

STAFF REPORT

Shelton Urban Growth Area Plan

1. Contact Person

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2. Introduction

Mason County is proposing to adopt a Subarea Plan for the Shelton Urban Growth Area. This plan as drafted by the City of Shelton in cooperation with Mason County and various stakeholders. The draft Plan is now proposed by the Department of Community Development for adoption by the Mason County Board of County Commissioners as Chapter XI in the Mason County Comprehensive Plan.

3. Discussion

The process to develop a Shelton UGA Plan commenced in 2002, with a Memorandum of Understanding (MOU) signed between Mason County and the City in 2003 that outlined the UGA Plan process. There were some delays in the process, and in late 2005 Mason County completed an update to the county comprehensive plan, which included a new population allocation for Shelton for the 20-year planning horizon.

As a result, the City reassessed the capacity of lands designated residential, to ensure that the residential growth built into the draft plan aligned with the new population target. It was determined that the residential development capacity in the Plan was much greater than the allocated population, and needed to be reduced. The UGA Boundary also needed some refinements to deal with a number of split parcels. In late 2006, the City commenced Phase Two of the UGA Plan with an updated capacity analysis and Draft Future Land Use Plan. Between January and April the City hosted four Open Houses and utilized the Jones & Stokes Associates ftp site to disseminate information on the process to the public. The Draft UGA Plan and Future Land Use Plan was modified several times during Phase Two to address issues

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raised. The City of Shelton held public hearings on the proposed Plan on May 7 and October 29, 2007.

4. Summary

The Planning Advisory Committee held a Public Workshop on August 20, 2007 and two public hearings on September 17 and October 15, 2007 to review the proposed Shelton Urban Growth Area Plan as drafted by the City of Shelton. Comments received at both hearings were incorporated into the draft before the Board at this time and attached hereto.

5. Recommendation

Staff recommends the Board of County Commissioners review, discuss, and adopt the proposed Shelton UGA Plan as Chapter XI of the Mason County Comprehensive Plan.

Attachments: Shelton UGA Plan