

# PLANNING ADVISORY COMMISSION SPECIAL MEETING AGENDA

January 13, 2025

Mason County Building 1 - Commission Chambers via [ZOOM](#)

Please contact [mfrazier@masoncountywa.gov](mailto:mfrazier@masoncountywa.gov) for more information and passcode to attend.

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## 1. 6:00pm - Call to Order

- a. Roll Call
- b. Approval of Changes to Agenda by Commissioners or Staff (if any)
- c. Conflict of Interest Inquiry
- d. Next Meeting Date – January 27, 2024 (4<sup>th</sup> Monday)
- e. Committee/Staff Updates
- f. Other Business (if any)
  - Presentation from Staff – Housing

## 2. Public Comment on topics associated with the mission of the Planning Commission for which a public hearing is not being held. Please limit comments to 3 minutes.

## 3. WORKSESSIONS:

- Housing Presentation – Mason County Climate Justice (30min)
- Land Use Element Policies -2025 Comprehensive Plan Periodic Update

What is the Planning Commission?

The Mason County Planning Commission is a citizen advisory commission that is appointed by and advisory to the Mason County Commission on the preparation and amendment of land use plans and implementing ordinances such as zoning.

- The actions tonight are not final decisions; they are Commission recommendations to the Board of County Commissioners who must ultimately make the final decision. If you have any questions or suggestions on ways the Planning Commission can serve you better, please contact the Planning Office at 360-427-9670

**Americans with Disabilities Act (ADA) accommodations will be provided upon request, with reasonable, adequate notice.**

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For information on how to attend this virtual public meeting, please contact Mariah Frazier at [mfrazier@masoncountywa.gov](mailto:mfrazier@masoncountywa.gov) or at (360)427-9670 x365

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# STAFF SUMMARY

**Meeting Topic:** Vision Statement Revisions and Consideration of the CPP public comments that relate to the Land Use Element.

**Department:** Community Development – Planning

Staff Contact(s):

Marissa Watson, Senior Planner

Ext. 367 or [mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)

**Date:** January 13, 2025

**Action Requested at this Meeting:** Wrap up of vision statement revisions and policy considerations for the Land Use Element.

## SUMMARY

### Vision Statement

The Planning Advisory Commission previously reviewed the first paragraph of the Vision Statement, no decisions were made on the statement at the first meeting. One of the members was assigned the task of providing options for a revised statement. The vision statement was open for public comment during the first meeting and one written comment was received as of the drafting of this summary. If additional written comments are received they will be forwarded to the PAC.

There are additional sub-headings under the main Vision Statement that provide more insight into the community feeling around the urban growth areas, the rural areas, housing, and the environment and open space. With the addition of the Climate Element requirement it may be beneficial to incorporate ideas of climate resiliency and how it impacts each of the sub-headings or how those aspects of the plan can respond to be climate resilient.

Please have any recommendations for revisions to the body of the sub-categories under the vision statement ready to discuss at the January 13<sup>th</sup> meeting.

### Land Use Element Goals/Policies

At the December 16<sup>th</sup> meeting the Planning Advisory Commission reviewed the goals/policies that pertain to land use. Public comment was taken and the PAC had a short discussion on the existing

policies. Staff indicated that the comments made during the CPP revisions, that were held for discussion in the elements, would be brought back for the PAC to make a decision on.

The comments provided for review in this packet were those held over from the CPP review that were indicated as more appropriate for placement within one of the Comprehensive Plan chapters.

What is not included are the CPP comments that were approved for the CPP document itself, or considered for the CPP document but not chosen for inclusion.

See Attachment B: "Mason County CPP Comments Consider for Comp Chapters"; there are several comments that would fit under the housing chapter, climate chapter, economic development, capital facilities, transportation, rural and land use chapters. Comments that would fit better under the rural and land use element have been pointed out; there is a lot of overlapping information within these two chapters. Please concentrate on land use for the January 13<sup>th</sup> meeting.

## RECOMMENDATION

### REQUESTED ACTION:

#### Vision Statement

1. Chose main statement under Vision
2. Make any necessary changes to the sections under the main statement (i.e. Urban Growth Areas, Rural Areas, etc.)

#### Land Use Goals/Policies

1. CPP comments held over for consideration in Elements – review the comments that would fit under "Land Use" (noted in comment box) and make a decision to include in Element or not. Appropriate placement within chapter may be decided later.

