



*"Building A Stronger Community
TOGETHER"*

Frequently Asked Questions

Shelton 2015-2016 Comprehensive Plan Update

What is the Shelton Urban Growth Area (UGA)?

The Shelton UGA is unincorporated area located immediately outside of the City limits. The City and County have been planning in the Urban Growth Area for over 20 years. Under the Growth Management Act (GMA), counties, in consultation with cities, may designate areas abutting municipal limits, characterized by urban growth and able to receive city services, as urban growth areas (UGAs). In 1995, the City of Shelton and Mason County established an UGA around the City in accordance with the principles of the Washington State Growth Management Act. The UGA by itself totals approximately 4,900 acres (the city contains about 3,900 acres by itself). The UGA boundaries were last amended in 2007, and was sized, in consideration of natural and manmade topographical constraints, to accommodate the anticipated population growth through 2025.

Due to the prolonged recession and slow economic recovery, the anticipated population growth rate for the City of Shelton and the Shelton UGA has been lower than projected. Mason County, consistent with GMA, has provided the City of Shelton with a new population growth target. That target equals **5,802 new persons** between 2016 and 2035. The Shelton Comprehensive Plan is being updated to accommodate this projected growth in a 20-year horizon.

Why is the City of Shelton discussing the Shelton UGA as part of the City Comprehensive Plan update?

The City is required to comply with the State GMA to plan for land adjacent to the City that may someday be served by the City. In addition the UGA plan process allows the City to:

- Understand current and future demands on City resources
- Ensure growth does not overwhelm the City's infrastructure or public services
- Plan for the appropriate size and location of future facilities
- Better coordinate growth and development
- Make informed choices about future land use decisions
- Provide greater certainty regarding future development potential
- Coordinate planning with Mason County

Is the City proposing an annexation? What is the process for an annexation?

The UGA plan does not require annexation and the City is not proposing an annexation of the UGA at this time.

Annexation is largely a citizen/property owner driven process. To comply with the GMA, the City must plan for growth on land adjacent to the City that may someday receive City services, such as water and sewer.

The most common reasons property owners might want to be annexed include: access to City water and sewer services, alternative police and fire protection services, accessible elected officials, the opportunities to serve on boards and commissions, and potentially other reasons.

Annexations may occur only within the City's jurisdiction's designated UGA. By addressing its city limits and UGA in its Comprehensive Plan, the City is responding to the GMA mandate to accommodate future growth, provide efficient services, and meet community needs in the broader Shelton community.

If annexation is desired, there are currently several possible methods all of which are provided for in state law. Some methods are based on petition of property owners, some rely on elections by voters in the

proposed annexation area, and some are initiated by local cities. No matter the method, there are public participation opportunities. The most frequently used method of annexing unincorporated territory is by petition of the owners of at least 60 percent of the property value in the area, computed according to the assessed valuation of the property for general taxation purposes. For more information on annexation methods, please see:

<http://www.mrsc.org/Publications/textah.asp>
X.

What is the schedule of the Comprehensive Plan update?

The City commenced the City Comprehensive Plan update earlier this year, and has prepared a Public Participation Plan. In addition, an Open House was hosted by the City on May 28th, providing an opportunity to ask questions and hear from staff regarding the process. On June 30th, the City has scheduled a consultation with the Port of Shelton. Other key milestones include:

July/August 2015

- City Commission Study Sessions on the Introduction, Land Use, and Housing Elements
- Brief Commission on associated development regulations amendments

September 2015

- Second Open House

October/November 2015

- City Commission Study Sessions on the Capital Facilities, Transportation, and Utilities Elements
- Brief Commission on associated development regulations amendments

December 2015

- Third and final Open House
- Second consultation with Port of Shelton

January/February 2016

- City Commission Study Sessions on the Shelton UGA, Historic Preservation, and Parks/Open Space Elements

January/February 2016

- City Commission Study Sessions on the Economic Development Element and County-wide Planning Policies
- SEPA Documentation
- Adoption anticipated by June 2016

Please see the City of Shelton website for further information on upcoming public meetings: www.ci.shelton.wa.us.

What will happen after the City adopts the Comprehensive Plan update?

The City and County are working together, consistent with a 2015 Memorandum of Understanding between the City of Shelton and Mason County, which outlined a joint planning process for Shelton's UGA.

The County is ultimately responsible for establishing the UGA boundaries, with City input. After the City Commission adopts the amended Comprehensive Plan it will be forwarded to the County for their consideration and action.

The County will also hold public hearings on any modifications to the UGA boundary and land use designations.

To implement the goals, policies, and recommended actions of the Plan, the County will then revise and implement zoning designations taking into consideration the UGA planned land use designations to help ensure consistency.

How can I find more information?

The city contact is:

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The City's website contains additional information at: www.ci.shelton.wa.us.