



# Master Development Planning in Mason County

# What is a Master Development Plan?

- Facilitates long range, predictable and innovative development on large tracts of land
- Allows larger properties to benefit from more detailed and thorough planning of future development over a multiple year and phases
- Ensures coordinated development with a consistent theme
- Requires integration and compatibility with the surrounding community and land uses



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# Intent

- Provide efficient use of land and infrastructure
- Provide on-site amenities such as open spaces, community facilities, enhanced landscaping, and recreational opportunities
- Implement low impact development techniques
- Preserve unique, fragile, and environmentally critical areas
- Promote innovative, quality design



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# Uses and Density

- Uses must be consistent with the base land use district(s)
- The County may allow increased density up to the maximum residential density currently allowed by code
- A mixture of residential and non-residential land use development types are encouraged, such as clustering of single-family residential dwellings, attached residential units, zero lot line development, public facilities, and commercial and office uses



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# Master Development Plan(MDP) Components:

- Development of a MDP handbook.

The handbook will incorporate design and performance standards, including protection of the environment and natural features, construction of utilities and roadways, and site construction

- Integration of Low Impact Development (LID) techniques.

Low impact development (LID) is a more environmentally sensitive approach to developing land and managing stormwater runoff



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# Master Development Plan Review Process

**County Board of Commissioners**  
Public Hearing  
Final Decision Maker

**Planning Advisory Committee**  
Public Meeting  
Review proposal &  
forward a recommendation to the Board

**Formal Application**  
Public Notice  
Staff Review and Recommendation

**Pre-application Conference(s)**  
Meeting between County staff and applicant  
prior to submittal of formal application

**Community Outreach Meeting(s)**  
Informal meeting  
between applicant and neighbors  
to provide information & solicit feedback



# Mason County Master Development Planning Process

**In 2006, Mason County adopted New Comprehensive Plan Policies to Guide the Development of Master Development Planning Regulations.**

**Over the course of the next three months county staff will be holding community meetings to gather public input on master development plan regulations – to implement the adopted Comprehensive Plan policies.**

**Provide input by attending one of these community meetings, submitting written comments or contacting Steve Goins.**



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# Upcoming Public Meetings

**Belfair:** Wednesday, April 12th, 6-8 p.m. @ the Theler Center

**Shelton:** Tuesday, April 18th, 3-5 p.m. @ the Civic Center

**Hoodsport:** Thursday, April 20th 6-8 p.m. @ the Hoodsport Fire Hall



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# Thank You

The adopted Comprehensive Plan Policies on Master Development Planning can be found in the Land Use Element (Page 71) available online at:

[http://www.co.mason.wa.us/code/comp\\_plan/Ch4.pdf](http://www.co.mason.wa.us/code/comp_plan/Ch4.pdf)

**Additional Questions, please contact me:**

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