## ATTACHMENTS

### Vision Statement

- **Attachment A - Vision Statement (2017)**
- **Attachment B – PAC Mike H. vision statement versions**
- **Attachment C – Public Comment (written)**

### Land Use Element

- **Attachment A - Existing Land Use Goals/Policies - staff recommendations/edits from last meeting**
- **Attachment B - Mason County CPP Comments Consider for Com Plan Chapters**

# VISION STATEMENT

Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspects of it include: natural vistas, fish, shellfish, wildlife, and natural ecosystems; fewer restrictions and more privacy than in an urban area; Urban Growth Areas that are vibrant economic and social centers, the responsible operation of resource based industries such as timber, mining, agriculture, and aquaculture; and the close ties of family and community to the land.

**Commented [MW1]:** Main statement - Mike H. provided suggestions - Attachment B  
Attachment C - public comment

## THE URBAN GROWTH AREAS

The Urban Growth Areas of Shelton, Belfair, and Allyn as well as Rural Activity Centers throughout the County will serve as the principal housing, economic, civic, and social centers including commercial, industrial, and airport and business hubs. Each will have a compact core area anchored by retail, service industries, government, housing and education facilities. Shelton will serve as a regional health center serving the Olympic Peninsula, and regional retail will be centered in the City's Olympic Highway North area. The three Urban Growth Areas will provide a strong employment and tax base.

## THE RURAL AREAS

Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming and mining will provide the natural resource employment. Rural Activity Centers and compatible businesses such as cottage industries will continue to be encouraged and supported. The County's abundance of natural attractions including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Developments. The County's land use regulations will protect natural resource lands and industries against encroachment from incompatible, competing uses.

## HOUSING

Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, and mixed-use. Innovations in housing that provide affordable choices will be encouraged. Homeowner associations will be encouraged to support compact, well maintained housing in rural areas.

## THE ENVIRONMENT AND OPEN SPACE

Mason County will protect the environment in a way that is compatible with the needs of a growing population. One focus will be watersheds and their water quality and quantity. The county will also conserve an open space network that will include wildlife habitat and corridors, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents.

**Commented [MW2]:** Much of this information is still relevant though depending on the revisions chosen for the main portion of the statement there may be a need for a additions/subtractions.  
Inclusion of climate resiliency may be appropriate when thinking about each of these sectors.

**From:** [Mike Hill](#)  
**To:** [Marissa Watson](#); [Bob Wilkerson](#); [Brad Carlberg P.E.](#); [Jeff Carey](#); [Randy Lewis](#); [Will Harris](#)  
**Cc:** [Mariah Frazier](#)  
**Subject:** Mason County Growth Management Plan Vision statement for review  
**Date:** Friday, December 6, 2024 12:32:19 PM

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**Hello All!**

**At our last meeting I volunteered to update/revise the Mason County “vision statement”**

**Below are 6 versions we can review and discuss when we can schedule time.**

#### **Mason County Vision Statement (Original revised AI1.0)**

Mason County is committed to preserving and enhancing our rural environment, defined by its quiet tranquility, privacy, natural beauty, and opportunities for rural enterprise. While “rural character” may mean different things to different people, it encompasses natural vistas, camping, hiking, fishing, shellfish harvesting, wildlife, and thriving ecosystems. Our community values fewer restrictions and greater privacy compared to urban areas, ensuring a unique quality of life.

At the same time, Mason County’s urban growth areas serve as vibrant economic and social hubs, fostering responsible operation of resource-based industries such as timber, mining, agriculture, and aquaculture. Together, these elements create a safe, healthy, and family-friendly environment that balances economic opportunity with environmental stewardship.

#### **Mason County Vision Statement (New version AI2.0)**

Mason County, the “Gem of the Pacific Northwest,” is dedicated to preserving its vast natural resources, ensuring the resilience of its timberlands, salmon fisheries, and aquaculture. The county offers a wealth of recreational opportunities, including camping, hiking, fishing, hunting, and boating, making it a haven for outdoor enthusiasts.

Mason County remains committed to protecting its small-town rural character, where clean air and water are a way of life, not a privilege. It is a place where families, local businesses, entrepreneurs, and the county’s historic tribal culture can grow and thrive together, fostering a vibrant and sustainable community for generations to come.

