

III-6 OPEN SPACE

Planning

- OS-050 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.
- OS-100 The County Open Space Plan should be updated every five years (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-101 Mason County should develop and maintain an open space inventory to evaluate the effectiveness of the County Open Space Plan (see Open Space Map).
- OS-102 Trails should be integrated with the designation of open space corridors during Comprehensive Plan updates. (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)
- OS-103 Mason County should consider and develop long range trail planning with a view to 2055. (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)
- OS-104 Mason County should coordinate open space planning with Grays Harbor, Jefferson, Kitsap, Pierce and Thurston Counties to more effectively preserve watersheds, wildlife, scenic views and recreational opportunities.
- OS-105 Master plans for mixed-use developments, Fully Contained Communities (FCC's), and Master Planned Resorts (MPR's) should contain an open space element that includes the following:
- A. The mapped location of open space areas within the plan site;
 - B. Identification of the proposed use(s) of designated open space areas, and where feasible, provisions for multiple uses;
 - C. Provisions for linkage of open space areas within the site, as well as with open space areas on adjacent properties where feasible; and
 - D. Provisions for public access to open space areas where such

access does not threaten fragile or sensitive natural features.

Acquisition

- OS-200 Open space has a high aesthetic value, therefore it should be acquired to provide natural recreation areas and provide for wildlife habitat (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-201 Lands of regional open space significance should be identified for preservation through a process involving County residents, property owners, the urban centers of Shelton, Allyn, and Belfair, other government agencies, and conservation and outdoor recreation groups.
- OS-202 Open space lands preserved at public expense should be selected based upon objective criteria, and the criteria and properties to be acquired should be reviewed periodically.
- OS-203 Mason County should establish a program to encourage the donation of open space and conservation easements.
- OS-204 Special areas should be acquired to provide trails for Off-Road-Vehicles (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-205 The County should make an effort to acquire shoreline property in areas where public access is limited (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).

Open Space Networking

- OS-300 Where feasible, parks, open space parcels, wildlife corridors, trails, and educational facilities should be connected throughout Mason County.
- OS-301 Trails should be integrated with the county transportation system to provide or facilitate alternative modes of transportation (multi-modal). (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)
- OS-302 Mason County shall 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. (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)

- OS-303 Mason County shall 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. (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)
- OS-302 The County should encourage the Department of Natural Resources and the Department of Fish and Wildlife to provide public shoreline access (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-303 Access should not be required of all open space sites and should be limited in ecologically sensitive open space areas.

Development and Multiple Use

- OS-400 Fully Contained Communities (FCC's) should be developed under a master plan that provides for at least 30% of the site to be designated as permanent open space.
- OS-403 Master Planned Resorts (MPR's) should be developed under a master plan that provides for at least 50% of the site to be designated as permanent open space.
- OS-405 Plats, mobile home parks, and recreational vehicle parks should provide greenbelts and common open space (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-406 In satisfying performance district open space requirements, those areas with critical and sensitive features such as wetlands, shorelines, critical fish and wildlife habitat, etc. should receive prime consideration for inclusion within designated open space areas.
- OS-407 Lands preserved for open space should provide multiple open space benefits whenever possible. Multiple benefits include, but are not limited to, active or passive recreation, scenic vistas, fish and wildlife habitat, natural surface water drainage systems and wetlands.
- OS-408 Multiple use open space should be designed and managed to minimize conflicts among users with competing interests.

- OS-409 Mason County shall 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. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*

Education and Recreation

- OS-500 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.
- OS-501 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 *(Mason County Parks, Recreation and Open Space Comprehensive Plan)*.
- OS-502 Mason County should promote environmental protection and education in its trail design and development. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*
- OS-503 Mason County shall 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. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*

Parks and Trails

- OS-600 Mason County should consider trails as an essential element for quality of life. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*
- OS-601 Mason County shall consider public safety in trail design and development. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*
- OS-602 Trails should be used as a means to promoting economic development and tourism. *(Mason County Master Trails Plan, A Framework for Countywide Trail Development)*
- OS-603 Trails should be designated and constructed as multipurpose when and where appropriate.

- OS-604 Mason County should consider any potential impacts on adjacent properties when determining trail location and use.
- OS-605 Mason County shall evaluate the need for development, and maintenance of, specific trails for use by Off-Road Vehicles. (*Mason County Master Trails Plan, A Framework for Countywide Trail Development*)
- OS-606 Parks and recreational facilities should prohibit the use of off-road-vehicles (ORV) unless the facility is specifically designed for those activities (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-607 Conserving natural open space and significant cultural resources for recreational opportunities should be considered in parks projects.
- OS-608 Trails should be constructed to provide for the growing population of the County (*Mason County Parks, Recreation and Open Space Comprehensive Plan*).
- OS-609 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.
- OS-610 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)

Consistent with the counties 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.

Connecting with this route is a proposed corridor that would run from the north end of North Bay, up the Coulter Creek for less than ½ mile until it turns west to the north end of Devereaux Lake, where it turns north until it reaches Hood Canal at Lynch Cove. The route would provide a connection between the Puget Sound and Hood Canal. With a trail along North Bay or the North Bay Road, it could provide a trail/open space connection between the Allyn and Belfair UGA's by way of the Belfair Bypass trail.

Called the Lake Devereaux Regional Corridor by the Allyn Sub-Area Plan Committee, a

community planning group, this route and some associated open space areas around the trail would be the highest priority for open space corridors and buffers, creating a permanent separation between the two UGA's. The route also enhances public access to shorelines and promotes other important purposes.

- OS-611 Open space corridors shall be designated northward between the urban growth areas of Allyn and Belfair, and southward between the urban growth areas of Allyn and Shelton, by including a 200-foot width on each side of the easement along the railway, natural gas, and electric transmission right-of-ways between the Shelton and Belfair Urban Growth Areas. (originally adopted March 2002)

- OS-612 Two undeveloped lots under Mason County ownership should be developed as community parks under Mason County Parks Department management. These properties (one within the Union RAC and the other at Latimer's Landing near Harstine Island) should be mapped on the counties future open space map to identify them for

further planning and possible development as open space community parks by the county, working in partnership with other agencies and adjacent land owners. (adopted March 2002)

Harstine Island Sub-Area Plan

B-6 Natural Systems

B-6-c: Encourage the preservation of current open space areas, including wetlands, woodlands, and natural drainage corridors. Encourage protection of scenic views.

B-6-c • 1: All development in the subarea should protect stream buffers during construction and during the operation of land use activities.

B-6-c • 2: Open space in the subarea should be designated to protect scenic views and significant natural resources.

B-6-c • 3: Greenbelts and common areas should be included in residential and commercial development. Open space and greenbelts should be used as visual buffers from logging and mining activities.

B-6-c • 4: Financial incentives should be provided to landowners who protect identified open space areas.

Southeast Mason County Sub-Area Plan

G. NATURAL SYSTEMS

C1: All land modifications in the subarea should protect stream corridors during and after construction and during the operation of land use activities.

C2: The use of greenbelts and common areas should be encouraged in proposals for residential and commercial development.

C3: Financial incentives should be provided to landowners who protect identified open space areas.