

I. Introduction

The ~~Now~~Comprehensive Plan Context

In the early 1990's, the Washington State Growth Management Act (GMA) was passed in response to rapid and ~~Future Shelton~~sprawling growth in many parts of the state that many perceived was causing a large decrease in quality of life, was negatively impacting our natural areas, and was overwhelming local and regional infrastructure (water and sewer systems, roads, schools, etc.). The Act requires Cities to prepare Comprehensive Plans to provide a framework as to how they will manage growth as urban areas (such as Cities) are expected to absorb more of the State's population growth than rural areas which will aid in preserving what Washingtonians value so much such as rivers, streams, wetlands, mountains, and other important lands. Focusing this growth in Cities, where utilities and services exist, will lessen the impact on these valuable natural areas.

The GMA requires that each community create a Comprehensive Plan based on thirteen basic goals. Those are as follows:

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
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.
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

Comprehensive Plan – Introduction – February 2017 Draft

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.

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.

7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9. Open space and recreation. 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.

10. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

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.

~~What makes Shelton a special place, a place that creates a hold on the hearts of its citizens, a place that, for many, means that Shelton will always be "home"? What makes people want to become new members of this community? What are the qualities that make this town a unique place in the world and special in the hearts of its residents?~~

~~Although the answers to such questions are, in many ways unique for each individual, there are certain core values held in common by most community members. These values define what brings people to Shelton. What holds them here, and what gives them the sense that they are members of a stable, supportive community—a sense that is absolutely necessary for a satisfying life. It is these core values that define the community we see about us today, and the community we wish to preserve for the future.~~

~~It is identifying these community values and agreeing on some strategies to maintain them, improve them, and adjust them to new realities, that planning is all about. Why do we love Shelton now, and how can we assure that as growth and change occur, this place continues to be our special place?~~

~~The Community Vision~~

~~13. Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.~~

Public Participation

In 1992, ~~due to the enactment of the GMA~~, a comprehensive plan was prepared by the Shelton Planning Advisory Committee (PAC), for review and approval by the City Commissioners. ~~This~~That plan established policies to guide decision making in the community for the next twenty years. The plan set a framework assuring that day-to-day decisions about land use, roads, utility extensions, and a variety of other community concerns consistently moved Shelton toward the future desired by its citizens.

As a foundation for that plan, the PAC set out to write a vision statement. ~~This~~That vision statement described a Shelton of the future that was consistent with the community's wishes — its values. It provided a target, toward which all decisions should steer the community. The PAC drew from a number of town workshops, surveys, and processes wherein the citizens discussed what they liked, disliked, valued, and wanted to see in the future for their community. As the Committee later stated, "...we have found a remarkable consensus between various efforts, such as *the AIA "Imagine Shelton!"* and the *Citizens' Town Assessment*, which hopefully reflects community consensus regarding our future direction." From these various efforts, "Basic Tenets" arose and form the basis of the City's Vision Statement.

In 2002, the City Commissioners initiated a process to update the City’s Comprehensive Plan. As a part of this process the Commission reviewed the Vision Statement and reaffirmed the basic tenants on which it was based. The Vision Statement was revised to be more contemporary, but it remains essentially the same as it was first articulated in 1992.

In 2007 the City Commissioners again initiated a process to update the Comprehensive Plan and the Vision Statement was largely reaffirmed.

With this 2016 Update of the Comprehensive Plan the Vision Statement is largely reaffirmed once again though attention has been given to acknowledge changed realities and emerging opportunities in specific elements of the plan.

The Vision Statement ~~2025~~2036

As we look into the future twenty years from now, we see Shelton as a place that residents, businesses, and visitors continue to find special with welcoming, courteous people, offering a high quality of life as a place to live, raise children, shop, work, recreate and socialize. In ~~2025~~203, we see Shelton as...