#### **Mason County Vision Statement (New version AI3.0)**

Mason County, the “Gem of the Pacific Northwest,” is dedicated to preserving its vast natural resources, ensuring the resilience of its timberlands, salmon fisheries, and aquaculture. The county offers abundant recreational opportunities, including camping, hiking, fishing, hunting, and boating, making it a destination for outdoor enthusiasts.

With its strong commitment to protecting small-town rural character, Mason County ensures clean air and water remain a cornerstone of life. The county fosters a thriving environment where families, local businesses, and entrepreneurs can prosper. Mason County also celebrates and honors its historic tribal culture, recognizing its vital role in shaping the county’s identity and future.

By balancing sustainable economic growth with environmental stewardship and cultural heritage, Mason County creates opportunities for all while preserving the values that make it truly unique.

#### **Mason County Vision Statement (New version AI4.0)**

**Mason County, the “Gem of the Pacific Northwest,” is committed to preserving its natural resources, fostering sustainable economic growth, and honoring its historic tribal culture. With clean air and water, abundant recreation, and thriving families and businesses, the county balances rural charm with opportunity, ensuring a vibrant and resilient future.**

**Mason County Vision Statement (New version AI5.0)**

**Mason County, the Gateway to the Olympic Mountains, is dedicated to protecting its abundant natural resources, including timberlands, salmon fisheries, and aquaculture. The county cherishes its small-town rural communities, where families feel safe and free from the challenges of big-city life. A place where “buy local” is more than a motto, Mason County supports thriving local businesses and entrepreneurs while honoring its historic tribal culture. Residents and visitors alike enjoy a wide range of recreational opportunities, such as camping, hiking, fishing, hunting, and boating. Mason County will continue to preserve its rural character, where clean air and water are a way of life, fostering a vibrant and sustainable future for families, businesses, and the environment.**

**Mason County Vision Statement (New version AI6.0)**

**Mason County is a thriving community where rural charm and natural beauty meet sustainable growth and opportunity. We are committed to preserving our forests, waterways, and ecosystems while supporting resource-based industries such as timber, aquaculture, and agriculture. Our small-town communities foster safety, privacy, and a deep connection to the land, creating an ideal place for families, entrepreneurs, and local businesses to flourish. Mason County’s urban growth areas serve as vibrant centers for economic activity and social engagement, striking a balance between development and environmental stewardship. Guided by a respect for our historic tribal cultures and a dedication to clean air and water, Mason County offers abundant recreation, strong community ties, and a high quality of life for generations to come.**

*Michael L D Hill*

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*As Iron Sharpens Iron so Shall One Person Sharpen Another*

**From:** [Peggy Morell](#)  
**To:** [Marissa Watson](#); [mojo18rebar@outlook.com](mailto:mojo18rebar@outlook.com); [tacticalpitmgt@gmail.com](mailto:tacticalpitmgt@gmail.com)  
**Subject:** Suggested update to current comp plan vision statement  
**Date:** Monday, November 25, 2024 6:12:49 PM

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Marissa,

While there wasn't an official call at the Nov. 18 PAC meeting for additional public comment on the vision statement update, Mike Hill & Will Harris shared their contact info for additional input. In that spirit, I integrated the results of the Community Vision Survey with the existing vision statement. Draft vision statement below in blue.

The approach is different in two ways: 1) it is written in the present tense, making the vision of Mason County immediate and active instead of what it *will* look like and 2) instead of providing just a description of the county, there's an outcome or benefit for each aspect described.

If you plan to retain the other sections of the current vision statement -- Urban Growth Areas, Rural Areas, Housing, and the Environment & Open Space -- additional details from the survey can be included in those paragraphs. I recommend adding a section on Climate Resilience.

Thanks,  
Peggy Morell

Mason County is a primarily rural county, valued for its quiet tranquility, natural beauty, plentiful outdoor recreation, and close ties of family and community to the land. As growth and change unfold, the county balances progress with preserving its unique rural character. Vibrant downtowns, mixed-use developments, safe neighborhoods, and a wide variety of housing options foster community connections and ensure everyone a place to thrive. Urban Growth Areas serve as dynamic hubs that support rural enterprise, resource-based industries, and long-term job opportunities, enabling residents to work close to home. Well-planned transportation infrastructure for bikes, cars, and transit connects these areas to surrounding communities, ensuring accessibility and mobility for all residents. An ongoing commitment to climate resilience prioritizes preparedness, responsiveness, and successful recovery from the impacts of a changing climate, providing security and stability for the community. Mason County preserves its unique scenic and cultural heritage by protecting the mature forests, waterways, and wildlife habitats that shape



its history and support local traditions. The county values the diverse backgrounds, cultures, and experiences of its residents, recognizing that these perspectives shape a vibrant future through inclusion and mutual respect.

