coupled with the Shelton forecast show that the total population for Mason County will be 83,800 by 2036. This means an increase in the total population of the county by 19,300 people, or 31 percent over the 20-year period from 2016 to 2036. While an increase in population this large sounds remarkable, the historic population growth in Mason County in the 20 years from 1980 to 2000 was 58 percent. In the last thirteen years, from 2000 to 2014, the population grew an additional 28 percent.

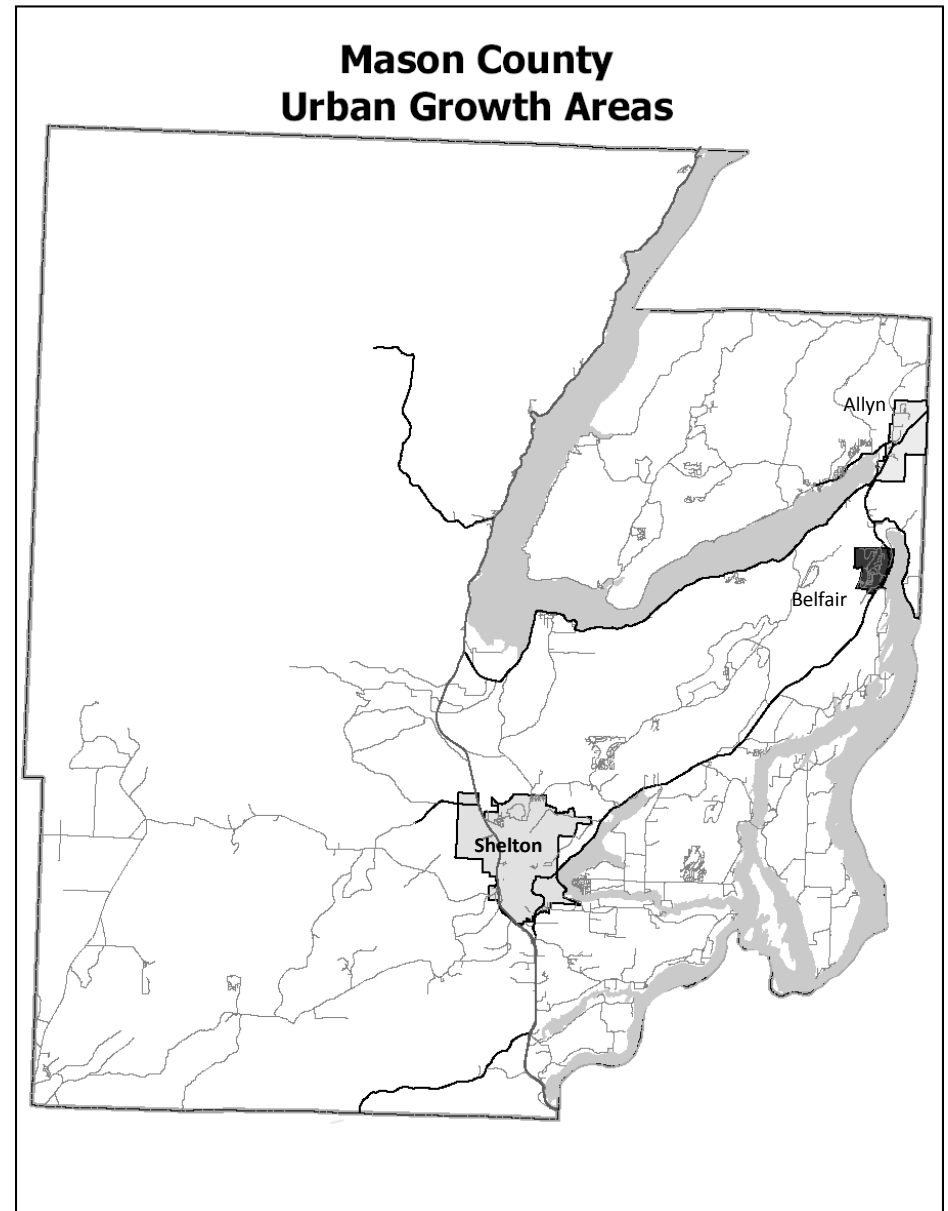
Table 1. Mason County Population Projection 2016-2036

MASON COUNTY AND URBAN GROWTH AREA				
20 YEAR POPULATION PROJECTION				
	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

Figure 1. provides a map of the areas of Mason County discussed throughout this Land Use Element and referenced throughout the Mason County Comprehensive Plan. See also See the Mason County Planning Map Library available on the Mason County Website for a series of maps reference throughout the Comprehensive Plan.for a map series illustrating the land use, future land use and critical areas throughout Mason County.

Figure 1. Mason County Urban Growth Areas



A. Historic Trends

In 1970, Mason County's population was 20,918, only slightly more than one third of the County's population in 2010. During the decade of 1970 to 1980, the statewide population grew by 21 percent, or an average of 2.1 percent annually. At the same time, Mason County's population grew by 49.1 percent to reach a 1980 population of 31,184.

Table 2 and Table 3, based on data provided by the Washington State Office of Financial Management, show fairly consistent historical population growth.

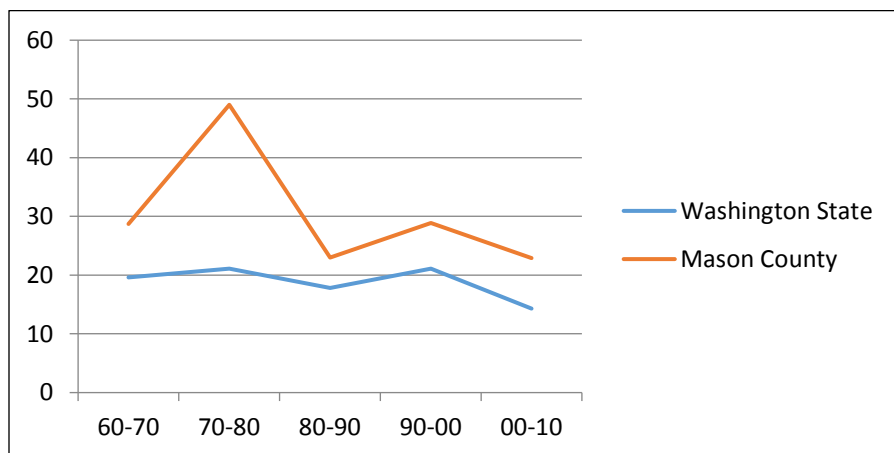
Table 2. Population by Decade – Washington State and Mason County

	Population					
	1960	1970	1980	1990	2000	2010
Washington State	2,853,214	3,413,250	4,132,353	4,866,663	5,884,143	6,724,540
Mason County	16,251	20,918	31,184	38,341	49,405	60,699

Table 3. Population Growth by Decade – Washington State and Mason County

	Percent Change					Average Annual Increase				
	60-70	70-80	80-90	90-00	00-10	60-70	70-80	80-90	90-00	00-10
Washington	19.6	21.1	17.8	21.1	14.3	1.8	1.9	1.6	1.9	1.3
Mason County	28.7	49.0	23.0	28.9	22.9	2.6	4.0	2.1	2.6	2.1

Figure 2. Population Growth by Decade – Washington State and Mason County



The decade between 1980 and 1990 Mason County experienced a slower rate of growth going from 49 percent in 1980 to 23 percent in 1990. By 2010, growth had slowed to 22.9 percent. Increases in the state’s overall population have remained steady from 1960 through 2010 at levels between 1 percent and 2 percent consistently.

In April of 1996, Mason County adopted its first GMA compliant Comprehensive Plan replacing the Comprehensive Plan of Mason County from 1970 and incorporating the Southeast Mason County Subarea Plan. At that time, growth projections for 2014 were 81,102 (20,000 more than actual 2014 population). However, refinements in population forecasting methods and a larger data set have improved the ability to project and plan for population, housing, transportation and related growth over time.

B. Current Conditions

According to the Washington Office of Financial Management, growth in the state continues to be concentrated in the metropolitan areas with 79 percent occurring in the five largest counties (Clark, King, Pierce, Snohomish, and Spokane). King County had the largest portion of the state’s growth with a 38 percent increase over the past year. Mason County had the fourth highest percent increase from 2000 to 2010, and fell to twenty fifth between 2010 and 2015.

The majority of Washington’s population (78 percent) lives in the western portion of the State. In 2015, Eastern Washington’s population grew by 0.8 percent and Western Washington by 1.5 percent. That is also a pattern of higher growth in counties along the Interstate 5 corridor compared to the rest of the state; and a similar pattern of faster growth in metropolitan than non-metropolitan counties. In 2015, 10 counties had a growth rate of more than 1 percent, three of those were non-metropolitan counties (Grant, Kittitas and Whitman). Grays Harbor and Wahkiakum counties lost population over the past year. Mason County’s population stayed fairly consistent with an increase of 200 people in 2015, or 0.32 percent.

C. Projecting Future Growth

Using the historic trends and current conditions, Mason County has chosen to base its 2016-2036 Comprehensive Plan on the State’s mid-range population projection prepared by the Office of Financial Management (OFM). The decision to use the medium series projection for planning purposes was based on a recent slowing of growth rates in the county that trend toward the medium series. Growth in Mason County is still expected to experience steady growth and the City of Shelton has developed a population forecast based on recent developments and infrastructure investments that also indicate steady strong growth.

What Is Driving Growth?

Statewide increases in population have been mostly due to net migration. In 2015 there was a statewide increase of 1.34 percent due to migration, the highest since 2008. Mason County is expected to follow that trend, although it may be at a slower rate. Between 2010 and 2015, the state experienced a 5 percent increase in population, while Mason County’s increase was at 2.5 percent. Technological advances make it possible to work for companies located in the more metropolitan areas along the Puget Sound corridor, while still living in rural areas. Since Mason County is in relative proximity to Olympia, Bremerton, Tacoma, and Seattle, it is a desirable location for those looking to live in a rural area while telecommuting to work in metropolitan areas.

Given that Mason County is a popular destination for retirees, the County is expected to experience a higher rate of population growth as baby-boomers continue to retire, and a higher conversion rate of seasonal residence to year round occupancy is projected. Table 4 shows the annual population growth of Mason County in the rural versus urban areas. The rate of growth in the rural areas has been slower since 2012, while the urban growth areas population has fluctuated.

D. Components of Population Change

Net Migration and Natural Increase

The main components of population change are births and deaths, “decrease” is defined as the difference between live births and deaths. “Net migration” is defined as the difference between the number of people moving into an area and the number of people moving out. Tables 5 and 6 show the impact net migration and natural increase have had on both the State's and County's populations.

Table 4. Countywide Growth/Annual Growth in Population 2010-2015

	Population						Annual Growth in Population				
	2010	2011	2012	2013	2014	2015	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Mason County											
Unincorporated	44,173	44,455	44,862	45,075	45,255	45,367	282	407	213	180	112
Allyn UGA	1,971	1,976	1,988	2,001	2,000	2,003	5	12	13	-1	3
Belfair UGA	992	992	996	997	1,001	1,007	0	4	1	4	6
Shelton and UGA	13,563	13,577	13,604	13,727	13,744	13,823	14	27	123	17	79

Source: Washington State Office of Financial Management, Small Area Estimate Program, September 2015; State of Washington 2015 Population Trends, Forecasting & Research Division, Office of Financial

Over the past 15 years, Mason County experienced more deaths than births and a lower rate of in migration (2.5 percent) decreasing the total population by 11 people. It should be noted that the State and nation experienced a recession during this same time period. The overall percentages for the State are still greater with a reduction of almost half the number of people moving to Washington from 2010 to 2015.

Table 5. Components of Population Change 2000-2010

	2000	2010	Natural Increase	Net Migration	Percent Change
Washington	5,894,143	6,724,540	380,065	450,332	14.09
Mason County	49,405	60,699	521	10,773	22.86

Table 6. Components of Population Change 2010-2015

	2010	2015	Natural Increase	Net Migration	Percent Change
WASHINGTON	6,724,540	7,061,410	184,107	152,763	5.01
MASON COUNTY	60,699	62,200	-11	1,512	2.47

Source: State of Washington 2015 Population Trends, Forecasting & Research Division, Office of Financial Management, September 2015

Seasonal Population

Mason County experiences significant seasonal fluctuations in population. Seasonal residents are not completely captured in the State population projections because their official residence may not be in Mason County. However, it is important that they be considered since there are definite increases in demand for certain types of capital facilities during the summer months when seasonal population is high and tourism is at its peak.

In order to approximate the seasonal population variation, the County has used billing addresses from both PUD #1 and PUD #3 customers. In this case, a seasonal resident is one who receives utility billings at an out of county address.

According to Mason County PUD #3 records, there are 27,730 residential households in their service area; however 21 percent of those are seasonally occupied. The billing records for Mason County PUD #1 show a total of 5,058 customers, with 54 percent of those customers considered seasonal.

Seasonal increases in population will have a number of long term impacts on the County, particularly along the County’s waterfront areas. Visitors and seasonal residents contribute to peak congestion resulting from vehicle and pedestrian traffic. Seasonal population increases will also continue to place increased demands on County services. Those services, which are designed to accommodate the average and peak demands of resident populations, are often under severe stress during seasonal population peaks.

III. EXISTING LAND USE

This section of the Land Use Chapter summarizes existing and planned land use in the Urban Growth Areas and rural Mason County. Data presented in this section was compiled from the Mason County Tax Assessor's database. In addition, the National Park Service provided data related to the National Park and Forest lands, and the Squaxin Island and Skokomish Tribes provided data related to tribal lands.

A. Mason County Land Use Categories

Residential

This category includes properties that have any type of dwelling unit placed upon it, except those with an improvement value of less than \$20,000. The Assessor considers properties with improvements valued at less than \$20,000 as vacant. Residential uses include single family, multi family, mobile homes, convalescent centers, rooming and boarding houses, etc. In addition, this category includes personal properties that have a building (other than a dwelling unit) with an improvement value of greater than \$20,000.

Rural Vacant

This category includes parcels determined vacant by the Mason County Assessor's office. Additionally, this category includes Lake Cushman leasehold properties and residential and personal property with an improvement value of less than \$20,000.

Commercial

This category includes properties used for wholesale and retail trade, service industries, health care providers, and warehouses. This category also includes privately owned open spaces, such as privately owned parks and other privately owned entertainment and recreation facilities.

Agriculture/Aquaculture

This category includes all agricultural properties, tidelands, fisheries, and aquaculture related land classes.

Forestry

This category includes all properties in open space forest lands, classified forests, designated forest lands, forest-related activities, and Christmas tree farms. The Forestry category does not include Long Term Commercial Forests designated under Mason County's Resource Land Ordinance, Ordinance Number 77-93, as required by GMA.

Long Term Commercial Forests

This category includes only those lands designated as Long Term Commercial Forests under Mason County's Resource Lands Ordinance, Ordinance Number 77-93, as required by GMA.

Mineral Extraction

This category includes mining activities and mining services.

Transportation

This category includes all parcels related to transportation uses including railroads, rights-of-way, motor vehicle transportation, mass transit, aircraft runways, and parking lots.

Utilities

This category includes all parcels used for utility related purposes including communications, electrical, natural gas, water, and sewage related uses; landfills; and pipelines.

B. Mason County Land Area

This section characterizes the current land use in Mason County. The Mason County Assessor's Database provided the primary source of data for this section. It is important to distinguish land use as categorized by the Assessor from zoning. The Assessor's data is based on the parcel's actual use and taxing distinction. Zoning indicates a link to the Mason County Municipal Code, Development Regulations and helps determine what types of development are appropriate and which restrictions may apply to development.

Countywide Land Use

Mason County includes approximately 620,067 acres of land, about 972 square miles, and an additional 57,600 acres, 90 square miles of water, as shown in Table 7.

Approximately 154,080 acres of Mason County are within the boundaries of the Olympic National Park and the Olympic National Forest.

The incorporated City of Shelton occupies an additional 3,900 acres of Mason County and Tribal lands account for approximately 8,180 acres of the County. Mason County includes three Urban Growth Areas - Belfair, Allyn, and Shelton (See **Figure 1** for a map of these areas). Belfair is located in the northeastern corner of Mason County and covers approximately 2,500 acre. Just south of Belfair along the western shoreline of Case Inlet is Allyn, consisting of approximately 1,000 acres. In the southeastern region is the Shelton UGA, encompassing 5,500 acres that surround the Shelton city limits.

Table 7. Urban and Rural Land Area (Acres) within Mason County

Area	Total Acres	Percent of Total Acres
Rural Lands	387,300	63%
Olympic National Forest	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
Total County	620,060	100%

C. Land Use in the Urban Growth Areas

Methods for Determining Land Use Acreage

By comparing two different data sets, the Assessor’s data and the County zoning data, we see a clearer picture of trends in land use. It should be noted that the Assessor’s data and the County zoning data are two different data sets used for different purposes. While the categories are similar, the total acreage will differ. In order to get to a general capacity for dwelling units, parcel data was first organized by current land use in accordance with the codes as provided by the County Assessor’s Office. Zoning district data obtained from Mason County Geographic Information Systems (GIS) was also compiled in order to determine the number of parcels and amount of acreage in each area that is currently devoted to various land uses, land use codes were grouped into broader land use categories (i.e. Residential, Commercial, Transportation, etc.).

Table 8. Land Uses in Belfair Urban Growth Area 2015-2016

Land use	Total Acres	% of UGA	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total Acres 2005	Percent Change
Forest/Water	888	35%	33	4%	855	53%	877	42%
Vacant	584	22%	30	3%	554	34%	483	23%
Residential	499	20%	423	45%	76	5%	403	19%
Commercial	327	13%	315	33%	12	<1%	183	9%
Utilities	90	4%	79	8%	11	<1%	57	3%
Transportation	83	3%	2	<1%	81	5%	52	2%
Agriculture/ Aquaculture	67	3%	50	5%	17	1%	32	2%
Mining								
Government	8	<1%	8	<1%	0	<1%	8	<1%
Parks	4	<1%	3	<1%	1	<1%	Na	
Total	2,551	100%	943	100%	1,608	100%	2,095	

Source: Mason County Assessor’s Office, 2015

*Assessor’s data only reflects primary use of land and does not identify secondary uses like home-based businesses.

Once divided by existing land use, the zoning classification of each parcel was determined. This shows the current land use and what its potential residential use was according to its zoning district. This type of calculation and analysis was conducted for each of the districts and zones.

Belfair Urban Growth Area

Unincorporated Belfair is the primary commercial center in the Northeast corner of North Mason County. Mason County recently identified Belfair as an Urban Growth Area (UGA) of approximately 2,500 acres.

Table 9. Belfair Urban Growth Area Zoning Summary 2015-2016

Zone	Total Acres	Undeveloped Acres	Dwelling units/acres	Potential Units	Times 2.5 persons/unit
Long Term Agriculture (LTA)	17	0	1/10	1	2
Festival Retail (FR)	20	3	0	0	0
General Commercial (GC)	146	107	0	0	0
General Commercial Business Industrial (GC-BI)	146	83	0	0	0
Mixed Use (MU)	185	78	10/1	787	1967
Business Industrial (B-I)	133	59	0	0	0
Multi Family Residential (R-10)	197	158	10/1	1584	3961
Med. Density Residential (R-5)	825	716	5/1	3580	8951
Single Family Residential (R-4)	723	279	4/1	1117	2794
Totals	2,392	1,483		7,069	17,675

Source: Mason County Assessor’s Office, 2015 and Mason County Zoning Map

*Assessors Data and Zoning Data are different data sets, used for distinct purposes, and define land use differently.

The current population within the UGA is approximately 1,000. However, Belfair serves residents within a larger rural geographic area as well as tourists visiting the Hood Canal and unique Theler Wetlands.

While new development is on the rise in Belfair, the town is in the midst of trying to develop a particular character or 'theme' based around the Theler Wetlands as the town's anchor. Belfair is also home to over 150 businesses located mostly along State Route 3. With the anticipated addition of pedestrian facilities, the continued development of a consistent town theme, an improved local economy, Belfair will be served as a destination well into the foreseeable future.

As shown in Table 8, forested lands and water represent the primary land use within the Belfair UGA encompassing more than 800 acres, and accounting for approximately 35 percent of the area's total land. There is also a large share of vacant land, over 20 percent in the UGA.

Belfair Buildable Lands

Table 9 shows "buildable lands" or land supply with potential for development. This data is a combination of both Assessor land use and Mason County Municipal Code Zoning Districts or the classifications that tell what types of development are permitted.

Each parcel is separated into its Urban Growth Area and Zoning District, and then identified as developed or undeveloped. Undeveloped parcels of land that are zoned for residential housing development are identified. Then average household size based on US Census Data is applied to determine persons per household. Based on this data, Belfair UGA has nearly 1,500 undeveloped acres and if developed, it has the potential to accommodate over 17,000 people.

Allyn Urban Growth Area

The Allyn Urban Growth Area is located along the upper, western shoreline of the Case Inlet in eastern Mason County (See Figure 1 for a Map). A portion of the Urban Growth Area called Lower Allyn was the original community first platted in 1889. It has a mix of residences and commercial businesses covering 385 of the 1000 acres within the Urban Growth Area. Lakeland Village, a planned residential development, makes up the largest land area and population base.

Table 10. Land Uses in Allyn Urban Growth Area 2015-2016

Land use	Total Acres	% of UGA	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total 2005	Percent Change
Vacant	698	70%	521	79%	177	52%	369	89%
Residential	110	11%		14%	19	6%	479	-77%
Utilities	107	11%	0		107	32%	29	269%
Transportation	38	4%	30	5%	8	2%	66	-42%
Commercial	19	1%	19	2%	0	0	167	-89%
Government	17	2%	0		17	5%	na	
Parks	7	<1%	0		7	2%	na	
Forest/Water	3	<1%	0	<1%	3	1%	137	-98%
Total	999	110%	661	100%	338	100%	1,247	

Source: Mason County Assessor's Office, 2015

*Assessor's data only reflects primary use of land and does not identify secondary uses like home-based businesses.

Table 11 reviews the Assessor’s data with zoning to determine build out potential and shows that nearly 250 acres remain undeveloped with the potential to accommodate over 4,000 people in Allyn UGA.

State Route 3 connects Allyn to several major regional cities. Shelton is 18.5 miles to the south and Bremerton, in Kitsap County, is 16 miles to the north. The Belfair Urban Growth Area is just 4 miles north. Table 10 indicates that some land in Allyn has been reclassified since 2005, making comparisons of some land categories difficult.

Table 11. Allyn Urban Growth Area Zoning Summary 2015-2016

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Business Park (BP)	30	25	0	0	0
Highway Commercial (HC)	8	0	0	0	0
Public Open Space (POS)	5	2	0	0	0
Residential 1 (R-1)	158	87	4/1	347	867
Residential 1 Platted (R-1P)	490	45	6/1	270	675
Residential 2 (R-2)	43	3	10/1	33	84
Residential 3 (R-3)	46	38	20/1	752	1881
Village Commercial (VC)	43	3			
Residential 1 Recreational (R-1R)	200	45	5/1	223	558
Total	1,023	248		1,625	4,065

Source: Mason County Assessor’s Office, 2015 and Mason County Zoning Map

*Assessors Data and Zoning Data are different data sets, used for distinct purposes, and define land use differently.

Shelton Urban Growth Area

The Shelton UGA is about 5,500 acres total. This does not include the incorporated City of Shelton.

The existing land use patterns within the Shelton UGA can generally be described as containing a mix of land uses including residential, commercial, parks, resource lands and undeveloped areas. In the 2005 Plan update, residential development was the predominant land use. A review of 2016 data shows that forestry is now the primary at 26 percent of Shelton’s UGA’s. Residential is the second largest use, followed by undeveloped or vacant land.

Table 12. Land Uses in the Shelton Urban Growth Area 2015-2016

Land use	Total Acres	% of UGA	Improved Acres (building value >\$20k)	% Total	Unimproved Acres (building value <\$20k)	% Total	Total Acres 2005	Percent Change
Forest	1430	26%	20	<1%	1410	45%	1395	3%
Residential	1109	20%	1014	43%	95	3%	1103	1%
Vacant	954	17%	34	1%	920	29%	835	14%
Commercial	672	12%	578	24%	94	3%	240	180%
Transportation	505	9%	485	20%	20	<1%	662	-24%
Government	499	9%	147	6%	352	11%	Na	
Parks	274	5%	28	2%	246	8%	Na	
Utilities	51	1%	41	2%	10	<1%	57	-11%
Agriculture/ Aquaculture	42	1%	35	2%	7	<1%	72	-42%
Mining	18	<1%	6	<1%	12	<1%	12	50%
Total	5,554	100%	2,388	100%	3,166	100%	4,376	

Source: Mason County Assessor’s Office, 2015

*Assessor’s data only reflects primary use of land and does not identify secondary uses like home-based businesses.

Table 13 reflects the Assessor’s data together with zoning to show the build out and population potential of undeveloped lots in the Shelton Urban Growth Area (See Figure 1. for an Urban Growth Area Map). As shown in Table 15, there are over 3,000 acres undeveloped in the Shelton UGA with the potential to accommodate over 19,000 people.

Table 13. Shelton Urban Growth Area Zoning Summary 2015-2016

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Airport Industrial (AI)	981	79	0	0	0
Commercial Industrial (CI)	409	277	0	0	0
General Commercial (GC)	75	31	0	0	0
Industrial (I)	738	508	0	0	0
Mixed Use (MU)	309	143	12/1	1716	4290
Neighborhood Residential (NR)	2171	1508	4/1	6032	15080
Public Institutional (PI)	503	351	0	0	0
Total	5,186	3,079		7,748	19,370

Source: Mason County Assessor’s Office, 2015 and Mason County Zoning Map

*Assessors Data and Zoning Data are different data sets, used for distinct purposes, and define land use differently.

IV. FUTURE LAND USE PLAN

The future land use map represents Mason County’s plan to accommodate projected population growth in a way that maximizes existing infrastructure and ensures adequate public facilities and services can be provided in a way that maintains the quality of life enjoyed in Mason County. Urban type growth and development is planned for the urban growth areas, including the City of Shelton and the communities of Allyn and Belfair. A more rural development pattern for housing and a slower rate of growth is planned for the rural county. The Rural Activity Centers, or areas where you would expect to find rural commercial services and other rural community development include Union, Hoodspout and Taylor Town. The Hamlets include Bayshore, Dayton, Deer Creek, Grapeview, Lilliwaup, Matlock, Potlatch, Spencer Lake, and Tahuya. **See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan.**

Based on historic trends, the County has estimated how the future growth in population will be distributed between Urban Growth Areas and rural Mason County.

Table 14 shows population growth projected for these areas as it relates to the total land area. The trend of faster growth in the urban growth areas that Mason County has experienced over the past decades is expected to continue through the 20 year planning horizon.

Table 14. Area Growth Projections for Mason County 2016-2036

Area	Additional Population	Share of Population Growth	Percent Total Land Area
Shelton Urban Growth Area	9,610	44%	1.5%
Belfair Urban Growth Area	430	2%	.4%
Allyn Urban Growth Area	1,300	6%	.1%
Fully Contained Community Reserve	600	3%	-
RAC – LAMIRDS	400	2%	<1%
Rural Lands	9,140	43%	63%
Total County	21,480	100%	

Table 15. Historic Population Increase and Distribution – Urban Growth Areas and Rural County

	ALLYN		BELFAIR		SHELTON		RURAL	
	Increase	Share	Increase	Share	Increase	Share	Increase	Share
2000-2005	460	9%	97	2%	834	16%	3943	74%
2006-2010	374	8%	81	0.10%	717	16%	3313	74%
2011-2014	21	2%	11	1%	169	19%	699	78%
2000-2014	855	8%	189	2%	1720	16%	7955	74%

Table 15 provides a detailed picture of people moving to Mason County over the past 15 years and where they chose to live.

While a greater number of people overall located in rural Mason County as shown in Tables 16 and 17, population and growth in development was and is still very concentrated in the Urban Growth Areas. The relative size of rural Mason County when compared to the size of the Urban Growth Areas is important to consider. Rural Mason County is approximately 970 square miles and the Urban Growth Areas combined are a fraction of that at approximately 50 square miles.

A. Land Capacity Summary for Mason County

The Future Land Use Map for Mason County includes designated areas for the National Park and Forest, Long-Term Commercial Forest Lands, In-holding lands, Agricultural Resource Lands, Urban Growth Areas (UGAs), Rural Activity Centers, and Rural Areas. Mineral Resource Lands are also designated, but that designation is an overlay on other districts, primarily the Forest Lands or the Rural Areas.

The Urban Growth Areas include the City of Shelton and the un-incorporated communities of Belfair and Allyn. Rural Activity Centers include Union, Taylor Town, and Hoodspout. Table 16 provides a summary of demand for residential and non-residential land in the Urban Growth Areas over the 20 year planning horizon.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps reference throughout the Comprehensive Plan.

Table 16. Land Capacity Summary (Net Acres)

Area (all acres are net acres)**	Residential Capacity	Non-Residential Capacity	Total Capacity
Urban Growth Areas	3,100	1,710	4,810
- Shelton	1,650	1,430	3,080
- Belfair	1,230	250	1,480
- Allyn	220	30	250

*Exclusively non-residential

** Net acres excludes unavailable lands, unsuitable lands; 20 percent roads & 25 percent market factor

Green Diamond Resource Company Lot Retirement Project

The Green Diamond Resource Company has worked with The Trust for Public Lands to retire thousands of acres of timberland into conservation easements in the coming decades. By 2020, it is anticipated that Green Diamond will have retired more than 1,700 units of potential residential development through this conservation process.

Rural residential districts are distinguished by the minimum number of acres required for each dwelling unit (e.g. rural residential 5 require a minimum of 5 acres per unit). The total number of housing units that will be forgone was estimated to be over 1,700 based on review of the buildable land in each zoning district. The population that would have occupied those residential units by 2036 is estimated at over 4,000 people.¹

B. Accommodating Growth and Protecting Critical Areas

Geologically Hazardous Areas

Geologically hazardous areas include areas susceptible to landslide, erosion, earthquake or other geological events. In many cases, hazards can be reduced or mitigated by engineering, design or modified construction practices. Because of their susceptibility however, some of these areas may not be suitable for new development.

Mason County's Resource Ordinance identifies three types of Geologic Hazard Areas: 1) Landslide Hazard Areas, 2) Seismic Hazard Areas, and 3) Erosion Hazard Areas. Landslide Hazard Areas are

¹ US Census Bureau, American Community Survey 5 year Estimates, 2.57 average household size for Mason County in 2014. 1700 units x 2.57 persons = 4,369.

lands that have an increased potential for landslides and other earth movement. Seismic Hazard Areas are lands that are particularly susceptible to damage from earthquakes and other seismic activity. Lastly, Erosion Hazard Areas are lands that are more susceptible to excessive erosion.

Landslide Hazard Areas

A landslide is a rapid down slope movement of a mass of material such as rocks, soil, or other debris. The speed and distance of movement, as well as the amount of material, varies greatly and depends on a combination of geologic, topographic and hydrologic factors. Especially susceptible to landslide hazards are marine bluffs and unconsolidated glacial deposits on steep hillsides (greater than 40 percent).

Potential Landslide Hazard Areas are areas that meet the following criteria:

1. Areas with indication of earth movement such as debris slides, earth flows, slumps and rock falls; or
2. Areas with artificial over steepened or unengineered slopes, i.e. cuts or fills;
3. Areas containing soft or potentially liquefiable soils;
4. Areas unstable as a result of stream incision, stream bank erosion, and undercutting by wave action;
5. Slopes greater than 15 percent (8.5 degrees), except areas composed of consolidated rock, and having either of the following:
 - a. Steep hillsides; or
 - b. Springs or groundwater seepage.

A key indicator of potential landslide areas is slope of the land. Approximately 10 percent of the landscape in Mason County (excluding Olympic National Forest and Olympic National Park areas) has a slope of 15-30 percent, and approximately 3 percent has steeper slopes of 30-45 percent (See the Mason County Planning Map Library available on the Mason County Website for a series of maps reference throughout the Comprehensive Plan for the Landslide Hazard Map).

The risk of landslide occurrence depends on a number of factors including soil vulnerability, slope, and the degree of water saturation. Development activities can increase the risk by exposing soil through clearing, altering natural drainage patterns, excavating the “toe” of slopes, or increasing soil moisture content.

An important measure of potential risk for landslide when development occurs is land clearing and alteration for development. Potential impacts to Mason County can be assessed based on the relative amount of land converted to urban uses during the 20-year planning under each of the alternatives.

In addition to the critical area regulations, the Comprehensive Plan minimizes the amount of land cleared for development by directing it to the County’s growth into Urban Areas. Further, options such as Master Planned Developments require clustering and open space. Both techniques reduce the amount of land disturbed by development while maintaining overall rural densities.

Seismic Hazards

Seismic Hazards occur in areas subject to severe risk of earthquake damage as a result of seismic induced settlement or soil liquefaction. These areas include soils containing high organic content (e.g., wetland soils), areas of loose sand and gravel, artificial fills, landslide deposits, and fine-grained soils with high water tables.

Seismic Hazard Areas are areas susceptible to ground failure, including the following:

1. Mapped geologic faults;
2. Deep road fills and areas of poorly compacted artificial fill;
3. Areas with artificially steepened slopes;
4. Post-glacial stream, lake or beach sediments;
5. River Deltas;
6. Areas designated as potential Landslide Hazard Areas;
7. Bluff areas;
8. Areas underlain by potentially liquefiable soils.

Seismic Hazard Areas are shown on the Mason County Seismic Hazards Map (FIGURE IV-4.2), as documented by the *Coastal Zone Atlas of Washington* and *Geology and Related Groundwater Occurrence, Southeastern Mason County, Washington, Water Supply Bulletin 29*.

All structures in Mason County are subject to the engineering and design requirements of the International Building Code for earthquakes. Seismic hazards requirements focus on effects to buildings and other facilities from intense ground shaking and/or liquefaction. Attention to seismically induced landslides could also cause structural damage to buildings, particularly on steeper slopes and shoreline bluffs. In addition, the critical area regulations do not allow significant public buildings in seismic hazard areas; and the future land use plan directs most growth away from these areas.

Erosion Hazard Areas

Erosion is a natural process in which the land surface is worn away by the action of water, wind, ice or other geologic processes. The most common cause of erosion is water falling or flowing across the land. Factors contributing to erosion hazard are soil type and slope. Erosion hazards generally occur on erosive soils where slopes exceed 15 percent.

The Mason County Resource Ordinance classifies Erosion Hazard Areas underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those for which potential for erosion is identified in the Soil Survey of Mason County, USDA Soil Conservation Service, 1960, or any subsequent revisions or addition to that Ordinance.

The erosion process can be accelerated by development activity that exposes and disturbs soils so they are more vulnerable to erosive forces. Further, increased areas of impervious surfaces reduce the infiltration of rainfall, increase stormwater runoff, and result in even greater erosion potential. Increased runoff, erosion, and sedimentation may adversely affect the physical and biological characteristics of streams and other water resources.

Erosion Hazards are similar to Landslide Hazards in that they are both often created by, or aggravated by development activities such as clearing and grading. The comprehensive plan controls the hazards through the critical areas regulations and by concentrating development in suitable areas.

Wetlands

Wetlands are natural ecosystems that serve a number of important beneficial functions. They assist in reducing erosion, siltation, flooding, and ground and surface water contamination. Wetlands provide habitat for wildlife, plants, and fisheries. They may also assist in recharging groundwater supplies. In addition, wetlands provide opportunities for recreation and education.

Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. However, the term 'wetlands' may also include artificial wetlands intentionally created from non-wetland areas to for mitigation, if permitted by the county.

In making a determination regarding a wetland, Washington State Wetland Identification and Delineation Manual (Ecology #96-94), or as amended hereafter, shall serve as the technical resource guide on determining if an area possesses hydrophytic vegetation, hydric soils, and/or wetland hydrology.

Wetlands are classified by a rating system set forth in the Washington State Wetland Rating System for Western Washington by Washington State Department of Ecology. A four-tier wetlands

rating system has been adopted as the rating system for Mason County to protect wetlands and their critical functions. Wetland buffer widths, wetland activities, and replacement ratios are based on this rating system. These four categories include:

- 1) **Category I Wetlands.** Category I wetlands are those regulated wetlands that include but are not limited to rare, unique wetland types that are more sensitive to disturbance than most wetlands and that contain ecological attributes that are impossible to replace within a human lifetime. Category I wetlands score 70 points or more out of 100 on the wetlands ratings systems.
- 2) **Category II Wetlands.** Category II wetlands are those regulated wetlands that score between 51-69 points out of 100 on the wetlands ratings system.
- 3) **Category III Wetlands.** Category III wetlands are those regulated wetlands that score between 30-50 points on the wetlands ratings system.*
- 4) **Category IV Wetlands.** Category IV wetlands are those regulated wetlands that score less than 30 points out of 100 on the wetlands ratings system.*

* Non-Regulated Wetlands. Isolated wetlands under 1,000 square feet which are not associated with a riparian corridor, not part of a wetland mosaic, and not essential habitat of a priority species as identified by the Washington Department of Fish and Wildlife.

Mason County includes an abundance of wetland areas. Most of these areas are associated with larger freshwater and saltwater systems. Approximately 940 square miles in the County have been mapped as wetlands as documented by the National Wetland

Inventory, Mason County Generalized Wetland Inventory Map. Agricultural wetlands and isolated wetlands under one acre in size are exempt from most of the regulatory requirements of the Mason County Critical Area Ordinance.

The alteration or destruction of wetlands can eliminate or reduce the variety of biological and hydrological functions that wetlands perform. Direct impacts may result from clearing, grading or filling in advance of development. Of equal potential are indirect impacts from new development, which may alter surface water flows, or interrupt the infiltration of groundwater.

New development may increase volumes of sediment-laden runoff entering wetlands. This may inhibit the wetlands' natural capacity to remove nutrients and process chemical and organic wastes. In addition, increased sedimentation within wetlands may reduce their ability to temporarily store flood waters and increase the risk and magnitude of downstream impacts.

Wetlands may also often provide groundwater recharge. Development activities in areas near or connected to wetlands in recharge areas could interrupt infiltration to the groundwater system.

The Comprehensive Plan concentrates growth to Urban Growth Areas. It also provides for permanent open space and designated natural resource areas in development allowed within Rural Areas.

Fish and Wildlife Habitat Conservation Areas

Mason County contains an abundance of marine, freshwater and upland habitat for fish and wildlife. Preservation of fish and wildlife habitat is critical to protecting suitable environments for animal species, and in providing an important part of the local quality of life for County residents and visitors.

One of the most important functions of wildlife is in maintaining the health and diversity of ecosystems. Each species has its role in an ecosystem. When a species is eliminated, the ecosystem loses the functions it performed. As a result, the balance of the ecosystem is sometimes irreversibly lost or diminished. Given the inter-relation of all species in an ecosystem, species elimination may result in unpredictable consequences, though some consequences of habitat impact are known in advance. For example, a loss of marine invertebrates and kelp from over-harvesting ultimately affects the quality of habitat for larger fish, mammals and birds.

Fish and wildlife also provide important recreational and economic benefits such as hunting and fishing opportunities. The continued prosperity of the commercial and recreational fish and shellfish industries depends on maintenance of excellent water quality and unpolluted habitats for fish, shellfish, and their food sources.

Fish and wildlife habitat also provide significant social benefits. Mason County residents are accustomed to occasional encounters with wildlife such as bald eagles, great blue heron and elk. Wildlife provides the opportunity to educate the public about biological and ecological processes. Other less quantifiable benefits include wildlife viewing, and maintaining the historical, cultural, and spiritual values of Native American Tribes and the general public.

The Mason County Resource Ordinance guides management of the County's Fish and Wildlife habitat through the regulation of

conservation areas. Fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated populations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean intergovernmental cooperation and coordination is critically important in a region. In some cases, it is sufficient to assure that a species will usually be found in certain regions across the state.

The provisions for the protection of habitat cannot succeed in their purpose of supporting viable populations of fish and wildlife species unless other agencies and the public also act to protect the species. In the case of anadromous fish, the Statewide Salmon Recovery Strategy identifies that it will take a balanced approach to addressing the factors of decline that are within human control, including harvest, hatchery, habitat, and hydropower. The underlying assumption is that impacts to anadromous fish or their habitat or to fish and wildlife conservation areas shall be avoided or mitigated. Fish and wildlife habitat conservation areas include both aquatic and terrestrial areas within Mason County. The approximate location and extent of critical fish and wildlife habitat areas are displayed in the Washington Department of Fish & Wildlife's (WDFW) Priority Habitat and Species (PHS) Program database. The following categories are used in classifying critical areas:

- (1) Commercial and recreational shellfish areas;
- (2) Kelp and eelgrass beds; herring, sand lance, and smelt spawning areas;
- (3) Naturally occurring lakes and ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;
- (4) Streams;

- (5) Saltwater Shorelines, and Lakes 20 Acres and Greater in Surface Area;
- (6) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- (7) State Department of Natural Resources natural area preserves and natural resource conservation areas;
- (8) Areas with which federal or state endangered, threatened and sensitive species of fish and wildlife have a primary association. Those species known to be found in Mason County shall be listed in the Resource Ordinance. Protection of species habitats is determined by the state or federal listing, and their actual presence near the site subject to review. Other listed and protected species may be found in Mason County, which are not listed.
- (9) Other areas that contain habitats and species of local importance (which include juvenile salmonid migration areas) as also listed. Species of local importance may include, but are not limited to, state candidate and monitor species.

Aquatic Areas

Mason County includes three principal river systems and numerous lakes, small rivers, and streams. The Skokomish and Hamma Hamma rivers are swiftly flowing, deeply incised rivers that originate high in the Olympic Mountains and empty into Hood Canal. The East and Middle Forks of the Satsop River originate in the Olympic Mountains, converge at the southwestern corner of the County and flow southward into the Chehalis River. All of the eastern part of the County is drained by smaller streams which flow only short distances before reaching outlets to Puget Sound. Many of the small streams, as well as the larger systems, support significant fisheries, including anadromous fish. Other surface waters are made up of numerous lakes and wetland areas, some of which include Cushman, Mason, Nahwatzel, Lost, Isabella, Island, Cranberry, Limerick and Spencer lakes.

The waters and shorelines of Mason County are an important resource. In addition to their natural beauty, and cultural value, they provide the base for a sizable shellfish industry, aquaculture, fish and wildlife habitat.

Water systems are classified by the Washington Department of Natural Resources (WAC 222-16-030) and Table 17 provides a general description of water type classifications currently in use.

Table 17. Classification of Water Bodies of Mason County

Type	Description
Type "S" = Shoreline	Streams and waterbodies that are designated "shorelines of the state" as defined in RCW 90.58.030. (formerly type 1)
Type "F" = Fish	Streams and waterbodies that are known to be used by fish, or meet the physical criteria to be potentially used by fish. Fish streams may or may not have flowing water all year; they may be perennial or seasonal. (formerly type 2 or 3)
Type "Np" = Non-Fish	Streams that have flow year round and may have spatially intermittent dry reaches downstream of perennial flow. Type Np streams do not meet the physical criteria of a Type F stream. This also includes streams that have been proven not to contain fish using methods described in Forest Practices Board Manual Section 13. (formerly type 4)
Type "Ns" = Non-Fish Seasonal	Streams that do not have surface flow during at least some portion of the year, and do not meet the physical criteria of a Type F stream. (formerly type 5)

Terrestrial Areas

All development activities have the potential to impact native plant and animal species. Terrestrial Management Areas are those areas where the presence of state endangered or state threatened terrestrial species have been identified. The Mason County Critical

Area Ordinance specifies that all development in these areas shall be consistent with State and Federal law.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan.

There are also a number of publicly and privately managed natural areas in Mason County that have been designated as preserves or refuges. These areas are important for fish and wildlife habitat, scenic vistas, protection of sensitive plant species, and preservation of open space.

The Washington State Department of Natural Resources manages three Natural Area Preserves in Mason County. They include 17 acres at Oak Patch Lake, 28 acres on Skookum Inlet, and a 56-acre site on Totten Inlet. The Washington State Department of Fish and Wildlife manages a number of properties in the County, including the 172-acre Skokomish River Tidelands Wildlife Area and the 122-acre Union River Wildlife Area.

Mason County also includes a number of properties managed by the Hood Canal Land Trust (HCLT). HCLT is a non-profit organization that either owns properties outright or manages them under the terms of conservation easements. Key HCLT sites include the Klingall and Jimmy Bryan Wetland Preserves, 88 acres on the north side of Lynch Cove and 140 acres along the Union River under a conservation easement.

The impacts of development to habitat include the replacement of woodlands, pastures and other undeveloped areas with buildings, roads, parking lots, landscaping, and other structures. Depending on the location, density and intensity of uses, this may result in the removal and displacement of habitat and cause some wildlife

species to relocate to other areas. Since most habitats are currently assumed to be at or near their carrying capacity, displaced animals may perish.

Loss of wetlands, riparian areas and adjacent fields may affect the overall number and variety of wildlife and waterfowl. Loss of riparian vegetation could also affect migrating or nesting areas. Plant and animal species can also be affected by erosion and sedimentation of streams, coastal waters, and wetlands. Shoreline and related over-water development can harm valuable kelp and eelgrass beds.

In addition to the critical areas protections adopted by the county, the comprehensive plan promotes urban development in the County's Urban Growth Areas and rural development in the rural areas. The comprehensive plan also provides for permanent open space and designated resource areas to promote the protection, preservation, and enhancement of fish and wildlife habitat.

Critical Aquifer Recharge Areas

The State of Washington's definition of aquifer recharge areas for GMA planning purposes focuses on existing areas of supply which are vulnerable to contamination. Critical Aquifer Recharge Areas

"Areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge." (WAC 365-190-030).