- A community that **preserved its rural, small town atmosphere** as characterized by ~~attitudes of friendliness, caring, respect, and relaxation~~welcoming business districts and neighborhoods that foster and encourage community pride.
- A community that **protected and enhances its natural setting** of forested hillsides, natural valley landscape, streams, wetlands, waterfront, and mountains for the common benefit.
- A community that **instilled a sense of place** by physically defining city entrances, edges, neighborhoods and business districts.
- A community with **balanced neighborhoods and vital business districts** that encourage ~~pedestrian activity-~~job retention and growth.
- A community that **expanded learning opportunities and nurtures educational achievement.**
- A community that **built employment opportunity** through economic diversification.
- A community with a living/working downtown that is the **regional focus for business, government, arts, culture, and tourism.**

- A community with a sense of **community pride** evidenced by well-maintained streets, buildings, parks, houses, and yards.
- A community with **design standards that reflect town character**, and conserves historic landmarks.
- A community with an **open space network** linking neighborhoods, business districts, civic landmarks, and recreational opportunities with trails, sidewalks, bike paths and natural features.
- A community that **fostered broad-based citizen/business action groups** by maintaining a tradition of public participation.

Community Direction

~~While the Vision Statement provides a picture of what we would like to see in 20 years, the narrative description links the vision to what Shelton is today and our plans for tomorrow.~~

Land Use

~~The downtown is and should remain the central core of business, services, and government. A full range and mix of land uses is central to the vitality of downtown. Higher densities are desirable downtown to reflect its central role and to provide an area where housing growth can occur. While downtown should remain the center of civic pride, as the seat of both county and city government, a "medical/ educational" district including the hospital, high school, middle school and the Olympic College campus presents another type of civic space that can be defined through careful design and public improvements.~~

~~A second business district in the Olympic Highway North area is appropriate for regional, automobile-oriented retail commercial uses. New industrial growth should be focused on Port properties and facilities as well as privately owned property zoned for industrial uses. Residential growth should concentrate, as appropriate, on the infilling of vacant land, in order to provide economical services and to prevent sprawling, undefined settlements. Additional residential growth areas may be appropriate north and south of the current city limits (east of US 101) and northwest of the city beyond US 101.~~

~~The City and County have designated an Urban Growth Area around the corporate boundaries of Shelton in order to accommodate projected growth and increases in population. This area is based upon anticipated population growth, existing urbanized character, natural and manmade topographical constraints, infrastructure availability, and the city vision for growth. Expansion and~~

development of areas beyond the current city limits will occur in a way that defines neighborhoods and provides boundaries and focal points to create a contained sense of place. The Urban Growth Area boundaries have been carefully drawn in a way that will not compromise our small town atmosphere. In accordance with the provisions of a Memorandum of Understanding with the County, the City has conducted a subarea planning process for the Urban Growth Area. This subarea plan is incorporated into the City's Comprehensive Plan as Chapter X and will guide future development in the UGA as well as future annexation decisions.

Gateways or entrances to the city are an important first impression for the visitor and a reflection of community pride for residents. Gateways must be identified within the urban growth area and the city proper, so that opportunities are not lost for creating the feeling of entering a distinct, unique place. The first and second exits from US 101 heading north should ease the transition from rural to urban, and maintain the feeling of Shelton's roots as a rural town. The northernmost exit already reflects a more urbanized character, and offers the most infrastructure capacity for regional commercial activities. The State Route 3 Gateway has little room for development expansion, which is helpful in efforts to build upon the scenic qualities of this corridor.

Housing and Neighborhoods

Housing growth is generally foreseen on undeveloped lots or blocks throughout the city, as well as areas to the north and south which are currently beyond corporate limits, but which lie east or "inside" of US 101. High density housing growth is appropriate northwest of the city (west of US 101), accompanying the commercial development that will gravitate toward the new interchange.

Innovative concepts to provide a variety of housing types and market niches will be promoted. Infill and revitalization of existing neighborhoods will demand creative responses, such as town homes and zero lot line developments, particularly downtown. Increased housing density on the valley floor is very desirable, particularly south and west of the downtown commercial core. However, overall community scale is important to recognize, and higher density housing should retain an appropriate community scale. Heights of more than two stories in the downtown should be carefully sited. Building design techniques, such as layered or staggered setbacks, are important along shorelines and hillsides to reduce bulk and visual impacts. Buildings must be designed to reflect our historical architectural roots.

Though Shelton's neighborhoods have distinct physical identities, this has not resulted in isolated enclaves of ethnic or socio-economic groups that foster mistrust and division within a community. To retain the social and physical feeling of living in a small town, we must focus on filling up vacant parcels before we spread outward. To maintain our current social and physical diversity, we must provide for a variety of housing uses and types within a given neighborhood.

