

III-2 URBAN GROWTH AREAS

2.10 General Policies

U-101 Exterior lighting on new development should be shielded or obscured to prevent excessive glare on public streets or walkways, or in adjacent residential areas.

U-102 New development should provide adequate parking and space for loading and unloading of persons, materials and goods.

U-103 New development should provide adequate access for emergency vehicles.

U-104 A variety of uses and densities should be encouraged within the Urban Growth Areas (UGAs).

U-105 Development in UGAs should support multi-modal forms of transportation and encourage pedestrian activities.

U-106 Shoreline development in UGAs should include a variety of water dependent, water related, and recreational uses.

U-107 New Development within the UGAs should occur in areas where public facilities and services are already available, or are planned.

U-108 Urban Growth Boundaries should provide a sufficient amount of developable land to minimize negative impacts on land and housing costs within the UGAs.

2.20 Shelton Urban Growth Area

U-150 The following definitions are intended to apply only to the City of Shelton urban growth area:

- A. "City" means the City of Shelton
- B. "County" means County of Mason
- C. "Urban Growth Area (UGA)" means the area described in this Comprehensive Plan adjacent to the City of Shelton
- D. "Subdivisions" means short plats, long plats, and large lot subdivisions as regulated by Title 16 of Mason County Code
- E. "Urban density" means no less than 3 dwelling units per net acre
- F. "Urban services" or "urban type services" means City water service, City sewer service, public streets and roads.

U-151 The following development policies are intended to apply only within the City of Shelton urban growth area:

A. Land Use Policies

A1. Provide for appropriate and desired land use patterns as growth occurs.

Policies

A1a. Growth should be guided toward the creation of compact, efficient patterns of land use and the reduction of sprawl;

- Urban development in the Shelton area should be directed into areas already characterized by urban type growth or adjacent to such areas as defined by the designation of the Shelton Urban Growth boundary.
- No development should be allowed that results in a reduction of adopted levels of service. Rural and urban levels of service shall be adopted for the Urban Growth Area. The LOS applied shall be consistent with the type of service available.

A1b. Consistent and compatible land use patterns should be established within the UGA through a cooperative planning process between the City and County. Consistency should be based on joint agreement, review of the Future Land Use Map, and review of the description of land uses within each depicted land use area provided in the Shelton Comprehensive Plan. In order to establish and maintain such land use patterns, the County shall adopt land use controls for that area. The County shall work with the City so that these land use controls are maintained in general consistency with City's Future Land Use Map and land use controls.

A2. Land use patterns should be established that are consistent with eventual provision of urban type services.

Policies

A2a. Subdivision of land shall facilitate current or eventual residential development at urban densities.

A2b. 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:

Alternative #1

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.

Alternative #2

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. Eventual provision of urban services to such properties shall be as per policy B. below.

A2c. 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.

A3. Whether roads provided in new subdivisions are public or private, the layout of the roadways should support the modified grid street pattern of the City of Shelton. Use of cul-de-sacs should be minimized.

A4. 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.

B. The county supports the following Policies for extension of City utilities to areas within the UGA:

B1. 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.

B2. No utility extension will be permitted to any unannexed property within the UGA unless a Utility Extension Agreement is signed between the owner of the subject property and the City of Shelton. The Agreement shall provide for the following;

B2a. 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.

B2b. Extension and hook up must not result in lowering of service delivery below adopted City LOS standards. Hook ups outside of the City shall not be permitted until such standards are adopted.

B2c. Sewer extensions will not be allowed without demonstration that equivalent I&I will be removed from the system or a contribution to a sewer system I&I mitigation fund is made.

B2d. Water hook-up will not be allowed until a contribution to a source development fund is made by property owner/developer.

B2e. Extensions will not be permitted unless agreement is made to pay a system development charge as identified by the City in a rate study.

B2f. All costs for utility system extension, steps necessary to maintain LOS, sewer system I&I removal fund contributions, water source development fund contributions and system development charges shall be born by the property owner served.

B2g. All served property must have a commitment to annex when contiguous and requested by City placed on title.

B2h. All utility users shall be subject to rates and surcharges as established by the City of Shelton.

B2i. 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, that 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.

B3. In addition to all conditions listed in section B2(a-I) above, the following must be provided in Utility Extension Agreements reached to extend City services to new development not vested by virtue of a complete development application before signature of this Joint Planning Agreement;

B3a. 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.

B3b. City owned utilities will only be extended to development meeting city development standards.

B3c. 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.

B3d. Storm water systems shall be designed and constructed in compliance with the requirements of the Washington State Department of Ecology's Storm water Management Manual for the Puget Sound Basin and all adopted storm water master plans or storm water ordinances and basin plans. Those properties designated by these plans as draining to City of Shelton owned and maintained facilities shall be included in the City Storm Water Utility Program.