Groundwater exists in underground layers of porous rock or soil called *aquifers*. Water stored in aquifers reaches the ground surface through springs, wells, or by seepage into surface water features, including wetlands. Surface waters replenish, "recharge", aquifers through seepage from streams, lakes, and wetlands, and from precipitation that percolates through soil or rock.

Potable water means water suitable for drinking. Groundwater provides virtually all of Mason County's potable water. Protecting aquifers and aquifer recharge areas, therefore, is critical to maintaining Mason County's water supply. Aquifers exist throughout the County. The groundwater supplying most of the County's water is obtained from the aquifers running through the coarser and more permeable glacial and fluvial sedimentary deposits. The older, undifferentiated sedimentary deposits provide large quantities of water for industrial and municipal wells. Bedrock forms the bottom of the groundwater layer although fractures and joints in the relatively impermeable rocks may yield small quantities of water.

Precipitation provides the primary source of recharge for Mason County's groundwater. Precipitation within the County averages 64 inches annually. It increases rapidly towards the Olympic Mountains where, at Lake Cushman, precipitation is in excess of 100 inches per year. Water levels in wells are typically within 125 feet of the land surface. The quality of groundwater in an aquifer is inextricably linked to its recharge area. Approximately 24,970 acres have been mapped as Critical Aquifer Recharge Areas in Mason County. **See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan including Critical Aquifer Recharge Areas.**

All Critical Aquifer Recharge Areas in Mason County are classified as Extremely Susceptible, Highly Susceptible, Moderately Susceptible, or Low Susceptibility as defined by the County's Resource Ordinance.

Urban development has two potential impacts on groundwater resources: 1) increases in impervious surfaces reduce the volume of precipitation available to recharge groundwater, and 2) urban development may introduce pollutants into the groundwater system. When groundwater recharge is reduced, groundwater supplies may be depleted. In many instances, this is coupled with withdrawals of groundwater in excess of recharge capacity. Potential long-term impacts include reduced capacity of water wells, reduced flows in groundwater-fed streams, and depletion of water supplies to lakes or wetlands.

Pollutants can be introduced into the groundwater system through a variety of means. They include failing septic systems, agricultural chemicals and animal waste, urban runoff, solid waste disposal, and leaking underground storage tanks.

Frequently Flooded Areas

The Frequently Flooded Areas, or Flood Hazard Areas, of Mason County are subject to periodic inundation which can result in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses could be exacerbated by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately

floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. Mason County has prepared this flood damage prevention ordinance to implement comprehensive flood damage reduction measures that are necessary for public health safety and welfare and that allow property owners to protect their property.

Flooding in Mason County generally occurs from November through April. The greatest cause of flooding is heavy rainfall combined with snow melt. A special flood risk zone has been established for the zones A and A2 floodplain of the Skokomish River, Vance Creek and tributaries. This special flood risk zone is designated as a floodway and the entire floodway is designated an avulsion risk area. Construction of a new structure or an expansion of the square foot area of an existing structure is prohibited in this designated floodway.

The Skokomish River Valley floods several times annually. In recent history there have been large flood events in 1955, 1972, 1990, 2003, and 2007. Many homes, pastures and personal property were damaged in those years as well as lesser damage on a more frequent basis. Flooding on the Tahuya River and Goldsborough Creek have been known to cause some damage, whereas the Union River tends to have high flows, but minimal overbank flooding.

Flooding of marine shorelines is caused by a number of factors, which can occur individually or in combination. They include extreme high tides, waves generated by winds, tsunamis of distant origin, and locally generated seismic waves or boils. Wind-driven waves, superimposed on extreme high tides, represent the most common form of coastal flooding in Mason County.

Floodways, floodplains and coastal flood areas are identified by the Mason County Federal Flood Insurance Study FEMA maps.

The comprehensive plan is intended to provide for the protection of Frequently Flooded Areas by concentrating urban development on the least amount of land, considering the suitability of the land for development through the use of performance standards, and by providing for significant open space and resource use areas in development within the Rural Area.

The *County-Wide Planning Policies* call for Mason County and the City of Shelton to protect all types of Critical Areas.

C. Protecting Natural, Historic and Cultural Resources

Natural resources abound in Mason County and provide the foundation for the County's economy. While timber has played the dominant role, other natural resources including agricultural lands and minerals, have also fostered economic development within the County.

Forest Lands

Without question, timber is the foundation upon which Mason County's economy is built. Forest Products continue to be Mason County's premier natural resource industry. The early explorers marveled at the vast timber expanse in the region, describing it as "thick as fur on a dog's back." For 140 years, Mason County's extensive forests have supplied logs, lumber, building components, pulp, and other products to national and international markets.

Long Term Commercial Forest lands and Forest Products represent the primary land uses throughout Mason County and within each of its seven watersheds. The Rural Element of Mason County's Comprehensive Plan shows that there are approximately 300,000 acres of Long Term Commercial Forest and 13,500 acres of In-holding lands in Mason County. These figures do not include federal and tribal lands. Long Term Commercial Forest lands and Forestry play an even greater role in the County's land use, due to the acreage that the U.S. Forest Service maintains as well as lands forested by both the Skokomish and Squaxin Island Tribes.

Mason County currently has an abundance of forested lands with long term commercial significance. Although continued population growth will place additional demands on forest resources, these are not expected to significantly affect the County's forest resources during the 20 year planning period.

Impacts associated with forestry operations include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of harvested areas. The state Department of Natural Resources is responsible for regulating these impacts. The comprehensive plan concentrates urban development on the least amount of land. It also provides for permanent open space and resource use areas in development allowed within the Rural Areas.

Historic Resources

As Mason County continues to grow, it is important that the history of Mason County be preserved. The state and federal governments have developed inventories of those sites and facilities that have special historical importance. Some of the sites are formally listed on an historical register, which provides some tax and other advantages to their owners for preserving their historic attributes. Native American tribes also have sites identified of cultural or

historical significance. The County intends to cooperate with the state agencies and the area tribes to protect historically and culturally important areas. The Countywide Planning Policies include policies guiding the county in the protection of these areas with support and oversight by the County's Historic Preservation Committee.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps reference throughout the Comprehensive Plan including a map of Public and Historic Lands and Facilities identifying historic sites throughout Mason County.

Agriculture

The State of Washington's GMA guidelines define agricultural land as land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock, and that has long term commercial significance for agricultural production. Long term commercial significance includes the growing capacity, productivity, and soil composition of the land for long term commercial production, while considering the land's proximity to population areas, and the possibility of more intense uses of the land.

Agricultural practices have taken place in Mason County since the early days of logging. The clear-cutting practices of those early logging companies opened a considerable amount of County land to agriculture, particularly to dairying and cattle raising. Crop production was limited to the growing of hay, berries and potatoes. In the eastern part of the County where the weather was milder, extensive vineyards and fruit orchards were planted. Despite its rich

agricultural history, however, Mason County is not well-endowed with the resources necessary to create a strong competitive advantage for agricultural production. Consequently, agriculture's current role in Mason County's economy is relatively minor.

In 1993, there were 320 farms in operation in the County covering approximately 21,640 acres or nearly 4 percent of Mason County land area. In 2016, that acreage has declined to about 8,000 acres a loss of over 60 percent. Continued population and housing growth in Mason County is likely to increase land use conflicts between urban uses and remaining agricultural uses. As land values rise, the potential economic returns will likely increase the pressure on owners to sell or develop their properties.

Much of the agricultural land within the County is located in the rural areas, outside the UGA's.

In order to better conserve agricultural lands of long-term commercial significance, Mason County designated Agricultural Resource Lands in its Resource Ordinance. The amendments also provided for continuing protections for lands in agricultural use, but not qualified as lands of long-term commercial significance.

Aquaculture

Mason County is the largest producer of shellfish in Washington State and Washington is the top shellfish producing state in the nation. Mason County has seen an increase in shellfish farms and revenue from shellfish sales of 25 percent between 2013 and 2005, based on the US Aquaculture Census.

Shellfish farms are significant contributors to Mason County's. Shellfish farming is the second largest employer in Mason County, Washington with over 70 farms generating \$32 million in revenue annually. Shellfish also do their part to reduce the trade deficit. Shellfish grown in Mason County are exported around the world, bringing in millions of dollars from foreign countries each year directly benefitting our local economy as well as federal and state economies.

Shellfish production requires a healthy, functioning ecosystem to provide safe water quality and appropriate quantities of phytoplankton for food. Scientific research indicates well-managed shellfish farming can improve water quality, species diversity, and habitat complexity.

In order to better support shellfish production, Mason County has adopted its Shoreline Master Program and Resource Ordinance. These policy documents provide for continuing protections for aquaculture lands and the watersheds that feed into these lands.

Fish, crustaceans, mollusks, and other aquatic products which are caught or harvested by the public from non-controlled waters or beds are considered wild caught and are not included as aquaculture. Mason County has 25 public access beaches for shellfish harvesting and maintaining and enhancing this access remains a priority.

The shellfish industry across the state of Washington, including business owners in Mason County, have developed recommendations to support shellfish (Washington Shellfish Initiative):

1. Establish a state shellfish aquaculture coordinator
2. Create a centralized mapping and data tracking portal
3. Develop consistent, practicable, and effective best management practices
4. Address overall permit timeliness
5. Continue outreach to growers
6. Provide technical assistance to local government
7. Assess permit compliance
8. Reduce redundancies and improve interagency coordination
9. Devote funding to support shellfish aquaculture permitting
10. Designate a lead state agency to manage shellfish aquaculture

Voluntary Stewardship Program

In 2012, Mason County elected by a vote of the Commission to opt in to the Voluntary Stewardship Program as established under Ruckelshaus Process Bill and codified in RCW 36.70A.700. This program is intended to promote local plans that protect and enhance critical areas within areas where agricultural activities are conducted, while maintaining and improving the long-term viability of agriculture in the state of Washington and reducing the conversion of farmland to other uses. These plans establish voluntary incentive programs that encourage good riparian and ecosystem stewardship, protect water quality and fish habitat, and discourage the cessation of agricultural activities.

In 2015 Mason County entered into a contractual agreement with the Washington State Conservation Commission to receive funding for the Voluntary Stewardship Program Workplan Development to be complete by 2017.

Mineral Resource Lands

The State of Washington's GMA guidelines define mineral resource lands as lands primarily devoted to the extraction of minerals, or that have known or potential long term significance for the extraction of minerals. Minerals include gravel, sand, and valuable metallic substances.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan including Mineral Resource Lands identifying locations of known and potential mineral resources. The mineral resources identified on the map are based primarily on soil types identified by the SCS in the *Mason County Soil Survey* and the Department of Ecology in the *Coastal Zone Atlas of Washington*. It should be noted that many of the soil characteristics which increase an area's potential as a source of mineral resources also increase its potential for aquifer recharge.

Mason County contains a large supply of construction aggregate (i.e., sand and gravel). There are three remaining, undeveloped, large sources of high-quality sand and gravel located in close proximity to the waters of Puget Sound, such that materials can be transported from the site by barge to water-dependent metropolitan construction aggregate markets also located on the Puget Sound tide lands. Two of these large deposits of aggregate are located in Mason County. They include the proposed Hama Hama site at Eldon on Hood Canal, and the permitted Johns Prairie site north of Shelton on Oakland Bay. Both Mason County sites contain a high-volume source of high-quality sand and gravel. These resources are suitable for processing into a wide variety of finished construction aggregate classes, all meeting government and ASTM (American Society for Testing and Materials) specifications.

Mason County has nineteen operating surface mines at the present time, approximately 2,220 acres considered as active permitted mines according to the Department of Natural Resources. The Resource Ordinance protects mineral resources lands for the future use of these areas for mineral resource extraction.

Continued population growth may place additional demands on local mineral resources. Impacts associated with mineral extraction include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of excavated areas.

Open Space

There are three kinds of open space land: private, common use, and public open space. Private open space includes farms, forest lands, and other parcels of undeveloped land. Common use open space is land within a residential development or other development that is designated for common access by the residents of the development or by the general community. Public open space is publicly-owned land available for recreational use of the entire community. Open water areas, such as the Hood Canal or lakes, is also often considered as open space because it creates a sense of openness.

Open space land is valuable to the community for a number of reasons. It can provide recreational opportunities, it is aesthetically pleasing, it enhances the quality of life in urban areas, and it increases property values. It creates natural boundaries, which can act as greenbelts and define neighborhood identity and can protect natural resources such as groundwater recharge areas, streams, soils, tidal areas, agricultural areas, and wildlife. Open space often provides habitat areas for wildlife.

Open space land is an essential component of rural character. Without adequate open space, the land will not appear rural. Rural

character is discussed in the Rural Element of Mason County's Comprehensive Plan.

Mason County enjoys extensive open spaces. In addition to the Olympic National Park and Olympic National Forest, there are significant tracts of state owned or privately held timber. Farmlands in river valleys, particularly the Skokomish, also are open space lands. A detailed listing of park and recreation facilities in the County is presented in the Capital Facilities element of the Mason County Comprehensive Plan.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan including existing and planned Open Space and open space corridors in Mason County.

Projected growth in Mason County is likely to increase the pressure for conversion of existing open space to urban uses over the next 20 years. As land values rise, the potential economic returns will likely increase the pressure on owners of larger tracts of undeveloped land to sell or develop their properties.

The Comprehensive Plan provides for the preservation, protection, and enhancement of open space . It does this by directing substantial population and housing growth into Urban Growth Areas. Also, the comprehensive plan provides for incentives to cluster development, as well as requiring the preservation of open space in some situations. It should be noted that if the incentives for rural clustered development are implemented, tens of thousands of acres could be preserved as open space. Both techniques are intended to preserve open space including: Long-Term Commercial Forest lands, Agricultural Resource Lands, local parks, state parks

and other state lands, the Olympic National Park and the Olympic National Forest, land slide hazard areas and their associated buffers, flood ways, streams and their associated vegetation area, wetlands and their associated buffer areas, lands preserved as part of a clustered development plan, lands preserved as part of the designation of a master planned resort, and major utility corridors.

Additionally, cluster development policies could result in tens of thousands of acres preserved as open space across the County. Undeveloped land, non-designated forest lands and non-designated agricultural lands may also function as open space.

Master Planned Communities

Master Planning is a new tool for accommodating population growth in Mason County while protecting the resources of Mason County. It requires the implementation of additional design and performance standards for all aspects associated with development of the site, including protection of the environment and natural features, construction of utilities and roadways, and site construction. Low Impact Development (LID) techniques shall be incorporated into all Master Development Plans. LID is a land use development strategy that emphasizes protection and use of on-site natural features, integrated with engineered, small-scale hydrologic controls at the parcel and subdivision scale to manage stormwater and more closely mimic predevelopment watershed hydrologic functions.

Master Development Planning in Mason County is intended to facilitate long range, predictable and innovative development possibilities on large tracts of land. A Master Development Plan allows larger properties with unique characteristics or circumstances benefit from more detailed and thorough planning of

future development to accomplish desired land development over a multiple year and phased term. A Master Development Plan provides a common and interrelated development theme within the boundaries of the Master Development Plan, while ensuring its integration and compatibility with the surrounding community and land uses.

The intent of a Master Development Plan is to: preserve unique, fragile, and environmentally critical areas; provide efficient use of the land and infrastructure; implement low impact development techniques; promote innovative, quality design; and provide for the inclusion of on-site amenities such as open spaces, community facilities, enhanced landscaping, and recreational opportunities. Uses allowed within the Master Development Plan should be consistent overall with those uses allowed within the base land use districts, provided that a Master Development Plan may allow for more flexibility in density, the location of uses and development standards in a manner consistent with the intent of the base land use district. A Master Development Plan allows for a mixture of residential and non-residential land use development types, such as clustering of single-family residential dwellings, attached residential units, zero lot line development, public facilities, and commercial and office uses.

A Master Development Plan shall be applied through the Mason County Development Regulations and be accompanied by a Development Agreement.

Separate provisions are necessary that address unique conditions when locating a Master Development Plan within an Urban Growth Area or within lands designated rural. A Master Development Plan could also be appropriate for areas adjacent to but outside existing Urban Growth Boundaries. When a specific location is identified for

within Mason County, a Master Development Plan will be required to demonstrate consistency with the Comprehensive Plan and RCW 36.70A.35.

Master Development Plan Policies

1. **LAND USE.** Adopt regulations to guide the location and siting of Master Development Plans within rural and urban areas, consistent with policy direction contained throughout the Comprehensive Plan. These regulations shall:
 - 1.1. Clarify that a Master Development Plan is appropriate for large contiguous areas of land under common ownership or control, with common characteristics and connectivity. Include criteria for when and where a Development Master Plan may be appropriate within rural lands and within urban growth areas.
 - 1.2. Require a Master Development Plan pursuant to RCW 36.70A.350.
 - 1.3. Require that adequate road, water, drainage, sewer and/or septic capacity exist or is planned to meet the demands of the proposed development within the Master Development Plan. Consider alternative standards for utilities and roads that address rural and urban character and utilize low impact development techniques in harmony with the unique environmental characteristics of the area.

- 1.4. Provide transportation circulation that addresses public service and emergency response requirements and the needs of pedestrians and bicyclists.
- 1.5. Encourage flexibility in design to promote a variety of housing types, densities, and affordability. Accommodate a mix of commercial, retail and residential uses, as well as opportunities for social and cultural expression while preserving the areas natural features. Individual lot sizes should vary in a Master Development Plan to promote a range of housing options and the preservation of unique and fragile environmental features and critical areas.
- 1.6. Provide levels of service compatible with the project's location, development intensity and the surrounding lands uses. Proposed Master Development Plans in rural areas shall not require urban services.
- 1.7. Allow for increased density and/or a reduction in dimensional standards within the Master Development Plan when enhanced on-site amenities are incorporated into the overall development, such as open spaces, community facilities, landscaping and buffers, recreational opportunities, and other similar amenities that benefit the community and the environment and exceed the existing minimum requirements.
- 1.8. Include a process to allow phased development within the Master Development Plan in an orderly, coordinated, and thoughtful manner. The phasing plan for the development shall demonstrate that the

various segments of the development are served by adequate public facilities and services.

- 1.9. Promote the incorporation of LID techniques in the development and management of the area within the Master Development Plan.
- 1.10. Include technical guidance on the use of LID techniques in public and private developments within the Master Development Plan. These techniques shall:
 - i. Preserve the site characteristics, including natural terrain, drainage patterns, soil structure, and native vegetation;
 - ii. Preserve the natural hydrologic cycle, including vegetative rainfall interception and evapotranspiration, and groundwater infiltration and percolation to the extent the subsurface conditions permit;
 - iii. Mimic natural rainfall capture capacity in areas of site disturbance, and ensure the protection of property and public safety in the design of overflow capacity, and
 - iv. Incorporate measures to manage stormwater within the Master Development Plan that will enhance water quality downstream.

1.11. Require all Master Development Plans to include specific design guidelines and development standards to ensure that the proposed development promotes community identity, has a consistent theme, and is integrated and compatible with its surroundings.

2. Water & Sewer Utilities in Master Development Plans.

Water and sewer utility infrastructure in master development plans shall be designed with quality components, and to be operated and maintained efficiently.

2.1 Potable water service shall be consistent with coordinated water supply plans for urban growth areas (UGAs), and provide through community-based systems for planned developments in rural areas. Such rural systems should preferably be operated and maintained by a public entity with authority to operate in the proposed area.

2.2 To the extent available, Master Development Plans should utilize reclaimed water supplies in addressing non-potable water demands.

2.3 Development within a UGA shall plan for wastewater service consistent with sewer service plans for the UGA and current development standards and the costs for capacity borne by the development.

2.4 Clustered development is encouraged to maximize the efficiency of wastewater service provisions, taking into account the proximity to connection outside the development.

2.5 Development in future phases of a Master Development Plan that will be served by wastewater collection and treatment shall be planned to facilitate future connection to a public system with attention to the location of those lines in public rights of ways or easements that will ultimately be the responsibility of the sewer service provider.

2.6 Development in areas not planned for future public sewer service shall provide community-based collection and treatment systems, preferably maintained by a public entity, consistent with the best available knowledge of hydrogeologic connectivity and the potential impacts to surface and groundwater resources.

2.7 Development shall address the storage location and collection of solid waste and recyclable materials. In UGAs, developments shall facilitate curbside collection of solid waste and recyclable materials.

3. Parks & Recreational Facilities in Master Development

Plans. Improvements and phasing in a Master Development Plan shall address adequate passive and active parks and open spaces consistent with the standards in the County-Wide Parks Plan.

- 3.1 Parks and other recreational or trail facilities shall be designed and developed consistent with industry standards for quality of materials, safety and efficient operations and maintenance.
- 3.2 Master Development Plans shall include connections to future or existing open space corridors and trail connections, with internal community circulation.
- 3.3 Master Development Plans with access to surface water amenities shall incorporate access for residents and visitors outside the proposed development.

D. Protecting Water Quality and Reducing Runoff

Mason County has an abundance of marine and freshwater areas that include Puget Sound, Hood Canal, and thousands of rivers, streams, lakes, ponds, and wetlands. Surface water flows in the County result from precipitation. Precipitation occurs year round. It tends to be particularly heavy during the months of November through April, when heavy rainfall at the lower elevations combines with seasonal snowmelt in the mountains.

Mason County's drainage system for surface runoff is characterized by thousands of small tributaries which form the several hundred streams and rivers that eventually make their way into Hood Canal, Oakland Bay, Totten Inlet, Skookum Inlet and Case Inlet. Some of the larger of these rivers include the Skokomish, Union, and Tahuya Rivers.

See the Mason County Planning Map Library available on the Mason County Website for a series of maps referenced throughout the Comprehensive Plan including Water Mitigation Planning Areas.

Mason County's natural drainage system contains hundreds of lakes and ponds that further help to moderate the effects of surface water storm flows. The largest of these include: Lake Cushman, Mason Lake, Cranberry Lake, Lake Limerick, and Lake Nahwatzel.

Mason County has done a significant amount of planning related to stormwater management and water quality. The County has cooperated with the adjoining counties, tribes and the state to develop specific watershed management plans and implemented water quality protections in several significant ways. For example, the County created a clean water district and stronger on-site septic

system controls including an operations and management ordinance. Sanitary sewer systems have been constructed in the the North Bay - Case Inlet area as well as in the Belfair Urban Growth Area to improve water quality in those areas. The county also adopted the "Skokomish River Comprehensive Flood Hazard Plan" to identify means of managing flooding problems.

Mason County's management of stormwater is primarily regulatory. The Puget Sound Water Quality Management Plan requires all counties and cities within the Puget Sound drainage basin to adopt ordinances to control runoff from new development and redevelopment. The plan directs local governments to adopt the stormwater programs which include minimum requirements as developed by the Department of Ecology. The County created and adopted the Storm Water and Surface Water Utility and Stormwater Management Ordinance incorporating the minimum requirements of the most current edition of the Department of Ecology's Stormwater Manual. These address many of the stormwater concerns by requiring appropriate design and best management practices for new development or redevelopment for both water quantity and quality.

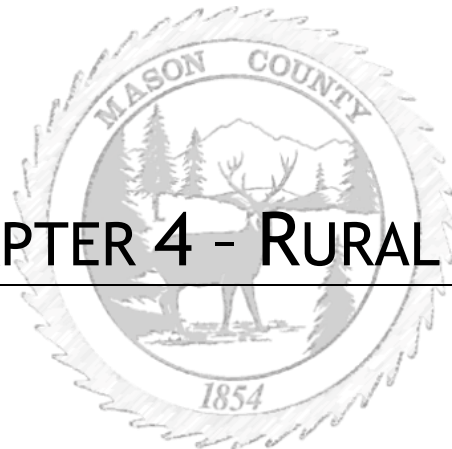
See also the Utility Element of the Mason County Comprehensive Plan for more information about stormwater management.

The City of Shelton has provisions for stormwater management in its Comprehensive Plan and city ordinances. The Capital Facilities Element and Utilities Element of the City's Plan discuss existing provisions and the need for continued joint planning between the city and the county to coordinate stormwater management in the urban growth area.

New development almost always results in the clearing of vegetative areas and increases in impervious surfaces. The purpose of the plans and ordinances discussed above is to remove or minimize the impacts that can be caused by development through implementation of Low Impact Development (LID) practices, or stormwater management techniques designed to mimic natural processes. If not appropriately designed using these LID techniques, urban development can result in the impacts of increased soil erosion and sedimentation during and after clearing; encroachment into streams and wetlands; alteration of stream courses; and loss of critical habitat. Urban development can result in nonpoint pollution of surface waters. Increased runoff from development may also increase the incidence of downstream flooding and erosion.

This Land Use Element includes policies and designated districts requiring clustering of development and preservation of open space. Both techniques reduce the amount of land disturbed by development while maintaining overall rural densities. The open space design provides additional protection to wetlands, floodways and streams.

The *Countywide Planning Policies* call for Mason County and the City of Shelton to provide for the protection of water quality and address public education, stormwater management, and watershed management.

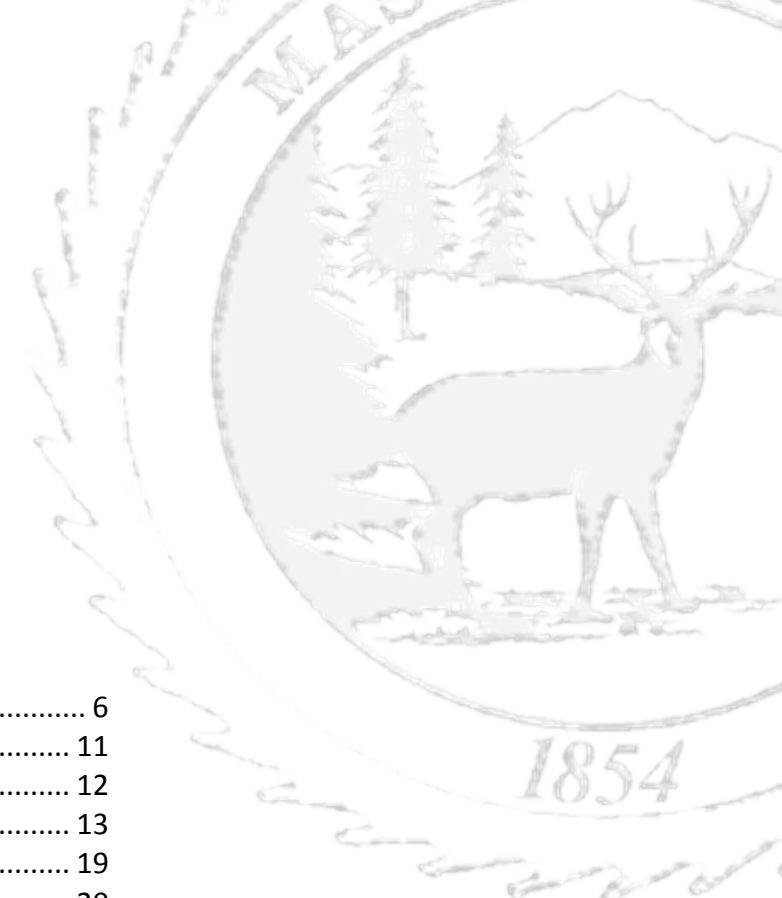


CHAPTER 4 - RURAL ELEMENT

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I. Introduction

Mason County is unique for its 700 miles of beautiful coastlines, lakes, rivers and streams with outstanding air and water quality, vistas and mountain views, extensive recreation and tourism opportunities, and unmatched tranquility. It is one of the few remaining truly rural counties in all of Washington state. Mason County contains over 540,000 acres of national forest, parklands, and other rural lands including long term commercial forest lands. Rural lands cover over 60% of the County. Employment in Mason County is still largely resource based with a strong history of forestry and a growing aquaculture industry leading the nation in shellfish production.

Consistent with the Washington State Growth Management Act (RCW 36.70A), the Rural Element of Mason County's Comprehensive Plan establishes broad goals and policies guiding rural development, protecting critical areas, reducing sprawl and maintaining rural character (See Figure 1. Map of Mason County Rural Lands). It facilitates varied rural economic uses on rural lands, while protecting and maintaining the rural character and scale. The Rural Element also summarizes current conditions, measures rural development, and provides background information on the rural land use designations.

Washington's Growth Management Act specifies,

"The Rural Element [of the Comprehensive Plan] shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character."

In 2016, the population of the rural area was estimated to be 45,520 (including the small number of residents living on designated Inholding Lands), as shown in Table 1. This was about three quarters of the total County population. By 2036, the rural population is expected to be about 55,660. The rate of growth in the rural area over the next twenty years is expected to be slower than the Urban Growth Areas and Shelton.

Table 1. Mason County Population Projection 2016-2036

MASON COUNTY AND URBAN GROWTH AREA				
20 YEAR POPULATION PROJECTION				
	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

II. Measuring Rural Development

The rural lands are those lands which are outside of the designated urban growth areas and are not considered natural resource lands. However, this Chapter does include discussion of natural resource lands including their planned development to ensure protection of natural resources, consistency with the rural character and compatibility surrounding areas. Through adherence to goals and policies guiding rural residential, commercial and industrial development in Mason County, will protect and preserve rural lands for future generations.

Mason County used several methods to consider urban and rural growth trends in the process of updating the Comprehensive Plan. Results generally show an overall percent growth in population of 34 percent, with 53 percent of new residents moving to urban areas and 47 percent moving to rural areas over the 20 year planning period reflecting the general success of growth management planning by the County and communities within it. This is especially notable as the urban growth areas in Mason County only account for 2 percent of total acres.

III. Washington State Growth Management Act Guidance

Washington State Growth Management Act (**RCW 36.70A.011**) established several principles for rural planning in including :

- Recognition of the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and rural-based economies enhance the economic desirability of the state, help to preserve traditional economic activities, and contribute to the state's overall quality of life.
- A finding that in order to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognized that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.
- A finding that in defining rural elements of County Comprehensive Plans under RCW 36.70A.070(5), a county should foster land use patterns and develop a local vision of rural character that will help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural (including aquaculture), commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use

of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.

IV. Rural Character

Mason County's unique rural landscape is characterized by over 700 miles of shoreline, open spaces with natural vegetation; a variety of rural residential densities; farms, forests, mining, and aquatic resource areas; small unincorporated rural communities; small, rural commercial and industrial developments; and nationally and regionally important recreation areas.

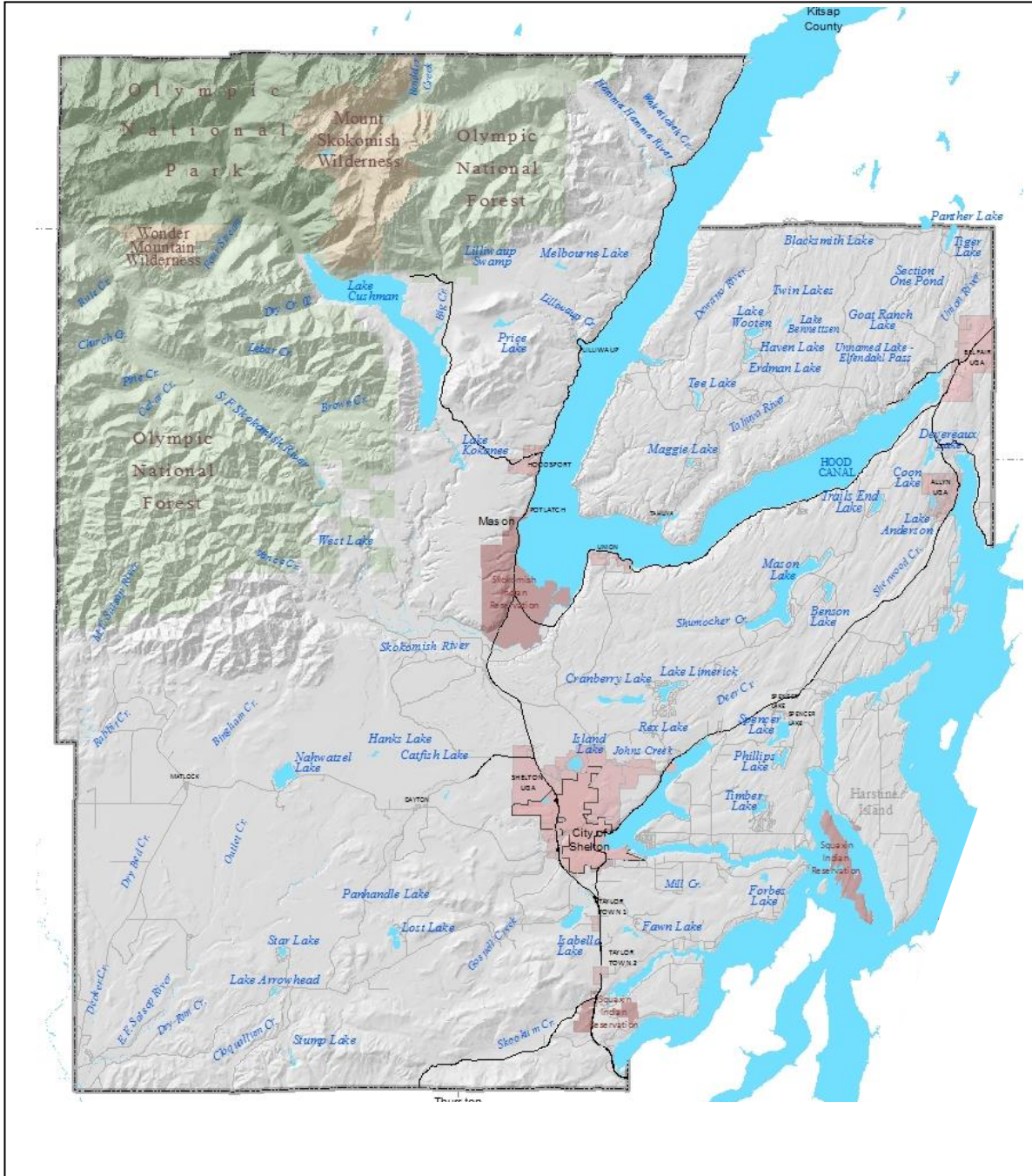
Rural areas also include well-separated small communities located along major arterials and state highways that serve the needs of surrounding rural residents and enterprises. These communities are characterized by limited public services, small commercial uses, and single family houses on larger lots. Community services may include a school, post office, fire stations, churches, community centers and granges. There may also be some rural multifamily development.

About 387,000 acres in Mason County fall under one of the rural land zoning designations. These lands are outside of the Urban Growth Areas and the National Forest Lands.

Mason County's Vision

"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; the easy operation of resource based industries such as timber, mining, agriculture, and aquaculture; and the close ties of family and community to the land."

Figure 1. Mason County Rural Lands



It is important that lands designated for long term commercial forests, national park lands and national forest lands remain intact. These lands combined account for approximately 57 percent of the land area of Mason County and are not included in the developable lands analysis.

As shown in Table 2, Federal lands and lands of the Tribal Nations within Mason County account for approximately 35 percent of Mason County. The County Assessor does not maintain data on Federal or Tribal lands. As shown in Table 3, rural Mason County’s vacant lands are nearly a quarter of total land area.

Table 2. Urban and Rural Land Area (Acres) within Mason County

Area	Total Acres	Percent of Total
Rural Lands	387,300	63%
Olympic National Forest	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
Total County	620,060	100%

Methods

By comparing two different data sets, the Assessor’s data and the County zoning data, we see a clearer picture of trends in land use. It should be noted that the Assessor’s data and the County zoning data are two different data sets used for different purposes. While the categories are similar, the total acreage will differ. For example, the County zoning data will not include Tribal lands or Olympic National Forest, but may count some acres of water. In order to get to a general capacity for dwelling units, parcel data was first organized by current land use in accordance with the codes as provided by the County Assessor’s Office.

Zoning district data obtained from Mason County Geographic Information Systems (GIS) was also compiled in order to determine the number of parcels and amount of acreage in each area that is currently devoted to various land uses, land use codes were grouped into broader land use categories (i.e. Residential, Commercial, Transportation, etc.). Once divided by existing land use, the zoning classification of each parcel was determined. This shows the current land use and what its potential residential use was according to its zoning district. This type of calculation and analysis was conducted for each of the districts and zones.

Table 3. Land Use Inventory in Rural Mason County (Acres)

Land use	Total Acres	Percent Total	Improved (building value >\$20k)	Percent Total	Unimproved (building value <\$20k)	Percent Total	Total Acres 2005	Percent Change
Forest/Water	276,848	60.70%	5,051	2%	271,796	98%	353,676	-22%
Vacant	111,912	24.50%	4,813	4%	107,099	96%	52,656	112%
Residential	40,201	8.80%	36,008	90%	4,193	10%	33,137	21%
Government	8,638	1.90%	1,910	22%	6,728	78%	na	
Agriculture/ Aquaculture	7,633	1.70%	3,260	43%	4,373	57%	9,845	-22%
Commercial	4,361	1.00%	3,192	73%	1,169	27%	3,538	23%
Transportation	2,440	0.50%	502	21%	1,938	79%	2,368	3%
Utilities	1,980	0.40%	461	23%	1,519	77%	2,079	-5%
Parks	1,968	0.40%	832	42%	1,136	58%	na	
Mining	147	0.03%	43	29%	104	71%	152	-3%

Source: Mason County Assessor's Office, 2015

Table 4 shows the current land use as well as potential residential use according to its zoning district. For example, a parcel with an existing land use code of vacant in the Accesser's data and located within a Rural Commercial zoning district has a one dwelling unit per

acre potential, according to the Development Regulations for that zone adding at least 2.5 new residents per dwelling unit to the area. This inventory was conducted for each of the districts and zones.

Table 4. Rural Land Capacity Summary

Zone	Total Acres	Total Undeveloped Acres	Dwelling Units/Acre	Potential Units	Times 2.5 persons/unit
Inholding Lands	13,474	10,364	1/5	2,073	5,172
Rural Residential 2.5	976	527	1/2.5	211	527
Rural Residential 5	107,283	68,471	1/5	13,694	34,236
Rural Residential 10	35,875	32,974	1/10	3,297	8,244
Rural Residential 20	114,206	108,374	1/20	5,419	13,547
Agricultural Resource	7,019	4,205			
Long Term Commercial Forest	301,430	297,540			
Rural Tourist	4,457	1,658			
Rural Tourist Campground	372	256			
Rural Commercial 1	59	7			
Rural Commercial 2	110	46	1/lot	25	63
Rural Commercial 3	139	22	1/lot	26	65
Rural Commercial 5	17	0			
Rural Industrial	309	69			
Rural Natural Resource	676	367			
Totals	586,402	524,880		24,745	61,854

Source: Mason County Geographic Information System, Zoning Data

VI. Open Space

Open space land is an essential component of rural character and is valuable to the community for a number of reasons. It can provide recreational opportunities, it is aesthetically pleasing, it enhances the quality of life in urban areas, and it increases property values. It creates natural boundaries, which can act as greenbelts and define neighborhood identity and can protect natural resources such as groundwater recharge areas, streams, soils, tidal areas, agricultural areas, and wildlife. Open space often provides habitat areas for wildlife. Open space also includes traditional cultural landscapes.

There are three general types of open space land including:

- **Private open space** can include those farms, forest, and other parcels of undeveloped land that are privately held.
- **Common use open space** is land within a residential development or other development that is designated for common access by the residents of the development or by the general community.
- **Public open space** is publicly-owned land available for recreational use of the entire community. Open water areas, such as the Hood Canal or lakes, is also often considered as open space because it creates a sense of openness.

See Mason County's Planning Map Library online at the Mason County Website for maps including Open Space.

Mason County enjoys extensive open spaces. In addition to the Olympic National Park and Olympic National Forest, there are significant tracts of state owned or privately held timber. Farmlands in river valleys, particularly the Skokomish, also are open space lands. A detailed listing of park and recreation facilities in the County is included in the Capital Facilities element of the Mason County Comprehensive Plan as well as the Parks and Trails Plan for Mason County.

Continued growth in Mason County is likely to increase the pressure for conversion of existing open space to other land uses. As land values rise, the potential economic returns will likely increase the pressure on owners of larger tracts of undeveloped land to sell or develop their properties.

The comprehensive plan provides for the preservation, protection, and enhancement of open space. It does this by planning to accommodate residential and commercial growth in the County's Urban Growth Areas of Allyn, Belfair and Shelton. Also, the comprehensive plan provides for incentives to cluster development, as well as requiring the preservation of open space.

Open space preserved under the plan include: Long-Term Commercial Forest lands, Agricultural Resource Lands, local parks, state parks and other state lands, the Olympic National Park and the Olympic National Forest, land slide hazard areas and their associated buffers, flood ways, streams and their associated vegetation area, wetlands and their associated buffer areas, traditional cultural landscapes, lands preserved as part of a clustered development plan, lands preserved as part of the designation of a fully contained community or a master planned resort, and major utility corridors.

VII. Rural Water

Pursuant to RCW 19.27.097 and RCW 58.17.110, Mason County legally cannot issue a permit for a building requiring potable water or approve subdivision applications unless the applicant has a lawful and adequate water supply. Typically, the applicant provides a letter of availability from a public water source such as PUD or otherwise demonstrates that they will not interfere with senior water rights.

Collaborative water planning is underway in Mason County to ensure compliance with state laws and maximize water conservation, reuse, and recycling. See Mason County Comprehensive Plan, Chapter 7 – Utilities, for additional detail.

Watersheds

Land use and land planning is also organized by watersheds. Mason County includes seven watersheds: Case Inlet, Chehalis, Hood Canal, Lower Hood Canal, Oakland Bay, Skokomish, and Totten-Little Skookum. Drainage patterns determine the boundaries of watersheds.

Watershed management plans or action plans have been adopted for three watersheds: Totten-Little Skookum, Oakland Bay, and Lower Hood Canal. Sub-area plans were developed for North Mason County (the Lower Hood Canal), South-East Mason County (the Totten-Little Skookum), and Harstine Island (part of the Totten-Little Skookum). The watershed plans were developed in cooperation with adjoining counties that shared the watershed, the Indian Tribes, state agencies and the public, under the guidance of the Puget Sound Water Quality Authority. Information from these plans and goals and policies developed for them have been used in developing the Comprehensive Plan, its policies, and its implementing regulations.

VIII. Strategies for Protecting Critical Areas

Opportunities exist for Mason County to raise awareness and expand use of the land use regulatory tools provided under state law and also incorporated into the Mason County Development Regulations. These tools protect critical areas and help to maintain rural character including, but not limited to:

- **Planned Action Environmental Impact Statements** – The County conducts the required environmental analysis before development is proposed to streamline and incentivize development in desired locations. (RCW 43.21C.031)
- **State Environmental Policy Act Mitigation Fees** – Fees collected to mitigate impacts under SEPA can be used to offset traffic and other impacts. (RCW 43.21C.060)
- **Transfer Development Rights** - voluntary, incentive-based program that allows landowners to sell development rights from their agricultural lands to a developer or other interested party who then can use these rights to increase the density of development at another designated location. (MCC 17.03.037)
- **Clustering** - Clustering development allows grouping of residential structures on a portion of the available land while reserving a significant amount of the site as undeveloped open space. (MCC 16.23)
- **Restoration Planning** - Provides the option to develop a plan, tailored to a specific property, as an alternative to strict adherence to development regulations. Modification of buffers, a streamlined permit process and/or other departures from standards may be permitted on properties that provide a plan of alternative actions that will protect environmental resources and avoid environmental harm. (MCC 8.52.275)
- **Design Guidelines** – Specify that the design, shape, size, and orientation of lots shall be appropriate to the use for which the lots are intended and the character of the area and consistent with the policies of the county comprehensive plan and other land control ordinances. Lot areas in excess of minimum standards may be required for reasons of sanitation, steep slopes, slide hazards, poor drainage, flood hazards, or other unique conditions or features which may warrant protection of the public interest.(MCC 16.38)

- **Voluntary Stewardship Program** - This program is intended to promote local plans that protect and enhance critical areas within areas where agricultural activities are conducted, while maintaining and improving the long-term viability of agriculture in the state of Washington and reducing the conversion of farmland to other uses. These plans establish voluntary incentive programs that encourage good riparian and ecosystem stewardship, protect water quality and fish habitat, and discourage the cessation of agricultural activities.
- **Conservation Easements** – Establish rights in perpetuity to future development which may be acquired by the county on any open space land, farm and agricultural land, and timberland. (Chapter 84.34 RCW)

Example: Green Diamond Conservation Easement

The Green Diamond Resource Company has worked with The Trust for Public Lands to retire thousands of acres of timberland into conservation easements over the next several years. By 2020, it is anticipated that Green Diamond will have retired more than 1,700 units of potential residential development in this conservation process. All of the timberland is in the rural areas; some designated as Long Term Commercial Forest, but mostly zoned rural residential 5, 10 and 20. Rural residential districts are distinguished by the minimum number of acres required for each dwelling unit (e.g. rural residential 5 require a minimum of 5 acres per unit). The total number of units as estimated by Green Diamond to be just over 1,700 was the result of reviewing the build out potential by each zoning district.