~~Like most other towns, Shelton developed and grew as individual families constructed their homes, lot by lot. Typical suburban areas today are characterized by homogeneous, large tract developments with a high degree of uniformity. While this, to some degree, provides social and economic security, there are also negative undertones of sterility and monotony in this standard pattern which runs counter to the concept of a healthy, diverse, and socially interactive community. "Mixed use" housing districts are envisioned which would build upon the natural variety already evident and which makes us distinct as a community. Diversity should be promoted through the conservation of existing, sound housing stock, coupled with Infill construction that complements the local "flavor" of our neighborhoods and Shelton's small town atmosphere. Green areas and higher density housing will define the edges of neighborhoods and provide diversity while protecting traditional housing patterns at the neighborhood core.~~

~~Open space should be preserved and enhanced throughout our neighborhoods, through the protection of environmentally sensitive areas, reserved greenbelts and wooded areas, stream corridors, city parks, and/or trails. Neighborhoods need to be connected with trails, bikeways, and sidewalks to each other, to supporting community facilities such as parks and schools, to other open space areas, and to business districts, infrastructure that serves neighborhoods must be carefully designed to be consistent with the character of the neighborhood, yet adequate to prevent environmental problems.~~

Commercial Areas

Downtown

~~A lively and colorful atmosphere in our downtown will help ensure its economic vitality. Healthy residential neighborhoods on the periphery of downtown as well as upper story apartments in downtown buildings will create a mutually beneficial environment where shoppers, merchants, residents, and visitors interact in a variety of settings. Downtown should remain the center of business, professional, financial, and government/support services. It is also the appropriate focal point for expanded tourism activities and services.~~

~~Downtown represents the core of our city and is the stage to observe our architectural heritage. Improvements to upgrade the appearance of buildings that are in keeping with our heritage can have positive economic benefits to the business community. Likewise, infill with new buildings, which reflect our culture and history, should be promoted. Design standards will ensure that renovations and construction retain the physical design components that make us unique. "Cookie-cutter" development should be discouraged in the city, and this is especially so in our downtown district. While a theme, per se, is not necessarily the answer to downtown improvement, some uniformity in appearance, which builds upon our architectural and cultural heritage, is appropriate.~~

More "greening" is also desired downtown. Landscaping adds personality and reduces the negative effects of urban development. Pedestrian and bicycle linkages to the hills of Mountain View, Angle Side, Capital Hill, and Hillcrest will tie neighborhoods to downtown.

Priority should be given to the use of land for buildings, instead of vehicles and parking, in the downtown. Meanwhile, parking areas must be established so that space is available for customers and visitors. Parking lots, at regular intervals that are well landscaped, would meet an economic need and would consolidate a necessity that is often visually unappealing. In addition, efforts should be made to make more efficient use of parking areas and to promote the shared or joint use of parking facilities. Ultimately, parking garages, which minimize land dedicated for such uses may be desirable, with retail activities at the ground level to reduce the visual impact and provide additional shopping opportunities.

The potential for joint use of the waterfront presents some exciting opportunities for the future. As a result, the City may, in conjunction with Simpson Timber Company, initiate a waterfront study to identify opportunities for the shared use of existing industrial facilities, increased public access and enhanced tourism. In addition, this study will identify actions necessary to preserve the timber and aquaculture industries as well as potential strategies to resolve downtown traffic problems.

Outstanding viewsapes should be protected from development that would limit their enjoyment to a few. Goldsborough and Shelton Creeks, which run through our downtown, are unique assets that we should capitalize upon with public access and services. Creeks that are currently piped underground should be exposed again, with small "pocket parks" which provide access along both creeks.

Other Commercial Areas

In order to preserve downtown as a pedestrian place for shoppers, professionals, tourists and residents, intense commercial developments of a regional nature that are dependent upon automotive transportation should be located in the business district which is growing along the Olympic Highway North Corridor. The types of uses that are preferable are those oriented towards arterial highways that generate large amounts of traffic. As such, these uses will not be of the same type as those found downtown, and thus will augment each other rather than putting either in a competitive situation. Improved access to the area via Wallace Boulevard and the grade-separated interchange with US 101 offers a safer and more appropriate location for intense uses.