C. Policies for Transportation

C1. Assure that roads and streets provided to development facilitate urban-type densities

Policies

C1a. 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 as provided in policy A2a.

D. Policies on standards for new development.

D1. Assure that new on-site development occurs to standards that do not result in future inconsistencies with City standards.

Policies

D1a. On site development standards for sidewalks, landscaping, signage, not otherwise deferred as per section A2b, shall be consistent with City standards.

E. Policies on Annexation

E1. To minimize inefficient provision of essential urban services, annexation within the UGA shall be facilitated whenever desired by property owners, or when necessary for efficient service provision.

Policies

E1a. Annexation of unincorporated islands as they occur shall be encouraged.

E2. The jurisdictions will discuss formulas and methods for amortization of sales tax benefit lost by the County after annexation.

E3. The jurisdictions will discuss formulas and methods for amortization of County owned capital facilities transferred to the City as a result of annexation.

F. Policies on Joint Planning

Jurisdiction for areas within the Urban Growth Area shall rest with Mason County until annexation. The County shall provide for joint planning and review of development proposals according to the following policies;

F1. 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 designated body of jurisdiction.

F2. 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.

F3. 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.

2.30 Belfair Urban Growth Area Plan

BUGA 1 Incorporate the Belfair Urban Growth Area Plan 2004 by reference into the Comprehensive Plan.

2.31 Urban Growth Area Boundary Policies

BUGA 2 Establish boundaries for the Belfair UGA which accommodate the projected urban population for the year 2014 and provide:

- Sufficient land to accommodate housing needs for single family, multifamily and mixed use development
- Sufficient land to accommodate utilities, facilities and transportation infrastructure for an urban area
- Sufficient land for institutional uses
- Sufficient land to provide supporting commercial and industrial services for the present and projected population, regional population and traveling public

- Sufficient and well-located land to capitalize on the industrial potential within the area: regional roads, active rail lines, proximity to Kitsap County and the Puget Sound area,
- Sufficient land for a market factor.

U-200 The Urban Growth Boundary for the community of Belfair should be of sufficient size to accommodate growth which is 25% greater than projected.

U-201 The Urban Growth Boundary should reflect the abilities of service purveyors to provide urban levels of facilities and services during the 20-year planning period.

BUGA 3 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.

BUGA 4 Ensure the development of an integrated, planned community where people will be able to work and live, by permitting residential and compatible business uses to develop in close proximity to each other, with strong functional and aesthetic links, through the implementation of strict performance standards.

U-205 Mason County should plan for a variety of uses in the Belfair UGA, including residential, open space, public facilities, cultural facilities, and commercial, retail and industrial uses.

U-206 Mason County should minimize land use conflicts in the Belfair UGA through the use of appropriate buffering and performance standards, and ensure compatibility among residential, commercial, and industrial land uses.

2.32 Land Use and Community Design Policies

See Policies LU-1 to LU-8 included in “Appendix A: Belfair Urban Growth Area Plan”

2.33 Transportation Policies

See Policies T-1 to T-9 included in “Appendix A: Belfair Urban Growth Area Plan”

2.34 Parks, Trails, Open Space, and Public Facility Policies

See Policies P-1 to P-9 included in “Appendix A: Belfair Urban Growth Area Plan”

2.35 Water Quality Policies

See Policies W-1 to W-4 included in “Appendix A: Belfair Urban Growth Area Plan”

Capital Facility Policies

U-202 The County should define the levels of service necessary to support urban levels of development in the UGA.

BUGA 5 Assure the orderly transition from rural to urban uses for Belfair by :

- Phasing sewer provision,
- Allowing urban development based on sewer provision
- Allowing appropriate transitional development in areas where sewers will be provided,
- Allowing rural densities and development in areas which cannot meet transitional development standards.

BUGA 5a 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 in one of the following two ways:

Alternative #1

Before urban services are 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.

Alternative #2

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. Provisions shall be made for the future urban services to such properties as provided below.

BUGA 5a1 Development shall facilitate the achievement of future urban needs for the area, such as for proper street system, utilities, services and orderly platting, so that desirable future urban development is not precluded by uncoordinated development. Development regulations shall specify when improvements are required at the time of subdivision, when the improvements are required to be obligated at time of subdivision, and/or when provisions for future improvements are required at time of subdivision. Approval shall require a waiver

of protest to the future formation of a utility local improvement district for the purpose of constructing sewer mains to serve the area in which the property is located.

BUGA 5a2 When water or sewer lines are installed for use prior to connection to public utilities, the lines should be sized to meet the future system requirements and standards.

BUGA 5b All lots developed for any uses in the Phase 1 sewer service area prior to the availability of public sewer may be required to install side sewer pipelines, if the approved waste water treatment plan or design determines that it is appropriate, in order to provide for future connection of all such structures to the public sewerage system when it becomes available. All lots developed for any uses outside of the Phase 1 area shall be required to connect to the public sewer system when it becomes available as a condition of approval, except for single family residences.