IX. Limited Areas of More Intensive Rural Development – “LAMIRD”

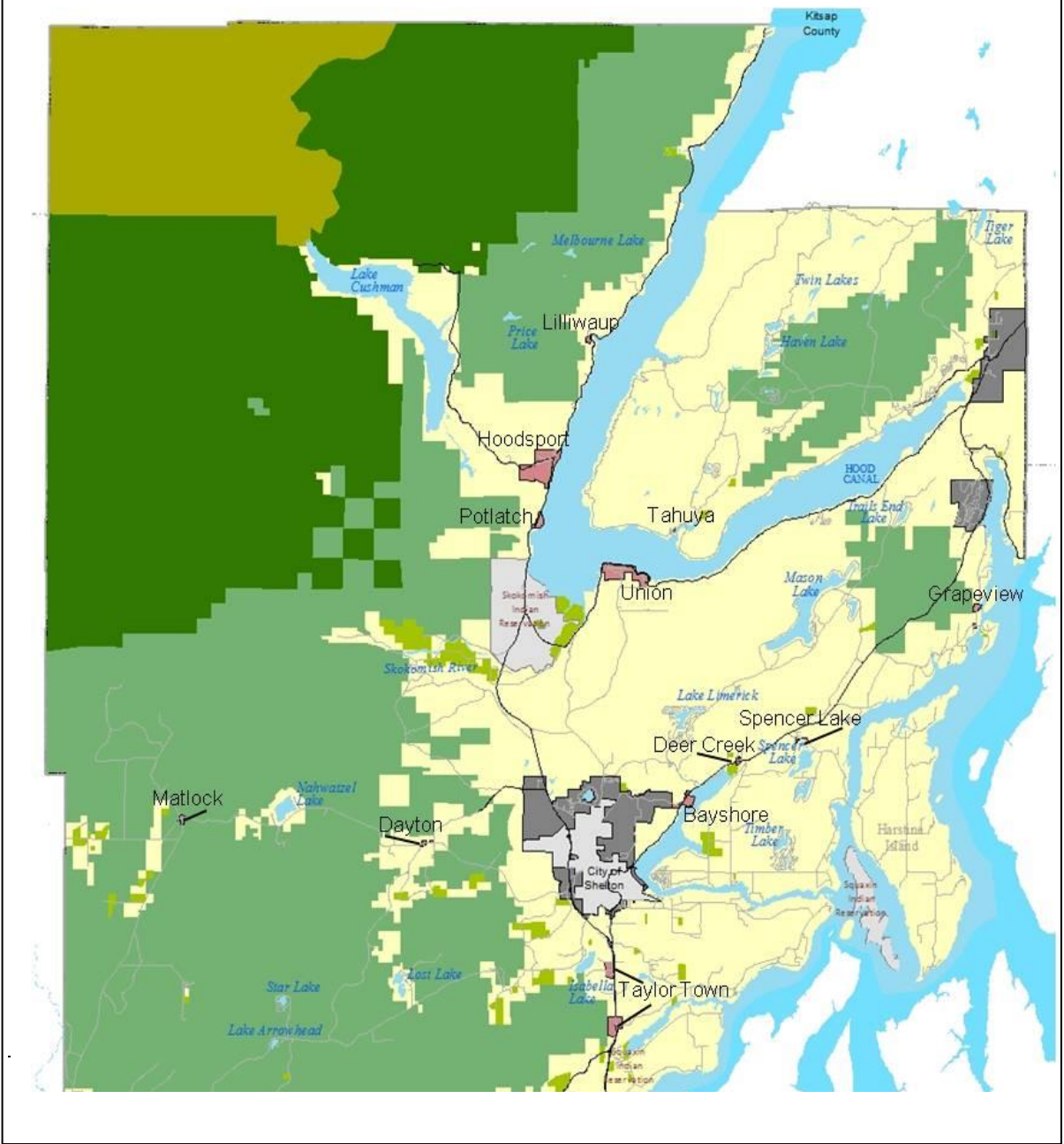
Some land use designations in the rural area allow for a variety of residential densities and rural and natural resource-related businesses that still maintain and protect rural character. The State Department of Commerce calls these areas “limited areas of more intensive rural development” or “LAMIRDS”, as defined in the 1997 amendments to the GMA.

There are different types of these more intensive rural development areas in Mason County that are pictured in Figure 2. and discussed in this section, including:

- Rural Activity Centers
- Hamlets
- Isolated Rural Commercial or Industrial Areas
- Rural Tourism and Recreational Areas
- Master Planned Resorts and Industrial Areas

These more intensive rural development areas developed naturally before land use controls. They provide rural levels of service and convenience to rural residents who otherwise may travel longer distances to for retail, civic, health, and other needs. By designating them within Mason County’s Comprehensive Plan, it ensures they will continue to serve this function.

Figure 2. Mason County's Locations of More Intense Rural Development



These locations of more intense development are critical to Mason County as many of the business are currently located in rural areas. They will also accommodate new development that is consistent with the surrounding rural character. Rural employers represent those business entities that exist outside the Urban Growth Areas. As shown in Table 5, LAMRIDs represent a substantial portion of the Mason County employment base, including:

- 49% of all employers in Mason County
- 78% of all the employed workforce in the county
- 40 % of all the payroll in Mason County

Sole proprietors, or the self-employed in Mason County, are a substantial part of the workforce. Mason County reports 4,668 sole proprietors from its business roles. These businesses outnumber the 1,425 employers with aggregate payroll over three times of the employers with an estimated \$250 million in income forming the backbone of a resilient and adaptable economy.

Nationally, the Small Business Administration reports that 73 percent of all business entities are sole proprietors. However, in Mason County, sole proprietorship is higher at 77 percent, which reinforces the reputation of Mason County businesses’ entrepreneurial spirit.

Using the most recent data available from 2012 through 2016, depending upon the source, this report finds 6,093 business entities within Mason County. These individuals are the ones who labor in the extra bedroom, at the kitchen table or out in the garage and are sometimes called the “gig economy”. They are interspersed throughout almost anonymously, interacting more commonly in the grocery line, at the hardware or at community events. As such, the sole proprietor is more often known as friend or neighbor than the business entity they represent.

Table 5. Employers and Employment in the Rural County

Rural County Employment Employment Sum					
Name	Acreage	Total Employers	With Employees	Number of Employees	Payroll
Rural Mason	387,300	682	573	5,869	\$204 M

Source: Mason County Economic Development Council, 2016

Rural Activity Centers

Rural Activity Centers are unincorporated areas that are characterized by services such as community water, limited commercial uses, and fire protection. They do not necessarily provide services to neighboring residents but do provide job opportunities for rural residents. The Rural Activity Centers within Mason County include Hoodsport, Taylor Town and Union. They cover over thirteen hundred acres of land with an average size of 444 acres. Their 37 employers provide almost \$5 million in income for more than 160 workers.

Generally, Rural Activity Centers include a mix of uses. They serve residents of the surrounding rural area, seasonal residents, and tourists. They also include concentrations of commercial, service, industrial, and civic uses but are not served by urban levels of facilities and services. Residential areas include single-family neighborhoods and some small-scale and low-rise multifamily housing. Businesses typically are found near or on the highway that runs through the community. In Hoodsport the commercial development is primarily concentrated into a small “downtown” area. Union has fewer businesses and more decentralized commercial activity. Taylor Town has small clusters of commercial development near some of the road intersections and a larger number of businesses throughout the area. Existing industrial uses within Rural Activity

Centers are often stand-alone businesses such as welding shops, small shake mills, or food processing operations.

Table 6. Rural and Urban Business Development from 1998 to 2016

Employment Summary			
	1998	2016	Difference
Businesses with known addresses	3,289	5,885	2596
Businesses reporting employment	1,240	1,425	185
Businesses outside UGA’s, RAC’s & Hamlets	62%	49%	-13%
Percent of businesses w/employees outside UGA’s	56%	49%	-7%
Percent of total employees at businesses outside UGA’s	44%	77%	33%
Percent of private payroll generated by businesses outside UGA’s	38%	40%	12%
Percent of existing business types, outside UGA’s, that are not authorized by the Matrix of Permitted uses	76%	76%	0%

Source: Mason County Economic Development Council, 2016

These three areas, Hoodsport, Union and Taylor Town, will experience some limited growth over the next 20 years. Average residential densities will increase as much of the land has already been platted into small lots, many of which are conforming and buildable. Business uses will also grow. The majority of growth will be in retail, commercial, tourism and industrial uses necessary to support the residential growth in the rural area.

Hamlets

Hamlets are intended meet the immediate needs of the rural residents, resource dependent industry, and visitors and are smaller than Rural Activity Centers. They provide a rural level of services and facilities. Hamlets may include one or two civic, community, or retail uses such as a post office, community center, church, grange, or gas station a distance from each other and from the urban centers. They are not intended to compete with the Urban Growth Areas or Rural Activity Centers as employment centers or commercial centers.

Table 7. Inventory of Rural Activity Centers in Mason County

Rural Activity Centers					
Name	Acre	Total	With	#	Payroll
Hoodsport	664	12	12	26	775,500
Union	416	12	9	74	2,593,900
Taylor	253	13	11	67	1,600,700
Total:	1,333	37	32	167	4,970,100

Source: Mason County Economic Development Council, 2016

Mason County has nine Hamlets ranging in size between 9 acres and 111 acres, as shown in Table 8. The average Hamlet in Mason County is 30 acres. There are 11 businesses providing a payroll of over \$400,000 for 25 employees in the Hamlets of Bayshore, Dayton, Deer Creek, Eldon, Grapeview, Lake Cushman, Lilliwaup, Matlock, Potlatch, Spencer Lake, and Tahuya.

Table 8. Inventory of Mason County Hamlets

Hamlets					
Name	Acreage	Total Employers	With Employees	No. Employees	Payroll
Bay Shore	111				
Grapeview 2	34				
Matlock	27				
Deer Creek	25				
Lilliwaup	24				
Dayton	22				
Spencer Lake (west)	11				
Grapeview 1	11				
Spencer Lake (east)	9				
Total:	274	11	11	25	404,607

Source: Mason County Economic Development Council

Note: Numbers below ten suppressed in this table to protect individual employer and employee

Isolated Rural Commercial Areas

In developing its rural commercial and industrial designations, Mason County undertook an extensive review of existing commercial and industrial uses and zoning in the rural area. The County combined this information with an analysis of the commercial, industrial, and natural resource industrial uses allowed in the rural area under the Growth Management Act.

The Rural Commercial (1-4) zoning designations are intended to acknowledge certain significant uses in the rural area that were in existence prior to adoption of Mason County's first Comprehensive Plan. The Rural Commercial zones provide reasonable expansion and use opportunities for these pre-existing commercial areas. The designation is consistent with the Growth Management Act's allowance for "the intensification of development on lots containing isolated nonresidential uses" (RCW 36.70A.070(5)(d)(iii)).

Isolated Rural Industrial Areas

These Rural Industrial Areas are small enclaves of industry, which serve the surrounding rural residents, and industrial uses, which manufacture and export a product. These areas are intended to remain and to have the ability to expand, keeping within the rural character of the county.

Rural Tourism and Recreational Areas

Rural Tourist and Recreational Areas reflect existing areas in Mason County and their expansion, and allow for the development of new areas. They consist of recreation/tourism businesses with no permanent residential development, except for those of the owners or caretakers. Such areas may include small scale resorts,

recreational vehicle parks, golf courses, and small stores. These areas must be served by appropriate rural or the extension of urban services. The Rural Tourism and Recreation designation is intended to foster economic development that relies on a rural location and setting and that incorporates the scenic and natural features of the land. This designation is consistent with the type of LAMIRD authorized by RCW 36.70A.070(5)(d)(ii).

Cottage Industry

The Cottage Industry designation allows small-scale commercial or industrial activities involving the provision of services or fabrication or production of goods, primarily for clients and markets outside of the immediate urban growth area. This designation may be applied to existing or new businesses, whereas the Rural Commercial designation applies only to businesses that were established as of 1997-98.

Master Planned Resorts and Industrial Areas

A Master Planned Resort is a self contained and fully integrated development in a setting of significant natural amenities that includes short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. It may also include permanent residential uses as an integrated part of the overall resort development. Development of the Master Planned resort is controlled through the planning policies.

Master planned resorts are larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Rural Tourism and Recreation designation. Master Planned Resorts may constitute urban growth outside of urban

growth areas as limited by RCW 36.70A.360 and RCW 36.70A.362. Designation of Master Planned Resorts requires amending the Comprehensive Plan and Zoning Maps, prior to, or concurrent with an application for master plan review. The comprehensive plan amendment process should evaluate all the probable significant adverse environmental impacts from the entire proposal, even if the proposal is to be developed in phases, and these impacts shall be considered in determining whether any particular location is suitable for a Master Planned Resort.

Similar to Master Planned Resorts, Counties may establish a process for approval of a major industrial development outside of the UGA for a specific business. A "major industrial development" is defined as a "master planned location for a specific manufacturing, industrial, or commercial business (RCW 36.70A.365).

X. Natural Resource Lands

Natural resources abound in Mason County and provide the foundation for the County's economy. While timber has historically played a prominent role in the economy of the County, other natural resources including agricultural lands, aquaculture and mineral resources, have also fostered economic development within the County.

Natural resource lands receive special protection to discourage their conversion to other uses and maintain long term economic viability. Mason County has designated and protected three types of resource lands. These are Long-Term Commercial Forest Lands, Agricultural Resource Lands, and Mineral Resource Lands of long-term commercial significance. The county also designated forest Inholding Lands that are subject to special restrictions to protect adjacent Long-Term Commercial Forest Lands. In addition to designating these resource lands, the county has adopted protections for agricultural, shorelines management, and forest land uses.

Forest Products

Without question, timber is the foundation upon which Mason County's economy was built. For 200 years, Mason County's extensive forests have supplied logs, lumber, building components, pulp, and other products to national and international markets. Forest Products continue to be an important part of a strong natural resource based economy in Mason County.

Long Term Commercial Forest lands and Forest Products represent the primary land uses throughout Mason County and within each of its seven watersheds. **Appendix A** provides a series of maps including a Long Term Commercial Forest and In Holding Lands Map of Mason County. As previously mentioned in the discussion of Mason County land use, these figures do not include federal and tribal lands. Thus, Long Term Commercial Forest lands and Forestry play an even greater role in the County's land use, due to the acreage that the U.S. Forest Service maintains as well as lands forested by both the Skokomish and Squaxin Island Tribes.

Mason County currently has an abundance of forested lands with long term commercial significance. Although continued population growth will place additional demands on forest resources, these are not expected to significantly affect the County's forest resources during the 20 year planning period. Impacts associated with forestry operations include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of harvested areas. The state Department of Natural Resources is responsible for regulating these impacts.

Agriculture

The State of Washington's GMA guidelines define agricultural land as land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary,

vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees, or livestock, and that has long term commercial significance for agricultural production. Long term commercial significance includes the growing capacity, productivity, and soil composition of the land for long term commercial production, while considering the land's proximity to population areas, and the possibility of more intense uses of the land.

Agricultural practices have taken place in Mason County since the early days of logging. The clear-cutting practices of those early logging companies opened a considerable amount of County land to agriculture, particularly to dairying and cattle raising. Crop production was limited to the growing of hay, berries and potatoes. In the eastern part of the County where the weather was milder, extensive vineyards and fruit orchards were planted. Despite its rich agricultural history, however, Mason County is not well-endowed with the resources necessary to create a strong competitive advantage for agricultural production. Consequently, agriculture's current role in Mason County's economy is relatively minor. In 1993, there were 320 farms currently in operation in the County covering approximately 20,000 acres. This represented nearly 3.5% of Mason County's land area. In 2016, Mason County had approximately 8,000 acres of designated agricultural land.

Continued growth in Mason County is likely to increase land use conflicts between urban uses and remaining agricultural uses. As land values rise, the potential economic returns will

likely increase the pressure on owners to sell or develop their properties. Much of the agricultural land within the County is located in the rural areas, outside the UGA's.

In order to better conserve agricultural lands of long-term commercial significance, Mason County designated Agricultural Resource Lands in its Resource Ordinance. The amendments also provided for continuing protections for lands in agricultural use, but not qualified as lands of long-term commercial significance.

Aquaculture

Mason County is the largest producer of shellfish in Washington State and Washington is the top shellfish producing state in the nation. Mason County has seen an increase in shellfish farms and revenue from shellfish sales of 25 percent between 2013 and 2005, based on the US Aquaculture Census.

Shellfish farms are significant contributors to Mason County's economy in 2016. Shellfish farming is the second largest employer in Mason County, Washington with over 70 farms generating \$32 million in revenue annually. Shellfish also do their part to reduce the trade deficit. Shellfish grown in Mason County are exported around the world, bringing in millions of dollars from foreign countries each year directly benefitting our local economy as well as federal and state economies.

Shellfish production requires a healthy, functioning ecosystem to provide safe water quality and appropriate quantities of phytoplankton for food. Scientific research indicates well-managed shellfish farming can improve water quality, species diversity, and habitat complexity.

In order to better support shellfish production, Mason County has adopted its Shoreline Master Program and Resource Ordinance. These policy documents provide for continuing protections for aquaculture lands and the watersheds that feed into these lands.

Fish, crustaceans, mollusks, and other aquatic products which are caught or harvested by the public from non-controlled waters or beds are considered wild caught and are not included as aquaculture. Mason County has 25 public access beaches for shellfish harvesting and maintaining and enhancing this access remains a priority.

The importance of the shellfish industry to Washington and Mason County is underscored by the Washington Shellfish Initiative, an innovative partnership among all levels of government, tribes, the shellfish industry, and nonprofit organizations to promote clean water commerce, create family-wage jobs and education the public about the role shellfish play in keeping our marine waters healthy.

Mineral Resource Lands

The State of Washington's GMA guidelines define mineral resource lands as lands primarily devoted to the extraction of minerals, or that have known or potential long term significance for the extraction of minerals. Minerals include gravel, sand, and valuable metallic substances.

See Mason County's Planning Map Library on the County Website for a series of maps referenced in the Comprehensive Plan including a Mineral Resources Map showing the location of known and potential mineral resources. The mineral resources identified on the map are based primarily on soil types identified in the *Mason County Soil Survey* and the Department of Ecology in the *Coastal Zone Atlas of Washington*. It should be noted that many of the soil characteristics which increase an area's potential as a source of mineral resources also increase its potential for aquifer recharge.

Mason County has a substantial supply of construction aggregate (i.e., sand and gravel). There are three remaining, undeveloped, large sources of high-quality sand and gravel located in close proximity to the waters of Puget Sound, such that materials can be transported from the site by barge to water-dependent metropolitan construction aggregate markets also located on the Puget Sound tide lands. Two of these large deposits of aggregate are located in Mason County. They include the proposed Hamma Hamma site at Eldon on Hood Canal, and the permitted Johns Prairie site north of Shelton on Oakland Bay.

Both Mason County sites contain a high-volume source of high-quality sand and gravel. These resources are suitable for processing into a wide variety of finished construction aggregate classes, all meeting government and ASTM (American Society for Testing and Materials) specifications.

Mason County has 19 operating surface mines at the present time, approximately 2,200 acres considered as active permitted mines according to the Department of Natural Resources. The Resource Ordinance protects mineral resources lands for the future use of these areas for mineral resource extraction.

Continued population growth may place additional demands on local mineral resources. Impacts associated with mineral extraction include erosion and sedimentation, noise from machinery and vehicles, fugitive dust, and the visual impacts of excavated areas.

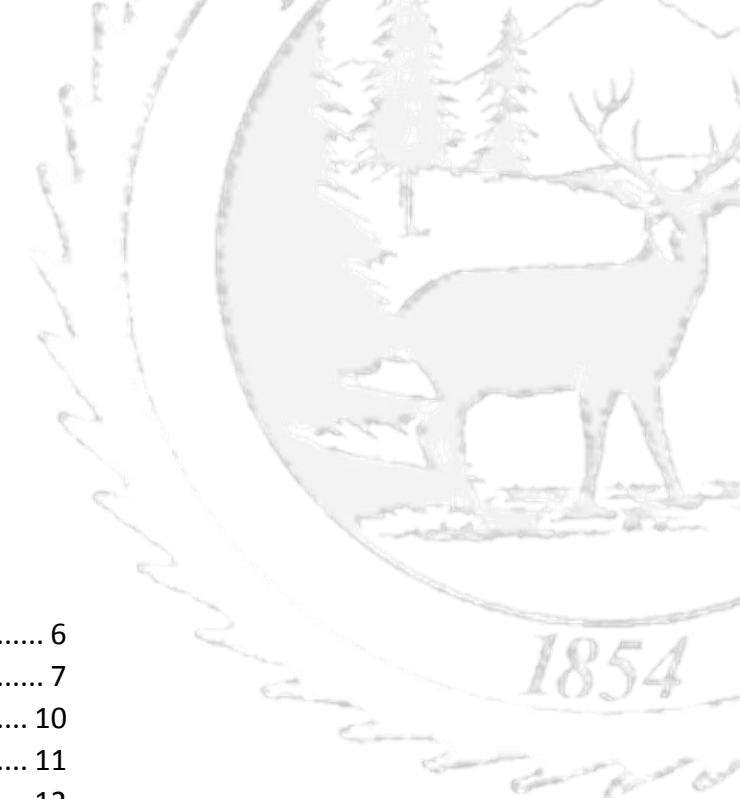
CHAPTER 5 - HOUSING ELEMENT



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I. INTRODUCTION

Mason County's Vision for Housing

To assure adequate affordable housing that is available and accessible to all income levels, Mason County will review zoning and building regulations to ensure they encourage affordable and accessible housing and are responsive to demographic changes. Mason County will identify and utilize incentives and creative “out of the box” thinking to maximize the potential for appropriate growth, rehabilitation, and maintenance of Mason County’s housing stock and to increase low-income housing units to both ease the affordable housing shortage and the cost burden borne by our low-income citizens. Mason County will support housing opportunities that adhere to and fit within Smart Growth Principles¹.

Requirements for the Housing Element

Washington State’s Growth Management Act (GMA) requires that comprehensive plans include a housing element. This requirement grew out of concerns over affordability, availability, and housing condition. The public also identified

environmental regulations and the infrastructure financing demands imposed by GMA as potentially having negative impacts on housing. As a result, the Growth Management Act includes the following as goal number four of its thirteen goals in RCW 36.70A.020, GMA Planning Goals:

“(4) 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.”

¹ *About Smart Growth*. (2016, October 17) Retrieved from <https://www.epa.gov/smartgrowth/about-smart-growth>

GMA also includes specific requirements for Housing Elements (RCW 36.70A.070) adopted as part of a County Comprehensive Plan including:

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

- (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;*
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;*
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”*

I. DEMOGRAPHICS AND HOUSING CONDITIONS

Mason County relies on population data provided by the U. S. Bureau of the Census and Washington State’s Office of Financial Management. The Washington State Office of Financial Management prepares the population forecasts for cities and counties to use in Comprehensive Planning. Mason County's population reached 60,699 full time residents in 2010, reflecting an increase of more than 22,358 since 1990. About 2,500 people or 11 percent of this growth, occurred in the City of Shelton.

Table 1. Mason County Population Projection 2016-2036

MASON COUNTY AND URBAN GROWTH AREA				
20 YEAR POPULATION PROJECTION				
	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management

From 2000 to 2010, Mason County grew at a much greater rate (23 percent) than the state of Washington (14 percent) as a whole. The highest concentrations of population are in Shelton and along the Hood Canal and inland waterways. Population increases over the last decade can be attributed mostly to net migration.

The Washington State Office of Financial Management projects that the County’s population will increase to 81,616 by 2036, which is an approximate increase of 31 percent over the next two decades.

Table 2. Number of Homes by Structure Type in Mason County - 2016

Structure Type	Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Occupied Housing Units	24,345	70.90%	19,038	78.20%	5,307	21.80%
1-detached	17,967	73.80%	15,325	80.50%	2,632	49.60%
1-attached	268	1.10%	171	0.90%	96	1.80%
2 apartments	365	1.50%	38	0.20%	324	6.10%
3-4 apartments	146	0.60%	0	0.00%	143	2.70%
5-9 apartments	170	0.70%	57	0.30%	117	2.20%
10+ apartments	414	1.70%	0	0.00%	430	8.10%
Mobile Home/Other	5,015	20.60%	3,446	18.10%	1,566	29.50%

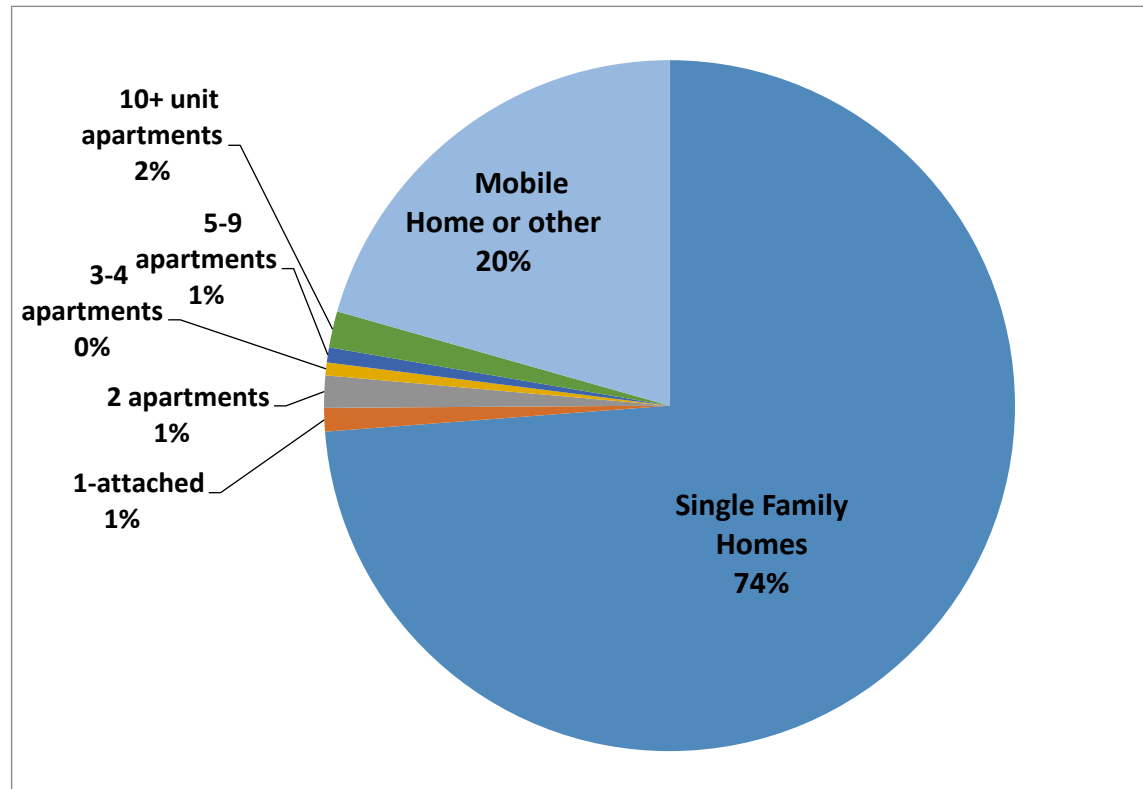
Source: Washington Office of Financial Management and U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

Housing Type

Mason County had 33,400 housing units in 2016 according to the State Office of Financial Management, Small Area Estimates. About 24,350 of these homes or about 73 percent are permanently occupied.

Using the US Census, American Community Survey to determine housing type, approximately 74 percent of Mason County housing is single family homes. Table 2 and Figure 1 summarize the types of housing in Mason County in 2016. Table 2 also identifies owner-occupied and rental housing for the permanently occupied units.

Figure 1. 2016 Mason County Housing Types



Source: Washington Office of Financial Management and U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

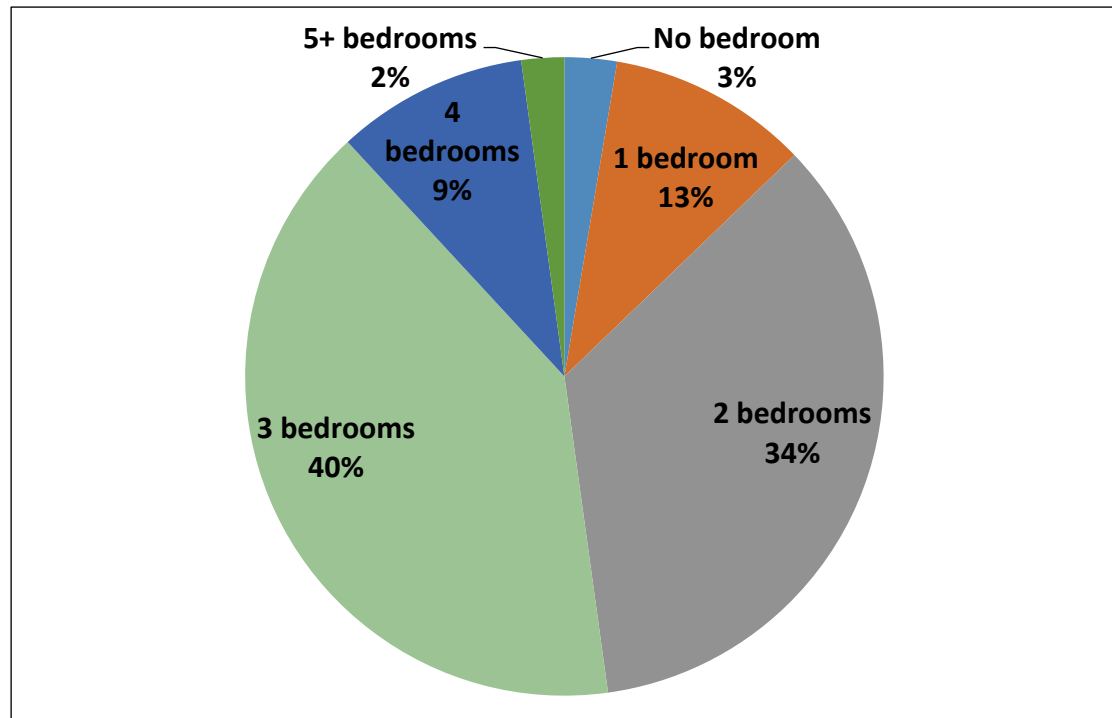
Housing Stock

According to the U.S. Census, only 22 percent of homes are renter occupied. This is significantly lower than the statewide average of 37 percent.

Single-family units represent the majority of the County's housing stock. Mobile homes and other types of housing accounted for 20 percent of the housing units in the County. Multi-family units comprise approximately 5 percent of the County's housing stock. Most of the multi-family housing is located in the City of Shelton.

The total housing stock in Mason County grew just over 27 percent from 2000 through 2010.

Figure 2. Mason County Housing Stock by Number of Rooms



Source: U.S. Census, 2015 American Housing Survey

Mason County Households

Mason County currently has a lower rate of occupied housing (70 percent) than generally occurs in its neighboring counties and Washington State as a whole as shown in Table. 5. Further, the percentage of the County's housing stock made up of mobile homes and trailers (20 percent) is among the highest compared with other counties and the state.

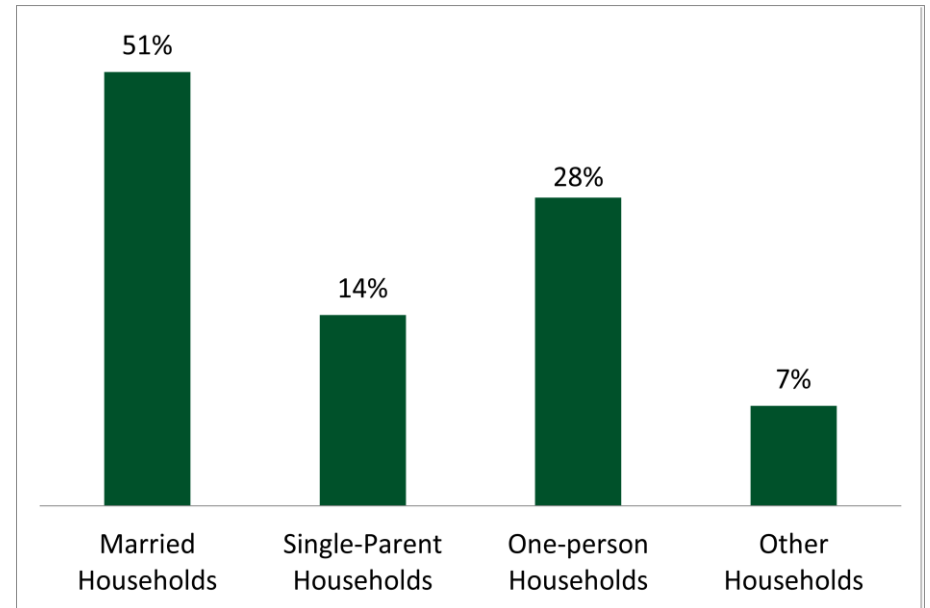
While mobile homes and trailers tend to be affordable, they have a higher rate of dilapidation than other types of housing within the County. Therefore, while many of the residents of Mason County are homeowners, it should not be assumed that they are not in need of housing assistance programs. Mason County also has a relatively low concentration of multi-family units (5 percent).

Table 3. Mason County Households by Type

Household Type	Percent of Population
Married Households	51%
With Children Under 18 Years of Age	25%
Without Children Under 18 Years of Age	75%
Single Parent Households	14%
One-person Households	28%
Other Households	7%
% Households without Children	35%

Source: U.S. Census, 2015 American Housing Survey

Figure 3. Mason County Households by Type



Source: U.S. Census, 2015 American Housing Survey

Housing Quality

The age of a structure can indicate the amount of repair or maintenance that may be needed to maintain safety and habitability of the structure. As a structure ages, it requires more maintenance to remain livable and functioning. Table 4 chronicles the age of Mason County's housing stock and the number of homes that are either renter or owner occupied. It shows that the greatest percentages of homes in the County were built in the 1980's and 1990's.

Table 4 shows a spike in ownership rates of homes built in the 1980s and 90s, with a decrease in ownership of newer homes. Rental rates show a similar pattern of older units dating between 1960 and 1999. Rental homes built between 1980 and 1999 show the highest owner and owner occupied rates, while rentals are highest in structures built between 1960 and 1979.

Table 4. Age of Housing Stock

Year Built	Total Units	Percent of Total
2010 or later	135	0.4%
2000 to 2009	6,084	18.7%
1980 to 1999	12,593	38.6%
1960 to 1979	9,326	28.6%
1940 to 1959	2,924	8.9%
1939 or earlier	1,534	4.7%
Total	32,596	100%

Source: Mason County

II. HOUSING NEEDS ASSESSMENT

Washington’s Growth Management Act requires an assessment of existing and projected housing needs to be conducted as part of the Housing Element of Mason County’s Comprehensive Plan. The following section uses the demographic and housing information from the previous section to assess existing needs, future needs and gaps in policy.

Housing Demand

The population in Mason County is expected to increase by 21,500 over the 20 year planning horizon. Using the US Census data for average household size, the housing needed to accommodate these new residents is estimated to be approximately 8,300 homes over the same period.

While the number of existing vacant housing units in Mason County appears to be sufficient to accommodate this population (approximately 9,000 housing units not permanently occupied), assessing housing needs also considers type of housing, condition, seasonal occupancy needs, affordability, accessibility and other factors.

Table 5. Mason County Housing Projection 2016-2036

	2016 Housing Units	2036 Housing Units	Number of New Housing Units	% Increase 2016-2036
Mason County Total	33,400	44,000	10,650	32%
City of Shelton	3,900	5,000	1,150	30%
Urban Growth Areas (Allyn, Belfair, Shelton)	3,000	4,500	1,500	50%
Rural County	26,500	34,500	8,000	30%

Source: Washington State Office of Financial Management

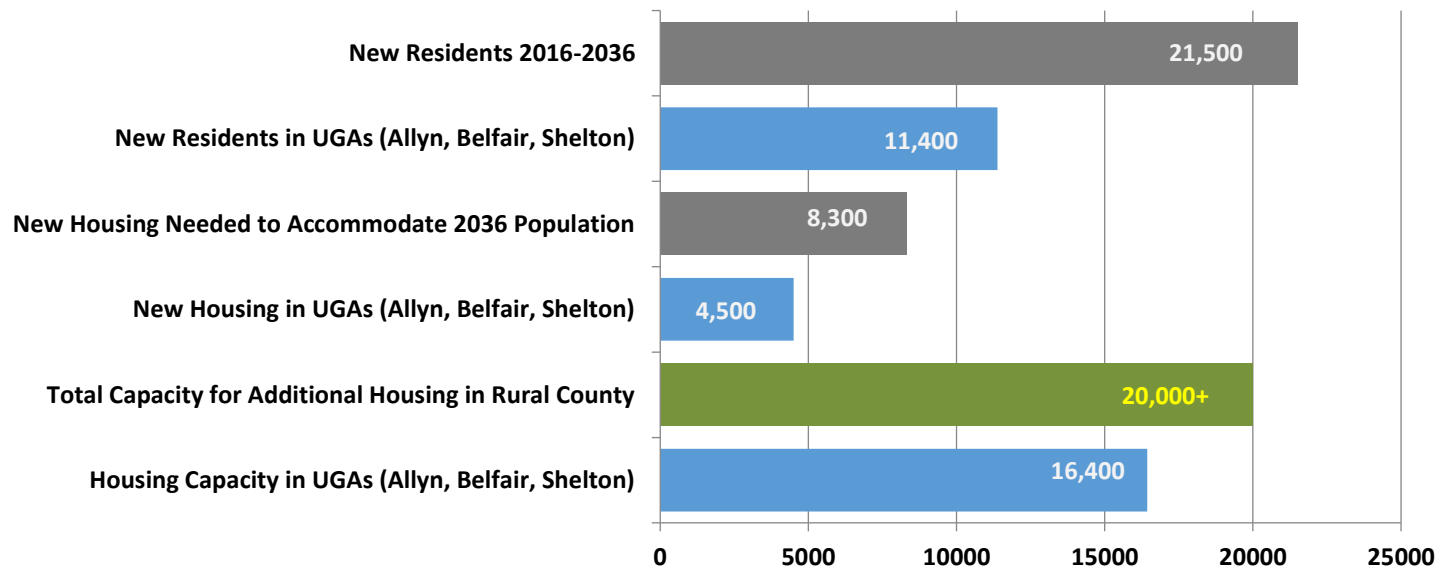
Land Capacity for Housing

The State Growth Management Act requires local jurisdictions to ensure sufficient land for housing to accommodate population growth, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(c)(c).

Mason County has three urban growth areas designated for residential development at higher densities, in addition to larger rural residential areas outside the urban areas. Rural

residential zoning accommodates the development of housing at less concentrated levels on larger parcels to include agriculture, farming, and timber occupations, as well as provisions for clustering. Clustering provides more options for higher density with provisions for community open space. Urban residential zoning allows a more concentrated development of housing together with residential-friendly commercial uses to support the surrounding residents. See Figure 4 for a comparison between housing demand and capacity.

Figure 4. Housing Demand Projection 2016-2036



Source: Washington State Office of Financial Management

Rural Residential

Residential zoning districts in rural areas of the County allow for housing to acreage ratios varying from one home for every two and a half acres to one home for every twenty acres. These districts also permit small hobby farms and cottage industries enabling people to work from home, as well as group homes, churches and community centers to meet the needs of rural lifestyles. With the approval of special permits, schools and day care centers can also be developed, further accommodating people living outside the urban areas and alleviating the need for commuting for those families without the resources to do so. There are also multi-family housing districts in the rural areas that provide for duplexes, multi-family housing complexes and mobile home parks. This type of housing can be a more affordable option for low-income families.

Urban Residential

Residential districts in the Urban Growth Areas provide several options to meet the housing needs of Mason County. They permit single dwelling units, multi-family units, accessory dwelling units, assisted living facilities, day cares, and group homes as well as the necessary schools, churches, and community centers to support those residents. Having family support facilities such as schools, group housing, and day cares in residential areas increases access and reduces travel, especially for financially disadvantaged.

III. AFFORDABLE HOUSING

The U.S. Department of Housing and Urban Development (HUD) calculates housing need for every county in the nation. Households that pay more than 30 percent of their incomes for rent or housing costs are considered in need of housing assistance. Households with incomes under 50 percent of median income are also eligible for most assistance programs. For rental housing, housing costs include rent and utilities. For owner-occupied housing, housing costs include mortgage principal and interest, property taxes, property insurance, and utilities.

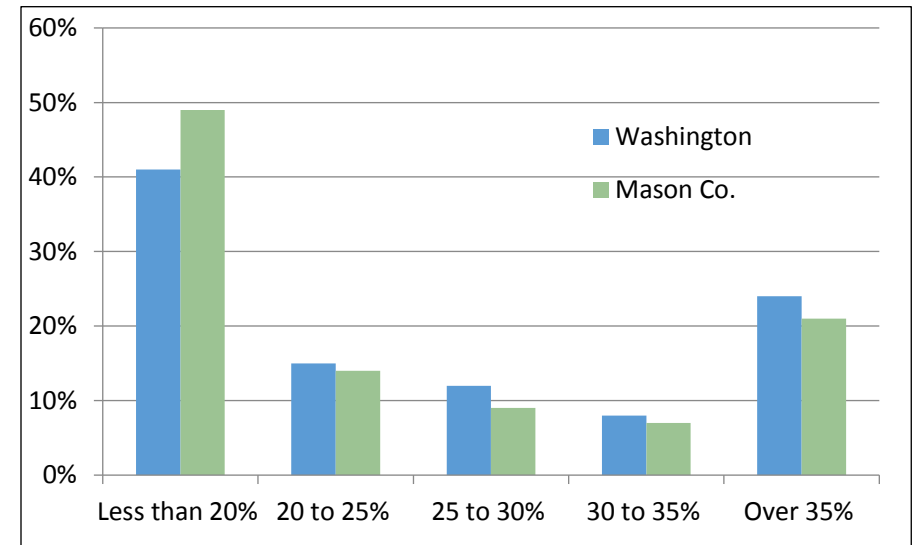
In Mason County, the two ends of the spectrum are strongly represented. Those with a small housing cost burden, less than 20 percent of their income and those with a large housing cost burden, more than 30 percent of their income are the largest portions of the population.

Table 6. Housing Cost as a Percent of Income, Mason County and Washington State

Percent of Income	Washington	Mason County
Less than 20%	41%	49%
20 to 25%	15%	14%
25 to 30%	12%	9%
30 to 35%	8%	7%
Over 35%	24%	21%

Source: U.S. Census, 2015 American Community Survey

Figure 5. Housing Cost as a Percent of Income, Mason County and Washington State



Source: U.S. Census, 2015 American Community Survey

Income Distribution

The following list provides definitions for income levels commonly used to characterize housing affordability:

- *Extremely Low Income:* Below 30 percent of the median income.
- *Very Low Income:* Between 31 and 50 percent of the median income.
- *Low Income:* Between 51 and 80 percent of the median income.

- *Moderate Income: Between 81 and 95 percent of the median income.*
- *Middle Income: Between 96 and 120 percent of median income.*
- *High Income: Above 121 percent of median income.*

Table 7 shows the income ranges of Mason County families. It also identifies the affordable cost of housing for each income classification. More than 11 percent of the County's residents earn incomes that place them in the extremely low-income category. This means they live on less than \$1,238 per month. Affordable housing for that 11 percent of the population would have to cost less than \$372.

Table 7. Income Distribution and Affordable Housing Costs

Income Status	Definition	Annual Income Range	Monthly Affordable Housing Costs	Household	
				Number	Percent of Total
Extremely Low Income	<30% Median Income	< \$14,861	\$371.53	2,657	11.5%
Very Low Income	30% to <50% Median Income	\$14,861 to <\$24,769	\$371.53 - \$619.22	3,059	13.2%
Low Income	50% to <80% Median Income	\$24,769 to <\$39,630	\$619.22 - \$990.75	2,492	10.8%
Moderate Income	80% to <95%	\$39,630 to <\$47,061	\$990.75 - \$1,176.52	3,431	14.9%
95% and above Median Income		=/>\$47,061	=/>\$1,176.52	11,460	49.6%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Median Family Income, 2014 US Census - \$49,538

Formula: Median Family Income (MFI) x % Below MFI ÷ 12 x 30%

Table 8 shows that in the period between 2009 and 2013, more than 68 percent of renters and more than 65 percent of home owners in Mason County earned 30 percent or less of the median income and had a housing cost burden that exceeded 30 percent of their household income. This is a slight decrease over the past ten years. In 2000, 69 percent of renters and 67 percent of homeowners earning the least had a housing cost burden that exceeded 30 percent of their incomes.

Table 8 also shows that of households earning more than 30 but less than or equal to 50 percent of median income, more than 77 percent of renters and more than 51 percent of homeowners had a housing cost burden of over 30 percent of

their income. Just over 30 percent of renter and 54 percent of owner households earning more than 50 but less than or equal to and 80 percent of median income also had a housing cost burden greater than 30 percent of their incomes.

Looking at all income classifications, there has been a significant increase over the past decade in renters (48 percent or nearly half) with a housing cost burden greater than 30 percent of their income. In 2000, 34 percent or a third of renters had this housing cost burden.

Table 8. Housing Assistance Needs – Low and Moderate Income Households 2009-2013

Households by Income	Households	Gross Rent (% of Income)		Households	Owner Costs (% of Income)	
	Number of Renters	% with Cost Burden >30%	% with Cost Burden >50%	Number of Owners	% with Cost Burden >30%	% with Cost Burden >50%
< 30% Median Income	1,130	68.1% (770)	61.1% (690)	1,245	65.9% (820)	57% (710)
30% to 50% Median Income	1,335	77.1% (1,030)	38.6% (515)	1,735	51.3% (890)	37.5% (650)
50% to 80% Median Income	950	50.5% (480)	4.2% (40)	2,540	54.9% (1,345)	16.9% (415)
More than 80%	1,755	12.8% (225)	4.8% (85)	12,670	19.7% (2500)	1.7% (210)
Total	5,175	48.4% (2,505)	25.7% (1,330)	18,190	30.5% (5,555)	10.9 (1,985)

Source: Office of Policy Development and Research, U.S. Department of Housing and Urban Development, October 2016

For home owners in all income classes, there has also been an increase. Over the past decade, home owners with a high housing cost burden of more than 30 percent of their income went from 27 percent of all homeowners to 31 percent. According to the HUD Comprehensive Housing Affordability Strategy (CHAS), 1,205 renter households were at risk of homelessness, meaning that they earned less than 50 percent of median income and paid more than 50 percent of their incomes for rent.