The Downtown and the Olympic Highway North Districts offer enough area for commercial growth, and other districts are not appropriate until and unless our existing commercial districts are at capacity. This will keep the downtown core vital as a center of activity.

Economic Development

~~Taken as a whole, our local economy is slowly but surely moving away from timber-dependent uses. Aquaculture has emerged as a major industry and there are opportunities for the expansion of the tourism industry. More recently, the City has welcomed a number of new regional commercial businesses that has generated tax revenues, created jobs, and helped to reduce the "leakage" of dollars spent in neighboring counties.~~

~~Industrial growth areas are seen as appropriate at Port facilities and other industrially zoned properties. In addition, the former IIT facility on the waterfront may present an opportunity for a new industrial use or redevelopment. Expanded educational opportunities should focus on providing a highly trained work force prepared for a diversity of economic endeavors which provide good living standards and which have low environmental impacts.~~

Transportation

~~Pedestrian and cycling amenities are important in the downtown, in our neighborhoods, and to connect various parts of town. The current adopted Public Works Design and Construction Standards includes a Sidewalk Master Plan that will assist the City in prioritizing sidewalk construction that will address pedestrian access and connectivity from one end of the City to the other. Additionally, the Sidewalk Master Plan will ensure the City adheres to the state requirement of considering necessary sidewalks to address safe routes to schools. Public trails connecting natural areas, such as ravines and streams, would enhance the natural setting Shelton already enjoys. Since these areas naturally contain site features that present obstacles for construction activities, they should be protected from inappropriate development and remain as part of our natural heritage, but opened to public access. Trails, cycling facilities, and transit could each enhance tourism opportunities, promote good environmental practices, and provide recreational activities for residents with meaningful links to open space areas. Transit provides a much-needed option for residents. City transit stations should continue to be conveniently located and designed to be consumer friendly, and should build upon employment and shopping opportunities while providing points of social interaction. Major transit facilities should be located in or adjacent to the downtown commercial district.~~

~~Through traffic that is trapped on local streets will make those areas of town less economically viable, as people seek to avoid congested areas. Expansions of the local street network that increase the number of alternative routes will go far in allowing congestion to find its own "relief valve." Our traditional grid street network should be expanded and integrated into future development in order to manage traffic effectively and to continue a street pattern that provides easy orientation and helps define a sense of place.~~

~~An interchange with Lake Boulevard/Cloquallum Road may become necessary as land south of the city is developed for residential uses. The impacts of commuter traffic in the southern half of the city would be largely addressed by this improvement, since this traffic would not be oriented towards the downtown nor forced to traverse downtown streets. The north end of town is likely to see many growth pressures, and adequate access is critical. Providing multiple access points from the UGA area east of Northeliff Road will be essential to avoid overloading any one intersection. Additionally providing access from the John's Prairie Industrial Area via Capital Hill Road to this UGA area will reduce the impacts of increased traffic on John's Prairie Road.~~

~~Freeway exits must be marked in a way that will encourage tourism and appropriate routing of traffic. Special treatment of the streetscapes in the vicinity of the hospital, proposed college, and existing schools would help establish the sense of being in a civic arena and define it as a significant public place.~~

~~Airport traffic is likely to grow, but its future potential lies more in air cargo, corporate, and recreational use. Improvements to infrastructure, which enhance and expand its current role, would be an investment in economic growth in the region. The City will be working with the Port of Shelton to incorporate the approved master plans for Sanderson Field and Johns Prairie into this Comprehensive Plan.~~

~~Waterways must be maintained as an efficient corridor for the movement of goods. At the same time, recreational usage needs to be enhanced, given the priority that has been placed upon public access to the waterfront. Tourism could also be stimulated through waterway use, as was suggested with steamboat rides to Olympia and perhaps points beyond.~~

Community Facilities

~~All public facilities should be as conveniently located as possible, and provide an inviting atmosphere. City government should continue to focus itself in the downtown, as it provides a civic anchor in the community. The new community center is a physical link that serves many social and recreational needs. A town commons or similar improvement would further cement the civic character of downtown. Since Shelton is the county seat, linkages between city and county facilities and with natural amenities such as Goldsborough Creek have the potential for providing a government "axis" or corridor which enhances the banking and retail sectors in a pleasing environment.~~

