

CHAPTER III

Planning Policies

INTRODUCTION

The planning policies herein are intended to guide capital investment and land use decisions in implementing the Future Land Use Plan of Mason County. At the end of some of the policy sections, the policies contained in applicable Subarea plans have also been included. For those subarea plans which have been adopted by the county, this plan will replace those plans. For Harstine Island, this plan has some planning policies intended to apply only to that area. Where a general policy and a subarea policy conflict, the more restrictive policy will apply; and where they are equally restrictive, the more specific policy will apply. The original numbering scheme used in the individual Subarea plans has been maintained to allow easy reference to the location in the document where the policy originally appeared.

In addition to the planning policies contained in this chapter, there are planning policies for transportation and capital facilities in those respective chapters.

III-1 GENERAL LAND USE

Goal: 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.

GLU 1: Ensure opportunities for continuous public participation into decision making on the Comprehensive Planning process and implementation of the Plan.

GLU 2: Acknowledge and protect the rights of private property owners when doing comprehensive planning and implementation; prohibit arbitrary and discriminatory actions and preserve reasonable uses for properties which fall under the regulations.

GLU 3: 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.

GLU 4: Designate Belfair and Allyn as UGA's in recognition of their progression towards urban level sewer and water services. Progress towards water and sewer provision should be revisited through a Comprehensive Plan review conducted one year from the passage of this update.

GLU 5: Establish a process by which the Comprehensive Plan and Land Use Map may be amended in accordance with RCW 36.70A.

5:1 Designate 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).

5:2 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.

5:3 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.

GLU 6: Establish a land use system, which recognizes and designates urban and rural areas in the following ways:

URBAN GROWTH AREAS

- City of Shelton
- Belfair
- Allyn
- Fully Contained Community

RURAL LANDS

- Limited Areas of More Intensive Rural Development (LAMIRDS)
- Rural Activity Centers (RAC)
- Hamlets (HAMLET)
- Isolated areas of Commercial/Industrial Uses (IACI)
- Isolated areas of Recreational/Tourist Uses (IART)
- Rural Areas

RESOURCE AREAS

- Long Term Commercial Forest Lands
- Long Term Commercial Agriculture Lands
- Mineral Lands, which are mapped as overlay areas.

GLU 6a: Allow for urban population to be allocated to a Fully Contained Community which would meet the requirements of RCW 36.70A.350.

GLU 7: Designate urban growth areas based on the following criteria:
The area has environmentally appropriate land capacity for and is willing to accommodate urban growth as agreed upon in the Comprehensive Plan, and the area has existing urban residential development at urban densities (minimum 4du/acre) and a variety of other uses (e.g. commercial, industrial, public, institutional etc.) that are found in urban areas; or the area has both urban and non-rural densities (1-3

du/acre) and uses (such as some commercial, industrial, institutional, public) and the capacity and desire to allow infill at urban densities with urban uses.

GLU 7a : Allow for the development of a Fully Contained Community when

- a) the area will be developed as a cohesive community through a master planning process and a comprehensive plan amendment such as a fully contained community; and
- b) the area has or will have by the time of occupancy (a) public water system(s) and (b) a public sewer system capable of expanding to meet growth consistent with the Comprehensive Plan, and consistent with RCW 36.70A.070(3); and
- c) the area has an existing sense of place and community identity; and
- d) the area can provide open space and greenbelt lands to serve as recreational areas and use as urban separators; and
- e) the area is served by or can be served by a multimodal transportation system and adopts methods to provide multimodal facilities.

GLU 7b: Review the Rural Activity Center designations yearly to determine if any are candidates for a new UGA designation, based on the criteria in GLU 7. It is not intended that the Taylor Town Rural Activity Center be reviewed or considered for designation as an urban growth area during this planning period (ending 2014).

GLU 7c: Locate urban growth in designated cities, unincorporated UGA's or in designated new fully contained communities.

GLU 8: Ensure that development within UGA's promotes compact, and efficient land use patterns and reduces the inappropriate conversion of undeveloped land into sprawling, low density development. (Formerly U-100)

GLU 9: Ensure that urban growth areas are sized to accommodate new urban growth through the year 2014, recognizing the limited development potential of environmentally sensitive areas, a market factor, and space for utilities and facilities.