Housing affordability is a complex and changing issue. Interest rates may fluctuate, affecting the number of people who can afford to buy a home. Housing stock and availability also plays a role in affordability. Should the federal government continue to reduce its role in low income housing, a greater burden will fall on local government to assist low income and special needs households.

Limited Access to Affordable Housing

Approximately 38% of Mason County's housing demand (5,165 units) is a combination of purchase and rental housing that is affordable to households earning less than 80% of the County's median income including:

- 9 percent (1,287 units) for *Extremely Low- Income* households,
- 12 percent (1,711 units) for *Very Low-Income* households, and
- 16 percent (2,166 units) for *Low-Income* households.

The affordability of the single-family housing is based on at least 20 percent of that housing being manufactured housing.

The “affordability gap” in Mason County, or the comparison of very low- and extremely-low income households to housing units by cost, is a concern. In 2015, for every 100 households earning less than 50 percent of the Median Family Income of \$60,200 in Mason County, there are only 33 units available that are “affordable” within these affordability guidelines².

In 2015 Mason County, a four person family renting a three bedroom home or apartment needs 71.5 percent of the Median Family Income or \$43,040 per year. That translates to a full time household hourly income rate of \$20.69. A one person/one bedroom rental needs an income of 44 percent of the median family income or \$26,280 per year. That translates to a full time hourly income of \$12.63. Finally, 57 percent of the housing stock is affordable to purchase for a family making the median family income of \$60,200. That translates to a full time household hourly rate of \$28.94.

² Statistics and demographics obtained from the 2015 Housing Needs Assessment may not be the same or similar to those found in other sections of this Chapter or the remainder of the Comprehensive Plan.

IV. HOMELESSNESS

A review of the data provided in the Mason County Point in Time County summary indicates a stark increase in homelessness from 2015 to 2016. Where progress had been made in 2012, worsening economic conditions, lack of new employment opportunities, job losses, reduction in public assistance programs and lack of affordable housing have contributed to our increase in homelessness.

Point in Time count data comes from the annual Point in Time count required by the Department of Housing and Urban Development (HUD) and Washington State in compliance with the Homelessness Housing and Assistance Act (RCW 43.158C). The count is completed each year through a collaboration of private, non-profit, governmental and citizen staff and volunteers. Every other year, HUD requires communities to conduct unsheltered counts of people living in a place unfit for human habitation, such as in an abandoned building, encampment or park. In the past, the homelessness count was primarily focused in the City of Shelton and Belfair UGA through partnerships with local shelters and non profits offering meals. However, through newly established communication with our law enforcement representatives, we have discovered that there are 21 or more homeless encampments throughout the county, some of which are remote.

In addition to ensuring we are capturing data from homeless encampments, Mason County is working to improve our Homeless Veteran and Special Needs counts. In future counts we will look to partner with our Veteran Advisory Board and recruit veteran volunteers to help with the count.

Table 9. Homelessness in Mason County 2006-2015

Year	Homeless
2006	145
2007	271
2008	222
2009	195
2010	198
2011	345
2012	225
2013	224
2014	351
2015	250
2016	416

Source: Mason County Point in Time County, 2106

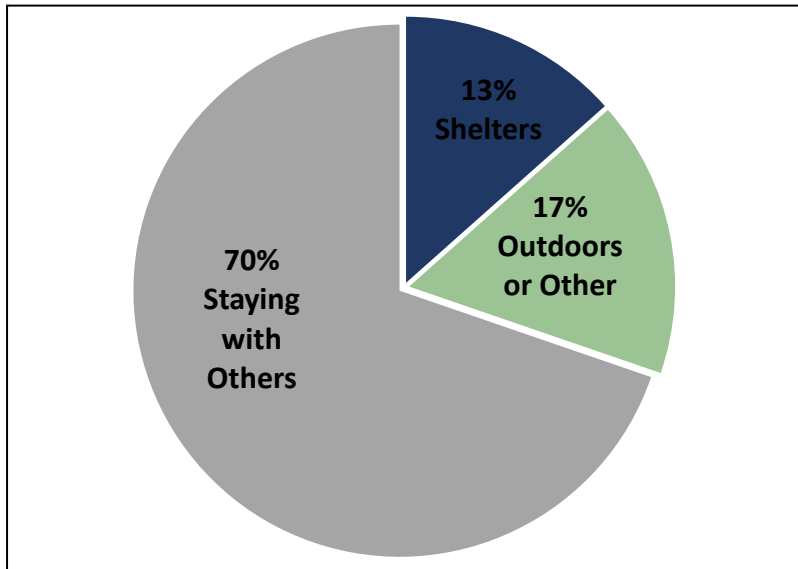
*Note: Does not include information about those reporting "staying with others"

Who Are the Homeless in Mason County?

Based on recent studies conducted by Mason County Public Health and the Report, *Housing Matters: 3 Year Housing and Homelessness Strategy for Mason County*, more is known about homelessness in the area than historically. The annual survey data, summarized in Figure 7, shows trends and characteristics including:

- +40 percent - children, aging or disabled
- 65 percent due to economic reasons - job loss, family crisis
- 17 percent live outdoors or in other unsheltered circumstances

Figure 6. Homeless Living Status in Mason County – 2006-16



Source: Mason County Point in Time County, 2016

V. EXISTING HOUSING POLICIES AND OPPORTUNITIES

Multi-Family Housing Tax Incentive Program

In June of 2015, Mason County adopted a Multi-Family Housing Tax Incentive Program under the authority of Chapter 84.14 RCW providing additional affordable housing opportunities. The intent is to “stimulate the construction of new multifamily housing in urban growth areas where housing options, including affordable housing, are severely limited.” It allows the value of new housing construction, conversion, and rehabilitation improvements to be exempt from ad valorem property taxation for eight to twelve years as an incentive to developers who construct housing to increase affordable housing units. Ultimately, any property owner or developer interested in taking advantage of these tax incentives needs to commit to renting or selling at least 20 percent of the housing units as affordable housing³ units to low⁴ and moderate⁵ income households.

³ "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

⁴ "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located

The Multi-Family Housing Tax Incentive Program is codified in the County's zoning code. In that Chapter, the program is outlined to include the County's legislative authority, the process for designating Residential Targeted Areas, and the application and review requirements. The adopted Designated Residential Target Areas are in the Allyn, Belfair, and Shelton Urban Growth Areas.

Manufactured Housing

Mason County has not adopted any ordinances or policies that discriminate against the placement of mobile homes or manufactured homes in any area the County that permits any other type of housing. The zoning code defines mobile homes as dwelling units and as such is permitted wherever dwelling units are permitted. Mobile Homes parks, a group of two or more homes on a single parcel are, however, limiting to specific zoning districts.

⁵ "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located

Washington State - Governor's Affordable Housing Advisory Board

Access to safe and affordable housing is a critical component of education and job success, health, and general wellbeing. In January of 2015 the Governor's Affordable Housing Advisory Board published the most comprehensive affordable housing study⁶ in more than a decade. This study creates a baseline for measurement of the effectiveness of state and local housing programs, policies and funding. The study identified the housing affordability gap (the number derived from comparing households by income to housing units by cost), and the number of households that are cost-burdened (households who spend more than 30 percent of their income on housing and housing related costs).

Another aspect of the lack of affordable housing identified in the study is apparent in the number of households that are "cost-burdened" regardless of income – households which spend more than 30 percent of their income on their mortgage/rent and utilities. Taken together, one-third of Mason County homeowners and renters are cost-burdened.

Since 2000, incomes in the state have declined by 2 percent but median rents have increased 8 percent in real dollars. This means housing affordability in the state has been a growing

problem over the past decade. Projected population growth over the next five years will be largely driven by low-income households. Washington State's above-average economic and job growth is forecasted to continue, resulting in continued population increases, however most of that growth will be driven by low-income households.

The Study forecasted that the number of housing units priced for low-income households will likely grow at a similar but slightly faster rate than the number of low-income households. Applying the forecast to the current affordable housing gap, Washington State will see a slight reduction in the affordable and available housing gap. However, if other changes are not made it will take at least 30 years for the gap in affordable and available housing to close.

⁶ State of Washington Department of Commerce. (January 2015) *2015 Housing Needs Assessment*. Olympia, Washington. Mullin & Lonergan Associates Incorporated.

II. VISION, GOALS, POLICIES FOR HOUSING

Home ownership and home affordability have long been recognized as a foundation for social stability. Home ownership, however, continues to be out of reach for many county residents. Similarly, rental units are often unaffordable, may not be well maintained, or are simply unavailable within the County.

Until the Great Recession of the late 2000s, Mason County was one of the fastest growing counties in the State (the fourth highest percentage population increase from 2000 to 2010). From 2010 to 2015, however, population growth changed significantly and Mason County dropped to 25th place in population growth⁷. Economic instability in the years since the last Comprehensive Plan has dramatically impacted the housing situation in Mason County. Development has stalled; the need for low income and affordable housing has increased; and the population of un-housed persons continues to rise.

To assure adequate affordable housing that is available and accessible to all income levels, Mason County will review zoning and building regulations to ensure they encourage affordable and accessible housing and are responsive to

⁷ Office of Financial Management. (September 2015) *State of Washington 2015 Population Trends*. Retrieved from <https://www.ofm.wa.gov>.

demographic changes. Mason County will identify and utilize incentives and creative “out of the box” thinking to maximize the potential for appropriate growth, rehabilitation, and maintenance of Mason County’s housing stock and to increase low-income housing units to both ease the affordable housing shortage and the cost burden borne by our low-income citizens. Mason County will support housing opportunities that adhere to and fit within Smart Growth Principles.

Mason County is rural. It will support principles of the Washington State Growth Management Act.

“[I]n defining its rural element under RCW 36.70A.070 (5), a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.”

Mason County, in partnership with the City of Shelton, the Ports, the PUDs and other stakeholders, will help existing places thrive by taking care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that its communities value.

Countywide Planning Policies

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 through development of a Housing Plan.
- 4.3** Encourage affordable housing through innovative land use techniques including infill housing incentives, smaller urban lots in urban areas, mixed use, multifamily units, 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 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** Within the Urban Growth Areas, a wide range of housing types, densities, and mixtures will be encouraged, including affordable housing.
- 4.5** As part of a comprehensive program to address the affordability issue, 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.

Housing Objectives and Procedures

1. Mason County will provide opportunities for housing that are within the financial means of all of its residents, which include meeting the social service needs and providing a reasonable opportunity to live and work in their community.

- 1.1 Ensure that all residents of Mason County have an equal and fair opportunity to obtain adequate, safe and sanitary housing suitable to their needs and financial resources regardless of race, religion, gender, sexual orientation, gender identity, age, national origin, family status, income or disability.
- 1.2 Actively pursue job creation and economic diversification strategies that provide better paying, secure jobs capable of creating new employment opportunities so that housing becomes affordable and available to increased numbers of county residents.
- 1.3 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.

- 1.4 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.
- 1.5 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.
- 1.6 Pedestrian pathways should be provided that link residential areas with schools, recreational areas, shopping and employment in the Urban Growth Areas and in Local Areas of More Intense Rural Development (LAMIRD).
- 1.7 Mason County will allow creative design practices that allow for residential uses in business zones.

- 1.8 Mason County will allow development of residential buildings that have shared facilities, such as single-room occupancy facilities, and micro-housing. Mason County will also allow development utilizing creative design such as tiny homes, etc. Mason County will ensure compatibility of residential uses through development standards.
- 1.9 The County will partner with low-income housing advocacy organizations and assist in the timely processing of applications for low-income housing.
- 1.10 Mason County will encourage and support the efforts of non-profit organizations and “self help” housing groups such as Habitat for Humanity to develop housing for low-and moderate-income households.
- 1.11 Mason County will coordinate housing policies and programs with the City of Shelton and other Urban Growth Areas of the county in planning for low-and moderate-income housing and for shelter for those currently un-housed.
- 1.12 Mason County, in partnership with the City of Shelton, will 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.

- 2. Reduce regulatory barriers and allow greater flexibility in the housing development process while ensuring that future residential development carefully considers and protects natural ecosystems including wetlands, streams, wildlife habitat, and fresh and marine water quality and quantity.**

POLICIES

- 2.1 Mason County will develop consistent, fair and enforceable regulations that maintain environmental quality and public health and safety standards while minimizing housing development costs.
- 2.2 When developing housing regulations, the County will consider the balance between housing affordability and environmental quality, design quality, and maintenance of neighborhood.
- 2.3 Mason County will encourage and facilitate development of housing stock that is energy efficient and that conserves non-renewable

energy resources while also protecting air and water quality and quantity.

- 2.4 Mason County's regulations and standards for housing proposed near critical ecosystems and aquifer recharge areas will ensure that these areas are protected from degradation.
- 2.5 The County will develop standards and incentives that facilitate restoration of existing structures, historic structures, and rehabilitation of substandard housing including existing manufactured and mobile home rental parks.
- 2.6 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.
- 2.7 The County will prioritize the development of safe and affordable housing that is in close proximity to jobs, transportation and daily activities.

- 2.8 The County will provide for exemptions to or reductions of impact fees and/or permit fees to encourage the development of low-income housing.
- 2.9 The County will ensure that regulations do not create impediments to fair housing choice and will ensure that neighborhoods include a mix of housing types and affordability levels so as not to create isolated pockets of low-income and/or special-needs housing.
- 2.10 Mason County will offer a variety of pre-approved housing designs available to developers and builders that serve to streamline the permitting process.
- 2.11 Mason County will periodically assess the impact of policies and regulations on the growth in housing stock, the affordability of housing, and access to fair housing choice, and will modify policies and regulations to reduce any negative impacts.

3. Mason County will support and encourage housing that meets the requirements of special-needs populations and will ensure equal access to housing for all persons with special needs.

This policy provides guidance for special-needs housing for persons with physical and mental disabilities. The Supreme Court and Fair Housing laws talk about people with physical and mental disabilities as a protected class of people. Those included under disabilities are individuals with severe mental illness, developmentally disabled, alcohol and drug addiction, physically disabled, frail elderly and persons with HIV/AIDs. A shortage of available, decent and affordable living units makes it difficult for these persons and their families to maintain an acceptable living standard. Providing for people with special needs means accommodating affordable special needs housing in land use plans and regulations and offering incentives to provide affordable, accessible housing.

POLICIES

3.1 Decisions on locating special-needs housing will be based on the facilities and the impacts on infrastructure and services, and not be based on the circumstances of the occupants.

- 3.2 Mason County will ensure that codes and ordinances allow for a continuum of housing that can provide appropriate care opportunities for special-needs populations, such as emergency housing, transitional housing, congregate housing, independent living, assisted living, family-based living, intergenerational housing or institutions.
- 3.3 Mason County will identify and refer to and/or provide incentives for the development of special-needs housing.
- 3.4 Mason County will adopt a process, consistent with the Countywide Planning Policies, for the siting of those special needs housing defined as essential public facilities.
- 3.5 Mason County will ensure the development of housing units for individuals with disabilities, consistent with the Americans with Disabilities Act (ADA).

Land Use Element – Objectives and Procedures

The objectives and procedures in the Land Use Element are related to housing and are intended to implement housing goals and address housing needs. These include:

1. Encouraging a range of lot sizes, development densities and housing types to meet the needs of a diverse population and provide affordable housing choices for all income levels.
2. Establishing an Urban Growth Area large enough to minimize restrictions on the residential land supply that would limit access to affordable housing for numerous economic segments of the County's residents.
3. Providing for clustering, planned unit developments, and other innovative techniques which will result in a greater variety of lot sizes and housing types.
4. Providing for a new fully contained community, this is required to provide for variety of housing options for households with different incomes.

CHAPTER 6 - CAPITAL FACILITIES ELEMENT 2018-2023





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I. OVERVIEW

Washington's Growth Management Act (GMA) (36.70A.070 RCW) requires that the Capital Facilities Element be included in the County Comprehensive Plan. This element provides an inventory of existing conditions and publicly owned facilities by quantifying capital facilities currently provided by Mason County or by other jurisdictions operating in the County, projecting future needs, developing a six (6) and twenty (20) year financing plan. The CFP is a planning document; it is not a budget expenditure. The CFP includes proposed projects, funding sources, and general timelines to help guide the prioritization of limited resources for capital improvements to achieve our strategic goals.

AN IMPORTANT PLANNING AND COORDINATION TOOL

This Capital Facilities Plan (CFP) helps shape the quality of life in our communities. The plan provides a detailed six-year roadmap for funding projects that reflect the priorities of the citizens of Mason County.

The CFP helps the rest of the County's major plans come to life by requiring that projects have a coordinated plan for full financing and ensuring that multiple projects are not competing for the same revenue. The CFP provides a reality check for the County vision and the other long-range plan elements of the 2016-2036 Comprehensive Plan. Planning for capital facilities is a complex task, but planning is only the beginning. Finding resources to pay for those needs is another critical coordination step.

See Figure 1 for a map of all 2018-2023 Capital Facilities Projects in Mason County.

Several key improvements in the 2018-2023 CFP include:

- Sewer improvements in Belfair
- Solid waste facility improvements
- County jail improvements
- County campus improvements
- Belfair to Shelton trail development

The CFP also assesses capacity of the County's facilities and the level of service they provide is discussed and compared with the County's desired levels of service. The "level of service" is an objective measure of how well services are provided to the public. Deficiencies and improvement needs are identified, improvement costs are estimated, projects are scheduled for six and twenty year planning horizons, and a six-year finance plan and possible financing options are discussed.

There are other, non-county, public organizations and special districts that have capital facilities and taxing authority that is connected and coordinated with Mason County. These include the school districts, hospital districts, port districts, cemetery district, public utility districts, regional library system, water districts, and fire districts. These districts have their own governing body and capital facilities planning. Mason County non-county districts include: two hospital districts, the Ports of Allyn, Dewatto, Grapeview, Hoodspout, and Shelton; the School Districts of Southside, Grapeview, Elma, Shelton, Mary M Knight, Pioneer, North Mason, and Hood Canal; Fire Protection Districts; Cemetery District; Belfair Water District; Public Utility Districts; Hartstene Pointe Water-Sewer District, Maggie Lake Water District, Tahuya River Valley Water District, and Trails End Water District.

FACILITY NEEDS

The state Growth Management Act requires that level of service (LOS) standards be established ensure adequate transportation improvements, water and wastewater facilities, solid waste management facilities, schools, parks and trails , police and fire, and other capital facilities to meet the needs of the population as it grows and changes over the next twenty years (WAC 365-196-320). Tables 1 and 2 summarize these new measures for Mason County and Non-County facilities.

Table 1. County Facilities – Level of Service

Facility	2016 Capacity	2036 Needs	Level of Service Standard	Reference
Water and Wastewater				
District Plan Approval	Yes			RCW 57.16.010 and WAC 246-272-01001
Water Quality and Adequacy	Implementing	TBD	Reduction in Flood Risk/Water Quality Monitoring	RCW 19.27.097 and RCW 58.17.110
Sewer System (UGA)	1,500	3,500	Area (acres) of UGA Served	
Stormwater Management	Implementing	TBD	Low Impact Development/Reduction of Pervious Area	RCW 36.89
Solid Waste Management				
Solid Waste Facilities	.567	.602	.6 Tons per 1,000 population	SWMP 2017: Properly dispose of all waste received.
County Administration				
Government Buildings	231,500 sq ft or 400sq ft per employee	>250 sq ft	250 sq ft per employee	State Standard
Law and Justice				
Court Rooms	5	>1 per Judicial Position	1 per Judicial Position	
District	10,000 cases	20,000 cases	Annual Cases	
Superior	2,500 cases	5,000 cases	Annual Cases	
Law Enforcement	66 total or 1/1000	TBD	Deputies per 1000 Population	WSPC
County Jail	94 beds total or .001 per 1,000	TBD	.5 beds per 1,000 population	
Detention Center	7 Beds	TBD	Reduction in use – intervention programs	

Table 1. County Facilities – Level of Service (continued)

Facility	2016 Capacity	2036 Needs	Level of Service Standard	Reference
Transportation				
County Roads	LOS C or better	LOS C or better	LOS C	RCW 47.06.140 and RCW 47.80.030 – *See also Transportation Element and Transportation Improvement Program
Urban Arterials	* No Urban Arterials	TBD	LOS D	
State Highways (urban/rural)	LOS D or better	LOS D or better	LOS D/C	
Maintenance				
Roads	40.5 "Poor" of 235 miles	0 "Poor" miles	All Arterials - None with "Poor" Rating	
Bridges	64 bridges/13 deficient	0 "deficient" bridge	No "deficient" bridges	WAC 136-20-060 and 23 CFR 650.3
Parks and Recreation				
Parks	956 Acres/62,300	5 acres per 1,000	5 acres per 1,000 population	National standard
Trails	0/62,300	.5 miles per 1,000	0.5 miles per 1,000 population	National standard

Table 2. Non-County Facilities – Level of Service

Facility	2016 Capacity	2036 Needs	Level of Service Standard	Reference
Non-County				
School Districts			Expenditures/Revenue Per Student	WAC 180-27-035
Southside School District	\$11,501 Expenditures \$11,948 Revenue per student	TBD	Expenditures/Revenue Per Student	
Grapeview School District	\$10,016 Expenditures \$9,860 Revenue per student	TBD		
Shelton School District	\$10,043 Expenditures \$10,187 Revenue per student	TBD		
Mary M Knight School District	\$15,219 Expenditures \$14,876 Revenue per student	TBD		
Pioneer School District	\$11,295 Expenditures \$11,996 Revenue per student	TBD		
North Mason School District	\$9,435 Expenditures \$9,429 Revenue per student	TBD		
Hood Canal School District	\$14,521 Expenditures \$14,743 Revenue per student	TBD		

Table 2. Non-County Facilities – Level of Service (continued)

Facility	2016 Capacity	2036 Needs	Level of Service Standard	Reference
Non-County				
<i>Fire Protection</i>			Percent Population and Percent Service Area	
North Mason General	19% pop and 20% land area	Projected Pop Growth		
City of Shelton	11% pop and 1% land area			
1	2% pop and 2% land area			
3	5% pop and 2% land area			
4	9% pop and 8% land area			
5	29% pop and 20% land area	Projected Pop Growth		
6	5% pop and 2% land area			
9	2% pop and 6% land area			
11	2% pop and 1% land area	Projected Pop Growth		
12	2% pop and 18% land area			
13	3% pop and 8% land area			
16	2% pop and 7% land area	Projected Pop Growth		
17	3% pop and 2% land area			
18	6% pop and 2% land area			
<i>Hospital Districts</i>	1 Doctor per 3,790	1 Doctor per 1,190	Doctors per 1,000 population	
<i>Port Districts</i>			Public Benefit Projects	
<i>Public Utility Districts</i>	9% Electric Load	20% Electric Load	Renewable Energy	

FINANCING

Facility needs are identified, and a six-year finance plan is developed for sewer, water, parks and recreation, and stormwater. This Section also includes the results of facility planning efforts for County administrative buildings, police and criminal justice facilities, and solid waste facilities. Financing needs and options are included for these facilities as well. The Section includes by reference the capital facilities plans for Grapeview, Hood Canal, North Mason, Pioneer, and Shelton School Districts, to facilitate orderly growth and coordination in the provision of future capital facility needs.

CONCURRENCY MANAGEMENT

One of the Growth Management Act goals, referred to as "concurrency," is the provision of infrastructure facilities and services to serve projected growth at the time such growth occurs, or within a reasonable time afterwards. This starts with identifying specific facility needs using the strategies previously discussed. Another important aspect of concurrency is the ability to monitor the development of infrastructure improvements to assess whether they keep pace with approved development.

Concurrency management, as it is called, involves a set of land use and permit approval processes designed to ensure facilities and services keep pace with growth. In some cases, development codes could be enacted to require that specific LOS standards be promulgated through the development of identified improvements.

In other cases, restrictions to growth may be imposed until appropriate service standards for capital facilities are achieved. Land use applications for certain development proposals, in areas targeted for future growth, could have their approvals withheld pending concomitant development of appropriate urban service level facilities (e.g., sewer facilities). The municipality would be responsible for managing the concurrent development of these urban services. Requiring individual developers to fund and implement needed improvements is one possible funding method among a variety of other scenarios (e.g., grants, loans, and state, federal, and private sources). Under this arrangement, the final tenant (e.g., homebuyer or building purchaser) would ultimately pay for the new facilities through a higher initial purchase price or through a periodic assessment. Mason County's policies for concurrency management are contained in the following section.

DEVELOPMENT PROCESS

Mason County evaluated its existing facilities, its future needs, its costs, and the types and levels of services which it should require or provide in the county. The goals and policies listed herein are the result of this process. Policies listed under General Capital Facilities apply to all facilities addressed in the Capital Facilities Chapter. Facility-specific policies apply only to those facilities.

II. FINANCE PLAN

A key feature of the Capital Facilities Plan (CFP) is providing public facility capacity to meet anticipated demand based on capacity assumptions and population trends. The CFP relates to the Land Use Element, uses the same population growth and distribution projections, and plans for 6 and 20-year needs.

GMA requires the CFP include a *requirement to reassess the land use element* if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This section analyzes the foregoing inventory, needs, and levels of service, along with the expected revenues and expenditures within the next six-years, to determine if reassessment is necessary.

POPULATION GROWTH ASSUMPTIONS

Estimated capital facilities needs for this plan are based on the population projections shown in Table 3. Because the Capital Facilities Plan is part of the Comprehensive Plan, and GMA requires that all parts of the Comprehensive Plan be internally consistent. The Capital Facilities Plan, Capital Improvement Program and Transportation Improvement Program must continue to use the population projections that have been adopted by the County (and cities) as part of the Countywide Planning Policies and the Comprehensive Plan until new ones are adopted.

Table 3. Mason County Population Growth Projection 2016-2036				
	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

The following facilities are included in the financial planning:

- **Water and Wastewater Systems**
 - Belfair Sewer 20 Year Finance and Rate Forecast
 - Cost Calculations for Build Out
 - Real Estate Excise Tax 1(REET1), REET 2, and .09 Sales Tax Revenues. (Appendix A)
- **Solid Waste Management Facilities**
- **County Administration**
- **Police and Criminal Justice**
- **Stormwater Facilities**
- **Public Works Facilities**
- **Parks and Recreation**

Only County owned and operated facilities are included in the longer range financial analysis. Several alternatives have been suggested to deal with the problem of providing water and wastewater service in areas outside the existing utility service area in which growth is forecast. The service area for the solid waste utility is county-wide.

The finance plan identifies reasonably reliable funding sources, and forecasts revenue and expenses to at least the year 2023. Funding varies depending on the facility. The different financing methods, public or private, could have significant implications on the cost of utility service. Potential funding sources that could be used to fund unanticipated needs and shortfalls are also discussed.

FINANCIAL IMPACT OVERVIEW

The financial impact for capital facility improvements have been analyzed for the six year planning period. Information on transportation can be found in the Transportation Chapter. A summary of the six year improvement costs, revenues and financing is listed in Table 4. displaying the cost by capital facility category.

Table 4. Capital Facility Improvement & Finance Costs 2018-2023 (in Thousands)

Capital Facility Category	Improvement Costs	Expenditures	Finance/Revenues
Water & Wastewater Systems	11,060	11,060	11,060
Solid Waste Management	1,975	1,975	1,975
County Administration	7,109	7,109	7,109
Stormwater	21,976	21,976	22,003
Public Works (Road Funds)	2,716	2,716	2,716
Parks & Recreation	12,605	12,605	12,605
Total	57,441	57,441	57,468

Each project in each section is accompanied by a separate project sheet, which provides a description, and justification, along with a table depicting the estimated costs and funding sources for planning period 2018 through 2023. A summary table that provides overall costs and funding sources for each water and sewer system follows each section.

Financing the planned utility improvements requires the use of grants, loans, utility fees, system development charges, developer contributions, and capital reserves. The specific combination of funds, and the availability of grants and loans, will affect user rates for each system as well as the timing on projects. The ability to initiate specific projects will be assessed annually based on the urgency of need, reserve funds available, and commitments from funding agencies to provide grants and/or loans. The decision about whether or not to proceed with any planned project is the decision of the Mason County Board of Commissioners for consideration in the annual budgeting and rate-setting process. To the extent possible, projects will be funded through:

- Rate revenues (capital reserves)
- Grants
- Low interest loans
- Developer contributions
- County issued revenue bonds

Each project cost sheet identifies the accuracy of the estimated costs shown, based on the following scale:

- “Planning Level” – The least accurate of costs estimates, in the range of + or – 40%. Cost estimates at this level are usually based on a project concept and some assessment of relative scale, or annual program amounts commensurate with a level of activity sufficient to accomplish the intent of the program over time.
- “Design Report” – Moderate accuracy, in the range of + or – 30%. Based on design report evaluation of options and an assessment of project elements and associated costs.
- “Engineer’s Estimate” – Most accurate estimate, in the range of + or –15%. These estimates are based on a project design or significant completion of design work.

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - UTILITIES & WASTE MANAGEMENT**

Fund: 403-North Bay Sewer System
 Project Name: **Treatment Plant Upgrades**
 Estimates: Planning Level

Description: Analyze potential future development, and the options for providing additional treatment plant capacity and provide engineering to design the improvements for construction in subsequent years. Secure funding for final design and construction, which is likely to be a mix of grants/loans, utility rates, and REET funds. Prepare final engineering and construction documents, and construction improvements needed to accommodate planned growth.

Justification: The existing plant is expected to reach design capacity for treatment in 2019. This work is necessary to facilitate continue growth within the urban growth area (UGA). This project will conduct the analysis and design the next 20-year increment of capacity for the plant. This project will also identify the most critical capital replacement needs for the existing system and will ensure a consistent level of service for our current customers.

Estimated Project Costs (in thousands)									
Revenues/Resources	2018	2019	2020	2021	2022	2026	2031	2034	TOTAL
Rates		50	50		50	100	100	75	475
Grant/Loan Revenue									
Total Resources		50	50		50	100	100	75	475
Expenditures									
Household Hazard Waste Storage Sheds		50							
Heavy Equipment Upgrades			50		50			75	100
New Transfer Station Design						100	100		175
New Transfer Station Construction		50	50		50	100	100	75	200
Total Expenditures		50	50		50	100	100	75	475

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
UTILITIES & WASTE MANAGEMENT**

Fund: 412 Beards Cove Water

Project Name: **Beards Cove Distribution System Improvements**

Estimates: Planning Level

Description: Complete installation of water service meters.

Justification: The Water Use Efficiency Rule requires all water systems install service meters by January 2017. The community will benefit from meters by providing leakage data and allow billing based on usage.

Estimated Project Costs (in thousands)

Revenues/Resources	2018	2022	2027	2032	TOTAL
Rates	33	50	50	50	183
Transfer in from Reserve Fund 429	163.5	100	125	130	518.5
USDA Loan	163.5				163.5
Total Revenue	360	150	175	180	865
Expenditures					
Water Meter Installation	350				350
Hydrant Replacement	10				10
Main Replacement Project		150	175	180	505
Total Expenditures	360	150	175	180	865

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - UTILITIES & WASTE MANAGEMENT**

Fund: 411 – Rustlewood Water
 Project Name: **Rustlewood Water System Improvements**
 Estimates: Planning Level

Description: Install water service meters and improve infiltration and inflow (I&I) reduction

Justification: The Water Use Efficiency Rule requires all water systems install service meters by January 2017. The community will benefit from meters by providing leakage data and allow billing based on usage. Grant and loan funding will be pursued to minimize utility rate impacts. The Wastewater Collection System continues to show the effects of its age by allowing ground water to leak into the system causing high flows into the treatment plant during period of groundwater saturation. This project is designed to reduce those flows to manageable levels. Planned activities include: manhole and pipeline grouting, and installation of approximately 4,000 linear feet of mainline sewer pipe linings.

Estimated Project Costs (in thousands)

Revenues/Resources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
2017 REET 2 Carryover	242															242
REET 2	200	105	68.4	66	63.6	61.2	58.9	156.5	54.1	51.7	49.3	47	44.6	42.2	39.8	1,108
Total Resources	442	105	68.4	66	63.6	61.2	58.9	156.5	54.1	51.7	49.3	47	44.6	42.2	39.8	1,350
Expenditures/Uses																
Water Meter Installation	158															158
I&I Reduction	190															190
Debt Payments-Principle	22	20.8	19.4	17.9	16.3	14.8	13.3	11.8	10.3	8.8	7.3	5.7	4.2	2.7	1.2	177
Debt Payments-Interest	51	50	49	48	47	46	46	45	44	43	42	41	40	40	39	671
Lift Station Repairs	20	34														54
Well System Repairs								100								100
Total Uses	441	105	68	66	64	61	59	157	54	52	49	47	45	42	40	1,350

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - UTILITIES & WASTE MANAGEMENT**

Fund: 413 – Belfair Sewer
 Project Name: **Belfair Sewer Development**
 Estimates: Planning Level

Description: Design and develop documents required for constructing the Belfair Sewer Collection and provide construction Management Services.

Justification: In 2012 the county completed the first phase of the Belfair sewer system. This work is necessary to facilitate continued growth within the UGA. Project would utilize existing capacity at Belfair Water Reclamation Facility to help support the industrial area at Puget Sound Industrial Center (PSIC) and future growth in the PSIC and north Belfair area. If the Belfair Bypass project is accelerated by WSDOT the design of this project could be accelerated to meet WSDOT construction timeline.

Estimated Project Costs (in thousands)

Resources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTAL
Sales & Use Tax	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	110	100	100		7,060
REET 2	800	800	800	800	800	800	650	650	650	650	700	700	700	700	700					10,900
USDA Loan																				
Expenditures																				
Debt Payments	985	984	982	984	981	983	984	979	984	983	961	964	744	365	187	10				13,059
Facility Repairs & Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1,900
Collection System Expansion Design		300	150																	450
Collection System Construction				175	175	175														525
Treatment Plant Expansion Design											90	90								180
Treatment Plant Expansion Construction													300	700	740					1,740
Total Expenses	1,085	1,384	1,232	1,259	1,256	1,257	1,084	1,079	1,084	1,083	1,151	1,154	1,144	1,165	1,027	110	100	100	100	17,854

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - UTILITIES & WASTE MANAGEMENT**

Fund: 413 – Belfair Sewer
 Project Name: **Belfair Sewer Extension to Puget Sound Industrial Center Project**
 Estimates: Planning, Design, and Construction Level

Description: Design and construct sewer collection system improvements to provide sewer service to the Puget Sound Industrial Center (PSIC-Bremerton).

Justification: In 2012 the county completed the first phase of the Belfair sewer system. This work is to help support the industrial area at Puget Sound Industrial Center (PSIC) and future growth in the PSIC and north Belfair area. If the Belfair Bypass project is accelerated by WSDOT the design of this project could be accelerated to meet WSDOT construction timeline.

Estimated Project Costs (in thousands)

Revenues/Resources	2018	2019	2020	2021	2022	2023	TOTAL
REET 2							
Grants	200	200	686		6,419		7,505
Total Revenues	200	200	686		6,419		7,505
Expenditures							
Prelim Engineering	200	100					300
Design Engineering		100	686				786
Construction					6,419		6,419
Total Expenses	200	200	686		6,419		7,505

2. SOLID WASTE PROGRAM

Mason County's solid waste program provides transfer and disposal operations for solid waste at four transfer station locations. The largest transfer facility is located outside Shelton on Eells Hill Road. Materials collected from the other smaller stations at Hoodspport, Union, and Belfair are transported to the Shelton facility, where garbage is processed into containers that are trucked to Centralia, WA. From there, the material is transported via railroad to Roosevelt Landfill in Klickitat County, WA. In addition to transfer and disposal of refuse, household recyclable materials are also accepted at each transfer station location. Mason County Garbage removes and disposes of these materials via our Blue Box Contract. Recyclables are taken to the regional facility with the most favorable commodity prices.

Household hazardous wastes are collected by Mason County staff at the Shelton transfer facility. Residents in North Mason County can take their hazardous wastes to the Kitsap County transfer station. This arrangement is established through inter-local agreement and Mason County pays approximately \$60 per customer for collection and disposal of materials from residents who take their materials to the Kitsap County facility. Disposal of HHW is performed by several different companies.

The Shelton transfer facility is located at the former Mason County Landfill. The current utility provides post-closure monitoring and capital construction in support of the closed landfill. The Shelton facility receives wastes collected by private and municipal haulers operating inside Mason County.

Growth in the Belfair area and elsewhere in the County will continue to impact operations at these facilities and capacity improvements may need to be addressed in the future.



The County will continue to review the feasibility of “privatization “of the solid waste operations the County manages. The following pages provide details on specific projects proposed for the current capital facilities planning period. Project estimates range in accuracy from + or – 40% to + or – 15%. Each project cost sheet identifies the accuracy of the estimated costs shown based on the following scale:

- “Planning Level” – The least accurate of costs estimates, in the range of + or – 40%. Cost estimates at this level are usually based on a project concept and some assessment of relative scale, or annual program amounts commensurate with a level of activity sufficient to accomplish the intent of the program over time.
- “Design Report” – Moderate accuracy, in the range of + or – 30%. Based on design report evaluation of options and an assessment of project elements and associated costs.
- “Engineer’s Estimate” – Most accurate estimate, in the range of + or –15%. These estimates are based on a project design or significant completion of the design work.

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - UTILITIES & WASTE MANAGEMENT
SOLID WASTE PROGRAM**

Fund: 402-Solid Waste

Project Name: **Eells Hill Transfer Station Improvements**

Estimates: Engineer's Estimate

Description: This facility is the central hub for all waste, including hazardous waste, collected from other satellite transfer stations, and the City and Mason County Garbage before being exported for disposal. This project will include moving the tollhouse and scales, adding additional lanes for traffic and truck turning and storage areas, new or modified tipping building(s), improving household hazardous waste facilities, and developing a more efficient area for diversion of recyclable materials as well as installation of scale software, lights and reader systems.

Justification: Safety at this facility as well as efficient handling of waste streams is a concern. Equipment and tipping areas require upgrades for safety and compliance and ingress and egress is inefficient.

Estimated Project Costs (in thousands)										
Revenues/Resources	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
Rates	125	100						300		525
Grant/Loan Revenue									4,700	4,700
Total Resources	125	100						300	4,700	5,225
Expenditures										
Household Hazardous Waste Storage Sheds	125									125
Heavy Equipment		100								100
New Transfer Station Design								300	200	500
New Transfer Station Construction									4,500	4,500
Total Expenditures	125	100						300	4,700	5,225

3. PARKS AND TRAILS FACILITIES

SYSTEM DESCRIPTION

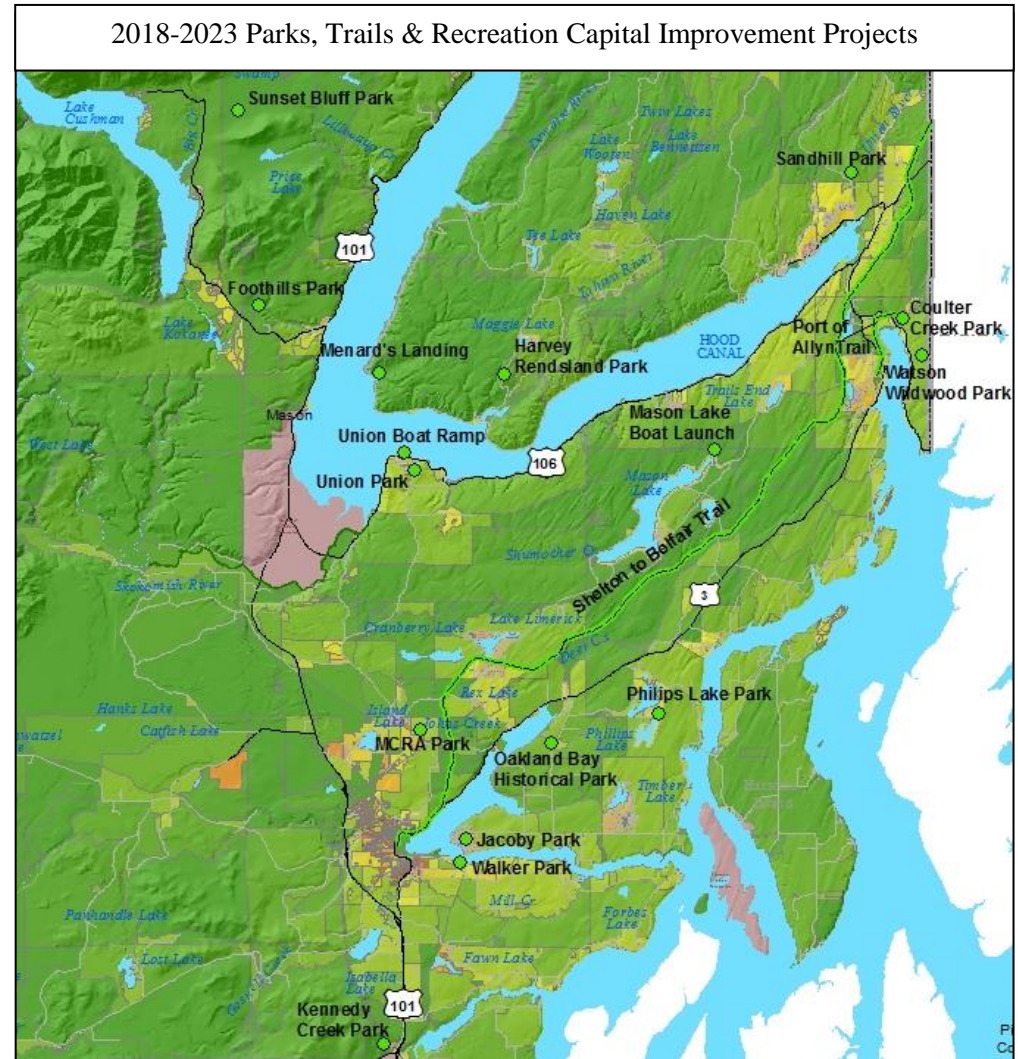
Recreational opportunities in Mason County include parks for day-use activities and overnight camping; fresh and salt water areas for boating and other water sports; facilities and equipment for sports and play activities; and wilderness areas and other open spaces for hiking, hunting, ORV use, and horseback riding.

Existing parks and recreation facilities in Mason County are available through a variety of public and private entities. Federal and state facilities include camping, boating, and day-use parks. The County-owned park system includes day-use and water access facilities, sports fields, and related recreational areas. Other agencies providing park and recreational resources include municipalities, port districts, and public schools. Some private recreational facilities are open to the public as well.

Mason County has adopted a Parks and Recreation Plan in November of 2006, which was updated and adopted again in 2013, and a Mason County Regional Trails Plan in March of 2008. Both of these plans are incorporated herein by reference.

COUNTY PARK FACILITIES

The County currently manages 22 park properties in Mason County two of which are undeveloped, and four others have large portions that are also undeveloped. Of the developed parks, two are large baseball/softball complexes, six provide saltwater access parks, three are located on freshwater



lakes, and three provide upland day use and recreation facilities (see Table 5). In addition to the day use facilities, the County also owns and maintains one above-ground skate park. The conditions of these facilities vary by location; however, significant investment in facilities has been made in the last six years from Real Estate Excise Tax proceeds (REET 2) and grant proceeds from the Recreation and Conservation Office (RCO). Future investments made from the REET 2 fund will be dependent on actual tax proceeds and additional project funding (i.e. grants). The CFP continues this trend of investment in park development and facility upgrades. The heavy use and demand from both county and non-County residents are particularly high during the spring, summer and fall.

Park visitation continues to either remain static or increase, depending on the park location. Mason County does not charge a use fee (except at sports facilities) and this has led to the increase in park use. MCRA Park is the highest used park with an average of about 140,000 visits per year and Sandhill Park also receives significant attendance with about 90,000 visits per year. The boat launches at Mason Lake and Latimers Landing are very popular with the boating public and are highly used. Both Boat launches have had extensive renovation work over the past 6 years. The remaining two boat launches at Union and Shorecrest are unimproved, but are still used by the public extensively. Mason County also has a nice inventory of community parks with play equipment, picnic facilities and other amenities, examples include Walker Park, Truman Glick Park, Union Park, Menards Landing, and Rendsland Park. Mason County Recreation Area, the largest baseball/softball complex has grown in use the last several years and is now recognized regionally as a preferred site for major tournaments. In 2012, two new synthetic turf infields opened and this has increased the interest in using the park for tournaments. The spike in fuel prices in 2008 and the global recession has also led to increased park use as people are staying closer to home to recreate. Oakland Bay Historic Park and Sunset Bluff View Park were opened 2013. Both provide passive recreation, trails, water access and other amenities.

There are no facilities for overnight camping throughout the Mason County Parks system. The last county-wide park plan was developed in 1991 and subsequently updated as part of the 2016-2036 Comprehensive Plan Update. Camping options will be examined in the long-term development plan being crafted for these and other park properties with large portions of undeveloped land.

Residents and non-residents have consistently rated trails and water access as the highest priorities in public outreach that has been done by the County. The survey conducted as part of the Comprehensive Plan revealed the two highest public priorities are access to water and trails.

INVENTORY

An inventory of all Mason County parks including federal, state, private, and County-owned parks is listed in Table 5. Also included are the number of acres and amenities available at each park location. See also the ***Planning Map Library*** on the Mason County website for current facility inventory maps.