~~Community facilities, such as parks and schools, belong in neighborhoods, and can act as positive community focal points, in conjunction with neighborhood "town squares." Expansions to Mason General Hospital and local schools will create another opportunity to instill a sense of civic pride~~

~~and community responsibility, if their development is undertaken with sensitivity. Public improvements that link these facilities physically and visually are key in seizing this opportunity. Careful siting and design of appropriate public facilities will fulfill the City's role as the activity and service center of the region, encompassing the cultural, historical, governmental, economic, educational, and medical sectors of our community.~~

Planning for Growth

~~The magnitude and nature of inevitable growth are realities that must be dealt with by a community. How we respond to that growth will dictate whether growth benefits us, damages us, or even destroys all that we hold dear as a community. That is why we plan.~~

~~This plan seeks not to stop growth or even to retard it, as neither is possible, but to guide growth in a way that allows the community to benefit from growth's positive effects while mitigating its negative impacts. Through planning, the community seeks to grow in a way that is consistent with the citizens' vision of their own future.~~

~~The parameters of growth are defined by: employment growth, commercial and industrial development, and traffic increases, among others. The most basic indicator of the pace and scale of change in a community is, however, population growth. For this reason, forecasts of future population are the foundation used to build expectations of the future challenges the community faces.~~

~~As directed by the Growth Management Act, the Washington State Office of Financial Management (OFM) provides each county with a 20 year forecast of future population. This forecast is in turn, disaggregated by each county and their cities to create a population forecast for each community. The forecast is the foundation on which this comprehensive plan is built. For this reason, the City of Shelton's process for developing a 20-year population forecast is presented below in some detail.~~

The Vision Statement provides many broad statements that essentially paint a picture of Shelton as a growing and vibrant community that provides the amenities expected in larger, urbanized, environments but also retains its small town character. Recent community visioning efforts, focused primarily on the Downtown Core, solidified that belief with the general consensus reflecting a community desire to have more flexible regulations the encourage new development and redevelopment of existing areas while acknowledging, improving, and enhancing the character and viability of existing neighborhoods and business districts. There is a largely unified public opinion that the City should provide for these while fostering a larger emphasis on community

atmosphere and mobility by linking greenspaces, parks, trails, and sidewalks throughout town and not simply emphasizing the automobile over other modes of transport (bikes, walking, transit).

The Population Forecast

The GMA requires not only that the City of Shelton coordinate with Mason County but that we also plan appropriately for projected growth. The population projections used by Mason County are in the range of the State Office of Financial Management projection ranges, which for the intermediate series projected growth of ~~21,299~~19,416 persons between ~~2005~~2015 and ~~2025~~, ~~and which for the high series projected growth of 36,538 persons between 2005 and 2025. Mason County’s estimate of net new growth countywide equals 31,299.~~ 2036. Mason County has estimated that ~~33~~48.5% of this future growth in population will be located within the Shelton UGA, which includes land within the Shelton city limits. Therefore by ~~2025~~, ~~10,500~~2036, 9,417 new people are expected located in the Shelton UGA including the City. Table I-1 summarizes the population projections for the Comprehensive Plan through the year ~~2025~~ 2036. The City’s population projections have been projected to ~~2025~~2036 to maintain consistency with Mason County’s Comprehensive Plan (through ~~2025~~2036) which the County updated in ~~2006~~2017.

Table I-1: Summary of Population Forecast

	2000 Census	2003 Estimate	2004 Estimate	2025 Projection (Net increase)
Current City Limits	8,422	8,937	8,695	
Urban Growth Area (UGA)	3,118*	3,118*	2,553**	
City + UGA Growth Target (Net 2025)				10,500
City + UGA Total	11,540	12,055	11,248	21,748
	<u>2015 Mason County Population Estimate</u>		<u>62,200</u>	
	<u>2036 Mason County Growth Projection</u>		<u>81,616</u>	
	<u>Net Countywide Growth 2015- 2036</u>		<u>19,416</u>	
	<u>Share to Shelton</u>		<u>48.5%</u>	
	<u>Shelton City and UGA Allocation</u>		<u>9,417</u>	

Comprehensive Plan – Introduction – February 2017 Draft

~~* Based on Census 2000 data at a block level there would be about 3,118 persons. However, this is an estimate, as census block boundaries do not match exactly with UGA boundaries.~~

~~** The Mason County Comprehensive Plan 2005 edition, estimated populations based on 2004 Mason County Assessor's data for residential parcels located within the 1995 Shelton UGA boundary. Total number of residential parcels (with an improved value of more than \$20,000) was multiplied by an estimated 2.5 persons per household.~~

~~Source: Mason County Comprehensive Plan 2006; Jones & Stokes~~

As detailed in the Land Use Element, this projection is the foundation on which the sizing of the Urban Growth Area is based. It also drives goals and policies set forth in all of the elements of this comprehensive plan.