EXISTING COMP PLAN

CHAPTER 3 LAND USE ELEMENT

**Master Development Plan Policies**

1. **LAND USE.** ~~Adopt~~ Regulations ~~to~~ shall guide the location and siting of Master Development Plans within rural and urban areas, consistent with policy direction contained throughout the Comprehensive Plan. These regulations shall:
  - 1.1. Clarify that a Master Development Plan is appropriate for large contiguous areas of land under common ownership or control, with common characteristics and connectivity. Include criteria for when and where a Development Master Plan may be appropriate within rural lands and within urban growth areas.
  - 1.2. Require a Master Development Plan pursuant to RCW 36.70A.350.
  - 1.3. Require that adequate road, water, drainage, power, sewer and/or septic capacity exist or is planned to meet the demands of the proposed development within the Master Development Plan. Consider alternative standards for utilities and roads that address rural and urban character and utilize low impact development techniques in harmony with the unique environmental characteristics of the area.
  - 1.4. Provide transportation circulation that addresses public service and emergency response requirements and the needs of pedestrians and bicyclists.
  - 1.5. Encourage flexibility in design to promote a variety of housing types, densities, and affordability. Accommodate a mix of commercial, retail and residential uses, as well as opportunities for social and cultural expression while preserving the areas natural features. Individual lot sizes should vary in a Master Development Plan to promote a range of housing options and the preservation of unique and fragile environmental features and critical areas.

**Commented [KP1]:** These existing policies are found within the Land Use Element of the Comp Plan, pgs 37-39

- 1.6. Provide levels of service compatible with the project's location, development intensity and the surrounding lands uses. Proposed Master Development Plans in rural areas shall not require urban services.
- 1.7. Allow for increased density and/or a reduction in dimensional standards within the Master Development Plan when enhanced on-site amenities are incorporated into the overall development, such as open spaces, community facilities, landscaping and buffers, recreational opportunities, and other similar amenities that benefit the community and the environment and exceed the existing minimum requirements.
- 1.8. Include a process to allow phased development within the Master Development Plan in an orderly, coordinated, and thoughtful manner. The phasing plan for the development shall demonstrate that the various segments of the development are served by adequate public facilities and services.

~~1.9. Promote the incorporation of LID techniques in the development and management of the area within the Master Development Plan.~~

~~1.10-1.9.~~ Include technical guidance on the use of LID techniques in public and private developments within the Master Development Plan. These techniques shall:

- i. Preserve the site characteristics, including natural terrain, drainage patterns, soil structure, and native vegetation;
- ii. Preserve the natural hydrologic cycle, including vegetative rainfall interception and evapotranspiration, and groundwater infiltration and percolation to the extent the subsurface conditions permit;
- iii. Mimic natural rainfall capture capacity in areas of site disturbance, and ensure the protection of property and public safety in the design of overflow capacity, and
- iv. Incorporate measures to manage stormwater within the Master Development Plan that will enhance water quality downstream.

1.11 Require all Master Development Plans to include specific design guidelines and development standards to ensure that the proposed development promotes community identity, has a consistent theme, and is integrated and compatible with its surroundings.

**Commented [KB2]:** This policies elaborated in 1.10.

**Commented [KB3R2]:** This can removed

**Commented [KB4]:** Sub policies can be combine. This can be up for discussion.



**EXISTING COMP PLAN**  
**CHAPTER 5 – HOUSING ELEMENT**

**Land Use Element – Objectives and Procedures**

The objectives and procedures in the Land Use Element are related to housing and are intended to implement housing goals and address housing needs. These include:

1. Encouraging a range of lot sizes, development densities and housing types to meet the needs of a diverse population and provide affordable housing choices for all income levels.

2. Establishing an Urban Growth Area ~~large enough to minimize restrictions on the that~~ provides adequate residential land supply ~~that would limit access to~~ allowing for affordable housing for numerous economic segments of the County's residents.

3. Providing for clustering, planned unit developments, and other innovative techniques which will result in a greater variety of lot sizes and housing types.