U-203 Urban services and facilities within the Belfair UGA that are required to meet the needs of new development should be planning to be available within six years of the completion of development to meet the levels of services established for such services and facilities.

BUGA 6 Designate a Phase 1 sewer provision area that includes the downtown core of Belfair. This area is where sewer should be provided to first. Encourage urban development of mixed uses to locate there, based on provision of services, good site design and adequate transportation facilities.

BUGA 7 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.

U-204 Facilities and services in the Belfair UGA should be sufficient to accommodate seasonal increases in population.

BUGA 8 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.
- A binding site plan is prepared for the development.

BUGA 9 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

U-309 New residential development shall be reasonably accessible to public transportation. New subdivisions should incorporate transit facilities into their site designs.

Allyn Subarea Planning Effort

The Allyn Subarea Plan Committee is a group of citizens who have been working for over a year to develop a plan to be included as an amendment to the Mason County Comprehensive Plan. In 1998, the committee proposed a vision statement for the subarea, boundaries for the subarea, and goals and objectives to apply within the entire Allyn Subarea. The following goals and objectives are intended to apply only within the Allyn Subarea.

Vision Statement for the Allyn Subarea

Allyn is a small community located in an area of great natural beauty. As the community grows, we envision protection and preservation of its unique natural resources, including North Bay, Sherwood Creek, the views and vistas of upland Allyn, and the forests and lakes to the west.

The future Village of Allyn should provide an attractive, safe, child-friendly environment for its growing local population, including adequate infrastructure, housing, shopping, transportation, and recreation.

The Village should encourage development of facilities which will attract tourists. This will leverage the natural beauty of Allyn and stimulate economic activity with dollars from outside the area.

The Village should set aside appropriate areas for commercial and light industrial development in order to provide family wage jobs for local residents and increase the tax base.

Allyn Goal 1:

To 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.

1. Pursue enforcement of existing State rules and regulations and County ordinances, and creation of suitable new ordinances which preserve those natural resources that make Allyn a community valued by its residents:
 - a) Water quality; fresh, salt, and ground water
 - b) Natural vegetation
 - c) Views overlooking North Bay

2. Acquisition of 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.

Allyn Goal 2:

To provide an attractive, safe, child-friendly environment for its growing local population.

Objectives:

1. Infrastructure
 - a) Provide adequate water system & fireflow.
 - b) Provide provisions and improvements to provide storm water control system and continuing storm water control enforcement sufficient to avoid historic flooding within Allyn, and avoid storm water based pollution.
 - c) 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.
 - d) Support completion of the sewer system.
 - e) Provide greater availability of public utilities and services such as telephone services.
 - f) Consider establishment of a grade school within the Village.
 - g) Develop appropriate lighting design guidelines to promote a comfortable village atmosphere and enhance safety.

2. Housing
 - a) Promote a diverse population in Allyn by providing a mix of housing choices, including homes for first time buyers, rental housing, and moderate income housing.
 - b) Permit housing and retail in the same structures/location.

3. Shopping
 - a) Encourage the development of locally owned, distinctive retail businesses which are compatible with the Village concept designed into a village square.
 - b) Establish village design guidelines for new construction.

4. Transportation
 - a) Develop a road system in the proposed core business area (Wheelwright Road) with open circulation to commercial and residential areas and adequate parking.
 - b) Develop pedestrian ways to create a safe, pedestrian friendly community.

5. Recreation
 - a) Provide a Village recreation area including a ball field and a playground area for young children

Allyn Goal 3:

To develop facilities which will attract tourists and stimulate economic activity with dollars from outside the area.

Objectives:

1. Provide an extended, improved dock with facilities for boaters, including a pumping station for holding tanks.
2. Provide public walkways for access to the shoreline.
3. Provide commercial lodging for visitors coming to the area for recreation.
4. Establish a common theme for public signage identifying historic areas, public buildings, recreation facilities, and other buildings and facilities open to the public such as golf courses, churches, parks, etc.
5. Provide recommendations for signage for private business, with input from those businesses, which will make Allyn an inviting place to stop and spend money.
6. Preservation of the historic landmarks of the Allyn community, including:
 - a) the historic St. Hugh's Church
 - b) the Indian petroglyphs on the beach
 - c) the Allyn School bell
 - d) Drum Street, which leads to the Port dock.
7. Incorporate a common public green space into the plan.

Allyn Goal 4:

To set aside appropriate areas for commercial and light industrial development to provide family wage jobs for local residents and increase the tax base.

Objectives:

1. Designation of area(s) for light manufacturing.
2. Designation of area(s) for commercial development.

3. Encourage provision of providing public utility services to these areas.
4. Encourage development of aquaculture and other water based commerce.

Note: Objectives 1 and 2 would require additional information to determine what tax benefits could/would accrue from various types of development , since Allyn has not incorporated.