Table 5. INVENTORY OF PARKS		
Name of Facility	Acres	Amenities Available
Washington State Parks		
Belfair State Park	62.77	Camping: 134 tent sites, 47 utility sites, primitive sites, wheelchair accessible trails, trailer dump facility.
Fudge Point at Harstine Island	136	Undeveloped
Harstine Island State Park	310	Currently undeveloped. Future development plans include: day use area; walking/hiking trails; 50 campsites.
Hoodsport Trails	80	Natural area with trails.
Hope Island	106	Undeveloped. Future development plans include: trails; picnic tables; rest rooms; 6 to 8 campsites; group camping for 150 people. Washington Water Trails site.
Jarrells Cove	42.6	Camping: 20 tent sites; group site for max. 64 people, 2 picnic shelters, facilities for handicapped, wheelchair accessible trails, marine pump out station, 2 docks providing 500 ft of moorage, 14 mooring buoys. Fee required.
Lake Isabella	193.75	Currently undeveloped. Future development plans include: full-service park, camping, picnic area, lakefront beach, and restrooms. Plans will be completed in the next 10 to 20 years.
Lilliwaup Tide Land	1.79	Tidelands for public use. No facilities. Small shoulder area for parking.
McMicken Island	11.45	Currently undeveloped. Boater destination; clamming. Plans to develop include: 5 to 8 camping sites, composting toilet.
Potlatch State Park	56.95	Camping: 17 tent sites; 18 utility sites; primitive sites. Underwater park, trailer dump facilities.
Schafer State Park	119	Camping: 47 tent sites, 6 utility sites, primitive sites, day use group area, trailer dump facilities
Squaxin Island	31.4	Closed indefinitely.
Stretch Point	4.2	Natural area. Day use only; 5 mooring buoys. No plans for future development.
Twanoh State Park	182	Camping: 30 tent sites, 9 utility sites, primitive sites, handicapped facilities, and wheelchair accessible trails.
Total	1201.91	
Washington State Department of Fish and Wildlife		
Aldrich Lake	0.5	Unpaved boat launch, parking for 15 vehicles.

Benson Lake	78.8	Boat launch, beach access, parking for 100 vehicles.
Cady Lake	1.6	Unpaved boat launch, parking for 10 vehicles.
Clara Lake	9	Unpaved boat launch, parking for 30 vehicles.
Devereaux Lake	1.3	Boat launch, beach access, parking for 40 vehicles.
Haven Lake	4.1	Unpaved boat launch, parking for 50 vehicles.
Island Lake access	1	Freshwater boat launch, toilets.
Isabella Lake	1.6	Boat launch, parking for 20 vehicles.
Lake Kokanee	44	Boat Launch, parking for 100 vehicles.
Lake Limerick	0.5	Boat launch, beach access, parking for 30 vehicles.
Lost Lake	1.3	Boat launch, parking for 40 vehicles.
Lake Nahwatzel	2.0	Boat launch, parking for 10 vehicles, toilets
Maggie Lake	0.4	Unpaved boat launch, parking for 15 vehicles.
Mason Lake		Boat launch, parking for 30 vehicles.
Panhandle Lake	20	Undeveloped.
Panther Lake	3.8	Unpaved boat launch, parking for 30 vehicles.
Phillips Lake	1	Boat launch, beach access, parking for 40 vehicles.
Pricket Lake	0.5	Unpaved boat launch, parking for 30 vehicles.
Skokomish River	64	30.6 feet of riverfront, shore access, parking for 20 vehicles.
Spencer Lake	2	Boat launch, beach access, parking for 50 vehicles.
Tahuya River	2.9	4,400 feet of riverfront, parking for 10 vehicles.
Tee Lake	3.6	Unpaved boat launch, parking for 20 vehicles.
Twin Lake	3.6	Unpaved boat launch, parking for 15 vehicles.
Union River	61.8	8,098 feet of riverfront, parking for 10 vehicles.
Victor access to North Bay	.5	Boat launch, pit toilets
Wildberry Lake	10	Undeveloped.
Wooten Lake	1	Unpaved boat launch, parking for 60 vehicles.
Total	320.8	
Washington State Department of Natural Resources		
Aldrich Lake Camp	≈24	1,700 ft waterfront, hand boat launch, 4 picnic tables, 4 campsites, toilets, drinking water, lake stocked with trout, parking for 16 vehicles.
Camp Pond		Day use only

Camp Spillman	≈10	800 ft waterfront, 6 campsites, 4 group sites, toilets, drinking water.
Elfendahl Pass Staging Area	5	11 picnic sites, self-contained RVs okay, toilets, drinking water
Howell Lake		3 group sites, 10 campsites, hand boat launch, toilets, drinking water, parking for 20 vehicles.
Kammenga Canyon		2 campsites, toilets
Mission Creek Trailhead	1	Parking for trail access
Robbins Lake	1.1	175 ft waterfront, hand boat launch, 3 picnic tables, toilets. Day use only.
Tahuya River Horse Camp	≈12	1,600 ft waterfront, 9 campsites, 2 group sites, toilets, drinking water, 20 horse corrals.
Toonerville	5.7	570 ft waterfront, 4 campsites, 2 picnic sites, toilets.
Twin Lakes		6 camp sites, 3 picnic sites, toilets, hand boat launch. Lake is stocked with trout.
Melbourne		Lake setting, 1,000 feet waterfront, 5 campsites, toilets.
Lilliwaup	7	Stream setting, 500 feet waterfront, 13 campsites, toilets, drinking water.
Public Tidelands #24		Water access only.
Public Tidelands #33		Water access only.
Public Tidelands #34		Water access only.
Public Tidelands #43		Road access, clamming.
Public Tidelands #44 a,b		Road access, clamming, crab pot fishing.
Public Tidelands #46		Water access only, clamming, oysters, shrimp pot fishing.
Public Tidelands #47		Water access only, clamming, oysters.
Public Tidelands #48		Water access only, clamming, oysters
Eagle Creek Recreational Tidelands		Road access, clamming, crabbing.
Rendsland Creek Tidelands		Road access, clamming.
Total	≈65.8	
United States Forest Service		
Big Creek Campground		
Brown Creek Campground	6	78 camp sites, toilets.
Hamma Hamma Campground	5	Picnic area, 12 campsites.
Lena Creek Campground		
Lower Lena Lake Campground	6	Hike-in only, 40 camp sites, pit toilets.

Upper Lena Lake Campground	7	Hike-in only, 14 camp sites, pit toilets.
Total	24	
City of Shelton Parks and Recreation Department		
Brewer Park	0.3	Picnic tables, mature vegetation
Callanan Park	6.9	Ball field, play equipment, restroom, natural area, basketball court
Northcliff Neighborhood Park	1.75	Undeveloped site
Huff and Puff Trail	1.8	2 miles of jogging trail on watershed
Kneeland Park	3.9	Large play structure, picnic areas, restroom, horseshoes, open play area, landscaping, off leash
Johnson Park	0.5	Basketball court, mature trees
Loop Field	4	Ball field, athletic field, play structure, restroom, picnic shelter
Overlook Park	1.03	Historic marker overlooking downtown & mills
Post Office Park	.07	
Vogtlin-Angle Park	1.0	
Shelton Point/SR3 Entry	6.0	
Skate Park	.68	11 above ground ramps in Shelton
Catalyst Park	1.0	
Pine Street Boat Launch	0.4	Unimproved boat launch site on Oakland Bay
Sixth Street Park	.14	Picnic shelter, barbecues, creek
Eagle Point	8.0	
Ravenna Trail	.5	
Shelton Creek Trail	.7	
Brockdale Road & spring Road – pedestrian path	.66	
North 13 th Street – pedestrian path	.3	
Total	40.27	
Port of Dewatto		
Port of Dewatto Campground	1	Camping: 11 with hook-ups, 19 tent sites; 2 rest rooms; nature/hiking trails; 23 picnic tables; two picnic shelters; 1 kitchen; fishing. Future plans to add more stoves and picnic tables, and

		to place gravel around kitchen. Fee required.
Port of Shelton		
Sanderson Field	1,170	Flying: 5,000 feet of runway, tie downs, skydiving; rifle club; model aircraft society. Future plans to provide increased hangar availability.
Oakland Bay Marina		Boat moorage, boat pump out
Total	1170	
Port of Allyn		
Waterfront Park in Allyn	2	400 feet waterfront, moorage, dock (for up to 15 boats), picnic, gazebo, parking for 20 vehicles. Office building planned. Boat pump out
Kayak Park	.3	150 feet waterfront, small parking lot, picnic tables, portable toilet facilities.
North Shore Ramp Belfair/North Shore	1.2	150 feet waterfront, boat launch with floating dock, beach access, parking for 20 vehicles with trailers. Boat pump out.
Port of Hoodspoint		
Ingvald Gronvold Waterfront Park	2	Dock, saltwater beach access, tidelands, 2 portable rest rooms.
Port of Grapeview		
Fair Harbor Marina	5	Boat launch and parking area
Mason County		
Latimer's Landing overflow parking area	2.5	Primary use is to provide parking for neighboring Latimer's Landing, parking for 20 vehicles.
Foothills Park	80	1 field which serves as a multiuse field; basketball court; rest rooms; children's play area; picnic tables; parking for 50 vehicles.
Harvey Rendsland Jiggs Lake	8	Currently undeveloped; 1,905 feet waterfront. To include parking area for five vehicles, picnic area and vault toilet.
Latimer's Landing (Water)	3.00	Saltwater access boat launch for vessels no longer than 20 feet, parking for 35 vehicles, portable toilet, boat dock; additional parking available at neighboring Latimer's Landing overflow parking area. Renovated in 2008.
Mason County Recreation Area (MCRA Sport)	40	7 baseball/softball fields which also serve as soccer and football fields; children's play area, bleachers, maintenance shop, user's storage facility, seasonal concession stand, 4 batting cage; parking for 100 vehicles. This facility serves as the headquarters for the Mason County Parks Department. Fee required for scheduled field use.

Mason Lake Park (Water)	17.36	Renovated in 2011. 1.36 acres currently in use; freshwater access/boat launch for small watercraft, dock, play area, rest rooms, 4 picnic table; parking for maximum of 50 vehicles. The County owns 12 unused acres that can be used for expansion of the park (possible trails, picnic area, and remote camping area).
Phillips Lake County Park (Picnic)	0.4	Passive day use area, picnic area, located next to State of Washington Boat Launch with vault type toilets.
Sandhill Park (Sport)	30	7 baseball/softball fields, one multiuse field, bleachers; parking is available for 100+ vehicles; concession-restroom building; 4 fields and parking renovated in 2006; walking path around park.
Jacoby Park (Water)	2.8	320 feet waterfront, boat launch for vessels no longer than 16 feet, saltwater beach access, 3 picnic tables.
Truman Glick Memorial Park (Picnic)	35.46	Natural setting, creek, trails, picnic tables, covered group shelter, barbecue pit, vault toilets, RV area, and children's play area. Future improvements include: possible construction of group camping area and interpretive signage along trails.
Union Community Park (Picnic)	1.92	Picnic shelter, children's play area; small baseball diamond, basketball court; rest rooms.
Union Boat Ramp (Water)	0.16	Boat ramp for access to Hood Canal, portable toilets, limited parking.
Hunter Park	.5	2 picnic tables, bus shelter
Walker Park (Water)	5.04	Saltwater access to Hammersley Inlet, gravel beach, picnic tables, barbecues, rest rooms, shelter, children's play area, interpretive center providing marine information; parking for 15 vehicles.
Oakland Bay County Park	80	Habitat preservation area and education center Opened in 2012, includes interpretation areas, trails, picnic opportunities, parking, two vault toilets and improved access road.
Sunset Bluff Park	36	36 acres of undeveloped property with 1500 feet of waterfront on Oakland Bay. Plans include beach access, trails, picnic area, water access, small parking area and vault toilet.
Watson Wildwood View	36	Undeveloped
Menards Landing Park	8	Recently transferred from the Port of Tahuya to County. Parks provides beach access, picnic areas, gazebo, portable toilet, access to DNR tidelands, small boat launch for kayaks and canoes; 7 acres undeveloped
Harstine Island	6.9	Undeveloped
Decker Creek Preserve	500	Open Space/Natural area

Coulter Creek Natural Area	55	Tidelands, natural area, passive recreation. Opened in 2012 and includes parking for 6 vehicles, vault toilet, wildlife viewing, water access improved entry path.
Total	949.58	
Mason County Public Schools		
Belfair Elementary		Playground.
Sandhill Elementary		Playground.
Hood Canal School		2 baseball backstops, 1 football field, bleachers, playground, track, parking for 30 vehicles.
Oakland Bay Junior High		X
Olympic Middle School		X
Hawkins Middle School		
Pioneer Primary		2 baseball backstops, covered play area, playground.
Pioneer Intermediate		
Grapeview Elementary		Playground
Southside School		1 baseball backstop.
Bordeaux Elementary		Football field, soccer field, playground, track.
Evergreen Elementary		Playground.
Mountain View Elementary		5 baseball backstops, football field, soccer field, playground.
Shelton High School		6 tennis courts, 2 baseball backstops, football field, soccer field, bleachers, 2 swimming pools, track, rest rooms.
Mary M. Knight District		2 baseball backstops, 1 football field, bleachers, playground.
North Mason High School		2 baseball backstops, 2 tennis courts, football field, soccer field, bleachers, playground, track.
Private Facilities Open to the Public		
Theler Center	135	Wetlands interpretive trails
Shelton/South Mason Soccer Park	14	6 soccer fields, 1 under development
Glen Ayr Canal Resort	10	Adult-only RV park with hookups; no tent camping, motel, 2 rest rooms, 2 showers, laundry facility, saltwater boat launch, beach access, tidelands, spa, fishing, clamming, oysters, dock.
Lake Nahwatzel Resort	2	Camping: 12 utility sites, 5 sites without hookups; 2 rest rooms, 2 showers, boat launch, freshwater beach access, nature/hiking trails, 8 picnic tables, restaurant, fishing, swimming, cabins.
Little Spencer RV Park		

Minerva Beach RV Resort and Mobile Village	20	Camping: 23 sites without hookups, 50 sites with hookups; 5 rest rooms, 6 showers, laundry facilities, boat launch, saltwater beach access, 60 picnic tables, driving range, scuba dive center.
Rest-A-While RV Park and Marina	15	Saltwater boat launch, moorage, dock, 70-80 camp sites with hookups (may be used for RVs or tents), 4 rest rooms, 4 showers, laundry facilities, beach access, clamming, oysters, fishing, boat rentals, nature trail, 60 picnic tables, 2 covered picnic areas with kitchen, concession stand. Future improvements include easier access to marina, and boat fuel.
Union Marina		Boat pump out; moorage
Total	196	
Other		
Olympic National Park - Staircase Campground		Picnic area, 50 campsites, parking for 60 vehicles.
Skokomish Saltwater Park		6 picnic tables, rest rooms, saltwater boat launch, saltwater beach access.
Mike's Beach Resort		Boat launch, SCUBA diving, cabins, camping, beach access for guests
Robin Hood Village		16 RV sites, cabins, camping, beach access for guests
Squaxin Island Arcadia Point Boat Launch	.34	
COUNTY TOTAL	3963.21	

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Sunset Bluff Park Development**

Estimates: Construction Level

Description: Develop 35 acre park along Oakland Bay with beach access, trail development and other passive recreation opportunities. Main improvements to include improved entry road, formal parking, beach access, and picnic facilities.

Justifications: County Parks and Recreation Plan placed high priority on water/beach access and trail development.

Estimated Project Costs (in thousands)

	2018	2019	2020	2022	2023	Total
Planning and Design					125	125
Acquisition						
Preliminary Engineering						
Site Prep & Utilities/ Well						
Construction Engineering					60	60
Construction					700	700
Total Costs:					885	885
Funding Source						
In House					443	443
Other						
Grants					442	442
Loans						
Total Funding:					885	885

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program
 Project Name: **Watson Wildwood County Park**
 Estimates: Planning Level

Description: Scope of this project includes planning/design and development services. Phase one is a master plan for the Park. Phase 2 would include development of a parking area, restroom, trails, and passive recreation. Park is 35 acres and was donated to the County. Development would provide infrastructure for public access.

Justifications: There is no current master plan of record for this park site and it is the only County Park between Allyn and the Pierce County border. Site also has potential as a trailhead for a Regional Trail in the area.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning, Design		43					43
Site Prep & Utilities/ Well							
Construction Engineering							
Construction						590	590
Total Costs:						590	633
Funding Sources:							
In House		43				295	338
Grants						295	295
Loans							
Total Funding:		43				590	633

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **SW Area Park Study – Truman Glick Improvements**

Estimates: Planning Construction Level

Description: This project includes planning/design, development and construction services. To include development of a parking area, restroom, trails, and passive recreation.

Justifications: There is no current plan of record for this park site. Site also has potential as a trailhead for a Regional Trail in the area.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning, Design				56			56
Site Prep & Utilities/ Well							
Construction Engineering							
Construction					143		143
Total Costs:				56	143		199
Funding Sources:							
In House				56	143		199
Grants							
Loans							
Total Funding:				56	143		199

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Sandhill Park Renovation**

Estimates: Construction Level

Description: Scope of this project includes planning/design and development services to complete the renovation of Sandhill Park. Main work would include the renovation of fields #1 and #2. New backstops, ADA access, irrigation, and complete field renovation would be included.

Justifications: This project is listed as a high priority in the County Parks and Recreation Plan. Plan recommended improving existing facilities before developing new facilities. Addition of new equipment to existing facility.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning, Design					447		447
Site Prep & Utilities/ Well							
Construction Engineering					250		250
Construction					191	4142	4333
Total Costs:					888	4142	5030
Funding Sources:							
In House					415	2071	2486
Grants					473	2071	2544
Loans							
Total Funding:					888	4142	5053

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Harvey Rendsland County Park Planning and Improvements**

Estimates: Planning and Construction Level

Description: Would involve completing a park plan to facilitate public access to the park and then the development of a parking area, picnic facility, and passive recreation and support facilities.

Justifications: This Park was donated to Mason County in 2007 by Washington State Parks. It provides water access to Jiggs Lake. Water access is the top priority in the County Parks and Recreation Plan. Additional developed park space is needed on the Tahuya Peninsula.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning and Design							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction		250				236	486
Total Costs:		250				236	486
Funding Sources:							
In House		250				236	486
Grants							
Loans							
Total Funding:		250				236	486

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Phillips Lake County Park**

Estimates: Construction Level

Description: Scope of this project includes basic park improvements, including park amenities such as tree removal, picnic tables, park benches, trash containers, and signage.

Justifications: This is a small and cost effective project consistent with goals in the Comprehensive Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning, Design							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	10						10
Total Costs:	10						10
Funding Sources:							
In House	10						10
Grants							
Loans							
Total Funding:	10						10

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Oakland Bay County Park**

Estimates: Planning Level

Description: The Oakland Bay property was purchased jointly by the County and the Capitol Land Trust. Project scope would involve a two-phase development program for the park. The first phase would concentrate on public access facilities, the entry road, parking area, restrooms, and signage. The second phase would concentrate on trail development, environmental education facilities, and interpretative displays. This project is for planning and improvements to the historic home.

Justifications: Project listed in the County Parks and Recreation Plan as a high priority for implementation.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning and Design				84			84
Site Prep & Utilities/ Well							
Construction Engineering							
Construction					489	590	1079
Total Costs:				84	489	590	1163
Funding Sources:							
In House				63	244	295	602
Grants				21	245	295	561
Loans							
Total Funding:				84	489	590	1163

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Menards Landing County Park**

Estimates: Construction Level

Description: This park was transferred from the Port of Tahuya to Mason County in 2006. Project scope includes improvements that would incorporate ADA access improvements, new picnic facilities, non-motorized watercraft launch site, and new park amenities such as park benches and garbage cans.

Justifications: Project listed in the County Parks and Recreation Plan as a priority for implementation.

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Planning and Design							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction				112			112
Total Costs:				112			112
Funding Sources:							
In House				56			56
Grants				56			56
Loans							
Total Funding:				112			112

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Mason County Recreation Area (MCRA) Improvements**

Estimates: Construction Level

Description: Project scope would involve needed renovations and improvements to MCRA Park. The improvements include: new field lights, restroom renovation, irrigation improvements, drainage upgrades, new office, new bleachers, play equipment surfacing, asphalt, scoreboards, and concession building. Projects include outfield irrigation, restroom-concession building, lights on fields 2 and 3, parking and master planning.

Justifications: Project listed in the County Parks and Recreation Plan for implementation.

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Planning and Design		200					200
Site Prep & Utilities/ Well							
Construction Engineering		200					200
Construction		573	2073		1080		3726
Total Costs:		973	2073		1080		4126
Funding Sources:							
In House		486	1135		540		2161
Grants		487	938		540		1965
Loans							
Total Funding:		973	2073		1080		4126

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Mason Lake Boat Launch Renovation**

Estimates: Planning and Construction Level

Description: Renovation of restroom facility, play equipment, picnic shelter

Justifications: Original building from 1970's needs ADA upgrades.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction			273				273
Total Costs:			273				273
Funding Sources:							
In House			200				200
Grants			73				73
Loans							
Total Funding:			273				273

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Jacoby Park (Shorecrest) Improvements**

Estimates: Planning and Construction Level

Description: Project scope would involve implementation of Park Improvement Plan based on Park Site Plan developed in 2008. Improvements would provide more amenities at the park than what currently exist, including a boat launch, dock and pier.

Justifications: Project listed in the County Parks and Recreation Plan for implementation.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning and Design					200		200
Site Prep & Utilities/ Well							
Construction Engineering					99		99
Construction						1003	1003
Total Costs:					299	1003	1302
Funding Sources:							
In House					166	752	918
Grants					133	251	384
Loans							
Total Funding:					299	1003	1302

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Foothills County Park**

Estimates: Construction Level

Description: This park serves the Hoodspart area as the primary Community Park and has a play area, basketball court, restroom building and open field area. Improvements would involve addition of amenities to improve the user experience; this would include picnic facilities, ADA improvements, signage, and renovation of the existing turf. There have been suggestions to locate an off-leash dog park at this site, but no formal action has been undertaken to accomplish that.

Justifications: Project listed in the County Parks and Recreation Plan.

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Planning and Design							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction		31	250				281
Total Costs:		31	250				281
Funding Sources:							
In House		31	250				281
Grants							
Loans							
Total Funding:		31	250				281

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Coulter Creek Park Development**

Estimates: Construction Level

Description: Develop additional waterfront property and to develop trail network and boardwalk.

Justifications: Waterfront park land and trails were rated highest priority in the County Parks and Recreation Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Acquisition							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction			376				376
Total Costs:			376				376
Funding Sources:							
In House			188				188
Grants			188				188
Loans							
Total Funding:			376				376

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Walker Park Improvements**

Estimates: Construction Level

Description: Restroom renovation, ADA upgrades.

Justifications: Picnic shelter and other improvements consistent with the County Parks and Recreation Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	275	448					723
Total Costs:	275	448					723
Funding Sources:							
In House	275	448					723
Grants							
Loans							
Total Funding:	275	448					723

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program
 Project Name: **North Bay Trail Project**
 Estimates: Construction Level

Description: Pathway connecting Port of Allyn with Coulter Creek Park. A concept plan has been completed investigating how a non-motorized pathway could be built along the County Road Right of Way to connect the Port of Allyn Park with Coulter Creek Park to the tip of Case Inlet. The first phase would be just over two miles long. This trail could also be the beginning of a larger trail network connecting Allyn with Belfair. The County Trails Fund, administered by Public Works could be one of the primary funding sources for this project. State grant funding is another possibility. The addition of trails and water access were high priorities in the recent parks plan and this project would provide both a trail and access to water.

Justifications: High priority project from both the 2006 Park Plan and 2008 County Regional Trails Plan and the 2013 Parks & Trails Comprehensive Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering					95		95
Site Prep & Utilities/ Well							
Construction Engineering					95		95
Construction					845		845
Total Costs:					1035		1035
Funding Sources:							
County Trails Fund							
In House					1035		1035
Other							
Grants							
Loans							
Total Funding:					1035		1035

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Trails Development and Shelton to Belfair Trail Program**

Estimates: Construction Level

Description: Trail development program for Mason County.

Justifications: Begin Implementation of a trail development program as per the County Regional Trails Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Planning and Design							
Site Prep & Utilities/ Well							
Construction Engineering		106					106
Construction	50	50	50	50	2350	50	2600
Total Costs:	50	156	50	50	2350	50	2706
Funding Sources:							
In House	50	156	50	50	1200	50	1556
Grants					1150		1150
Loans							
Total Funding:	50	156	50	50	2350	50	2706

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Union Park Improvements**

Estimates: Construction Level

Description: Renovate restroom, ADA upgrades

Justifications: New or renovated restroom and ADA improvements.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction				815			815
Total Costs:				815			815
Funding Source							
In House				672			672
Other							
Grants				143			143
Loans							
Total Funding:				815			815

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **North Mason School District Football-Soccer Field Renovation**

Estimates: Construction Level

Description: Partner with NM Mason School District to renovate one football soccer field; most likely the main stadium field. Community use would be allowed when school district is not using the facility.

Justifications: Need for community soccer - football field in North Mason County as identified in the County Parks and Recreation Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	1000						1000
Total Costs:	1000						1000
Funding Source							
In House							
Other							
Grants	1000						1000
Loans							
Total Funding:	1000						1000

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Water Spray Park Development**

Estimates: Construction Level

Description: Develop a water spray park in Shelton Area of Mason County and in Belfair Area of Mason County

Justifications: Consistent with the County Parks and Recreation Plan.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering			90				90
Site Prep & Utilities/ Well			150				150
Construction Engineering			50				50
Construction			800				800
Total Costs:			1090				1090
Funding Source							
In House			545				545
Other							
Grants			545				545
Loans							
Total Funding:			1090				1090

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Belfair Skate Park**

Estimates: Construction Level

Description: Skate Park for Mason County

Justifications: Consistent with the County Parks and Recreation Plan

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering		50					50
Site Prep & Utilities/ Well		120					120
Construction Engineering		75					75
Construction		285					285
Total Costs:		530					530
Funding Source							
In House		265					265
Other							
Grants		265					265
Loans							
Total Funding:		530					530

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Latimer’s Landing Boat Ramp**

Estimates: Construction Level

Description: Scope of this project includes planning/design and development to renovate the existing County Boat Ramp in Union on Hood Canal.

Justifications: Project listed as a high priority in the County Parks and Recreation Plan. Project would enhance water access and boating.

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Planning, Design	25					35	60
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	118					142	260
TOTAL COSTS:	143					177	320
Funding Sources:							
In House	72					133	205
Grants	71					44	115
Loans							
TOTAL FUNDING:	143					177	320

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 2 Capital Improvement Program

Project Name: **Union Street Ends Park at Orre Nobles**

Estimates: Construction Engineering Level

Description: There are four street ends in the Union area that citizens are interested in converting to small water access pocket parks. These sites can also facilitate access from water to land was well for kayakers and canoes. These sites could enhance the Cascadia Marine Trail. The plan is to begin working on the Orre Nobles site.

Justifications: County Parks and Recreation Plan placed high priority on water/beach access and trail development. Union Improvement Club supports this project as well.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering							
Site Prep & Utilities/ Well							
Construction Engineering	5						5
Acquisition							
Total Costs:	5						5
Funding Source							
In House	5						5
Other							
Grants							
Loans							
Total Funding:	5						5

4. COUNTY AND ADMINISTRATIVE BUILDINGS

SYSTEM DESCRIPTION

Mason County owns several buildings, most of which are located in the City of Shelton, the county seat. These buildings are used to support general County functions such as internal management, health, public service, and general administration. Other buildings owned by the County include Memorial Hall, the two buildings on Pine Street that house the Mason County Sheriff, the Public Works Campus and the Belfair Public Works Shop. Table 6 describes these sites.

Site	Square Feet	Acres
Shelton Campus	169,200	3.88
Memorial Hall	12,000	0.275
Belfair Public Works Campus	3,500	1.4
Public Works Campus	57,979	40
3 rd & Pine Property	19,000	1.16

Memorial Hall and the two buildings on Pine Street are located in Shelton, a few blocks from the main campus area. The Public Works campus is located about 4 miles north of Shelton, on the northwest side of Highway 101. The Belfair Public Works Shop is situated on the north shore of Hood Canal about 3 miles from Belfair.

INVENTORY

Mason County’s administrative offices and departments housed in the buildings are listed in Table 7. Also provided is a summary of current office area allocations for the County departments and departmental functions.

Most of the County’s administrative offices are located in the Shelton Campus, a four-square block section of the downtown area. At this location, the County operates from 23 publicly owned buildings. These include the Courthouse, Jail, Juvenile Detention Facility, Building I, Building II, Building III, Building IV, Building V, Building VI, Building VII, Building VIII, and Building IX. Other county administrative offices are, the 3rd & Pine building (the Sheriff Office), and Public Works campus.

FACILITY NEEDS

Mason County has conducted an assessment of the condition of all county owned buildings and facilities titled, “Mason County Existing Facilities Assessment.” The facilities assessment completed looked at existing County Buildings, recommends improvements, and provides a maintenance plan or maintenance assessment for the next 6 to 12 years.

Additionally, Mason County completed a Special Needs Assessment and Campus Master Plan. Some facilities are in need of additional space, such as the courthouse and the jail. There is an immediate need for additional courtroom space.

Many of the buildings and facilities are more than 30 years of age or older and there is deferred maintenance including roofs, mechanical systems, electrical systems, windows, and other components of each building. If an active program is not implemented soon, Mason County could expect to experience multiple building failings at or about the same time, causing financial hardship to the County.

Based on the "Space Standards Manual" published by the State of Washington Department of General Administration, 250 square feet are needed per employee. In addition, certain governmental functions have special requirements for facilities.

Table 7. Mason County Space Needs Update - Area Projections for primary space needs					
Department	Current (sq.ft.)				Projected (sq.ft.)
	Allocation	Need	Deficit	Deficit	2020 need
Assessor	2,520	4,440	1,920	43%	4,440
Auditor	3,407	4,074	667	15%	4,518
Treasurer	2,481	2,442	None		1,998
Budget and Finance / Risk Management	210	444	234	43%	666
Human Resources					
Facilities and Grounds	215	444	229	34%	666
ER&R Services	2,508	3,500	992	15%	6,500
County Commissioners Central Operations	2,199	1,832	None		2,276
Clerk	2,307	3,398	1,091	15%	4,892
District Court	1,318	3,508	2,190	38%	5,728
Superior Court	2,925	7,664	4,739	36%	13,162
Probation Services	4,964	12,400	7,436	35%	21,200
Juvenile Detention / Alternatives to Detention	4,745	4,608	None		5,496
Sheriff	3,408	9,400	5,992	15%	15,000
Adult Detention / Alternatives to Detention	19,315	63,000	43,685	15%	76,600
Prosecutor	3,533	4,468	935	17%	5,406
Coroner	294	744	450	21%	2,188
Community Development	3,681	5,550	1,869	26%	7,104
Utilities and Waste Management	635	1,554	919	15%	3,330
Public Health Services	3,555	8,992	5,437	39%	14,098
Parks and Trails	1,094	1,554	460	23%	1,998
WSU MC Extension	2,377	4,330	1,953	37%	5,218
Total	73,153	164,346	91,736	41%	222,484

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #1 Improvements**

Estimates: Construction Level

Description: HVAC and new window improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction			280	98			378
Total Costs:			280	98			378
Funding Source							
In House			280	98			378
Other							
Grants							
Loans							
Total Funding:			280	98			378

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: Building #2 Improvements

Estimates: Construction Level

Description: New Carpet and Paint building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	11	11					22
Total Costs:	11	11					22
Funding Source							
In House	11	11					22
Other							
Grants							
Loans							
Total Funding:	11	11					22

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #3 Improvements**

Estimates: Construction Level

Description: HVAC and Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction		225					225
Total Costs:		225					225
Funding Source							
In House		225					225
Other							
Grants							
Loans							
Total Funding:		225					225

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #4 Improvements**

Estimates: Construction Level

Description: HVAC and Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	52		113				165
Total Costs:	52		113				165
Funding Source							
In House	52		113				165
Other							
Grants							
Loans							
Total Funding:	52		113				165

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #6 Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction		12	6				18
Total Costs:		12	6				18
Funding Source							
In House		12	6				18
Other							
Grants							
Loans							
Total Funding:		12	6				18

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #7 Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction				26			26
Total Costs:				26			26
Funding Source							
In House				26			26
Other							
Grants							
Loans							
Total Funding:				26			26

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #8 Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	44			202			246
Total Costs:	44			202			246
Funding Source							
In House	44			202			246
Other							
Grants							
Loans							
Total Funding:	44			202			246

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Building #9 Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)							
	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	26	48					74
Total Costs:	26	48					74
Funding Source							
In House	26	48					74
Other							
Grants							
Loans							
Total Funding:	26	48					74

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Mason County Jail Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	422		356		26		804
Total Costs:	422		356		26		804
Funding Source							
In House	422		356		26		804
Other							
Grants							
Loans							
Total Funding:	422		356		26		804

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Courthouse Improvements**

Estimates: Planning and Construction Level

Description: Various building improvements as per facilities assessment, immediate goal is development of another courtroom and relocate Clerk.

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning			100				100
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	163	330	1282	288	325		2388
Total Costs:	163	330	1382	288	325		2488
Funding Source							
In House	163	330	1382	288	325		2488
Other							
Grants							
Loans							
Total Funding:	163	330	1382	288	325		2488

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Juvenile Detention Improvements**

Estimates: Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction	36	60		24			120
Total Costs:	36	60		24			120
Funding Source							
In House	36	60		24			120
Other							
Grants							
Loans							
Total Funding:	36	60		24			120

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Sheriff's Office Improvements**

Estimates: Planning and Construction Level

Description: Various building improvements as per facilities assessment

Justifications: Mason County Existing Facilities Assessment

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning							
Site Prep & Utilities/ Well							
Construction Engineering							
Construction				260		142	402
Total Costs:				260		142	402
Funding Source							
In House				260		142	402
Other							
Grants							
Loans							
Total Funding:				260		142	402

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
FACILITIES, PARKS & TRAILS DEPARTMENT**

Fund Name: REET 1 Capital Improvement Program

Project Name: **Memorial Hall**

Estimates: Planning and Construction Level

Description: Various building improvements to restore the historic Memorial Hall

Justifications: Building has not had any significant improvements since the structure was built in the 1920's.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Planning	10						10
Site Prep & Utilities/ Well							
Construction Engineering		50					50
Construction			125				125
Total Costs:	10	50	125				185
Funding Source							
In House	10	50	125				185
Other							
Grants							
Loans							
Total Funding:	10	50	125				185

5. POLICE AND CRIMINAL JUSTICE FACILITIES

SYSTEM DESCRIPTION

The Mason County Sheriff's Office provides police services including, patrol, traffic enforcement, service of civil process, jail operation and investigative services to the citizens of Mason County. The Mason County Sheriff's Office currently has a total of 111 authorized employees. Of those 54 are commissioned officers, 36 are jailers, and 21 are civilian employees.

The Mason County Sheriff's Office currently serves approximately 63,203 citizens. This number represents a 28 percent increase in population since 2000. The Mason County Sheriff's Office covers all of Mason County including over 900 miles of shorelines, 622 miles of county roads and nearly 115 miles of state highways. Marine enforcement is currently conducted by off duty deputies on overtime or other agencies.

The Mason County Sheriff's Office has taken over primary responsibility for traffic law enforcement and collision investigations on all county roads as of July 1, 2009. Currently, nine deputies are assigned to the traffic unit efforts, based on specialized training, but still answer 911 calls for service while on shift. Mason County Sheriff's Office is assisted through mutual aid by the Shelton Police Department and the Squaxin Island Police Department.

JAIL FACILITIES

The present Mason County Jail opened in 1986 with a population capacity of 45 inmates. In 1989, capacity was increased to 51, and in 1991 it was increased to 58 beds with floor space for 106. The Direct Supervision Unit of the Mason County Jail opened on October 1, 2006, bringing the jail capacity up to 128 inmates. In 2014, the Mason County Sheriff's Office reconfigured the DSU facility. The reconfigured facility houses 42 inmates. In earlier comprehensive plans several critical maintenance issues were identified at the jail as needing immediate repair or replacement. They include new locks for the cells and cellblocks, leaks in the roof and the problems with the walkway between the court house and the jail. Between 2014 and 2016, the jail received significant improvements including a new roof, new control system, and comprehensive update of the mechanical systems in the building. These issues have all been addressed by the Sheriff's Office, BOCC, and Facilities Department.

As reported in the Comprehensive Plan, in 1993 the average daily population (ADP) was 62. In 2004 the ADP was at 9, and in 2016 the ADP was 87.

Due to the ADP being at or over capacity continually, outsourcing of inmates to other jails began in the first quarter of 2015. To date the program continues to house on average 40-50 inmates per month; that has cost the Sheriff's Office's operational budget \$1.3 million through August of 2016.

STRATEGIC PLAN

The Mason County Sheriff's Office is currently pursuing the installation of an updated inmate visitation/telephone/commissary kiosk system and acquisition of a storage unit for the safe housing of supplies and equipment. After completion of the above mentioned areas the Mason County jail will have a total inmate capacity of 144. It should be noted that inmate bed space should not be confused for total capacity. After completion of the redesign the total number of inmate beds will be 105, an additional 3 in holding cells with another 20 using floor space for a total capacity of 140. Though the maintenance updates and redesign will create efficiencies in the use of existing staff hours and have created a safer working environment for our jail deputies we are still at a lower overall capacity than the 160 plus inmates being housed in 2009 prior to the closure of the DSU.

The options recommended by an independent review advisory body for expanding Mason County Jail capacity include a Mason County facility or a regional jail in partnership with another county/city. Consideration should be given to a facility large enough to accommodate county growth over the next 30 years as well as options to lease bed space to other agencies. Overcrowding and space needs is a statewide problem at this time. This issue is of particular concern at the county level to house female inmates which are growing in numbers and inmates with mental health issues statewide.

ALTERNATE FUNDING SOURCES

The Mason County Sheriff's Office continues to explore alternative funding sources including Federal Homeland Security Grants, Justice Assistance Grants, and grants from other federal, state, and private sources. However, like many other funding sources the amounts of these grants are being reduced or eliminated altogether. Additionally, the Mason County Sheriff's Office is committed to forming community partnerships with public and private agencies to more efficiently provide services and utilize facilities to maximum efficiency.

SHERIFF'S FACILITY

The Mason County Sheriff's Office is currently housed at 322 North 3rd Street in Shelton. The Office transitioned to this location from the Mason County Courthouse in December 2009. Police Operations, Records, Finance, Administration, and Evidence are currently housed at this facility. The acquisition of this facility has greatly enhanced the office's ability to perform its mission with much greater efficiency.

SPACE ALLOCATION CRITERIA AND MAINTENANCE

Standard space allocations methods do not apply to all areas of the Sheriff's Office because of the diverse functions found within the department such as training, locker rooms, K-9 holding, briefing room, interview rooms, public receptions, fingerprinting, criminal complaints, evidence processing and others. Standard space allocations for many of the above essential functions is not adequate.

To meet accreditation standards and safe workplace criteria a decontamination and eyewash facility needs to be installed or established in the Jail and the North and South Precincts. This can be completed in several ways to meet the standard and needs to be considered for the 2018-2023 budget period in order to maintain accreditation and safety practices.

NORTH MASON COUNTY FACILITY

The greater Belfair/Allyn area is quickly becoming a business and population hub in northeastern Mason County, requiring a higher level of law enforcement and other governmental services. When the new sewer system is completed in Belfair, the area is expected to grow.

The North Precinct was established in late 2013 and has made a significant impact on policing operations. In 2014, half of the patrol division and over 20 citizen volunteers staffed this precinct. The building is currently contracted through the private sector and appears to meet the needs for the 2018-2023 planning period based on projected police, investigative, and administrative functions.

STORAGE NEEDS

Most of the County Sheriff's Office storage needs are currently being met with the leasing of a building 305 S. First Street. The most important need of the Sheriff's Office is offsite evidence storage. Property taken in is held in trust by the Sheriff's Office. Therefore, it is the Sheriff's responsibility to ensure its security, preservation, chain of custody, as well as its proper return, sale, or disposal according to law. Currently, most of the Sheriff's evidence is being held in a secured designated area at the Sheriff's located at 322 North 3rd St in Shelton.

The Mason County Sheriff's Office also stores vehicles held as evidence, including homicide vehicles, and large evidence items at the Mell Chevrolet building in downtown Shelton. This space was recently leased by the county to store equipment and evidence. Replacement of this facility is needed. The current facility does not meet industry standards. The BOCC and Facilities Department are exploring an option (305 S. 1st Street) that would suffice as a temporary solution while a long term building design and location site can be determined to meet the expected growth over the next decades. This would be the first move of the offsite evidence site in nearly 40 years.

The Mason County Sheriff's Office must have covered secure storage for its three boats, light armored vehicle, all terrain vehicle, skid car and trailer, search and rescue vehicles, along with spare patrol vehicles. Additional secure storage is needed for other training equipment, tactical equipment, search and rescue equipment, and traffic radar trailers. The storage facility needs to be in a secure location that is built to specifications that will not cause operational degradation. The need is essential as the equipment stored is expensive and requires storage that allows for emergency response and reliability that the current facilities do not accommodate. Like the evidence storage, the Mell Chevrolet building is being used for storage but is already at capacity and cannot absorb future growth.

FIREARMS TRAINING FACILITY

The Mason County Sheriff's Office currently has no weapons training facility and relies upon the Department of Corrections which allows quarterly training at their facility located adjacent to the Washington Corrections Center. A shooting park or similar facility has been discussed, but no action has been taken. Having a facility the Sheriff's Office can use for firearms training is essential.

COURTS

The Mason County District courts handles nearly 10,000 cases annually, mostly infractions and misdemeanors. Mason County Superior Court handles over 2,500 cases annually, with civil cases being the most common, followed by criminal actions, domestic cases, juvenile offender cases, and probate/guardianship cases, in that order. Additional information regarding the courts and annual caseloads can be obtained at www.courts.wa.gov.

6. STORMWATER MANAGEMENT AND HABITAT IMPROVEMENT

COMPREHENSIVE MANAGEMENT APPROACH

Storm and surface water management is an important government role that serves to protect and improve water quality and habitat, and reduce flooding. Mason County has taken several steps to implement a comprehensive, county-wide management approach including:

- Adopting local stormwater management standards and by reference the *2012 Stormwater Management Manual for Western Washington* as part of the 2016-2036 Comprehensive Plan and Development Regulations update.
- Adopting a county-wide Stormwater Management Plan in June 2008;
- Inventorying, assessing and maintaining stormwater systems within county right-of-way;
- Planning, designing and constructing stormwater retrofit projects;
- Adopting a Comprehensive Flood Management Plan and a Flood Damage Prevention Ordinance Update;
- Participating in, or leading fish passage improvement projects; and
- Participating in, or leading regional planning strategies.

The County formed a Stormwater Task Force (SWTF) in late 2009 to make recommendations to the County Commissioners on implementing the adopted stormwater management plan and related water quality initiatives. Final Task Force recommendations to implement a “Clean Water Program” were presented to the County Commissioners in August 2012 along with a recommendation to establish a stormwater utility rate to fund the program.

STORMWATER SYSTEM DESCRIPTION

The stormwater management system within Mason County can generally be described as “rural” or “natural” even within designated urban growth areas (UGAs). This type of Low Impact Development stormwater management is a critical part of ensuring water availability and water quality. A very small percentage of the overall system can be described as a typical municipal separate storm sewer (MS4) consisting of curb, gutter, catch basin, and piped conveyance. This type of system can be found, however, within sections of the Hoodspout Rural Activity Center (RAC) and Belfair, Allyn and Shelton UGAs.

Mason County is responsible for managing stormwater systems within County road rights-of-way and those associated with County buildings such as the Public Works site. The County is also responsible for permitting Low Impact Development (LID) features such as porous concrete, pervious asphalt, bio-retention and rain gardens used to manage stormwater as part of housing and commercial development. The stormwater systems owned and managed by the County are inventoried, inspected and represented as part of the ***Planning Map Library*** on the Mason County website.

CAPITAL FACILITY NEEDS/PROJECTS

Mason County is in the initial stages of stormwater capital facility planning but has a fairly long history of carrying out habitat improvement projects and wetland mitigation. Identification of stormwater capital facility needs and projects comes from a variety of sources, including the adopted County-wide Stormwater Management Plan, water quality monitoring, habitat assessments and other Lead Entity activities, and Water Quality Improvement Reports.

Mason County participated in a Hood Canal regional effort to select, rank, and prioritize sites for future stormwater retrofit projects. A prioritized list and preliminary designs for top projects was recently completed, including two Mason County sites: Union Park and Thelar Center. Project emphasis is on retrofits (those that address “legacy” problems) and can generally be grouped into the following three categories:

Water Quality

These projects are designed to improve water quality problems identified through monitoring; downgraded or threatened shellfish harvest areas, 303(d) listings, or Water Quality Improvement Reports. Projects may consist of wet ponds, sand filters, constructed wetlands, vaults, or other BMPs.

Flooding/Erosion

These projects will reduce the frequency and/or severity of flood and erosion damage to public and private property. Projects may include additional storage facilities, new or enlarged conveyances, channel stabilization, stream restoration, or reducing impervious surfaces.

Aquatic Habitat

Projects in this category are designed to maintain or enhance aquatic habitat, with an emphasis on salmon recovery and shellfish. These projects may include habitat surveys, culvert replacements, installation of in-stream structures, or removal of dikes.

All three categories of projects will typically require funding for planning, design, construction and land acquisition. It should also be noted that many projects will serve multiple purposes: for example, a project that includes storage for flood control will likely improve water quality through additional detention and settling of pollutant-carrying sediments.

LEVEL OF SERVICE STANDARDS

Stormwater Management for New Development and Redevelopment

In order to comply with the Shorelines Master Program and the Mason County Resource Ordinance, new development and redevelopment throughout Mason County must meet the minimum requirements of the *2012 Stormwater Management Manual for Western Washington*. In addition to these minimum requirements, Mason County Code 14.48 spells out requirements for financial liability.