GLU 10: Ensure that urban growth areas accommodate urban uses such as residential commercial, institutional, religious, industrial, public facilities, utilities, recreational facilities, open spaces and greenbelts and combinations of the above.

GLU 11: Ensure urban residential densities of at least 4 dwelling units per net acre in UGA's, and provide for both single and multiple family dwellings, which are served by a combination of both existing public facilities and services and any additional needed public facilities and services provided by either public or private sources, with municipal utilities as the preferred service providers within municipal boundaries.

GLU 12: Ensure commercial uses in urban growth areas that serve a regional market as well as citizens of the UGA's, and include retail, service, financial, and institutional uses of a small, medium and large size.

GLU 13: Ensure industrial uses are allowed in UGA's varying in size from small to larger, located in appropriate areas, which can accommodate parking, loading, storage, and disposition of by products.

GLU 14: Ensure that urban areas have urban services such as public sewer and water systems, storm water management systems, streets and utilities, capable of servicing the land uses located there. If the unincorporated UGA has sewer service, as a passage of this plan, existing urban sized legally platted lots may develop consistent with regulations. If the UGA is presently without sewers as of passage of the plan, existing legally platted lots may develop consistent with County Health Department regulations for on-site septic services, provided that environmental degradation is avoided and urban densities may be achieved in the future as evidenced in platting, site design, conditions on the plat, and no-contest agreements to the extension of sewer.

GLU 15: Promote development, which supports multimodal forms of transportation and encourages pedestrian activities.

GLU 16: Allow for a fully contained community, which meets the criteria in Policy GLU 7 and other applicable regulations.

GLU 17: Designate Limited Areas of More Intensive Rural Development with established development patterns that meet the guidelines and criteria of RCW 36.70A.070 (5)(d). These include:

- Mixed use communities with a broad mix of densities and uses, including residential, commercial, industrial and sometimes public uses, called Rural Activity Centers. (RAC) These include Union, Hoodsport and Taylor Town.
- Very small clusters of limited industrial uses and/or commercial services and a few residences, which provide for limited convenience shopping and serve the immediate needs for rural and remote residents. These areas, called Hamlets (H), include Bayshore, Dayton, Deer Creek, Eldon, Grapeview, Lake Cushman, Lilliwaup, Matlock, Potlatch, Spencer Lake, and Tahuya..
- Existing rural industrial/commercial uses and tourism/recreational uses that are dispersed throughout Mason County and occur on isolated sites devoted to a relatively small-scale commercial/industrial/recreation/tourism use. These are called Isolated Commercial/Industrial Areas (ICIA) and Isolated Recreation/Tourism Areas. (IRTA)

NOTE: Mason County also acknowledges that the Commercial/Industrial/Recreation/Tourist area of Kamilche and the Skokomish 101 North Corridor exist and serve a broad population benefiting the entire county, even though they are not regulated by this plan because they are located on Tribal Lands.

GLU 18: Adopt boundaries and other measures needed to contain these LAMIRDS, ensuring that uses shall not extend beyond the logical outer boundaries of the area. Boundaries are delineated predominately by the built environment as of July 1, 1990, and

recognize existing neighborhoods, critical areas, roads and other natural boundaries. Limited population allocations are made to LAMIRDS, recognizing the constraints on their development potential in RCW 365.70A.070 (5)(d) and in the GMHB order of Jan. 14, 1999. Infill development is permitted in these areas, provided that such development does not contribute to a pattern of sprawl.

GLU 19: Ensure that RAC's continue as Limited Areas of More Intense Rural Development, with little or no residential growth directed towards them, but with existing uses within the boundaries considered conforming and new developments allowed when fitting rural standards. New development should concentrate on limited small-scale commercial/industrial that serves the needs of the RAC residents, traveling public, and surrounding remote area residents. Residential development shall be limited in RAC's.

GLU 20: Allocate limited population growth figures for the planning cycle of 2014 to RAC's: Hoodspout: keep recognizing the very limited availability of land that is not environmentally constrained, boundaries of the built environment. Taylor Town: 0 new people, emphasizing the use of this land for limited commercial and industrial development. Union: keep recognizing the limited availability of land within the boundaries of the RAC, and its environmental constraints.