The Challenge

~~The challenge faced by the community is this: how can such change and growth be accommodated in a way that is consistent with the values of the community? In other words, how must we guide growth so that our desires to protect small town character, preserve our natural setting, build strong neighborhoods, and meet all the other goals described in the community's Vision Statement, are fulfilled?~~

Meeting this challenge requires not Coordination with Adjacent Jurisdictions

~~Shelton is the only that we define our vision, but also that we chart a course for getting there. The Comprehensive Plan is that road map and will guide day-to-day decisions as well as the allocation of City resources.~~

Making the Vision Reality: The Comprehensive Plan

~~This Plan sets forth goals and policies that will guide elected officials, staff, and individual community members. In addition, the plan provides a list of implementation steps that will move the community even more specifically toward its goals. While no influence on the form and content of this plan is as great as the community ideals expressed in the *Vision Statement* several other influences are present. These include the Growth Management Act and the County-wide Planning Policies created in cooperation with incorporated city in Mason County.~~

The Growth Management Act

~~In 1990, the State of Washington passed the Growth Management Act (GMA). The GMA is a framework that encourages each community to respond to growth in a realistic way. It recognizes that some central issues exist for all communities, and that these issues have implications for the State as a whole. At the heart of the Act is a requirement that each community deal with the traditional tendency toward sprawling development patterns. Sprawl is seen to be at the very center of many problems facing us, including traffic congestion, environmental degradation, loss of resource lands, economic difficulties, and regulatory burdens/property rights issues.~~

~~The Act outlines a planning approach that gives each community a mechanism to respond to these issues in a way consistent with its unique situation. The GMA requires that each community create a Comprehensive Plan based on thirteen basic goals. Those are as follows:~~

~~Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.~~

~~Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.~~

~~Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.~~

~~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.~~

~~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.~~

~~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.~~

~~Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.~~

~~Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.~~

~~Open space and recreation. 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.~~

~~Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.~~

~~Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.~~

~~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.~~

- ~~1. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.~~

The County-Wide Planning Policies

~~The GMA requires that each County and its incorporated communities agree on a set of policies that will ensure coordinated requires that jurisdictions coordinate planning across jurisdictional lines. Shelton takes part in this coordination by participating with other Mason County stakeholders in the development and implementation of the Countywide Planning Policies. The City also is part of the Peninsula Regional Transportation Planning Organization.~~

Mason County in conjunction with the City of Shelton adopted County-wide Planning Policies (CWPP's) in 1992, which were updated in 2016. The policies provide a framework for planning that includes designation of an urban growth area, provision of urban services in the UGA concurrent with growth, coordinated transportation systems, coordinated policies for housing, creation of joint planning within the UGA, and consistent economic development policies. The County-wide policies also directly address the GMA's goals that: a) private property rights be considered, b) that development permits be processed in a fair and timely manner, and c) that citizen participation be the foundation of all planning efforts. The CWPP's are included as an Appendix.

Organization of this Comprehensive Plan

The specific goals that the community has established to create or preserve the Vision Statement are highlighted in this Comprehensive Plan. Even more specific decision making policies appear next to the goals. These goals and policies form the heart of the Comprehensive Plan. Along with analysis of existing conditions, predicted future conditions, establishment of standards for future development and services provision, they create a road map that will guide the City toward the future described in the Vision Statement. The goals and policies, along with related analyses, are organized into separate elements. The Growth Management Act requires that the plan contain a Land Use Element, Transportation Element, Housing Element, Utilities Element, Economic Development Element, Parks and Recreation Element, and a Capital Facilities Element. In addition to these required elements, the City has elected to include a Historic Preservation Element.