Stormwater Conveyance

Mason County Code 16.48 states that all construction shall conform to the Washington State Department of Transportation's Standard Specifications for Roads, Bridges and Municipal Construction. Conveyances are typically designed to meet the 25-year storm event.

Stormwater Retrofits

Most capital facility projects are considered “retrofits” meaning the project is undertaken to correct or improve conditions associated with past development. Retrofits are designed using best professional judgment to provide reasonable improvements in stormwater management, recognizing that site constraints frequently make strict application of Best Management Practices (BMPs) challenging.

FUNDING

Mason County has utilized a variety of revenue sources to fund stormwater management and habitat improvement activities. The majority of past funding has been from grants, but the Road Fund and Real Estate Excise Tax (REET 2) have also been used for program “development” funding and grant match.

A brief description of past and potential revenue sources includes:

Road Fund

The Road Fund provided \$25,000 start-up revenue for stormwater program development and implementation beginning in 2010. This revenue source is used to leverage grant funding as a local revenue source is required for grant match (typically 25%).

Real Estate Excise Tax (REET2)

REET2 has been a revenue source used to fund capital construction and serve as grant match. REET2 funds in the amount of \$82,500 were allocated in years 2009 through 2012, and in the amount of \$75,000 in 2013. These revenues combined with grant funds were used to design and construct projects in Belfair, Allyn and Hoodspout to reduce contaminants and improve water quality. The revenue table assumes REET2 requests are made to use as grant match in years 2018 through 2023.

Grants

Mason County has received approximately \$1.1 million in stormwater management grants over the past seven years. Future grant availability is expected to diminish due to greater demand and competition, directing funds to jurisdictions under Municipal NPDES permit requirements (Mason County is not a permittee), and an overall reduction in available funds.

The revenue table assumes that the county will apply for and receive small grants years 2018 through 2023.

Stormwater Utility Rate

Mason County created a Stormwater Utility in June 2008 but did not establish a rate to fund stormwater management activities at that time. A Stormwater Task Force (SWTF) met regularly from April 2010 through June 2012 to develop program and funding recommendations to the Board of County Commissioners. They recommended a stormwater utility rate be established to provide dedicated, predictable funding to implement an annual program of approximately \$1.43 million. Water adequacy and water quality discussions may necessitate the establishment of a stormwater utility rate in the 2018-2023 planning period.

Flood Control Zone District

Mason County established the Skokomish Flood Control Zone District (FCZD) in 1976 for the purpose of improving flood control and drainage facilities within the watershed. The District was abolished in 2014 in recognition of the need to collect district revenues in a more equitable manner. The majority of revenue collected by this special taxing district came from Lake Cushman properties that had little relationship to the Skokomish watershed improvements. The FCZD has a Fund Balance that will gradually draw down over time unless a new revenue source is created.

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS**

Fund 480: Storm Drainage System Development Fund
 Project Name: **Stormwater Retrofits**
 Estimates: Preliminary Engineering Level

Description: This project includes costs associated with the design and construction of stormwater retrofit projects identified in various planning documents. It assumes that any retrofit projects accomplished in years 2018 – 2023 will occur if REET2 monies are budgeted in the stormwater fund and the county is successful in securing grants.

Justifications: Clean and adequate water is vital to the health, economy and cultural heritage of Mason County. Mason County government plays an important role in salmon recovery, maintaining and improving shellfish harvest areas, flood control, and improving water quality as well as the overall recovery of Puget Sound. Constructing stormwater retrofits is an important community investment yielding returns in the form of maintaining property values, generating fish/shellfish revenues and tourism and reducing health risks and costs.

Estimated Project Costs (in thousands)

Revenues	2018	2019	2020	2021	2022	2023	Total
Road Fund							
REET2	10	10	10	10	10		50
Grants	30	30	30	30	30		150
Total Revenues	40	40	40	40	40		200
Expenditures							
Administration	3	3	3	3	3		15
Plan/Prelim. Eng.	6	6	6	6	6		30
Design/Construction	30	30	30	30	30		150
Total Expenditures	39	39	39	39	39		195

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS**

Fund 190: Skokomish Flood Control District Fund

Project Name: **Skokomish River Ecosystem Restoration**

Estimates: Preliminary Engineering Level

Description: Mason County and the Skokomish Tribe (Local Sponsors) are partnering with the Army Corps of Engineers to prepare final design and construction documents, and construct five ecosystem restoration projects within the Skokomish River watershed. Phase I construction is planned to begin in 2019 and Phase II in 2020. The five projects are:

- Confluence Levee Removal – Phase I
- Wetland Restoration at River Mile 9 – Phase I
- Wetland Restoration at Grange – Phase I
- Side Channel Reconnection – Phase I
- Upstream Large Woody Debris Installation – Phase II

Mason Conservation District is taking the lead on pursuing grants which will be the local sponsor revenue source.

Justifications: Environmental degradation can be seen throughout the Skokomish River Basin including a loss of natural ecosystem structures, functions, and processes necessary to support critical fish and wildlife habitat. The degradation of riverine and estuarine habitat has resulted in the listing of four anadromous fish species under the Endangered Species Act (ESA) (Chinook salmon, chum salmon, steelhead, and bull trout) that utilize the river as their primary habitat. The impaired ecosystem has adversely affected riverine, wetland and estuarine habitats that are critical to these and other listed species.

Estimated Project Costs (in thousands)

Revenues	2018	2019	2020	2021	2022	2023	Total
Federal Government (65%)	4,518	3,000	1,755	2,003	594		11,870
Local Sponsor (35%)	2,433	2,600	945	1,079	631		7,688
Grant: FbD or SRFB (to be secured)							
Total Revenues	6,951	5,600	2,700	3,082	1,225		19,558
Expenditures							
Preliminary Engineering (PED)	1,545						1,545
Lands and Damages	1,037						1,037
Construction	4,369	5,000	2,000	2,782	631		14,782
Construction Management		600	700	300	594		2,194
Total Expenditures	6,951	5,600	2,700	3,082	1,225		19,558

7. TRANSPORTATION FACILITIES

Mason County Public Works is responsible for engineering, construction, operation and maintenance of approximately 620 miles of county roads and 64 bridges throughout the county. The primary County collectors are listed in Table 8. Mason County currently has no arterials other than the state highway system. State highway level of service standards are established by WSDOT.

More detail is available in the Transportation Element of the Comprehensive Plan as well as the 2018-2023 Transportation Improvement Program (TIP). Mason County’s TIP is adopted by reference as part of the Comprehensive Plan.

The Mason County Public Works Facility, located to the north of Shelton on Highway 101, provides for the majority of the current needs of the Department, with some needed utility improvements. However, satellite facilities at different locations around the County and a new shop in Belfair may be needed in the future to better support the Department’s needs and improve the efficiency of the Department by reducing travel and transportation time for materials and equipment used for maintenance and construction project work.

See the *Planning Map Library* on the Mason County website for current facility inventory maps.

Table 8. Mason County Arterials Inventory					
Road Name	Milepost	ADT	Year	2036 ADT	2036 Peak
Agate Road	3.9	2,919	2012	3,823	382
Bear Creek Dewatto Road	10.3	2,585	2012	3,385	339
Belfair Tahuya Road	11.4	2,776	2012	3,635	364
Brockdale Road	4.9	2,336	2011	3,094	309
Cloquallum Road	4.62	1,129	2011	1,495	150
Cole Road	3.23	2,562	2012	3,355	336
Crestview Drive	0.01	1,353	2012	1,772	177
Dayton Airport Road	0.06	1,668	2014	2,136	214
Harstine Bridge Road	0.18	2,204	2012	2,886	289
Lynch Road	0.4	2,057	2012	2,694	269
Mason Benson Road	0.23	1,047	2012	1,371	137
McReavy Road	6.8	2,990	2011	3,960	396
North Bay Road	0.05	2,416	2012	3,164	316
North Island Drive	0.04	1,119	2012	1,465	147
North Shore Road	3.48	5,491	2012	7,191	719
Old Belfair Highway	0.01	5,083	2014	6,508	650
Old Olympic Highway	0.15	2,450	2011	3,245	325
Pickering Road	0.7	3,760	2015	4,761	476
Sand Hill Road	0.1	3,737	2012	4,894	489
Shelton-Matlock Road	7.24	2,176	2014	2,786	279
Skokomish Valley Road	1.76	1,043	2011	1,381	138
South Island Drive	0.04	1,031	2012	1,350	135
Trails Road	1.58	2,001	2012	2,620	262

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
TRANSPORTATION FACILITIES**

Fund: County Road Fund

Project Name: **Belfair Shop Improvements**

Estimates: Planning Level

Description: Anew Shop will include a work staging area, vehicle maintenance bay, crews lunch/meeting room, restrooms & shower facilities, offices, vehicle and equipment storage and materials storage. For the immediate future, the existing building requires upgrades to insure functionality. In 2018, replacement windows will be installed and updates to the office area and restrooms will be made, as well as replacement siding and insulation.

Justifications: The current Belfair Shop is located in a residential neighborhood adjacent to Hood Canal. Public Works is currently evaluating other sites for placement of a new shop, including an area at the new Belfair Treatment Plant.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering		250	100	260			610
Construction Engineering					100		100
Construction	160				925		1085
Total Cost :	160	250	100	260	1025		1795
Funding Sources:							
In House	160	250	100	260	1025		1795
Grants							
Loans							
Total Funding	160	250	100	260	1025		1795

**2017-2020 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - ROADS**

Fund: County Road Fund

Project Name: **Satellite Maintenance Yard Development**

Estimates: Planning Level

Description: Public Works will be developing selected sites at various locations across the County to better serve the requirements of maintenance activities. The planned development would include upgrades such as: clearing and grading, installing wells and water systems, installing electric power to support site services, constructing equipment/materials storage buildings and facilities, paving storage sites and developing roads on the properties. Acquisition of individual properties will supplement existing property holdings to provide for uses such as sites for stormwater treatment facilities and disposal sites for ditch spoils and slide materials from maintenance or construction excavations.

Justifications: The changing mandates and requirements of road maintenance necessitate the expansion / upgrade of certain facilities, while the need to develop stormwater detention facilities and ditch spoil disposal sites require the purchase of property in specific locations.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering		10	10	10			30
Construction Engineering							
Construction							
Total Cost:		10	10	10			30
Funding Sources:							
In House		10	10	10			30
Grants							
Loans							
Total Funding:		10	10	10			30

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - ROADS**

Fund: County Road Fund

Project Name: **Structure at Shelton-Matlock Road Site**

Estimates: Planning Level

Description: The County Road Fund owns property on Shelton-Matlock Road that is currently used as a fenced materials and equipment storage yard. The construction of a structure on this site will help to facilitate the efficient deployment of crews and equipment to the south end of the County, particularly during snow and ice conditions. The cost below reflects a fully enclosed metal structure.

Justifications: Currently crews assigned to maintain, plow and de-ice the southern portion of the County must go to the Central Shop to get the equipment needed to respond. When doing scheduled maintenance in the south end, crews travel to and from the Central Shop, transporting heavy equipment, vehicles, tools and materials needed for their work. One of the Road Department’s long range goals is to consider placement of satellite maintenance yards in key locations throughout the county to improve response and efficiency. This satellite yard will also aid local utility districts during storm events.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering			75				75
Construction Engineering				25			25
Construction				250			250
Total Costs:			75	275			350
Funding Sources:							
In House			75	275			350
Grants							
Loans							
Total Funding:			75	275			350

**2018-2023 CAPITAL FACILITIES PLAN WORKSHEET
PUBLIC WORKS - ROADS**

Fund: County Road Fund

Project Name: **Sand and Salt Storage Shelter**

Estimates: Design Level

Description: The old Public Works Facility was equipped with an existing structure that was used to store sand and salt used for winter storm events. The structure was something that could not be moved to the new Public Works facility.

Justifications: In order to protect the sand and salt from wintry weather (water & freezing) at the new Public Works Facility it will be necessary to hire a designer for building design and a contractor for construction of a new sand and salt storage facility.

Estimated Project Costs (in thousands)

	2018	2019	2020	2021	2022	2023	Total
Preliminary Engineering			150				150
Construction				300			300
Total Costs:			150	300			450
Funding Sources:							
In House			150	300			450
Grants							
Loans							
Total Funding:			150	300			450

Mason County Comprehensive Plan Inventories & Forcasts



2016-2036 Comprehensive Plan Update

All Inventory and Forcast Maps are available on Mason County website: <https://gis.co.mason.wa.us/planning/>

GIS Data Layer	Description	Source	Date	Website/Additional Information
Critical Areas, Biology & Habitat	Shoreline Environmental Designations	Mason Co	2016	*See also Critical Areas Ordinance/Shoreline Master Program
	National Wetland Inventory	USFWS	2016	https://www.fws.gov/wetlands/Data/Data-Download.html
	FEMA Floodplain	FEMA	2016	http://arcg.is/1uHb81
	Geology and Earth Resources	WDNR, Mason Co.	Varies	https://www.dnr.wa.gov/programs-and-services/geology/geologic-hazards/geologic-hazard-maps
	Olympic National Forest	USFS	2016	
	Critical Aquifer Recharge Areas	Mason Co	2011	
	Riparian Buffers	DNR & ECY	2016	http://arcg.is/1b0G1P
	Priority Species and Habitat	Fish & Wildlife	Varies	http://wdfw.wa.gov/conservation/phs/
Water and Wastewater Resources	Water Courses	WDNR	2016	
	Watershed Characterization Results	Ecology	2010	http://www.ecy.wa.gov/biblio/1006014.html
	Water Mitigation Map	Ecology	2017	http://www.ecy.wa.gov/programs/wr/rights/domwtravail.html
	Wastewater Systems	Mason Co	2016	
	Potable Water Systems	PUD 1 & Mason Co	2016	
	Critical Aquifer Recharge Areas	Mason Co	2011	
Resource Lands	Exempt Wells	Ecology	2016	http://www.ecy.wa.gov/services/gis/data/image.asp?name=wellreport
	Mineral Resource Lands	WDNR	2010	https://www.dnr.wa.gov/programs-and-services/geology/publications-and-data/gis-data-and-databases
	Long Term Commercial Forests	Mason Co	2016	
	Agricultural Lands	Mason Co	2016	
	Conservation Lands	Mason Co	2016	
Zoning & Land Use	Aquaculture	Health	2016	https://www.doh.wa.gov/DataandStatisticalReports/DataSystems/GeographicInformationSystem/DownloadableDataSets
	Development Areas	Mason Co	2016	4 separate layers - each UGA developed their own zoning codes
	Parcels - Zoning and Land Use	Mason Co	2016	Assessors Office Records and GIS Data
	Parks and Recreation Inventory	Mason Co	2016	Includes Open Space
	Ports & Properties	Ports	2016	
	Schools & School Sites	School Districts	2016	
	Rural Activity Centers	Mason Co	2016	
	Future Land Use Map	Mason Co	2016	
Utilities	Stormwater Facilities	Mason Co	2010	
	Telecommunications Systems	PUD 3	2016	
	Mason County Pipelines	WUTC	Unknown	https://arcg.is/0DqynS
Transportation	Updated regularly	Mason Co	2016	
	Updated regularly	WSDOT	2016	http://www.wsdot.wa.gov/mapsdata/geodatacatalog/Maps/24k/DOT
	Trails	Mason Co	2015	

CHAPTER 7 - UTILITIES ELEMENT

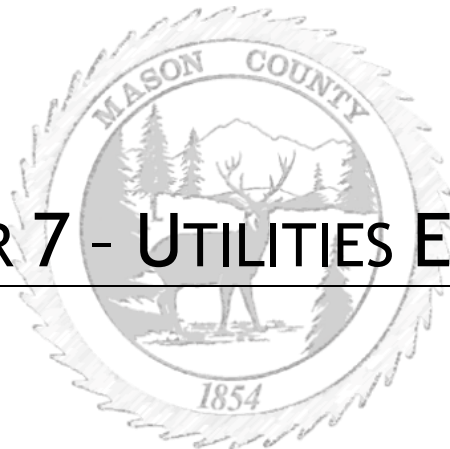


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I. EXISTING CONDITIONS

Washington's Growth Management Act requires that County Comprehensive Plans contain a Utilities Element. The purpose of the Utilities Element is to ensure that utility services provided by both public and private suppliers are consistent with the County's Comprehensive Plan and can support the community's growth and development as anticipated over the 20 year planning period.

The Utilities Element must include an inventory of the general location of all existing and proposed utility facilities and a description of the current capacity and expected future capacity of each utility. This Plan identifies ways of improving the quality of these services and includes policies that ensure a provision of utilities is coordinated with land use. Mason County will implement these policies through its agreements with the utilities and through the land use permit process.

This Element of the Mason County Comprehensive Plan is based on the same assumptions and is consistent with the Land Use Element, which establishes the overall growth strategy for the County and its Urban Growth Areas. The system design and timing for extension of utility services supports the land use pattern and policies proposed throughout the Comprehensive Plan.

The level of service standards established for public utilities determines capital facilities costs and revenue analysis in the Capital Facilities Element and provides a foundation for analysis of the existing utility delivery system and proposed improvements which are necessary to meet the changing demands in six primary areas including:

- Electricity
- Natural Gas
- Solid Waste Management Systems
- Telecommunications
- Utility pipelines
- Water

Water, sewer, storm water and solid waste, which are also often considered as utilities, are also discussed in the Capital Facilities Chapter VI.

Appendix A includes a map showing the general location of existing or proposed utility districts, major electrical transmission lines, electrical distribution substations, natural gas pipelines and service areas, telecommunications service areas, cellular communication tower sites.

A. Connecting Land Use and Utilities

Gas, electricity, and telecommunications in Mason County are each tied into a regional system, where local capacity depends on regional capacity. The greatest growth in demand for services will be in the urban growth areas, which are near major transmission lines.

Many land use policies that address rural areas provide for clustering of development. Neighborhood distribution needs will have to be met, but this type of development allows for more efficient provision of utilities and services. By encouraging clustering of rural development at the scale of the rural activity centers and community centers, or at the scale of an individual clustered subdivision, local distribution costs should be reduced.

Growth is also focused in the designated Urban Growth Areas of Shelton, Allyn and Belfair and within fully contained communities in rural Mason County. It will be most cost effective to provide utility services to these urban development patterns and more cost effective for residents as well. For example, an analysis of electricity rates conducted by the Northwest Power and Conservation Council shows that the wholesale cost per megawatt-hour is not significantly different for customers in rural vs. urban areas. On the other hand, Retail electricity prices in rural communities tend to be somewhat lower than urban areas. This is primarily due to the fact that most rural areas of Washington State are served by not for profit electrical utilities, such as electric cooperatives or public utility districts.

The limited availability of natural gas heating in rural areas means many rural customers use electricity for heating which contributes to the difference in energy use.

Private utility providers in Mason County project and plan for growth. The Mason County Comprehensive Plan will be a resource for each of these providers that will assist in determining the longer-term need for service expansion and new facilities.

II. REGULATORY CONTEXT

Most development requires public and private utilities, whether it is residential, commercial, industrial, or agricultural. Public utilities in Mason County generally include: water, sanitary sewer systems, stormwater management systems, and solid waste management systems. Washington State Department of Health and local Health Departments define approved water systems serving more than one residence as "public" even though these systems may be owned and operated by a private person or company.

In Washington State, electricity is also often a publicly owned utility. This is true in Mason County where two public utility districts, PUD No. 1 and PUD No. 3, provide electricity services. In addition to electricity, PUD 1 manages a number of water systems in Mason County. In addition to electricity, PUD 3 operates a wholesale telecommunications network in Mason County. The public utility districts, authorized by RCW 54, are governed by elected boards of commissioners. All decisions regarding rates and policies are made at the local level.

Private utilities in Washington State including CenturyLink, iFiber One, Wave, and Cascade Natural Gas are regulated by the Washington State Utilities and Transportation Commission (WUTC). These public and private utilities and water and sewer systems are also discussed in the Capital Facilities Element of the Plan, Chapter VI.

A. State Regulations

Investor-owned utilities are regulated in Washington by the Washington Utilities and Transportation Commission (WUTC). WUTC is empowered by Title 80 of the Revised Code of Washington (RCW) to regulate electricity, gas, irrigation, telecommunications, and water providers. State law directs the commission to regulate the rates, charges, services, facilities, and practices of the utilities. Any change in customer charges or service provision requires commission approval.

The WUTC, under Title 81 RCW, also regulates the rates and safety practices of the transportation of solid waste (garbage), intrastate petroleum and gas products via pipeline, and scheduled auto transportation services.

B. Federal Regulations

The Federal Energy Regulatory Commission is an independent five-member commission working with the U.S. Department of Energy. The Commission regulates the interstate transmission of natural gas, oil, and electricity, as well as licensing natural gas and hydropower generation projects.

The Federal Communications Commission regulates interstate and international communications by television, wire, satellite, and cable. An independent U.S. government agency overseen by Congress, the five-member commission is the United States' primary authority for communications laws, regulation, and technological innovation.

III. PUBLIC AND PRIVATE UTILITIES

A. Electricity

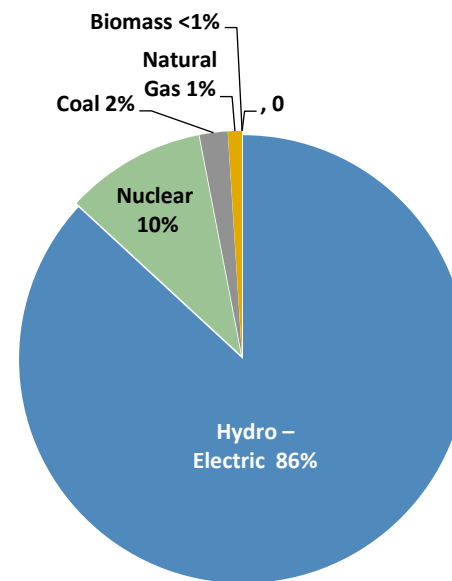
Public Utilities District No. 1 and Public Utilities District No. 3 provide electrical power to residents of Mason County. Both districts purchase power marketed by the Bonneville Power Administration and distribute it to their customers. Neither public utility district has large-scale power production facilities. The Bonneville Power Administration and the City of Tacoma have transmission facilities in Mason County.

The City of Tacoma also has an electrical generation facility near Hoodport, which uses water drawn from Lake Cushman. It does not provide local service in Mason County.

The electrical power for Mason County is supplied through a regional transmission grid (which is the interconnected network of transmission lines and other supporting equipment) at 500,000 volt and 230,000 volts from 31 federally managed dams in the Columbia River Basin, and a nuclear power plant in Kennewick, Washington. Transmission to Mason County is through the Olympia Transmission Substation through 115,000 and 230,000 volt power lines which go to the BPA Shelton Transmission Substation, where service is split to serve East and West of the Hood Canal. The Mason County Urban Growth Areas are served by 115,000 volt power lines. The network connects to the PUDs through switching stations and then to distribution substations. The electrical power carried by the high voltage lines is transformed to lower voltages for distribution to

PUD's neighborhood distribution substations and on to the user. Both PUDs provide annual capital improvement programs either directly from user revenues, or from the sale of bonds which are redeemed by user revenues.

Figure 1. Current Fuel Mix for Electricity in Mason County



Public Utility District No. 1



Mason County PUD No. 1 became the first operating Public Utility District in the State of Washington when voters approved a proposition on November 6, 1934. Mason County PUD No. 1 is publicly owned and serves approximately 4,770 electric customers.

The electric service area for Mason County Public Utility District 1 (PUD No. 1) begins approximately one mile west of Twanoh State Park, on the south side of Hood Canal, and extends approximately 50 miles along the Canal to the Mason/Jefferson County line.

PUD No. 1 also serves into south Jefferson County up to Walker Mountain. The district encompasses several river valleys including the Skokomish, Lilliwaup, Hamma Hamma, Duckabush and Dosewallips. PUD No. 1 serves power to the

communities of Lilliwaup, Hoodsport, Potlatch, Union, and the Skokomish Indian Reservation. PUD No. 1 provides water services throughout all of Mason County. Both PUD 1 and PUD 3 have a memorandum of understanding that allows PUD No. 1 to provide water/wastewater services in PUD 3's service territory and PUD No. 3 may provide telecom services in PUD 1's service territory.

In 1993, PUD No. 1 supplied a total of 58.7 million kilowatt hours to customers within the service area and in 2016, PUD No. 1 sold 73.1 million kilowatt hours, an increase of 25 percent.

The district purchases power from the Lilliwaup Falls and Rocky Brook Hydro Facilities, with the remainder of their energy provided by Bonneville Power Administration. PUD No. 1 has substations located at Potlatch (T3ba'das), Duckabush, Hoodsport, and Union.

Public Utility District No. 3



Mason County PUD No. 3 provides electrical power to all areas of Mason County except those serviced by PUD No. 1. In 1993, PUD No.3 provided electrical power to approximately 24,400 customers. That service population has risen to nearly 33,000 in 2016. Similarly, in 1993, PUD No. 3 supplied a total of 493 million kilowatt hours and in 2016, over 610 million kilowatt hours are being supplied.

Mason County PUD No. 3 is a full-requirements customer of the Bonneville Power Administration (BPA), meaning that BPA provides all of the District's power requirements at cost-based rates. PUD No. 3 takes delivery of BPA power at eleven substations, ten of which are owned by the utility. It has 1,777 miles of primary lines and owns and operates 29.80 miles of 115 kV transmission lines.

PUD 3 also receives small amounts of electricity from the Nine Canyon and White Creek wind farms, and Packwood Lake Hydroelectric Project. The PUD owns a 5.4 megawatt natural gas-fired generator (Olympic View Generating Station) located on Highway 102 near Shelton. The station is powered by reciprocating natural gas engines. The generator was used during the 2001 energy crisis to reduce energy demands. It is kept on standby for potential demand reduction, backup, reduction of Bonneville Power Administration transmission congestion on the Olympic Peninsula, or load shedding during times of high power demands in the region.

The PUD is subject to the Washington State Energy Independence Act (Chapter 19.285 RCW), which establishes a renewable portfolio standard with renewable energy targets as a percentage of customer load. The targets have increased over time, from 3 percent in 2012, to 9 percent in 2016, to 15 percent in 2020. Eligible resources include water, wind, solar energy, geothermal energy, landfill gas, wave, ocean or tidal power, gas for sewage treatment plants and biodiesel fuel and biomass energy. Electricity generated at existing hydropower facilities do not count towards I-937 renewable portfolio compliance.

There are 11 substations that serve PUD 3 customers. They are Collins Lake, Union River, Belfair, Benson (Mason-Benson Rd.), Pioneer (Highway 3, near Pickering Rd.) Mason (Downtown Shelton), Dayton, Skookum (near the Hwy 108

and Hwy 101 intersection), Mountain View, and Potlatch (near Lake Cushman, owned by BPA). To increase system reliability, there is another substation planned for construction near Taylor Towne.

Substations and distribution networks are constructed or improved to meet electrical demand and ensure reliable and safe operation of the PUD 3 power grid. The utility is demand driven - that is, it expands its level of service to meet demand as needed or projected. Customers needing to be connected to the service generally cover the costs of the connection. This may include infrastructure expansion and improvements, which vary by site and service requirements. Once service is connected, customers in the same class of service (for instance, residential) pay a rate based on the cost to serve their type of energy demand and consumption.

The PUD has not identified any lands needed for future expansions of facilities as capital or maintenance projects. However, when land developers submit an application for connection, the utility plans and coordinates construction of the required electrical facilities to serve the load of the completed planned development. The developer bears the cost of required infrastructure improvements.

Existing transmission lines are generally located in road rights-of-way. The PUD does not normally purchase or condemn rights-of-ways for their utility lines, and plans to continue to use public rights-of-way for their utility lines in the future. The

location of electrical lines on property being developed is determined by the property owner, although the county subdivision regulations provide for utility easements. These usually include the roadways and along lot lines.

The PUD recommends installation of distribution facilities below ground and in conduit. Although this method of installation is more expensive, the benefits include greater reliability, lower maintenance costs, and improved aesthetics.

B. Natural Gas

Cascade Natural Gas

Cascade Natural Gas Corporation provides natural gas throughout Mason County. It has offices in Aberdeen and Bremerton. The Aberdeen office serves the Shelton, Oak Park and Lake Limerick areas. The Bremerton office serves the Belfair area.

In 1993, Cascade Natural Gas served 1,450 commercial and residential customers. Today they serve 2,300 customers throughout Mason County, a nearly 60 percent increase, providing 30 million cubic feet of natural gas monthly. The company does not plan for individual connections, but responds to requests for service which might be for new development or for conversion from other energy sources. System expansions generally use existing rights-of-way or public road rights-of-way. Transmission capacity can be

expanded through existing lines or by adding or enlarging lines. Cascade Natural Gas serves 16 counties in Washington State.

Cascade Natural Gas provides gas service to Mason County from a tap off of Williams Northwest Pipeline in Shelton. A major supply line for the company runs through Mason County by the Shelton Urban Growth Area and the Belfair Urban Growth Area. The company continually expands its natural gas system in response to demand. The method used to determine the economic viability of natural gas system expansion is regulated by the Washington Utilities and Transportation Commission. Routes for expansion of services depends on the demand, available rights-of-way, environmental permitting issues, and opportunities created by new development, or the work in rights-of-way by other utilities or the county or state.

Table 1. Natural Gas Pipelines in Mason County

Northwest Pipeline LLC	10 Miles
Cascade Natural Gas Corp	23 Miles

Natural Gas Regulation

The activities of Puget Sound Energy are regulated by both federal and state legislation. This legislation is primarily concerned with promoting competition among gas suppliers and controlling the cost of natural gas to the consumer. Cascade Natural Gas is subject to the general regulations and oversight by the energy agencies, such as the Washington Utilities and Transportation Commission (WUTC) and the Federal Energy Regulatory Commission. WUTC regulations prohibit extending gas facilities to areas that are not expected to pay for themselves from the outset. While this keeps the existing ratepayers from financing improvements to other areas, it does limit service delivery of natural gas to marginally profitable areas.

Other pieces of legislation that have specific implications for the natural gas industry are described below:

Natural Gas Policy Act 1978

The National Gas Policy Act encouraged competition among fuels and suppliers across the United States. As a result, natural gas has essentially been de-controlled. The Act also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of national transmission pipelines.

The Clean Air Act Amendment of 1990

The passage of the Clean Air Act amendments in 1990 has shown a federal intent to promote the diversification of fuel sources for motor vehicles. This is in response to the need to both reduce carbon dioxide atmospheric emissions and to reduce the nation's reliance on gasoline for strategic reasons.

The Olympic Region Clean Air Agency serves Clallam, Grays Harbor, Jefferson, Mason, Pacific, and Thurston counties and it is one of seven such regional air pollution control agencies in the state of Washington. Olympic Region Clean Air Agency works cooperatively with the State Department of Ecology and the regional United States Environmental Protection Agency to measure criteria ambient air pollutants, meteorological parameters, and other air-related data. It currently operates and maintains air monitoring equipment for measurement of three of the six criteria pollutants: particulate matter (PM2.5), ozone (O3), and carbon monoxide (CO).

C. Telecommunications

Telephone Services

Several companies provide local telephone service in Mason County. They include Hood Canal Telephone Company, Inland Telephone Company, and Century Link. Century Link serves over 90 percent of Mason County Residents. Existing transmission lines are generally located in road right-of-ways. The location of telephone lines on property being developed is determined by the property owner, although the county subdivision regulations provide for utility easements. These usually include the roadways and along lot lines.

Hood Canal Telephone Company

Hood Canal Telephone Co. Inc, dba as Hood Canal Communications is the Local Exchange Carrier (ILEC) in Union. They are a Competitive Local Exchange Carrier (CLEC) providing the same services into CenturyLink's serving territory using fiber and coaxial cables. The CLEC serves the communities of Skokomish Reservation, Potlatch, Hoodport, Lilliwaup, Hamma Hamma, Lake Cushman, Skokomish Valley, Shelton, Squaxin Tribe, Kamaliche, Timberlakes, Shorecrest, and Spencer Lake. They have interconnection agreements with CenturyLink for telephone service and utilize multiple providers for middle mile fiber connections. They provide telecommunication services to approximately 5,000 business and residential customers. This is a significant growth in services from 930 customers in 1993.

Inland Telephone Company

The Inland Telephone Company provides local telephone service in the Dewatto area. Its service area includes the east shore of Hood Canal from the Mason/Kitsap County Line south to Red Bluff. Inland Telephone provides single party service to business and residential customers.

CenturyLink

CenturyLink is the largest provider of local exchange service in Mason County, with a service area that includes all areas of the county not served by the Hood Canal and Inland Telephone Companies. The company provides telephone service to the urban growth areas in the county. Century Link generally provides a full range of telecommunication services, however services available in specific areas depend on customer demand and the capabilities of the local central offices.

Cellular Communications

Cellular communications differs from other types of telecommunications in that cellular communications systems use phones and other communication devices that transmit and receive radio signals on bands reserved solely for such activity. Signals are transmitted and received by low power antennae. The area one antenna can transmit and receive to the individual phones is called a cell. The coverage of the cells overlaps so that, ideally, the user can be transferred from one cell to another without interruption of service.

Fiber Optics

PUD No. 3 provides wholesale fiber optic services to five service providers, who in turn provide retail services to approximately 1,000 devices over 467 miles of fiber optic lines within Mason County. PUD No. 3 is also a major hub for high capacity data lines throughout western Washington. Its strategic location provides redundant service capabilities through two major internet routes.

The demand for service and new facilities for telecommunications is difficult to assess because of the changing technologies and the consumer demand for new services. Known service providers with facilities located or currently applied for in Mason County include United States Cellular, CenturyLink, Air Touch Cellular, and NEXTEL, Sprint, AT&T, T-Mobile.

Table 2. Inventory of Telecommunications Infrastructure

Infrastructure	Number
Cell Phone Towers	64
Antenna Towers	10
Maritime Coast & Aviation Ground Towers	3
Amateur Radio Licenses	122

Telecommunication Regulation

The cellular industry is regulated by the Federal Communications Commission (FCC). Local government authority to regulate telecommunication services are also limited and defined by Federal law. In 1998, Mason County adopted an ordinance to regulate telecommunication facilities. This was a response to the Federal Telecommunications Act of 1996, which established the ground rules for increased competition in the telecommunications industry. The Act removed previous limits on the entry of new providers into an area.

D. Sewer and On-Site Sewage Systems

Mason County Utilities and Waste Management is a Division of the Mason County Public Works Department. It is responsible for managing water, waste water and solid waste facilities in the unincorporated areas of Mason County. This includes operations of the Rustlewood and Beards Cove water systems and the Rustlewood, North Bay/Case Inlet, and Belfair water reclamation/sewer collection and treatment facilities.

In 2013, Mason County Board of County Commissioners established the Belfair Sewer Advisory Committee through Resolution No. 14- 13 in order to gather community input and provide recommendations to the Mason County Board of County Commissioners regarding the development and funding of the existing and subsequent phases of the Belfair Sewer System.

Mason County also manages the On-Site Sewage System Program with the goal of protecting public health and the environment by minimizing the threat of surface and ground water contamination from failing or improperly designed, installed or maintained onsite sewage systems. There are currently about 25,000 on-site sewage systems across Mason County. These sewage systems play an important role of groundwater recharge often overlooked in water and stormwater management discussions. Activities of the On-Site Sewage Program include:

- Soil evaluation to determine site suitability for an on-site sewage system
- Review and inspect on-site system designs and installations.
- Provide homeowner education about on-site sewage system maintenance and operation
- Review building permits
- License onsite sewage system Installers, operation & maintenance service providers and pumpers

E. Solid Waste Management Systems

Mason County Solid Waste Facilities

The Mason County Landfill is located near Shelton in Mason County, Washington (Section 4, Township 20 North, Range 4 West). The site address is 501 West Eells Hill Road, Shelton, Washington.

The facility is located in a sparsely populated area used primarily for tree farming. Two private properties, the Culver (formerly Ruggle) residence and the Shelton Auto Yard, are located within 1 mile of the facility. The 8-acre landfill is situated within a 77-acre property and was the primary municipal solid waste disposal facility for Mason County from the early 1970s until the summer of 1993, when closure construction began. Closure activities were completed in 1993 and consisted of capping, implementing surface water controls, and constructing a gas extraction system.

A solid waste transfer station is currently operating at the facility. Solid waste from a majority of Mason County is transported to this transfer station. Then it is trucked to Chehalis and placed on a train to the Roosevelt landfill in Goldendale, WA. Solid waste from Belfair and Tahuya is transported to Olympic View Transfer Station in Port Orchard. Waste Management then transports it by train to their landfill in Arlington, WA.

The County's four solid waste facilities include:

- Shelton transfer station and recycling facilities, 501 W Eells Hill Road
- Belfair drop box station, 1611 NE Sand Hill Road
- Union drop box station, 1391 E McReavy Road
- Hoodspert drop box station, 260 N Foothills Park Road

Shelton-Matlock Landfill

This landfill is located in the unincorporated Matlock area. It operated for an unknown period of time prior to its closure in 2001. While the landfill was open, it was receiving wood waste from nearby forest product operations. The landfill has a groundwater monitoring system in place and has been monitored since 1997. It is currently in post-closure stage and has continued to have groundwater monitoring as part of the post-closure agreement. As of early 2017, there is discussion on the potential for this landfill to end its post-closure care due to evidence that suggests the landfill has reached stability.

Simpson Dayton Landfill

This landfill is located in the unincorporated Dayton area. This landfill was also operated for an unknown period of time prior to its discontinued use in 2006. The material that was accepted at this site was mostly wood waste and an unlimited amount of wood ash. A groundwater monitoring system has been in place and monitored since 1997. In 2016, the closure process was completed and the application for a post-closure permit was submitted and officially accepted in early 2017. The landfill is now moving into post-closure status with limited monitoring.

City of Shelton – C Street Landfill

The C Street landfill is located on a 16.7 acre parcel located southwest of the intersection of West C Street and US Highway 101. The property was acquired by the City in 1928 for use as a municipal landfill. Landfilling operations occurred at the site between 1928 and 1974. After that time, municipal solid waste was sent to the Eells Hill facility to the northwest of Shelton. The City of Shelton has entered into an Agreement with the Washington State Department of Ecology and is working with the agency to conduct a Remedial Investigation and Cleanup Action Plan as well as to finalize closure of the facility.

Total solid waste tonnage generated in Mason County is reported in Table 3.

Regulating Solid Waste

The Federal Resource Conservation and Recovery Act is our nation’s primary law governing the disposal of solid and hazardous waste. Congress passed this Act on October 21, 1976, to address the increasing problems the nation faced from our growing volume of municipal and industrial waste. The Resource Conservation and Recovery Act, which amended the Solid Waste Disposal Act of 1965, set national goals for:

- Protecting human health and the environment from the potential hazards of waste disposal
- Conserving energy and natural resources
- Reducing the amount of waste generated
- Ensuring that wastes are managed in an environmentally-sound manner.

Table 3. Solid Waste Tonnage Produced by Mason County Residents 2010-2016

Total Tonnage	2010	2011	2012	2013	2014	2015	2016
Exported for land disposal	33,474	31,484	31,447	32,340	33,558	33,779	33,880
Collected through recycling	1,302	1,229	1,318	1,313	1,375	1,464	1,590
Total Tons generated	34,776	32,713	32,766	33,653	34,933	35,243	35,345
Per Capita Annual Tonnage	2010	2011	2012	2013	2014	2015	2016
OFM Population for Mason County	60,699	61,100	61,450	61,800	62,000	62,200	62,320
Exported for land disposal	0.551	0.515	0.512	0.523	0.541	0.543	0.544
Collected through recycling	0.05	0.049	0.051	0.05	0.053	0.054	0.026
Total tons generated per capita	0.601	0.564	0.563	0.573	0.595	0.597	0.567

Source: Mason County Public Works Division

Washington State Regulations

Similar to federal regulations, laws for waste disposal are established in the Revised Code of Washington (RCW) and implemented through the Washington Administrative Code (WAC). The laws related to solid waste are found in several sections which include:

- Title 36 Counties - establishes all County authorities and responsibilities
- Title 70 Public Health and Safety – establishes programs and responsibilities for public health and safety
- Title 80 Public Utilities – establishes the Public Utilities and Transportation Commission with its authorities and responsibilities
- Title 81 Transportation – establishes laws relative transportation activities such as motor transport, ferries, pipelines, railroads and air transport.

State law, RCW 70.95, is of particular importance to Mason County's Comprehensive Plan. It requires that county and city governments assume the primary responsibility for solid waste management and implement effective waste reduction and recycling strategies. In addition, RCW 70.95 requires that local solid waste management plans demonstrate how the following goals will be met:

- Washington State's goal is to achieve a statewide recycling and composting rate of 50 percent.
- There is a statewide goal to eliminate yard debris from landfills by 2012 in those areas where alternatives exist.
- Source separation of waste (at a minimum, separation into recyclable and non-recyclable fractions) must be a fundamental strategy of solid waste management.
- Steps should be taken to make recycling at least as affordable and convenient to the ratepayer as mixed waste disposal.

Also, under Washington State Growth Management Act 36.70A, all Counties and Cities are required to establish a process for siting essential public facilities, including those facilities typically difficult to site like solid waste handling facilities and other regional utility facilities, as well as facilities like regional transportation facilities, state education or correctional facilities, substance abuse and mental health facilities, and secure community transition facilities.

F. Water and Stormwater

PUD No. 1

PUD No. 1 owns and manages 40 water systems throughout Mason County serving approximately 1,860 connections and providing 93 million gallons of water annually to customers across the service area (about 50,000 average annual gallons per connection).

Washington State Department of Health – Public Water Systems

In Mason County, there are 300 Group A wells including those managed by PUD 1, 230 are active with over 24,000 connections providing water to over 44,000 people. These wells provide an estimated 2.1 billion gallons of water annually across the County.

Of the 750 existing Group B wells in Mason County (including those managed by PUD 1), 520 are active and provide water to over 6,000 people through 3,000 connections. These wells provide an estimated 935 million gallons of water annually.

Exempt Wells

Currently, there are an estimated 1,490 exempt wells serving 11,000 connections in Mason County, based on data collected by the County from 1992 to the present. These wells provide an estimated 790 million gallons of water annually.

Regulating Water

There are three types of public water systems: Group A, Group B and Two-Party. A Group A system is the largest type of system. Any system with more than 14 connections or that serves 25 or more individuals for 60 or more days per year is considered a Group A public water system. All Group A systems are regulated by the State Department of Health Office of Drinking Water.

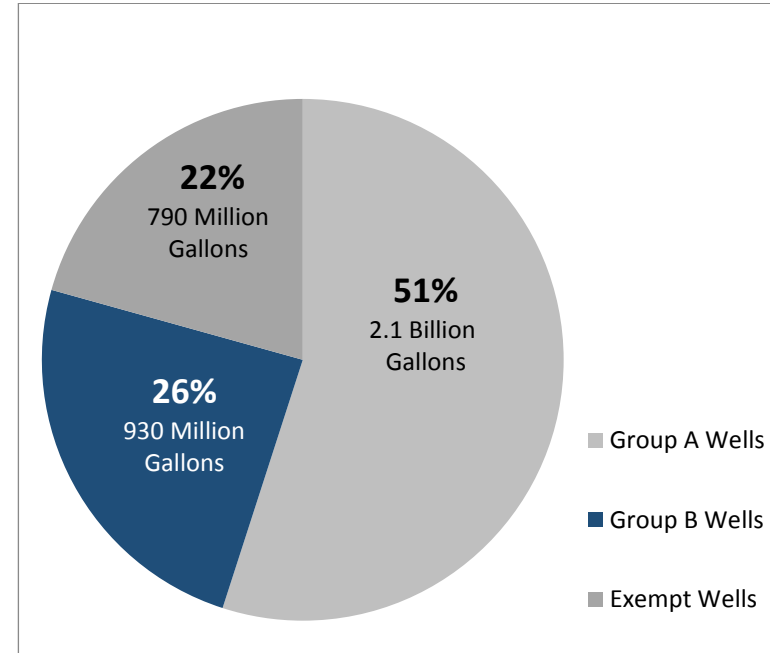


Figure 2. 2016 Mason County Water Consumption by Well Type

Mason County Public Health regulates all Group B Water Systems in Mason County. A Group B water system serves from 1 to 14 connections and less than 25 individuals per day. The regulations governing public water systems are Washington Administrative Code (WAC) 246-290 for Group A systems and WAC 246-291 for Group B systems.

Managing Stormwater

Mason County is in compliance with state and federal requirements and continues to develop and improve its Stormwater Management Program. The County is also working to raise awareness of the importance of stormwater management among development partners and others.

In 2008, Mason County adopted a Countywide Stormwater Management Plan to both protect and enhance water quality. Of special concern are the impacts of continued and increased stormwater discharges to the local water quality of Hood Canal, Oakland and Annas Bays, and the rich shellfish habitat in nearby natural and commercial rearing areas. Pollution from pathogens in sewage and animal wastes are a chronic problem in many areas of Puget Sound and is closely associated with rainfall events and stormwater runoff as well as being influenced by population densities and development levels. Because of fecal contamination, shellfish beds in both Oakland and Annas Bays have been downgraded and shellfish protection districts have been created to improve water quality and preserve natural resources.

As part of the Stormwater Management Plan development process, Mason County Board of County Commissioners created a Stormwater Task Force of eight community members to assist in review and development of the Plan. The composition of the Task Force reflected major stakeholder groups such as business owners, the timber and shellfish industries, the Tribes, environmental groups, the Washington Association of Sewer and Water Districts, the City of Shelton and the general public. Over the course of a series of meetings and briefings, the Task Force facilitated public input and provided feedback that helped to ensure the public's interests were represented and that contributed to shaping the final plan.

The Allyn, Belfair and Hoodport Stormwater Management Plans complement and support the development of the Comprehensive Countywide Stormwater Management Plan and are incorporated as part of the Comprehensive Plan by reference.

Mason County's 2008 Stormwater Management Ordinance was codified in Mason County Code Chapter 14.46. The adoption and application of this Ordinance based on the 2005 Ecology Manual will further reduce erosion and sedimentation provided effective enforcement authority is established and exercised.

Mason County's Stormwater Management Plan takes a decentralized approach that is based on low impact development (LID) techniques, innovative stormwater management designs with the basic principle that they are modeled after nature. The goal of the Plan is to minimize the impacts of future land use changes, as well as promote the design and construction of onsite LID systems.

Significant steps have been taken in implementation of the County Stormwater Management Plan, including:

- Establishing a Countywide Stormwater Utility.
- Implementing a facility retrofit program to detain and treat the runoff from existing development using LID techniques.
- Treating county road runoff by retrofitting existing facilities, as well as by adding water quality treatment to all new County road designs.
- Pursuing further expansion of these programs, particularly maintenance.

Regulating Stormwater

Under the Federal Clean Water Act regulations, local governments in Washington subject to the federal National Pollutant Discharge Elimination System (NPDES) Storm Water Program, including Mason County, are required to have stormwater management programs.

The U.S. Environmental Protection Agency controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The Washington State Department of Ecology (DOE) administers the federal NPDES program in the state.

Also, the listing of salmon under the Endangered Species Act (ESA) requires that streams and wetlands be protected. All local governments with salmon habitats are encouraged to develop storm water management plans.

IV. MEETING FUTURE UTILITIES DEMANDS

A projected inflow of 19,400 new residents are expected between 2016 and 2036 in Mason County and services areas of PUD 1 and PUD 3. This will increase the electric service territory population to almost 82,000 by 2036. The growth in housing as shown in Table 4 is similar to trends in population growth, with a projected 7,500 housing units being added in Mason County by 2036 with 3,900 of these new housing units in the Urban Growth Areas.

There were 13,800 jobs in Mason County in 2016. Additionally, employment is expected to grow at an average annual rate of 0.7 percent between 2016 and 2035, manufacturing employment is expected to decline annually by 0.4 percent on average between 2016 and 2035, and local employers are expected to create about 2,100 jobs between 2016 and 2035. The gain in employment is primarily in the areas of government, professional services, and retail.

The biggest changes in employment occur in information, construction, and utilities.

These projections form the basis of the utility forecast for Mason County helping ensure adequate services are in place and identify potential changes or adjustments needed.

Table 4. Projected Housing Needs 2016-2036

	2016 Housing Units	2036 Housing Units	Number of New Housing Units	% Increase 2016-2036
Urban Growth Areas	3,000	4,500	1,500	50%
Rural County	26,500	34,500	8,000	30%
Shelton	3,900	5,000	1,150	30%
Mason County Total	33,400	44,000	10,650	32%

Source: US Census Housing Survey and Office of Financial Management

A. Projecting Energy Demand

One simple measure of the energy intensity is the gross measure of total energy consumed divided by the population. This per capita indicator is a good measure of energy consumption because decisions by individual consumers have an important effect on overall energy consumption. Combined with energy efficiency projections outlined in this document, this measure provides a straight-line projection that provides a picture of anticipated demand based on historic trends. This projection does not take into account innovation and efficiencies expected from the building industry or other innovations that could be as high as 20 percent over the 20 year planning horizon based on Washington State Department of Energy studies.

System-level Impacts of Energy Efficiency

The Energy Independence Act requires electric utilities with 25,000 or more retail customers in Washington to use renewable resources and conservation to help meet their customers’ energy needs. The utilities report annually to the State Department of Commerce on their compliance.

Utilities in Washington State use wind power to meet about 80 percent of their mandated renewable requirements. Energy efficiency improvements, solar, and other various qualified sources account for about 15 percent. In 2016, the renewable energy target increased from 3-9 percent of customers’ electricity load, and in 2020, the target will increase to 15 percent.

In 2005, in response to Washington Administrative Code 458-20-273, PUD No. 3 serving Mason County participated in the Washington State renewable energy production incentive payment program. Under this program, the PUD facilitates payments from the state program to interconnected electric customers who own and operate eligible renewable energy systems. The renewable sources may include solar PV, wind, anaerobic digesters, or microhydro.

Table 5. Mason County Residential, Commercial, Industrial Electricity Demand 2016-2036

	1993	2016	2036 Projection
Mason County Population	38,350	62,320	83,850
PUD 3 Electricity (kWh)	493,000,000	610,000,000	770,000,000
PUD 1 Electricity (kWh)	58,700,000	73,100,000	91,000,000
Per Capita kWh	14,390	10,960	10,000

Source: U.S. Energy Information Administration (EIA) State Energy Data System, PUD No. 1, PUD No.3, and the 2010 Census

Average household size was estimated to be 2.57, US Census Bureau, American Community Survey

Average annual credits range from \$0.12 to \$1.08 per kWh of energy produced by their system. The PUD receives a state tax credit equal to the payments made to customers.

In 2016, PUD No. 3 was meeting its renewable energy target at 9 percent of customers’ electric load and exceeding its energy conservation target. Washington State Department of Energy anticipates that electric demand side efficiency efforts have the potential to continue to reduce statewide consumption by an estimated 20 percent by 2035.

B. Projecting Water Demand

Table 6. shows an estimate of current and water consumption. Estimating demand for water is more complex than other utilities as we know much less about the amount of water in ground water stores and have a limited ability to estimate potential impacts of water conservation, recycling, reuse and recharge. A collaborative study is necessary to help the County and partner agencies learn more about future supply and demand.

Table 6. Mason County Water Demand 2016

Source	2016	
	2016 Gallons per Year (millions)	2016 Connections
Group A Systems	2100	24,000
Group B Systems	930	3,000
Exempt Wells	790	11,000
TOTALS	3,820	38,000

Source: PUD No.1, Washington State Department of Health, and Mason County

System-level Impacts of Recharge

Water conservation, wastewater recycling, and reuse is becoming more important due to increases in:

- Demand on potable water resources,
- The cost of treating wastewater,
- Regulations requiring greater flows for streams and rivers, which reduces irrigation sources, and
- The demand for sustainable building options.

By design, on-site sewage systems, also known as septic systems, naturally recycle wastewater by recharging ground water. To ensure on-site sewage systems are treating waste effectively and not polluting the ground water, there must be a strong commitment to regular and ongoing monitoring to ensure these systems are working properly.

Under existing Washington State Law, several types of water conservation, recycling and reuse are currently permitted and regulated as shown in Table 7. However, additional State policy innovation and flexibility for Washington Counties promoting water conservation, recycling and reuse will be critical over the 20 year planning horizon in order to support projected growth and development in the way Mason County envisions, a way that maintains rural character, quality of life, and unique natural environment.

Table 7. Existing Options for Water Conservation, Recycling or Reuse in Washington State

State Law	Methods	Description	Benefits
WAC 246-272A	On Site Septic - Using Subsurface (Underground) Drip Irrigation	Treats residential wastewater for subsurface irrigation of plants.	All wastewater from building can be used and irrigation can be controlled precisely for maximum benefit
WAC 246-272A	Greywater On Site Septic	On-site sewage system used in a building equipped with waterless toilets	Reduction in total volume of water used and wastewater irrigates vegetation
WAC 246-272A	Greywater for Subsurface Irrigation	Treats residential wastewater for subsurface irrigation of plants.	Reduction in total volume of water used and wastewater irrigates vegetation
WAC 51-56-1600	Greywater and Rainwater Recycling	Recycling of any water, including greywater, inside of a building and using it for flushing toilets and other non-potable water uses	Reduces water use by recycling greywater or rainwater for surface irrigation, industrial processes, toilet flushing, and other non-potable water needs.
WAC 246-272B	Large On-site Sewage Systems	Provides subsurface soil treatment and disposal of sewage for a design flow of 3,500 to 100,000 gallons per day for 10-350 homes.	Can accommodate developments, schools, churches, campgrounds, business parks, parks, resorts, etc.
RCW 90.46	Reclaimed Water	Wastewater (sewage) that is treated to remove solids and impurities and recycled	Reduces water use by recycling wastewater for surface irrigation, industrial processes, toilet flushing, and other non-potable water needs.

*Greywater - Flows from bathtubs, showers, bathroom sinks, washing machines, dishwashers, and kitchen or utility sinks.

The amount of runoff entering streams and the amount of precipitation entering groundwater systems in Mason County can and has been estimated by Washington State Department of Ecology using annual rainfall of 65 inches, based on Western Regional Climate Center data. Assuming one-third of the 65 inches of rainfall infiltrates to groundwater, that is 22 inches or 1.8 feet of water into each acre of land per year.

C. Projecting Solid Waste Needs

Table 8. provides an estimate of future total solid waste tonnage using the OFM Growth Management projections assuming Mason County continues to generate 0.6 tons of solid waste per person. In terms of population and waste stream tonnage, Mason County has been following the mid-range growth rate. Solid Waste projections for the 20 year planning horizon show that the County’s waste stream will exceed 50,000 tons of solid waste per year by 2036.

Table 8. Low, Intermediate, and High Projections for Total Waste Stream, 2020 through 2040

Year	2020	2025	2030	2035	2040
High Range Population	76,240	82,620	89,090	95,470	101,580
High-Range Tonnage	45,740	49,570	53,460	57,280	60,950
Mid-Range Population	67,550	71,930	76,400	80,780	84,920
Mid-Range Tonnage	40,530	43,160	45,840	48,470	50,950
Low Range Population	58,740	61,080	63,490	65,820	67,930
Low Range Tonnage	35,250	36,650	38,090	39,490	40,760

Source: Mason County Public Works Division

D. Moving Toward Zero Waste

Despite new technologies and processes that have improved the ability of residents, businesses and municipalities to handle, sort, and recycle materials, recycling volumes, including yard and food waste, only remove approximately one percent of the waste stream.

As more landfills in the region close and the County seeks innovative solutions to the problem of higher waste disposal costs, state government has fewer resources to help. Solid waste continues to be a contributor to greenhouse gas (GHG) emissions, which Washington is bound by law to reduce 25 percent by 2020 below 1990 levels and 80 percent by 2050.

Waste reduction is the highest priority for solid waste management and is preferred over recycling and composting because the social, environmental and economic costs are typically lower for waste reduction. All three methods avoid the cost of disposing the diverted materials as garbage, but

recycling and composting frequently require significant additional expenses for collecting and processing the materials.

Consistent with Mason County's Comprehensive Solid Waste Management Plan and through a blend of innovative policies, ranging from technical assistance to legislation and initiatives prioritizing waste reduction, Mason County is addressing these challenges and placing the County on the pathway to higher reuse and recycling volumes that will help make zero waste a reality.

V. POTENTIAL IMPACTS OF CLIMATE CHANGE

There are at least two ways in which climate change can affect energy demand and availability. First, long-term changes in temperature will alter electricity demand and change precipitation patterns, river flows and hydroelectric generation. Second, policies enacted to reduce greenhouse gases will affect future resource choices.

Northwest Power and Conservation Council (NPCC) analysis and planning shows that climate induced changes to loads and river flows will not affect resource choices during the period 2016 through 2021. However, beyond 2026, resource decisions may be impacted.

NPCC predicts the Pacific Northwest will have less snow and more rain during winter months, resulting in a smaller spring snowpack and lower summer flows. Winter electricity demands would decrease with warmer temperatures, easing generating requirements. In the summer, demands driven by air conditioning and irrigation loads would rise.

Power supplies projected through 2026 are anticipated to meet demand, even under a climate change scenario. After considering the climate induced shift in river flows and load to the assumptions in NPCC's modeling scenarios, the likelihood of a shortfall in 2035 grows to 15 percent.

Other potential climate change impacts include increased flooding concerns in fall and winter, reduced salmon migration survival due to lower summer river flows and higher water temperatures, and increased summer electricity prices.

Increased diversion of water from electricity generation to salmon migration and survival may mean foregone power supplies and rate revenues.

Washington utility agencies recommend that research continue in this area and suggest that while no immediate actions regarding reservoir operations are indicated, the region should consider alternative reservoir operations that could potentially mitigate for future climate change impacts.



MASON COUNTY

Economic Development Element





*Community Attributes Inc. tells data-rich stories about communities
that are important to decision makers.*

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Mason County Economic Development Element

INTRODUCTION

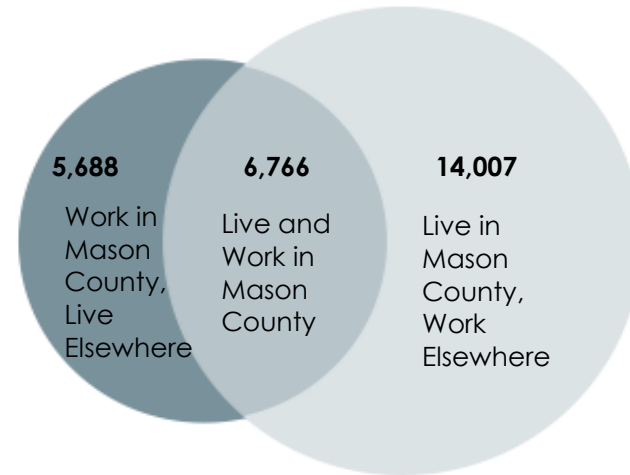
The Economic Development Element provides an overview of Mason County’s economy, sets policy direction for economic growth, and identifies strategies, programs and projects to improve the economy.

OVERVIEW

As with many Washington state local economies, Mason County’s economic history is rooted in natural resources. While this has changed over time, industries such as forest products and aquaculture remain critical to the local economy in Mason County. In recent years, retail and service industries have grown as resource and manufacturing employment has receded. Today, the sector with the greatest immediate growth potential is tourism and outdoor recreation.

In addition to driving the economy, the natural environment is a foundation of Mason County’s identity – water and air quality, scenery, and quiet rural character. Maintaining and improving the County’s water and sewer infrastructure is vital to preserving this heritage. While there are many common interests to build upon in these areas, there are also challenges, such as addressing the needs of the County’s high portion of small businesses in rural areas as they expand while supporting environmental conservation, for example.

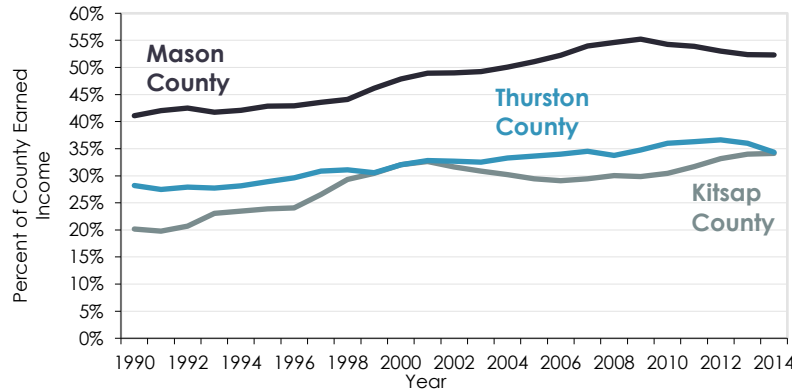
Exhibit 1. Mason County Worker Inflow-Outflow, 2014



Source: US Census Bureau, 2016. OnTheMap Application, LEHD.

People live in Mason County for a variety of reasons, but factors including the beautiful setting, relaxed rural lifestyle, and affordable home ownership are significant. As a result, a high portion of residents commute outside the County, and often travel far (**Exhibit 1**). As shown in **Exhibit 2**, a significantly higher portion of Mason County residents’ income is earned outside of the county compared to its neighbors. This has impacts on local traffic and the viability of local businesses due to the portion of commuters who make purchases close to their place of work instead of close to home. By extension, this also impacts sales tax in Mason County, a critical source of revenue for public services.

Exhibit 2. Portion of Resident Income Earned Outside of County; Mason and Comparison Counties, 1990-2014



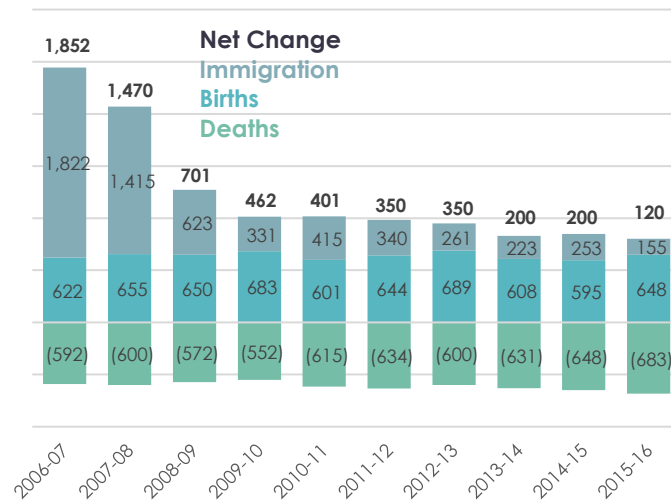
Source: US Census Bureau, 2017

County residents have a lower education level compared to the region and state. At the same time, there are local opportunities for growth in the skilled trades. Mason County will continue to emphasize education, and help students to understand the full range of educational opportunities and training available for today’s in-demand professions. The County should continue to work with local schools, the Olympic College, and other training providers to expand available opportunities and connect them with local employers.

Mason County’s historically steady growth completely stalled in 2010, and has not yet recovered. As shown in **Exhibit 3**, this has been driven by a sudden drop in immigration to the County. While there are still more people coming to the County than leaving, the margin is thin. Pre-recession, growth may have been characterized

by “drive to buy” home buyers drawn by relatively low housing costs. Today, Mason County has an opportunity to reposition itself as a lifestyle choice community where one can also comfortably afford to live, rather than just an affordable place to live.

Exhibit 3. Net Population Change; Mason County, 2006-2016



Sources: Washington Office of Financial Management, 2017

Continued placemaking efforts in communities around the County, particularly Shelton, Allyn and Belfair, can help reinforce this identity. These placemaking efforts also extend to addressing differences between the north and south County – celebrating unique assets while addressing geographic limitations. Continuing to rally around the Hood Canal as a regional identity is a good foundation.

In order to achieve these goals, there are a number of livability challenges to address. Downtown revitalization, crime reduction, and improving access to health and social services, including mental health, should all remain top priorities. Developing close connections between EMS, fire, medical providers, and social services has been an effective tool in many areas for identifying and serving “heavy users” of these systems. The County also has a relatively high share of older adults, and must plan for an aging population. This has implications for housing type and location, along with transportation and healthcare.

As a rural county, it is not unusual that Mason County’s housing stock is predominantly composed of single family homes. Depending on the types of companies that may come to the County and who they employ, there may be a need for greater housing diversity in terms of type, size, and tenure. Mason County has unique challenges due to the lack of urbanized area where more intensive development can take place. At the same time, displacement of current residents should be prevented.

A great challenge moving forward will be in accommodating change. New uses and residents may not always be compatible with existing uses, such as conflicts between beachfront vacation homes and commercial shellfish farming. These uses can coexist and thrive, but careful planning must take place to identify potential friction points and how to address them. There is also a challenge in reconciling different visions for the County's future, including what “rural character” means as Mason County grows and diversifies.

In recent years, Mason County’s government has been an effective leader in working with new employers to become established here. When united around a common cause like bringing back the sawmill in Shelton, the community has shown great drive. While the focus of this Element is broad overall, it will also highlight those priority areas where the County should mobilize this energy immediately.

CONNECTIONS TO THE COMMUNITY

The Skokomish Tribe and Squaxin Island Tribe are critical partners in Mason County’s economic development. However, as separate sovereign nations, tribes are self-governing and levy their own taxes to fund their own public services. As US Citizens, tribal members still pay federal taxes as well.

The communities of Skokomish and Kamilche are on tribal lands within Mason County and feature a number of significant local employers, including casinos and resorts. These establishments provide local employment for non-tribal members in the area and draw visitors to the region, but do not contribute to Mason County's tax base. This reinforces the need for greater nontribal economic development efforts to support Mason County's tax base and fully fund necessary public services and infrastructure. These tribal investments draw people to Mason County and provide an opportunity to build upon in nontribal sectors for mutual benefit.

Mason County has five separate port districts – the Port of Shelton, Port of Allyn, Port of Grapeview, Port of Hoodspout, and Port of Dewatto. Ports can serve as critical agents for economic development, with a number of abilities under state law that are not available to cities. The County should strive to work with the ports toward a common vision, while also allowing the ports to work in ways that best serve their differing jurisdictions.

The Port of Shelton operates Sanderson Field, Mason County's only public airport. Sanderson Field can accommodate commercial, corporate, and recreational aircraft. The site also features a light industrial park with tenants in aerospace manufacturing, vibration dampening equipment manufacturing, and micro technology manufacturing.

CONNECTIONS TO OTHER ELEMENTS

Economic development is closely related to other elements in the comprehensive plan. There are important connections to land use, in ensuring that there is adequately zoned land to accommodate anticipated commercial and industrial activity. There must also be adequate infrastructure in these areas to attract new development, and to prevent polluting infrastructure failures that would negatively impact the County's forests and waters.

Economic development is one of the fundamental goals under the GMA. The purpose of the Economic Development Element is to merge the efforts of the public and private sectors—the public sector has the ability to mold and influence development, but it is often the private sector that implements the community vision through private investment. Moreover, the GMA stipulates that the Economic Development Element promote economic opportunity for all citizens, particularly individuals who are unemployed or otherwise disadvantaged. Lastly, the GMA also prescribes a balance between economic growth and the efficient use of land and natural resources, which means that economic development efforts must be based in sustainable planning paradigms.

GOALS, POLICIES AND POTENTIAL STRATEGIES

The Goals and Policies presented in the following section present actions to be pursued by Mason County's government agencies, businesses, and residents. This section provides introductory context for each focus area, as organized in the following section.

Focus Area One: Infrastructure and Capital Improvements

Infrastructure is the foundation for economic growth in all economies. Public infrastructure supports private investment. Private investment is necessary for public revenues to provide public services.

Key infrastructure needs in Mason County include water and sewer systems (including septic tank management); transportation; and broadband connectivity.

Focus Area Two: Permitting and Regulation

Permitting and regulation is a key concern heard from residents through the public engagement in producing the draft element. The County will continue to manage the regulatory environment to provide the predictability and dependability required for business and residential investments.

Focus Area Three: Education, Training, and Business Development

The Mason County Economic Development Council works closely with Mason County government to nurture business growth and opportunities for workforce and education in Mason County.

Focus Area Four: Community Development and Quality of Life

Mason County's community assets include public gathering places and commercial centers. At the same time, the County understands that a great place to work depends on being a great place to live. Investments in quality of life at the place of residence and place of doing business will serve the County's interest in business development and recruitment.

Focus Area Five: Key Industries

Mason County has several established industries and industries with great potential. Investments to help these industries grow will provide much needed revenues – public and private revenues – to improve quality of life and overall management of the county.

Mason County Economic Development Element: 2017 Update

Draft Goals and Policies

Focus Area One: Infrastructure and Capital Improvements

Vision: Mason County's utilities and transportation networks fully support future commercial, industrial and residential growth while preserving the natural environment and community character.

GOALS

POLICIES

1.1 Ensure that infrastructure is adequately sized or expandable to accommodate current needs and projected growth

- 1.1.1 *Identify and implement priority improvements to basic infrastructure capacity with preference given to projects that support local employment*
- 1.1.2 *Support and encourage the extension of utilities, transportation, and other facilities to areas designated for industrial and commercial use in advance of need*
- 1.1.3 *Evaluate the return on investment of select infrastructure projects aimed at countywide economic expansion*
- 1.1.4 *Collaborate with the Mason County EDC to prioritize infrastructure needs at available development sites with strong marketable assets*

1.2 Ensure reliability and redundancy in infrastructure critical to Mason County communities

- 1.2.1 *Encourage the extension of cell phone coverage to rural areas and locations underserved by telecom services*
- 1.2.2 *Expand high speed internet access to all Mason County residents (cable, fiber, or other)*

1.3 Ensure safety and efficiency for all modes of travel on County roadways, particularly between key economic and place-based assets

1.3.1 Address mobility along the Highway 3 corridor and focus on improving travel times for commuters and freight between locations in Mason County and the City of Bremerton

1.3.2 Enhance pedestrian and bicyclist safety at key locations in both rural and more urbanized areas

1.4 Ensure the long term supply of high quality water in Mason County

Focus Area Two: Permitting and Regulations

Vision: Zoning allows new development consistent with this Comprehensive Plan and the GMA to support business and industry expansion. Conflicting uses are addressed openly through an appropriate public process. The permitting process is clear, predictable, accessible and efficient.

GOALS *POLICIES*

2.1 Maintain Mason County's rural character

2.1.1 Identify clear benchmarks to test the compatibility of commercial and industrial uses in rural parts of Mason County

2.1.2 Use adopted code and development review processes to ensure compatibility between adjacent uses and to coordinate urban and rural transitions

2.1.3 Coordinate land use activities with the Skokomish Tribe and Squaxin Island Tribe, and tailor regulations for lands adjacent to reservation lands

2.2 Work with the UGAs to ensure an adequate supply of developable and redevelopable land suitable for a range of uses, development types and economic development activities

2.2.1 Ensure that regulations are supportive of the development of hospitality and event space at key tourism nodes in Mason County

2.2.2 Align zoning and other regulations with market needs for continued growth in the industrial sector

- 2.2.3 *Continue to provide flexibility in the interpretation and application of zoning requirements to encourage adaptive reuse and compatible commercial/industrial development*
- 2.2.4 *Ensure that regulations on residential and mixed-use development anticipate and reflect current and future workforce characteristics*

2.3 Foster an open, collaborative climate for business

- 2.3.1 *Ensure that the permit process is predictable, efficient, and timely; where possible, provide relevant materials online for easy access*
- 2.3.2 *Coordinate with the City of Shelton on permitting and planning requirements*
- 2.3.3 *Help new residents and businesses understand the heritage and importance of natural resource industries in Mason County while mitigating potential nuisance conflicts.*
- 2.3.4 *Develop informational material that explains how and which County services and investments come from taxable activity and assets related to business growth.*

Focus Area Three: Education, Training, and Business Development

Vision: Mason County’s workforce is prepared for the opportunities of today and tomorrow. The local business environment welcomes innovation while supporting existing employers.

GOALS *POLICIES*

3.1 Leverage unique local assets to identify and recruit synergistic industries to Mason County

- 3.1.1 *Develop targeted outreach to firms based on Mason County's assets including unique properties, access to natural resources, affordability and recreation*
- 3.1.2 *Cultivate a presence for Mason County at regional trade shows and other economic development forums to disseminate marketing materials and information about the County's assets*

3.2 Retain the existing base of living wage employers in Mason County, while preparing for future innovations and opportunities

- 3.2.1 *Maintain communication with current business leaders about existing and emerging needs*
- 3.2.2 *Recruit diversified and value-added manufacturing activities, firms, and industries to mitigate resource and commodity-based industry vulnerabilities*
- 3.2.3 *Facilitate expansion of existing business activities in Mason County, when consistent with the predominant rural character and environmental protection goals*
- 3.2.4 *Explore the formation of cooperative business services such as distribution aggregators or accounting services to enhance the competitiveness of local producers*
- 3.2.5 *Leverage the EDC and other resources to implement innovative tools for business expansion and retention*

3.3 Expand local vocational training, offerings, and certifications and connect programs with local employers for maximum utility

- 3.3.1 *Work with workforce development partners to focus on the skills demanded by existing and future industries*
- 3.3.2 *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*
- 3.3.3 *Continue to expand awareness of the skilled trades as a strong career option along with college and university programs*
- 3.3.4 *Advocate for expansion of the Olympic College Shelton Campus, and the development of relationships with County businesses*
- 3.3.5 *Create an online clearinghouse to centralize resources and information related to workforce training and development programs available in Mason County*

3.4 Connect local and emerging entrepreneurs with skilled workers attracted to Mason County's natural beauty and other assets

- 3.4.1 *Leverage the talents of seasonal-resident executives, consultants and entrepreneurs for local small business consulting services, networking, investment, and resource mapping*
- 3.4.2 *Encourage and support the entrepreneurship activities of seasonal and second-home owners*

3.5 Connect and raise awareness among County businesses and entrepreneurs of available business development resources and funding streams, including grant, loan and assistance programs

3.5.1 *Increase awareness of and applications for USDA Rural Business Development Grants on the part of rural small businesses in Mason County*

3.5.2 *Connect local small businesses to the Economic Development Council of Mason County for free training and business development services and resources*

3.6 Nurture priority partnerships for the mutual advancement of Mason County's communities

3.6.1 *Continue to work with the Skokomish Tribe and Squaxin Island Tribe to achieve better integration of the tribal and non-tribal economies*

3.6.2 *Coordinate the County's Ports and their Comprehensive Schemes to align with County economic development goals and initiatives*

Focus Area Four: Community Development and Quality of Life

Vision: Mason County's communities are healthy, pleasant places to live. Local communities have character and clear identities.

GOALS

POLICIES

4.1 Expand health and wellness resources in Mason County communities

4.1.1 *Anticipate the needs of the growing portion of residents over age 65 and the growing portion of residents with disabilities*

4.1.2 *Develop aging in place support/safety nets for seniors to ensure workers do not need to leave the workforce to care for aging parents*

4.1.3 *Identify and communicate all resources available for mental health counseling and long term treatment of mental health issues in Mason County*

4.1.4 *Consider a partnership to enhance coordination among multiple systems, including law enforcement, EMS, medical and social service agencies to reduce the impact of chronic utilizers of these systems and develop effective plans for improving their living conditions.*

4.2 Invest in local placemaking and beautification efforts along and in key commercial corridors, County and town gateways and tourist nodes

4.2.1 *Track and periodically report on the progress, results, and return on investment of specific placemaking interventions and programs*

4.2.2 *Investigate specific investments that could support community livability and increase visitorship*

Focus Area Five: Key Industries

Vision: Mason County's economic base is diverse and robust, offering a wide range of employment opportunities, goods and services.

GOALS POLICIES

ADVANCED MANUFACTURING

5.1 Identify and market sites suitable for advanced manufacturing development

5.2 Identify strategies to address transportation challenges related to Mason County's distance from interstate highways

AQUACULTURE

5.3 Continue to build on Mason County's natural advantage for shellfish production

5.3.1 *Continue to expedite the process to secure development and environmental permits for new and/or expanded aquaculture operations*

5.3.2 *Support emerging aquaculture opportunities and methods such (e.g. seaweed farming)*

5.4 Protect water quality and productive aquaculture growing areas

- 5.4.1 *Continue to work with neighboring counties, tribes, community and government partners to protect Hood Canal from environmental degradation*
- 5.4.2 *Evaluate and adopt low-impact development regulations for areas in proximity to shellfish growing areas and key water resources*
- 5.4.3 *Ensure adequate boater pump out, toilet and pet waste facilities are provided for shoreline and marine water recreation to minimize water quality impacts*

***FOREST
PRODUCTS***

5.5 Encourage the conservation of productive forest lands and maintain provisions that ensure compatibility between resource lands and adjacent land uses

5.6 Stabilize and diversify environmentally-responsible logging and timber industries and associated infrastructure in Mason County

- 5.6.1 *Support emerging wood products trends such as cross laminated timber (CLT)*

HEALTH AND HUMAN SERVICES

5.7 Identify, periodically reevaluate and fill gaps in services by working with Mason General Hospital and community health and non-profit organizations to develop a profile of Mason County resident health needs that are not currently being met locally.

Attract and recruit new health and human services providers and work with existing providers to fill existing gaps

5.8

5.8.1 Work with vocational partners to expand local training in healthcare and human services

5.8.2 Explore new telehealth options, and work with public health partners to expand community awareness of these services

INFORMATION TECHNOLOGY

5.9 Leverage connectivity and natural beauty in Mason County to lure tech and software firms and telecommuters

5.10 Explore community broadband best practices to expand access to reliable high speed data for homes and businesses in Mason County

TOURISM AND RECREATION

5.11 Protect and expand Mason County's open space, parks, and trails offerings

5.12 Continue to plan, develop, and manage new trails and water-based recreational amenities for growth in tourism

5.13 Expand outreach to vacation home owners

5.13.1 Promote buy local campaigns in Belfair, Shelton

5.13.2 Maintain a welcoming attitude and clear communication channels with vacation and second-home owners

5.14 Prioritize bicycle tourism throughout the County

5.14.1 Ensure that road shoulders provide safe routes for cyclists

5.14.2 Promote cycling routes around the county

5.15 Expand marina, campground, and RV park offerings

5.16 Capitalize and expand upon events like Oysterfest and Geoduck Festival

5.17 Develop and market individual identities and offerings across the County's variety of communities

5.17.1 Coordinate on developing and marketing Mason County's distinctive subarea identities around unique assets

5.17.2 Continue to promote the Hood Canal as a base for recreation

5.17.3 Develop marketing and incentives to attract and capture stopover from travelers passing along Highway 101

5.18 Expand awareness of non-summer tourism and recreation opportunities throughout Mason County, and seek out additional options

VALUE-ADDED AGRICULTURE

5.19 Encourage the conservation of productive agricultural land and discourage incompatible uses

5.20 Minimize barriers to entry into farming and value-added agriculture and enhance the viability of existing farms

5.20.1 Leverage the WSU Extension's Mason County Small Farms Program to connect family farmers with technical assistance, educational opportunities, economic opportunities and a direct link to state and federal resources.

5.21 Expand cooperative resources to help develop economies of scale for small producers

- 5.21.1 *Work with partners to develop critical facilities that could include a local USDA Farm Slaughter Facility (whether mobile or fixed), cold storage, processing facilities, commercial kitchen, and related infrastructure*
- 5.21.2 *Explore the concept of aggregators to cooperatively distribute locally-made products from Mason County businesses to larger metropolitan markets*
- 5.21.3 *Develop and solicit membership in a "Made in Mason County" organization that certifies and supports local products and technology*

5.22 Expand agritourism by developing connections between farms and the tourism industry

Priority Actions for Economic Development

The following actions offer possible next steps to begin implementing the goals and strategies contained in the Economic Development Element.

- A1** Launch a comprehensive Mason County Shellfish Initiative following the model of the Washington Shellfish Initiative
- A2** Maintain and regularly update an inventory of available properties with catalytic industrial or commercial development potential
- A3** Facilitate a series of community design charrettes aimed at identifying and developing separate, clear branding identities for Mason County's communities
- A4** Recruit or develop pilot facilities for innovative practices in aquaculture
- A5** Recruit or develop pilot facilities to augment timber processing and accelerate or incubate innovative methods and products
- A6** Work with Washington State agencies to identify dedicated funding sources to address nonpoint pollution
- A7** Work collaboratively with local jurisdictions to develop a strategic plan to address gaps in critical health and human services

- A8** Initiate conversations with relevant broadband providers to identify concrete steps toward broadband expansion
- A9** Enhance bicycle tourism by adding signage for motorists to accommodate cyclists, painting bicycle access markers on the pavement along key cycling routes, and ensuring a regular program of sweeping and cleaning shoulders is maintained
- A10** Work with Explore Hood Canal to identify ways to expand Mason County's presence and visibility for visitors to the Hood Canal area
- A11** Work with Washington State DNR, RCO and other actors to expand programming and amenities at upland camping areas and trailheads

APPENDIX. COMMUNITY PROFILE & PUBLIC INPUT

The third section of this document provides a community profile that presents data and context for the strategies.

Public input was gathered through meetings open to the public (County Planning Committee) and through a public comment website set up for the project. Comments received were analyzed and are reflected in the goals and actions presented in the following section.

This section is available upon request from Mason County.

CHAPTER 11 - HEALTH & HUMAN SERVICES ELEMENT



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I. INTRODUCTION

A. Purpose Statement

While Washington's Growth Management Act does not currently require inclusion of a Health and Human Services Element in Comprehensive Plans, Mason County recognizes the impact of the built environment on the public's health, and believes the design of communities should be optimized in such a way that it protects the health of residents from environmental threats while encouraging healthy behavior.

The policies that guide development and manage growth must consider the human health implications. Healthy communities require that we address the social determinants of health which include transportation, education, access to healthy food, economic opportunities, and more. Responsibility for the social determinants of health falls to many non-traditional health partners, such as housing, transportation, education, air quality, parks, criminal justice, energy, and economic and employment agencies.

The Washington State "Healthier Washington Initiative" summarizes the prevention framework as a framework to "Improve the health of Washingtonians through internal linkages between public health, health service delivery, and systems influencing the social determinants of health".

B. What is a Healthy Community?

A Healthy Community provides for the following through all stages of life:

Meets basic needs of all

- Safe, sustainable, accessible, and affordable transportation options
- Affordable, accessible and nutritious foods, and safe drinkable water
- Affordable, high quality, socially integrated, and location-efficient housing
- Affordable, accessible and high quality health care
- Complete and livable communities including quality schools, parks and recreational facilities, child care, libraries, financial services and other daily needs
- Access to affordable and safe opportunities for physical activity
- Able to adapt to changing environments, resilient and prepared for emergencies
- Opportunities for engagement with arts, music, and culture

Quality and sustainability of environment

- Clean air, soil and water, and environments free of excessive noise
- Tobacco and smoke free
- Green and open spaces
- Minimized toxics, greenhouse gas emissions, and waste
- Affordable and sustainable energy use

Adequate levels of economic and social development

- Living wage, safe and healthy job opportunities for all, and a thriving economy
- Support for healthy development of children and adolescents
- Opportunities for high quality and accessible education

Social relationships that are supportive and respectful

- Robust social and civic engagement
- Socially cohesive and supportive relationships, families, homes and neighborhoods
- Safe Communities, free of crime and violence

The purpose of this Chapter is to plan for the environments and services that will meet the needs of current and future Mason County residents while preventing or controlling disease and keeping the local population as healthy and productive as possible.

This Chapter will describe goals and strategies that promote a healthy living environment.

C. Origins of Planning in Public Health

The authority of the County to do the work of protecting the public's health and safety is established by the laws of Washington State – namely the Revised Code of Washington (RCW) section 70.05.060 – which set forth the powers and duties of the local Board of Health. The state law for growth

management also sets forth the authority of the Board of County Commissioners to establish this comprehensive plan and its policies. The difference between the two bodies is that the Board of Health has authority to enforce the state's public health laws and rules established by the State Board of Health and Secretary of Health *throughout* the county, including the cities within the county, whereas the Board of County Commissioners has jurisdiction for land use and other areas of regulation only in the unincorporated parts of the County.

D. Determinants of Health

1. Health Behaviors – in addition to a person's genes, how he or she behaves – the things he or she chooses to do – greatly affect his/her health. Behaviors such as tobacco use, diet and exercise, alcohol and drug use have a significant impact upon the health of individuals, families and even the communities in which we live, work and play.
2. Social and Economic Factors affect health outcomes including: education, employment, income, family and social support and community safety. Taken together health behaviors and social and economic factors account for approximately 70% of a person's health.
3. Physical Environment includes air and water quality, housing, transportation, opportunities for physical activity and access to healthy foods
4. Clinical Care which encompasses both access to care when needed and quality of care received.

Understanding of Interactions between the Built Environment and Health:

- Access to Healthy Food – Access to healthy food can be improved by encouraging features like community gardens, farmers markets, healthier food bank donations, and promotions of healthy foods, as well as through governmental and private sector policies.
-
- Facilities for Physical Activity – the availability of active, walkable places – destinations, parks, sidewalks and trails near where people live and work, and the design of these facilities to be safe and inviting – is strongly associated with levels of physical activity, a key factor in preventing chronic disease. Other main characteristics for creating good access to physical activity opportunities that relate to planning the built environment are density and types of uses, which bring more destinations for walking or other activity within reach of residents or people at work.
-
- Water – There is continued need for managing wastes and pathogens in order to maintain clean drinking water and to protect water quality more broadly. Land uses and activities such as raising animals/keeping pets or pest and weed control can have substantial impacts on water quality.
- The availability of sufficient housing stock in sufficient variety to provide choices from single-family residences to multi-family residences in both rural and higher density locations is essential. Affordability and location is critical to facilitate access to other systems influencing the social determinants of health.

II. Health Outcomes

A myriad of factors influence a person's health outcomes. This section describes key outcomes that guide planning for health and human services in Mason County.

- Mason County Experiences 7,600 years of life lost due to premature death compared to the state's average of 5,500.
- 15% of Mason County residents report poor or fair health compared to the State's 12%.
- Mason County residents report 3.8 poor physical health days in the past 30 days versus the state's average of 3.9 days.
- Mason County residents report 4.4 poor mental health days in the past 30 days compared to the State's average of 3.7 days.
- On the more positive side, Mason County experiences only 5.9% of live births with low birthweight compared to the State's average of 6.0%. 5.9% is the same experience as the top US performing counties.

Health Behaviors

- Adult smoking rate is 16% while the Statewide average is 15%.
- Adult obesity rate is 33% compared to the State's 27%
- Food environment index (factors that contribute to a healthy food environment 0 – 10) is 7.6 for Mason County versus 7.5 for the State

- Physical inactivity is 24% for Mason County compared to the State's 18%
- Mason County's adults that engage in excessive drinking is virtually the same as the State's.
- 34% of Mason County's driving deaths involve alcohol while 37% of the State's driving deaths involve alcohol.

Social and Economic Factors

- On time graduation rates for Mason County are 73% compared to the State's average of 78%
- Mason County residents with some college is 55% while the State's average is 67.8%
- Mason County consistently experiences a higher unemployment rate than the Statewide rate.
- 24% of Mason County's children live in poverty versus the Statewide rate of 18%. This has increased from the 22% of children living in poverty in the 2013 report while the State has remained the same.
- 35% of Mason County children live in single parent households while statewide 29% of children live in single parent households.
- Violent Crime per 100,000 population reported in 2015 showed improvement from 336/100,000 reported in 2013 to 285/100,000 in 2015
- Mason County residents experience more deaths by injury (78/100,000 population) than the statewide average (59/100,000).

Physical Environment

- Air pollution – particulate matter – average daily density of fine particulate matter in micrograms per cubic meter (PM2.5) is 10.9 which is slightly better than the statewide average and the US median.
- Mason County experiences No drinking water violation limits
- 77% of Mason County workers drive alone to work compared to the State’s average of 73%.
- 47% of Mason County workers drive alone for a long commute (defined as commuting more than 30 minutes) versus 33% of the Statewide average.
 - Many Mason County commuters leave Mason County to work in other Counties such as Kitsap, Thurston, Pierce and King Counties.

These commuting patterns are not unexpected in a rural community, but can be contributing factors in lowering the percentage of citizens exercising routinely.

*2016 National County Health Rankings Report for Mason County

Mason County has one incorporated city (Shelton), and two Urban Growth Areas (Allyn and Belfair), with most of the county population located in the extensive rural areas. Seniors and retirees choose to live in Mason County due to its proximity to large population centers and the relative affordability of local housing.

Between 2010 and 2014 Mason County’s population increase was at 2.14% while the State grew at the rate of 3.62%. Mason County is expected to continue to increase its population with a medium level rate as projected by the Office of Financial Management.

III. Planning for Health

As a rural community, populations are dispersed and services are limited in many areas. As a result, most county residents are highly dependent upon the automobile as the primary means to access goods and services. This can limit opportunities for walking or bicycling as a means for exercise. The county could offset this through the development of public trails to promote walking or bicycling, and improving the quality and accessibility of county recreational facilities. The county could also increase efforts to inform the citizenry of the many opportunities for exercise and relaxation within Mason County provided by the numerous County and State Parks, and Olympic National Park.

Within the more densely populated urban growth areas, alternative modes of transportation are encouraged. However, much of the supporting infrastructure is not yet in place. The County developed a Master Parks Comprehensive Plan in 2013. This plan integrates the parks and public trails called for within the various sub-area plans of the urban growth areas. This should further support the development of walking or biking trails within the urban growth areas. This Master Plan should be integrated into the overall Comprehensive Plan to ensure internal linkages among the systems influencing the social determinants of health, particularly housing, transportation and recreation in order to improve access to the many recreational facilities within Mason County.

Access to local, affordable, quality physical, behavioral, and dental health care is important to promote community health. However, as in other rural communities, patients regularly travel out of the area to receive these services and treatment. Primary reasons for this include: (1) the limited number of health care providers located in Mason County; (2) recent migrants to the county choose to retain the services of providers they are already familiar with, (3) local providers are not affiliated with the group insurance plans provided by local employers, and (4) lack of access to Medicaid providers – especially dentists. Local access to medical, behavioral, and dental services would likely result in a greater number of residents taking advantage of these services.

Improving local access to medical, behavioral and dental services will be more critical as the proportion of residents over 65 years of age increases, and would support economic development objectives to expand the health care, behavioral health, and dental health care sectors. The State's Healthier Washington Initiative calls for integration of physical and behavioral health to provide a more "whole person" approach to service provision.

The Healthier Washington Initiative also includes paying for “value” leading to improved health versus a fee for a specific service. This value-based purchasing will change health care and supportive services delivery substantially. Health Plans providing services in their service areas will be required to show adequacy of their network to provide the required services. Medicaid expansion and the Affordable Care Act have significantly increased the number of residents with health insurance and created an even greater demand for services and demand on network adequacy to meet those service needs.

County, regional, state, and non-profit social programs also influence the health of families and the Community – addressing the social determinants of health. Mason County will, in collaboration with the medical, behavioral, dental, and social sectors, promote the adequacy of resources to address the social determinants of health through increased federal, state, regional, and local investment in sustaining organizations that address the social determinants of health.

These programs need to adequately respond to families and individuals in crisis, but they also are important supportive services that are necessary for improved health. Providing various means of support can have a profound, positive affect on the entire community. Mason County will strive to promote a community where people can balance work, family, social interaction and support, and community involvement.