~~This Comprehensive Plan required under the Growth Management Act differs from traditional comprehensive plans in several important ways: 1) it must be internally consistent; 2) it must be based on a proven ability to finance the growth anticipated concurrent with that growth; and 3) it must be coordinated with or compatible with the plans of surrounding jurisdictions.~~

~~1. Consistency~~

~~The Growth Management Act requires that all elements of a comprehensive plan be consistent with each other. For example, land use envisioned must be consistent with the roads system planned. Before the Growth Management Act, major conflicts arose between the goals being pursued in one arena versus the goals targeted in another. Common examples of this include encouragement of new housing in areas where insufficient roads are planned, or failure to account for new sewer lines or schools needed to service a new subdivision. Complex interrelationships of the Comprehensive Plan Elements now link each of the elements to each other.~~

2. Ability to serve (Concurrency)

The Capital Facilities Element (CFE) ties all the others together and provides an analysis of the costs of the desired future, and an analysis of how public facilities and services will be provided to the expected growth and how it will be paid for. Can we provide services to this development pattern? How will this type of growth affect the quality of public services? What new facilities will be needed to maintain those services at the desired level of quality? How will we pay for them? The CFE answers all these questions, and in so doing makes this Comprehensive Plan a possible dream — not just a "pipe" dream! The Capital Facilities Element shows how necessary services will be provided as development occurs, or concurrent with growth.

3. Compatibility

The GMA also requires that neighbors coordinate their plans so that the activities of one do not thwart the goals of the other. The City and Mason County have, and continue to, conduct just such coordination in the development of their Comprehensive Plans. A prime example of this is the execution of an interlocal agreement for a subarea planning process for the Urban Growth Area around Shelton. This is an area where urban type growth will locate that is consistent with the standards, desires, and plans of the citizens of Shelton, as these areas may be part of the City someday.

Comprehensive Plan Amendments

Community planning is an iterative process, meaning that a comprehensive plan is a living document that will be amended on a regular basis as conditions change, better information becomes available, and/or community values evolve. The City will consider a unified package of amendments on an annual basis. Amendments requested by members of the public, suggested by staff, or made necessary on the basis of new information, will be analyzed for consistency with the overall plan, decided through public hearing in front of the City Commission, and implemented through ordinance.

How Will the Plan be Implemented?

The goals in this Comprehensive Plan identify what we hope to achieve as a community. The general goals stated are following by a series of policies that describe, in general terms, how the City will achieve these goals. Some policies take a prescriptive approach by outlining what the City will require to achieve a goal while other policies present a more flexible approach whereby the City will “encourage” or “support” an action. An example of a prescriptive approach is a policy within the Parks and Recreation element that requires that the City provide for picnic facilities for use by large groups. An example of a more flexible, or supportive, goal to encourage actions is a policy within the City’s Transportation Element which promotes the use of bicycle and

pedestrian transportation as viable alternatives to vehicle use. The use of flexibility, rather than a prescriptive approach, allows for developers and the City to respond to changing conditions. Also, there may be policies within the plan that conflict with one another (e.g. a policy which encourages retention of large trees and another policy that encourages increased access to solar energy). This requires flexibility in the City's regulations to balance the two to provide the best outcome to the City as a whole.

The Growth Management Act contains requirements that communities take real steps to assure that the goals and policies are not ignored as decisions occur and are, in fact, implemented by day-to-day decisions. In order to make goals and policies actually affect what happens in the real world, several things must happen. To assure that all government decisions made after its adoption are consistent with the Comprehensive Plan, City codes, procedures and regulations must be amended to be consistent with The Plan. Primary implementation tools include the City Zoning Shelton Municipal Code, the Six Year Transportation Improvement Programs, State Environmental Policy Act (SEPA), the Shorelines Shoreline Master Program, utility plans, and many other city codes and programs. The implementation phase of the planning process ~~requires~~ may require that these codes and programs be amended to implement the goals and policies of the Comprehensive Plan. as it is amended. In the period immediately after adoption of the Comprehensive Plan a series of such amendments will be placed before the City Commission. ~~In addition, some new programs, such as a concurrency management system, will be created.~~ Each change or new ordinance will be discussed in a public hearing and must be based on citizen involvement just as surely as the writing of the Plan. In this way, it can be assured that the specific steps taken are as consistent with community desires as the initial goals and policies.