This can be achieved in part by promoting and supporting a system of practical, functional, and accessible social programs. It is particularly important that local groundwater and critical aquifer recharge areas are protected in Mason County, as private and small community wells are the source of drinking water for most Mason County residents. A number of policies and programs that help protect critical aquifer recharge areas and assist in the management of watershed areas are already in place and carried out at a local and state level. Group A (public water supply wells greater than 9 connections) systems are required to perform periodic testing to verify delivered water meets accepted quality thresholds; however, once installed there is no requirement for periodic testing of private wells.

Additionally, Group A and B (smaller public water supply and fewer than 10 connections) wells are typically deeper than private wells, making these community wells less susceptible to contamination than the more shallow private wells. Thus, by encouraging community water supply systems, the County will increase the likelihood of residents having access to reliable, clean drinking water. Mason County will draft polices that increase the quality and reliability of the water supply system by promoting community wells to reduce the need for less regulated new private wells, and reevaluating countywide storm water management policies as increased development occurs in the urban growth areas.

IV. Health Goals and Policies

Access to Care Goals and Policies

The following goals, policies and objectives supported by the Mason County Board of Health aim to ensure that all residents have access to affordable, high quality health care, including behavioral health care, and dental care, and services that address the social determinants of health; and that adequate clinical preventive services are available to prevent illness or progression of illness in Mason County.

Goal 1: Local and Regional Health Planning

Mason County will promote and support local and regional health planning, and ensure health planning focuses on efficient and effective physical, behavioral, and dental health care needs and the social determinants of health..

Policies:

- 1.1 As chief health strategist, Mason County will coordinate improvements in public and private sector participation in health and human service planning and implementation activities.
- 1.2 Mason County will periodically conduct an update to the Community Health Assessment and the Community Health Improvement Plan as required by national public health standards.

1.3 Mason County will support recruitment of primary care providers.

1.4 Mason County will support local, regional and state planning to ensure network adequacy for the provision of physical, behavioral, dental, and social services in Mason County provide high quality services at the right place at the right time.

1.5 Mason County will identify and implement strategies to create and stabilize a safety net so that those without access to affordable care can get care when needed. 1.6 Mason County will support organizational capacity in the community to stay abreast of health reform and the Healthier Washington Initiative opportunities for improving the health of Mason County residents.

1.6 Mason County will identify and implement strategies to assure stable, effective community dental care and assist in recruiting dental care providers. The County will further support organizational capacity in the community to refer and link residents with dental providers.

Goal 2: Clinical and Community Preventative Services are Available and Used Effectively

- 2.1 The County will work with health care providers, pharmacies, hospitals, and other health system partners to ensure that immunization services are adequate to make them available to all residents.
- 2.2 The County will work with health care providers to assure that clinical screening for high blood pressure, heart disease, diabetes, and cancer are available to all residents, and that follow-up counseling for screening results is available.
- 2.3 The County will work with health care providers to assure that Chronic Disease Self Management is available to foster more effective use of health services by people living with chronic health conditions and help them manage their chronic condition and prevent complications.

Goal 3: Mental Health and Chemical Dependency – Behavioral Health

- 3.1 The County will engage on a regional and local basis, first regarding the integration of mental health and chemical dependency, then the integration of medical care with behavioral health care, and finally integrating public health and social services as the Healthier Washington Initiative compels a broader definition of health to

include the social determinants of health to effectively improve health.

- 3.2 The County will collaborate with the provider community so that the high risk population and most vulnerable population is served appropriate to the level of need.
- 3.3 The County will collaborate with the provider community, the funders, and will with funds under County control work so that services to meet the needs of all ages, ethnicities, and geographic locations of Mason County residents are available.
- 3.4 The County will collaborate with state, regional, and local stakeholders so that resources are equitably distributed for emergent, urgent, treatment, and prevention services.
- 3.5 Mason County will work with the court system, law enforcement, and the prosecutor’s office to ensure best practices are employed with regard to reducing the correlation between poverty and the criminal justice system.
- 3.6 Mason County collaborates with the court system to ensure persons receive appropriate and adequate care for physical health, behavioral health, and substance use issues while incarcerated.

Goal 4: A Regional Approach to High Quality Medical Care and Social Services at Lower Cost

- 4.1 The County will participate in the regional Accountable Community of Health as required in the Healthier Washington Initiative to assure a high-quality health system (including public health and social services) is accessible and adequate to meet the needs of the residents of Mason County.
- 4.2 The County, through its participation in the regional Accountable Community of Health will assure that members of the regional community in need of clinical and social services are able to readily receive treatment services, avoiding the high-cost and inappropriate use of emergency rooms and county corrections systems.

Environmental Public Health Goals and Policies

Environmental Public Health Goals, policies and objectives relate to the maintenance of clean water, safe food, disease protection from vectors, safe recreational waters, and other issues directly related to the impact of the environment on human health.

Goal 1: Protection and preservation of Groundwater Quality and Drinking Water Supplies; Surface Water Quality protection for safe recreation, fishing, and shellfish harvesting.

- 1.1 The County will work to assure ground water resources (aquifers) and surface water are protected. The County will work to keep current on the risks to ground and surface water resources posed by human activities and update its rules and policies to manage these risks to protect the public's health.
- 1.2 The County will work to assure that public water supplies are properly managed; monitored wells produce safe, clean drinking water; and surface water is protected..
- 1.3 The County will collaborate with regional and local partners to assure regional water quality and to identify public health risks.
- 1.4 The County sanitary code will include standards that ensure new and replacement on-site sewage systems are properly designed, constructed and maintained to reduce risks to public health and surface water resources.
- 1.5 The County will ensure that septic systems are properly monitored and managed and failing systems are identified and promptly repaired.
- 1.6 The County will ensure that wastes are managed to protect groundwater and surface water resources.

- 1.7 The County should condition the approval of land use and development permits so they do not adversely affect ground and surface water quality. Proposals should be evaluated for physical, biological and chemical impacts, including pesticides, toxic materials and chemicals.
- 1.8 The County will ensure that on-site sewage systems in urban growth areas that pose significant public health risk are converted to sewer upon availability.

Goal 2: Manage Waste to Protect Public Health and Water Resources

- 2.1 The County will investigate and respond to complaints and take enforcement action as needed to assure solid and hazardous wastes are properly managed.
- 2.2 The County will permit solid waste facilities and assure they comply with permit conditions and applicable law to assure wastes are properly managed.
- 2.3 The County should conduct outreach to bring better understanding of environmental public health and ways to protect air and water quality to Mason County residents.

- 2.4 The County works with business (small quantity generators) to assure compliance with rules for proper handling and disposal of hazardous materials (this is currently provided by a state-funded position housed in Kitsap County).
- 2.5 The County should provide education about the health and environmental hazards associated with household products. Information about safer or lower-risk products should also be provided.
- 2.6 The County should provide education about the health impacts of improperly disposing of hazardous materials such as herbicides, paints, pesticides, unused medicines, used motor oil, medical waste, sharps and needles, etc.
- 2.7 The County should support product stewardship advocacy, programs and legislation to reduce the health and environmental impacts of consumer products in their general, consumption, storage and disposal. This should also include providing information to the public about the importance of product stewardship.
- 2.8 The County's own procurement practices should reflect the goal of reducing the generation of hazardous materials as much as possible. Policies should be updated periodically to ensure that the least toxic effective alternatives are purchased and used.

Nutrition Goals and Policies

The following goals and policies aim to promote wellness and reduce the incidence of chronic disease by increasing the proportion of Mason County residents who eat healthfully – specifically to improve nutrition.

Goal 1: Improve places where people purchase food or eat in Mason County, making healthy options accessible to all local residents.

- 1.1 The County will work with stakeholders to increase the availability and affordability of healthful foods in institutional settings, workplaces, senior centers, and government facilities.
- 1.2 The County will work with stakeholders to increase the accessibility, availability, affordability, and identification of healthful foods in Mason County, including encouraging full service grocery stores, farmers markets, small store initiatives, mobile vending carts, restaurant initiatives, and healthy food bank donation initiatives.

Goal 2: Improve Policies and Systems regarding Food and Nutrition where people live, work and play so that they are encouraged to find healthier food options.

- 2.1 Improve jurisdiction-wide nutrition policies in the institutions that serve people in Mason County.

- 2.2 Work with local schools to improve nutrition quality of foods and beverages served or available in schools consistent with the Standards for Foods in Schools.

- 2.3 Increase policies and practices to support breastfeeding in health care, community, workplaces, and learning and child care settings.

Physical Activity Goals and Policies

The following goals and policies aim to promote wellness and reduce the incidence of chronic disease by increasing the proportion of Mason County residents who meet the recommendations for daily physical activity.

Goal 1: Create Environments for Active Living, Fostering Changes to the Community Environment and Associated Policies that Increase Physical Activity

- 1.1 Increase access to free or low cost recreational opportunities for physical activity
- 1.2 The County will support planning approaches – zoning and land use – that promote physical activity.
- 1.3 The County will support and encourage complete streets and community design for increased physical activity and active transportation.

- 1.4 The County will enhance the safety and perceived safety of communities to encourage walking and bicycling

Goal 2: Increase Levels of Physical Activity Through Education and Social Supports

- 2.1 The County should develop a community-wide campaign that encourages physical activity among Mason County residents.
- 2.2 The County will promote the development of behavioral and social approaches to encourage more physical activity, such as expansion of Chronic Disease Self-Management programs, Safe Routes to Schools and Walking School Buses.
- 2.3 The County will promote enhanced school-based physical education.
- 2.3 The County will support implementation of the Public Trails Policies and establishment of a network of non-motorized paths within Mason County.

CHAPTER 12 - IMPLEMENTATION





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I. Introduction

The Mason County Comprehensive Plan provides a framework for a wide variety of public decisions affecting growth, development, community character, and public expenditures. Without an implementation process, the County may not achieve its adopted goals and objectives or fail to realize opportunities for improvement in time to take advantage of them.

Implementation of the Mason County Comprehensive Plan is carried out through a process that assures the land use plan and implementing zoning provide reasonable use of private properties.

This implementation process ensures protection of citizen property rights while achieving countywide goals and policies. A permit process system implements the Comprehensive Plan to ensure that there is consideration of applications in a timely manner. Comment and appeal procedures are included as appropriate to provide avenues for public and property owner input.

The County's role in regional growth management includes:

- Coordination with other jurisdictions.
- Regional economic development in partnership with the Economic Development Council.
- Community Planning and Design for Mason County.
- Regional transportation planning through the Peninsula Regional Transportation Planning Organization.
- Comprehensive Plan implementation

KEY ISSUES

How can Mason County make sure its Comprehensive Plan achieves measurable results?

- Update Ordinances as required by State law
- Update Ordinances consistent with the Countywide Planning Policies
- Use the County's full range of planning tools and authorities to implement the Plan
- Report annually on key performance measures and revise as needed
- Coordinate with all jurisdictions within Mason County to ensure consistency and reduce redundancy

II. Plan Implementation Tools and Authorities

Capital Facilities Planning (CFP)

Capital projects are major projects that benefit the County, including the construction of new roads and sidewalks, the purchase of new firefighting equipment, the repair of sewer and water mains, as well as many more public improvements. The CFP (see Chapter 6 of the Comprehensive Plan) outlines County expenditures for the upcoming six and twenty year planning periods. It also outlines ways to finance the proposed expenditures, including the sale of Bonds or user fees from Enterprise Funds. The Mason County Board of County Commissioners updates and approves the CFP annually.

To achieve the goals and objectives described in the Comprehensive Plan, the Mason County has established regulations for zoning, subdivision of land, master planned development, and shoreline management. All are administered through the County Planning Office.

Zoning

County zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. Zoning codes regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the Urban Growth Areas and the rural county. The County zoning districts effectively guide development throughout the County.

Subdivision of Land

County controls to regulate subdivision of land include an application process, public notice and informal public hearing, Planning Commission review, legal notice and public hearing by the Board of County Commissioners. After applicants submit completed subdivision paperwork to the Planning Office, staff schedule an informal public hearing by the Planning Commission within 30 days of application acceptance. Before the Planning Commission hearing date, the County mails notice of the hearing to owners of all property within 500 feet of the subject property. The Planning Commission considers various conditions of the application and makes a recommendation to the Board of County Commissioners to approve or deny the proposed subdivision or consolidation.

Master Planned Developments

A Master Planned Development provides an optional method of regulating land use that permits flexibility from the other provisions of County Code, including flexibility in uses allowed, setbacks, height, parking requirements, number of buildings on a lot, and similar regulations.

Applicants must submit a preliminary plan of the proposed development that illustrates its nature and type. The Master Plan must also identify all land uses and proposed square footage:

- the location of buildings
- existing and proposed roadways and accesses
- pedestrian ways and sidewalks
- proposed parking areas
- preliminary traffic volume projections
- areas to be preserved
- public and common areas
- preliminary building elevations, including height and materials
- preliminary utilities plan
- the location of the parcel's boundaries
- the net and gross density of the development
- the total area occupied by the development
- lot coverage
- development schedule

The Planning Commission will then hold an informal public hearing and consider the application for consistency with various County guidelines and other requirements. The Planning Commission's report to the Board of County Commissioners will include recommended changes, conditions, or modifications. The County Commission will then hold a public hearing, take action on the application, and make findings on the proposal. This may include a request for plan amendments, approval, denial, or other action deemed appropriate by the Council, such as referral back to the Planning Commission.

Following Commission approval of a Final Master Plan, the County issues an agreement that references all applicable plans and specifies permitted uses, allowable densities, development phasing, required improvements, completion dates for improvements, and additional requirements for each Master Planned Development, in accordance with the conditions established in the County Commission approval of the Final Master Plan and ordinance.

Shoreline Management

The Washington State Legislature has delegated to municipalities the responsibility to regulate the subdivision, use, and development of shorelines of public waters. The goal is to preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shoreline, and provide for the wise use of waters and related land resources. Mason County accomplishes these goals through the Mason County Code Chapters 8.52, Resource Ordinance and Title 17, Zoning.

Other Land Use Tools

Opportunities exist for Mason County to raise awareness and expand use of other land use tools provided under state law and also incorporated into the Mason County Development Regulations including:

- **Planned Action Environmental Impact Statements** – The County conducts the required environmental analysis before development is proposed to streamline and incentivize development in desired locations. (RCW 43.21C.031)
- **State Environmental Policy Act Mitigation Fees** – Fees collected to mitigate impacts under SEPA can be used to offset infrastructure costs and develop shovel ready sites. (RCW 43.21C)
- **Transfer Development Rights** - voluntary, incentive-based program that allows landowners to sell development rights from their agricultural lands to a developer or other interested party who then can use these rights to increase the density of development at another designated location. (MCC 17.03.037)
- **Clustering** - Clustering development allows grouping of residential structures on a portion of the available land while reserving a significant amount of the site as undeveloped open space. (MCC 16.23)
- **Restoration Planning** - Provides the option to develop a plan, tailored to a specific property, as an alternative to strict adherence to development regulations. Modification of buffers, a streamlined permit process and/or other departures from standards may be permitted on properties that provide a plan of alternative actions that will protect environmental resources and avoid environmental harm. (MCC 8.52.275)
- **Design Guidelines** – Specify that the design, shape, size, and orientation of lots shall be appropriate to the use for which the lots are intended and the character of the area and consistent with the policies of the county comprehensive plan and other land control ordinances. Lot areas in excess of minimum standards may be required for reasons of sanitation, steep slopes, slide hazards, poor drainage, flood hazards, or other unique conditions or features which may warrant protection of the public interest. (MCC 16.38)

- **Voluntary Stewardship Program** - This program is intended to promote local plans that protect and enhance critical areas within areas where agricultural activities are conducted, while maintaining and improving the long-term viability of agriculture in the state of Washington and reducing the conversion of farmland to other uses. These plans establish voluntary incentive programs that encourage good riparian and ecosystem stewardship, protect water quality and fish habitat, and discourage the cessation of agricultural activities.
- **Conservation Easements** – Establish rights in perpetuity to future development which may be acquired by the county on any open space land, farm and agricultural land, and timberland. (Chapter 84.34 RCW)

III. Establishing Annual Progress Reporting

To fulfill Mason County's role in regional growth management and ensure success of the Comprehensive Plan, Mason County will report annually as part of the required periodic review of Mason County's Comprehensive Plan.

The Annual Progress Report will include the collection and evaluation of land use development trends. Certain data, such as population, age, family size, cost and number of housing units, school enrollments, building permits, and others, contribute to an understanding of how these factors relate to public policies and programs. Regular collection, evaluation, and reporting of data assists County policy- and decision-makers, and the public, in identifying whether the Plan's policies are furthering their intended goals, and whether programs and public services are meeting the public's needs. This regular reporting can also streamline and simplify the Comprehensive Plan Update process.

Comprehensive Plan Amendments

The Comprehensive Plan may be amended once annually (with some exceptions under RCW 36.70A) to ensure consistency with population projections, development regulations, and other functional plans.

Amendments to the Comprehensive Plan must be supported by findings from monitoring economic indicators, changes in law, omissions or errors, population changes or declared emergency. Comprehensive Plan amendments may be initiated by the County or by other entities, organizations, or individuals according to the process and procedures specified in Mason County Code 15.09.060.

The docketing cycle for these amendments submitted by both the public and the County is initiated annually by an official notice that specifies the requirements and the process. According to procedures and timelines in Mason County Code, the County Planning Office will evaluate each complete amendment proposal to determine whether it would:

- adversely affect the County's budget;
- meet the State Environmental Policy Act requirements;
- require additional amendments to policies or regulations;
- be more appropriately addressed as part of a different code revision or action;
- be consistent with the Comprehensive Plan goals and other state and local requirements.

After receiving staff recommendations, the Board of County Commissioners conducts a public meeting to consider including each amendment in the annual docket of proposed amendments.

A decision by the Board to include or exclude an amendment from the annual docket is final, procedural only, and does not constitute a decision by the Board as to whether the amendment will ultimately be approved. Applicants whose proposals were not included in the docket are free to resubmit the same or modified proposal in a future year's amendment cycle.

An emergency amendment can be considered any time and may only be adopted if the Board of County Commissioners finds that the amendment is necessary to address an immediate situation of federal, state, countywide, or local concern.

Periodic Urban Growth Area Review

Urban Growth Areas (UGAs) in Mason County includes the incorporated City of Shelton and unincorporated communities of Allyn and Belfair, combined with whatever surrounding unincorporated area is necessary to accommodate urban growth projected to occur over 20 years. The County is required to periodically assess the Urban Growth Area boundaries and densities, and revise their comprehensive plans and development regulations as necessary to accommodate the urban growth projected to occur in Mason County for the 20-year planning period.

The update of the Comprehensive Plan, land use maps and development regulations is made official through legislative action of the Board of County Commissioners. However, the planning process is actually ongoing.

The boundaries separating the Urban Growth Area, Rural and Natural Resource Lands designations are intended to be long-term and unchanging. Amendments or changes to Rural Natural Resource lands and critical area designations should be based on changes in law or local circumstances, errors in designation, or revised when new information on natural resource lands or critical areas becomes available.

Comprehensive Plan policies guide the establishment of more functional plans, regulations, and programs. For example, functional plans would include the Comprehensive Solid Waste Plan, Hazard Mitigation Plan, Utility Plans, etc. These plans must use the policies and population projections adopted through the County Comprehensive Plan to develop their preferred alternatives. Amendments that occur between the periodic updates of the Comprehensive Plan keep the Comprehensive Plan and development regulations continuously up to date. At the end of the periodic update cycle, these various amendments and other required updates are reviewed and incorporated into the official action by the Board of County Commissioners to affirm that the Plan and regulations are updated.

IV. Coordination with other Plans

During the development of Mason County’s Comprehensive Plan, some residents expressed an interest in developing sub-area plans and discussed the need for more functional plans. This section outlines the administrative processes for initiation and development of subarea and functional plans and the relationship between these plans and the Comprehensive Plan.

The Comprehensive Plan is based on public input and seeks to assure affordable growth and development. It is required by state law (RCW 36.70A) and serves as an umbrella for coordinated and unified planning within Mason County. Subarea and functional plans result from partnerships uniting the County, other jurisdictions and organizations inside and outside the County, and citizens of a specific area like an Urban Growth Area or community.

Subarea and functional plans take a more detailed approach to planning for public infrastructure and services in an area or for a specific public service or facility type while still maintaining consistency with the Comprehensive Plan and its foundational assumptions and policies as required. These plans focus on enhancing specific subareas of the County in a manner that benefits the entire county.

They should clearly demonstrate consistency with the Countywide Planning Policies and Capital Facilities Plans, as well as identifying ways they support and utilize the implementation tools and authorities of the County outlined in this Chapter.

GLOSSARY

***NOTE: The following definitions are found in Mason County Code Section 17.06.010, unless otherwise indicated. All definitions are found in federal guidance, state law or county code.**

ACCESSORY DWELLING UNIT OR ADU: A second dwelling unit added onto, created within or detached from an existing single-family detached dwelling for use as a completely independent or semi-independent unit with provisions for cooking, heating, sanitation and sleeping. See Mason County Code Section 17.03.029 for requirements for ADUs.

ADEQUATE PUBLIC FACILITIES: Facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. (WAC 365-196-210)

AFFORDABLE HOUSING: A residential housing unit that is rented or owned by a person or household at a rate such that monthly housing costs including essential utilities and property taxes do not exceed thirty percent of the household's income.

AFFORDABLE HOUSING DEVELOPMENT: A housing development in which at least twenty-five percent of the dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that is considered affordable by a federal, state, or local government housing program. (RCW 36.130.010)

AGRICULTURAL LANDS: Properties enrolled in the Open Space Agricultural property tax classification program pursuant to Chapter 84.34 RCW.

AGRICULTURAL RESOURCE LANDS: properties designated by Mason County as agricultural lands of long-term commercial significance pursuant to the state Growth Management Act, Chapter 36.70A RCW.

AIRPORT INFLUENCE ZONE: A zone around airports designating building height restrictions, noise levels, and safety considerations as necessitated by aircraft operations.

AIRPORT IMPACT ZONES –Defined areas on and off airport property that are zoned to ensure airport compatible land uses. Low-activity airports without significant aircraft noise exposure contours can benefit by identifying and implementing land use controls in Airport Impact Zones. The

Impact Zones generally include the runway protection zone, the FAR Part 77 approach surface and the airport traffic pattern (Federal Aviation Administration).

AQUIFER: A geologic formation, group of formations or part of a formation capable of yielding a significant amount of ground water to wells or springs (WAC 173-218-030). See also Critical Aquifer Recharge Areas

AQUIFER RECHARGE: occurs where rainfall, snowmelt, infiltration from lakes, wetlands and streams, or irrigation water infiltrates into the ground and adds to the water underground that can supply a well. (Washington State Department of Ecology)

BEST AVAILABLE SCIENCE: An approach to the development and implementation of critical areas policies or regulations based on assessment and recommendation by a qualified scientific expert or team of experts based on the criteria set out in WAC 365-195-900 thru 365-195-925. "The rules in WAC 365-195-900 through 365-195-925 are intended to assist counties and cities in identifying and including the best available science in newly adopted policies and regulations and in this periodic review and evaluation and in demonstrating they have met their statutory obligations under RCW 36.70A.172(1)."

BEST MANAGEMENT PRACTICES: A physical, structural, or managerial practice based on best available science which has gained general acceptance for its ability to prevent or reduce environmental impacts.

BUILDABLE LOT: A lot that contains a building site. Having a lot that is "buildable" still does not necessarily mean that a structure may be constructed. While a lot may meet the criteria for being "buildable," other approvals such as Public Health (for water and septic systems) are required before a building permit can be issued.

BUFFER OR BUFFERYARD OR BUFFER ZONE: An area of plantings surrounding a land use which screens or blocks vision, noise pollutants, or other negative by-products associated with that use. The bufferyard might consist of open space, landscaped areas, undisturbed areas of natural vegetation, fences, walls, berms or any combination thereof.

CAPACITY: The measure of the ability to provide a level of service on a public facility.

CAPITAL IMPROVEMENT: LAND, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years.

CARRYING CAPACITY: Calculation used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning.

Or, the acreage required to adequately provide forage for an animal unit (AU) for a specified period without inducing deterioration of vegetation condition or soil (WAC 332-20-030);

Or, the intrinsic constraints on the development of an area. The development that may be allowed without an (unacceptable) significant adverse impact, on a cumulative basis, on an environmental or social value intended to be protected by the comprehensive plan. Carrying capacity in the biological sciences is the population of a species in a particular environment which can be sustained on an on-going basis. "The maximum number of inhabitants that an environment can support without detrimental effects." (Websters II)

CITY: Any city or town, including a code city. (RCW 36.70A.030)

CLUSTER SUBDIVISION OR CLUSTERED DEVELOPMENT: A form of development that permits a reduction in minimum lot area and bulk requirements, provided that there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development (unless in an urban growth area), and in which the remaining land area is devoted to open space, recreation, preservation of environmentally sensitive areas, or resource-based activities (Mason County Code 16.08.015).

COMMERCIAL USES: Businesses involved in: 1) the sale, lease or rent of new or used products to the consumer public; 2) the provision of personal services to the consumer public; 3) the provision of leisure services in the form of food or drink and passive or active entertainment; or 4) the provision of product repair or servicing of consumer goods.

COMMUNITY ON-SITE SEPTIC OR WASTEWATER TREATMENT SYSTEM: a sewage system used to serve multifamily residential complexes or groups of individual residences.

COMPREHENSIVE LAND USE PLAN, COMPREHENSIVE PLAN, OR PLAN: A generalized coordinated land use policy statement of the governing body of a county or city as adopted pursuant to the Growth Management Act.

CONCURRENCY: means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. This definition includes the concept of "adequate public facilities" as defined above.. (WAC 365-196-210)

CONSISTENCY: A term which means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system. (WAC 365-196-210)

CONTIGUOUS DEVELOPMENT: Development of areas immediately adjacent to one another. (WAC365-196-210)

COTTAGE INDUSTRY: A business, occupation, or profession that is concurrent with a residential use and is carried on by a member or members of the household living in the residential unit on the site. There may be up to five employees working on the site who do not reside on the site. Cottage industries may be conducted within the residential dwelling or within an accessory structure.

CRITICAL AREAS: include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. (RCW 36.70A.030)

CRITICAL AQUIFER RECHARGE AREA(S) OR AQUIFER RECHARGE AREA: are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge. (WAC 365-190-030(3)).

DENSITY: A measure of the intensity of development, generally expressed in terms of dwelling units per acre. Density can also be expressed in terms of population (i.e., people per acre).

DESIGN GUIDELINES: A set of guidelines defining parameters to be followed in site and/or building design and development.

DESIGN STANDARDS: A set of standards defining parameters to be followed in site and/or building design and development.

DEVELOPMENT: The construction, reconstruction, conversion, structural alteration, relation or enlargement of any structure; and any mining, excavation, filling or other associated land disturbance.

DEVELOPMENT REGULATIONS OR REGULATIONS: The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, water adequacy regulations, shoreline master programs, official controls, planned unit

development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city. (RCW 36.70A.030)

DOMESTIC WATER SYSTEM: Any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended uses of a development. (WAC 365-196-210)

EASEMENT: A covenant which grants or restricts a specific right of use.

ENVIRONMENTAL IMPACT STATEMENT (EIS): A document detailing the expected environmental impacts of a proposed action.

EROSION HAZARD AREAS: Those areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

EROSION: The wearing away of the earth's surface as a result of the movement of wind, water, or ice.

ESSENTIAL PUBLIC FACILITIES: Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140; regional transit authority facilities as defined in RCW 81.112.020; state and local correctional facilities, solid waste handling facilities, inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and emergency shelters as defined in RCW 70.123.020.

FACILITIES: The physical structure or structures in which a service is provided.

FEDERAL AVIATION ADMINISTRATION (FAA): The federal agency responsible for implementing regulations pertaining to aviation.

FEDERAL HIGHWAY ADMINISTRATION (FHWA): The federal agency responsible for implementing regulations and administering federal moneys for highways.

FIRE FLOW: The amount of water volume needed to provide fire suppression. Adequate fire flows are based on industry standards, typically measured in gallons per minute (gpm). Continuous fire flow volumes and pressures are necessary to insure public safety. The fire flow volume shall be in addition to the requirements of the water system for domestic demand.

FLOODPLAIN: That area of land adjoining a body of water that has been or may be covered by floodwater.

Floodway: The area, as identified in a master program, that either: (i) Has been established in federal emergency management agency flood insurance rate maps or floodway maps; or (ii) consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state (RCW 90.58.030).

FOREST LAND: Land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under *RCW [84.33.100](#) through [84.33.140](#), and that has long-term commercial significance. In determining whether forest land is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses. (RCW 36.70A.030)

FOUNDATIONAL PUBLIC HEALTH SERVICES (FPHS): A limited statewide set of core public health services that government is responsible for providing communicable disease control, chronic disease and injury prevention, maternal child family health, access to clinical care, environmental public health, and vital records. (Washington State Dept of Health)

FULLY CONTAINED COMMUNITY (FCC): A reserved capacity for new urban development that will be characterized by urban densities and intensities, urban governmental services, and meets the criteria established in the comprehensive plan and in RCW 36.70A.350.

FUNCTIONAL CLASSIFICATION OF HIGHWAYS: the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that they are intended to provide. (Federal Highway Administration)

GEOLOGICALLY HAZARDOUS AREAS: Areas that because of the susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns. (RCW 36.70A.030)

GREENBELT: A linear corridor of open space which often provides passive recreation and non-motorized transportation opportunities, serves as a buffer between developments and varying land uses, or creates a sense of visual relief from urban landscapes.

GROUNDWATER: Water that fills all the unblocked pores of material lying beneath the water table.

GROWTH MANAGEMENT ACT (GMA), OR ACT: The Growth Management Act as enacted in 1990 and subsequently amended by the State of Washington.

HOME BASED BUSINESS: A business, occupation, or profession that is incidental to and carried on within a residential dwelling unit by a member or members of the household. The business may have up to three employees in addition to members of the household.

HOUSEHOLD: All persons who occupy a housing unit which is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (U.S. Department of Commerce, Bureau of the Census)

IMPACT MITIGATION: The mitigation of the negative impacts of a development proposal. Mitigation includes, but is not limited to the following: avoiding the impact through change in the proposal, minimizing the impact through changes to the proposal, rectifying the impact by repairing, rehabilitating or restoring the affected environment, reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, compensating for the impact by replacing, enhancing, or providing substitute resources or environments, and monitoring the impact and taking appropriate corrective measures. The term includes both voluntary and mandatory actions to compensate for the costs of reducing impacts; including traffic impacts.

INFILL: The development of housing or other buildings in vacant sites in an already developed area.

INFRASTRUCTURE: Facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, communication, and other utility lines.

IN HOLDING LAND: Blocks of land that are surrounded on all sides by designated long-term commercial forest lands and are crucial for conservation of those lands, but are not directly of long-term commercial significance for forestry.

INTENSITY: A measure of land use activity based on density, use, mass, size and impact.

LEGAL LOT: A legal lot is a fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum requirements for width and area. The criteria to determine the legal status of a lot is specified in Section 16.08.100 of the Mason County Code

LEGALLY ESTABLISHED STRUCTURE: A structure that, when built, had all permits required at the time and met then-current code.

LEVEL OF SERVICE (LOS): An established minimum capacity of public facilities or services that must be provided per unit demand or other appropriate measure of need. (WAC 365-196-210); A qualitative measure describing the operational conditions within the traffic stream, and their perception by motorists and passengers.

LOCAL IMPROVEMENT DISTRICT (LID): Established to provide any transportation improvement it has the authority to provide, impose special assessments on all property specially benefited by the transportation improvements, and issue special assessment bonds or revenue bonds to fund the costs of the transportation improvement (RCW 36.73.080).

LONG-TERM COMMERCIAL FORESTS OR LONG-TERM COMMERCIAL FOREST LAND: Land so designated by the county in order to provide special protection for the continued use of the land for the production of timber. Land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production as defined in RCW 36.70A.30 (8) and (10).

LONG-TERM COMMERCIAL SIGNIFICANCE: The growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. (RCW 36.70A.030)

LOW-DENSITY SPRAWL: Development taking place outside of urban growth areas that does not conform to the county's adopted rural element and that hinders a county's ability to achieve the goals of GMA. Sprawl means growth taking place outside of established urban growth areas because city or county comprehensive plan approaches, development regulations, or other factors hinder the ability of the county's urban growth areas to adequately capture growth that would otherwise be attracted to the urban growth areas of the county.

MAJOR ARTERIAL OR PRINCIPAL ARTERIAL: Consists of a connected network of rural arterial routes with appropriate extensions into and through urban areas, including all routes designated as part of the interstate system, which serve corridor movements having travel characteristics indicative of substantial statewide and interstate travel (RCW 47.05.021). See also Functional Classification of Highways.

MASTER PLANNED RESORT: A self contained and fully integrated development in a setting of significant natural amenities that includes short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. It may also include permanent residential uses as an integrated part of the overall resort development. (WAC 365-196-200)

MEDIAN INCOME: The income level which divides the income distribution of a given area into two equal parts, one having incomes above the median income and the other having incomes below the median income. For households and families, the median income is based on the distribution of the total number of units including those with no income. (U.S. Department of Commerce, Bureau of the Census; Washington Office of Financial Management)

MINERALS: A term which includes gravel, sand, and valuable metallic substances.
(RCW 36.70A.030)

MINOR ARTERIAL OR SECONDARY ARTERIAL: The "minor arterial system" shall, in conjunction with the principal arterial system, form a rural network of arterial routes linking cities and other activity centers which generate long distance travel, and, with appropriate extensions into and through urban areas, form an integrated network providing interstate and interregional service (RCW 47.05.021).

MIXED USE: Development that combines two or more different land uses in the same project. For example, a mixed use project may include both retail uses and residential uses.

MOBILE HOME: A transportable structure in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, and electrical systems contained therein.

MOBILE HOME PARK: A tract of land occupied or designed for occupancy by two or more mobile homes.

MULTI-FAMILY: A structure containing three or more joined dwelling units.

MULTIMODAL: Two or more modes or methods of transportation. Examples of transportation modes include: bicycle, automobile, walking, airplane, bus transit or rail.

NON-CONFORMING LAND USE: A use or activity that was lawful prior to the adoption, revision or amendment of the comprehensive plan but fails by reason of such adoption, revision or amendment to conform to the present requirements of the comprehensive plan.

NON-MOTORIZED: Any mode of transportation that utilizes a power source other than a motor. Primarily, non-motorized modes include walking (pedestrian), horseback riding (equestrian), scooters and skateboards, and bicycling.

NON-POINT SOURCE POLLUTION: Pollution that enters any waters of the state from any dispersed water-based or land-use activities, including, but not limited to, atmospheric deposition; surface water runoff from agricultural lands, urban areas, and forestlands; subsurface or underground sources; and discharges from boats or other marine vessels (RCW 70.146.020).

NON-TRADITIONAL HOUSING TYPES: Dwelling types other than on-site built housing units. Nontraditional housing types include, but are not limited to, manufactured housing, mobile homes, homes on wheels, and houseboats, as well as dwellings constructed from non-traditional materials such as freight containers and concrete.

OFFICE: A structure that generally houses a business, government, professional, medical or financial institution for the non-daily needs of individuals, groups or organizations.

OPEN SPACE: "Open space land" means (a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly, or (b) any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, or (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities, or (vi) preserve historic sites, or (vii) preserve visual quality along highway, road, and street corridors or scenic vistas, or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification, or (c) any land meeting the definition of farm and agricultural conservation land under subsection (8) of this section[RCW]. As a condition of granting open space classification, the legislative body may not require public access on land classified under (b)(iii) of this subsection for the purpose of promoting conservation of wetlands. RCW 84.34.020

PENINSULA REGIONAL TRANSPORTATION PLANNING ORGANIZATION (PRTPO): The area-wide metropolitan planning organization responsible for regional planning on the Olympic Peninsula. The PRTPO is responsible for distributing federal transportation funds to local jurisdictions (RCW 47.80).

PER CAPITA INCOME: Per Capita Income is the mean income for all men, women and children in a particular group. It is computed by dividing the total income of a particular group by the total population in that group.

PLANNING: The use of scientific and technical knowledge to provide choices for decision making as well as a process for considering and reaching consensus.

PLANNING PERIOD: The 20 year period following the adoption of a comprehensive plan (WAC 365-196-210).

PLAT: A map or plan, especially of a piece of land dividing it into building lots.

PRIMARY TREATMENT: The first step in wastewater treatment in which solids in a wastewater stream are allowed to settle out. The suspended solids and the BOD (Biochemical Oxygen Demand) are reduced by 25 to 40 percent.

PRIORITY SPECIES: species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below:

(a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

(b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

(c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

(d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered. (WAC 173-26-020)

PUBLIC FACILITIES: Public facilities provided by the county include wastewater/sanitary systems, roads, water supply systems, stormwater management facilities, parks and recreational facilities, county administrative buildings, police and criminal justice buildings, and solid waste facilities. Non-county facilities include fire stations, airports, hospitals, ports and schools.

PUBLIC SERVICES: Public Services include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

PUBLIC WATER SYSTEM: Any system providing water for human consumption through pipes or other constructed conveyances, excluding a system serving only one single-family residence and a system with four or fewer service connections all of which serve residences on the same farm. The term includes: (a) Collection, treatment, storage, or distribution facilities under the control of a purveyor and used primarily in connection with the system; and (b) Collection, or pretreatment storage facilities not under the control of a purveyor, and primarily used in connection with the system. (WAC 246-291-010)

RCW: Revised Code of Washington. The Revised Code of Washington (RCW) is the compilation of all permanent laws now in force.

REHABILITATION: The physical improvement, remodeling, or partial reconstruction of existing structures rather than their demolition and replacement.

RESOURCE LANDS: Those lands designated and protected by the county as lands with long-term commercial significance for resource use.

RESOURCE-BASED: A use that is dependent upon, or supports uses that are dependent upon, natural resources including, but not limited to, forestry, agriculture, aquaculture, horticulture, and mineral extraction.

RESOURCE-BASED INDUSTRIAL: A resource-based industry is a manufacturing, industrial, or commercial business which requires a location near agricultural land, forest land, or mineral resource land or aquacultural area upon which it is dependent or supports. Examples include sawmills, plant nurseries, feed stores.

RIGHT OF WAY: Land owned by a government or an easement for a certain purpose over the land of another, used for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation corridors. Riparian Areas or Zones: Lands situated along the banks of streams, rivers and lakes and their associated wetlands.

ROAD ADEQUACY STANDARDS: Standards by which government agencies can assess whether adequate road facilities are being provided and regulated.

RUNOFF: Water from rain, snowmelt, or irrigation that flows over the ground surface and returns to streams.

RURAL ACTIVITY CENTER (RAC): Concentrated settlements within Rural Lands that may include a variety of residential, small scale commercial, resource-based and rural light industrial, recreation, and public uses. They may also include a compact, pedestrian-oriented core. They may be served by community water systems and have community sewage treatment facilities but have only rural governmental services. They reflect an existing development pattern, but they are not intended to expand.

RURAL AREAS: Rural Areas in Mason County include those areas not designated as Urban Areas, Resource Lands, Rural Activity Centers (RACs), or Hamlets. They currently provide for rural residential, farming, forestry, recreation, tourist uses, and small-scale commercial, retail, and industrial uses. These uses are expected to continue and increase over the next 20 years. In Rural Areas, the rural landscape will remain dominant, and include a variety of protected natural features.

RURAL CHARACTER: refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

(RCW 36.70A.030)

RURAL LANDS: Those areas outside of designated Resource Lands and Urban Growth Areas. Natural features contribute significantly to rural character of these lands. These features include, but are not limited to, forests, farmlands, and farm buildings, pastures, meadows, shorelines, wetlands, streams, lakes, hills and mountains. Types of uses within Rural Lands include resource-based land uses, recreational uses, residential uses, and low intensity non-residential uses. Rural Lands can be served by rural governmental services and include a variety of Limited areas of more intense rural development (LAMIRDs). (WAC 365-196-425 (6)).

SANITARY SEWER SYSTEMS: All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste. (WAC 365-196-210)

SECONDARY TREATMENT: The second step in purifying sewage which uses biological processes in addition to settling and provides purification from 85 to 95 percent.

SEISMIC HAZARD AREAS: Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

SEWER: The closed pipe which carries raw sewage from a home or business to a treatment facility.

SIGHT DISTANCE: The length of a roadway required which is sufficient enough to ensure safe operation of a motor vehicle at posted speeds.

SINGLE FAMILY (DETACHED): A detached structure containing one dwelling unit.

SMALL SCALE: A term which indicates that development regulations will limit the intensity size, scale, number of uses and other factors of a particular development.

SMALL BUSINESS: means an in-state business, including a sole proprietorship, corporation, partnership, or other legal entity, that certifies, under penalty of perjury, that it is owned and operated independently from all other businesses and has either fifty or fewer employees; or a gross revenue of less than seven million dollars annually as reported on its federal income tax return or its return filed with the department of revenue over the previous three consecutive years; or is certified with the office of women and minority business enterprises under chapter [39.19](#) RCW. (RCW 39.26)

SOLID WASTE: All putrescible and non-putrescible solid and semisolid wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials. (RCW 70.95.030)

SPECIAL NEEDS HOUSING: All housing that is designed for an individual or family who requires supportive social services in order to live independently or semi-independently. These households require all types of housing including emergency, transitional and permanent housing. Special needs groups include, but are not limited to the homeless; elderly; AIDS victims; single parents; runaway and homeless youth; severely physically handicapped; mentally and emotionally disturbed; chronically mentally ill, developmentally disabled; farm workers (migrant labor

households) and persons with substance abuse problems. (Washington State Department of Community Development, Assessing your Community's Needs, A Practical Guide to Preparing Housing Assessments under the GMA and CHAS Requirements, June 1992.)

SPECIAL USE PERMIT: An authorization from an appropriate government body (as a zoning board) for a use of property that is a special exception : lawful approval for a special exception. (US Standard State Zoning Enabling Act of 1926)

STATE ENVIRONMENTAL POLICY ACT (SEPA): A Washington state law requiring the systematic assessment of the environmental impacts of any action that is expected to significantly affect the environment.

STORMWATER BEST MANAGEMENT PRACTICES: Approved physical, structural, and/or managerial practices that, when used singularly or in combination, prevent or reduce pollutant discharges (WAC 173-218-030).

SUBDIVISION: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose of development, sale, lease, or transfer of ownership, unless specifically exempted in RCW Chapter 58.17.020.

SURFACE WATERS: Streams, rivers, ponds, lakes, marine waters, or other waters designated as “waters of the state” by the Washington Department of Natural Resources (WAC 222-16-030).

Tax Lot: A parcel which appears on the County Assessor's map and has been assigned a tax parcel number by the Assessor. Tax parcel numbers are assigned for billing purposes. A tax parcel number is not necessarily an indication that the lot was legally created.

TERTIARY TREATMENT: The third step in purifying sewage that removes additional nutrient levels.

THROUGH TRAFFIC: Traffic traveling through a specific area to a destination beyond that area.

TINY / MICRO / VERY-SMALL HOUSE: No standard definition exists, but generally these are independent housing units in that they have bathing, toilet, sleeping, and cooking facilities. They vary from approximately 100 to 400 square feet in size, are built to appropriate code, and may or may not be on wheels.

TRADITIONAL CULTURAL LANDSCAPES: Landscapes of cultural significance to tribal nations that have been affected, influenced, or shaped by human involvement (National Historic Preservation Act 16 U.S.C. 470).

TRADITIONAL CULTURAL PLACE: A property or a place that is eligible for inclusion on the National Register of Historic Places and state and local historic registers because of its association with cultural practices of tribal nations and beliefs that are (1) rooted in the history of a community, and (2) are important to maintaining the continuity of that community's traditional beliefs and practices (National Historic Preservation Act 16 U.S.C. 470).

TRANSPORTATION DEMAND MANAGEMENT (TDM): An array of strategies intended to lead to a reduction in the number of vehicles using the road system while simultaneously serving the same number of travelers.

TRANSPORTATION IMPROVEMENT PLAN (TIP): A jurisdiction's long range programming document for transportation facilities.

TRANSPORTATION SYSTEM MANAGEMENT (TSM): The use of low capital expenditures to increase the capacity of the transportation system. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. (WAC 365-196-210)

URBAN GOVERNMENTAL SERVICES OR URBAN SERVICES: Those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. (RCW 36.70A.030)

URBAN GROWTH AREA: Those areas designated by a county pursuant to RCW 36.70A.110.

URBAN GROWTH: Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. (RCW 36.70A.030)

UTILITIES OR PUBLIC UTILITIES: Enterprises or facilities serving the public by means of integrated systems of collection, transmission, distribution, and processing facilities through more or less permanent physical conditions between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water for the disposal of sewage. (WAC 365-196-210)

VEHICLE MILES TRAVELED (VMT): An engineering measure of the demand on a transportation system.

VISIONING: A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals. (WAC 365-196-210)

WAC: Washington Administrative Code. WACs are administrative codes, or rules, that are adopted by agencies, including OSPI, to enact legislation and RCWs.

WATER DEPENDENT USE: A use or portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of some water dependent uses include: boat ramps, swimming areas, aquaculture, marinas, water intakes and outfalls, fish pens and fish screens.

WATERSHED: Region drained by or contributing water to a stream, lake or other body of water.

WETLAND OR WETLANDS: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (RCW 36.70A.030)

WSDOT: Washington State Department of Transportation.

ZONING: Regulates the use of buildings, structures, and land as between agriculture, industry, business, residence, and other purposes, for example: location, height, bulk, number of stories and size of buildings and structures; the size of yards, courts, and other open spaces; the density of population; the percentage of a lot which may be occupied by buildings and structures; and the area required to provide off-street facilities for the parking of motor vehicles (RCW 36.70.750).