4. Providing for a new fully contained community, this is required to provide for variety of housing options for households with different incomes.

**Commented [KP5]:** These objectives and procedures are located within the Housing Element of the Comp Plan, on page 29.

**Commented [MW6]:** PAC: Possibly reword

**Commented [MW7R6]:** Staff suggested rewording

**EXISTING COMP PLAN**  
**CHAPTER 2 COUNTYWIDE PLANNING POLICIES**

**Objectives and Procedures**

The following section of this Chapter provides objectives and procedures identified through the development of each Element of the Comprehensive Plan to help guide capital investment and land use decisions in implementing the Plan. They are organized in the order of the thirteen Countywide Planning Policies.

**1: URBAN GROWTH**

Objective: Assure compliance with the Growth Management Act, the County-Wide Planning Policies, the Comprehensive plan and Land Use Map in all adopted land use, environmental and development regulations and subsequent land use decisions and approvals.

1. Review and amend the Comprehensive Plan on a minimum of once every ~~five~~ ten years, and if needed on an annual basis, consistent with the requirements of the GMA. Revisions to the Land Use Map and/or implementing regulations shall be in compliance with the Comprehensive Plan policies and criteria.
2. Maintain four categories of Comprehensive Plan amendments to be considered during the annual review of the Comprehensive Plan: Policy Amendments, Map Amendments, General Amendments, Site Specific Amendments (i.e. LAMIRDS).
3. Allow submission of requests to the County for map amendments related to: errors in mapping rural densities, uses; errors in mapping boundaries of UGA's, RAC's, Hamlets; errors in mapping other LAMIRDS; errors in interpretation of criteria for land use designations.
4. Mapping errors that are clearly erroneous based on inaccurate information or technical error may be corrected at the discretion of the Board of County Commissioners within 180 days of passage of this update. Map corrections of this nature shall not require a Comprehensive Plan amendment. After the 180 days, mapping errors will be processed as part of the annual comprehensive plan amendment cycle.

**Commented [KP8]:** These are exiting objectives and procedures found within Chapter 2 (CPP's) of the current Comp Plan, pgs 17-19

**Commented [MW9]:** GMA has fully planning communities on a ten year cycle with the ability to amend on an annual basis if needed.

**Commented [MW10]:** These are all procedural and staff is recommending the only change being the update to the periodic review cycle to "ten years"

- Promote development which supports multimodal forms of transportation and pedestrian safety.

## 2: REDUCE SPRAWL

Objective: Encourage development in urban areas to reduce sprawl and ensure adequate public facilities and services.

- The Urban Growth Areas (UGAs) should reflect the abilities of service purveyors to provide urban levels of facilities and services during the 20-year planning period.
- To minimize inefficient provision of essential urban services, annexation of additional property into the UGA shall be facilitated whenever desired by property owners and when necessary for efficient service provision.
- Annexation of unincorporated islands as they occur shall be encouraged.
- The jurisdictions will discuss formulas and methods for amortization of sales tax benefit lost by the County after annexation.
- The jurisdictions will discuss formulas and methods for amortization of County owned capital facilities transferred to the City as a result of annexation.
- The County and the City shall each notify the other of any discretionary land use permit or development proposal within the Urban Growth Area or within 1000 feet of the UGA boundary. Such notification shall be adequate to provide opportunity to review and comment on such applications prior to action by the designated body of the jurisdiction.
- All threshold determinations pursuant to the State Environmental Policy Act (SEPA) issued by the County for proposals within the UGA or within 1000 feet of the UGA, will be provided to the City. All such threshold determinations issued by the City for projects or areas within 1000 feet of the City boundary shall be provided to the County. Such notice shall be adequate to provide County staff with the opportunity to review and comment on such actions prior to expiration of comment periods.
- The County and City shall each take due heed of comments offered by the other regarding any application for discretionary land use permits being processed by the other. Each jurisdiction shall have formal standing for appeal of decisions made by the other on such matters.

**Commented [MW11]:** The majority of these policies are procedural and staff is not recommending any changes

## SUBDIVISIONS

- Subdivision of land shall facilitate current or eventual residential development at urban densities in Urban Growth Areas.

15. In areas within the Urban Growth Area, where public sewer and water are not available, subdivisions must be designed to allow more intensive development when such services become available. This can be accomplished on one of the following two ways:
- Before annexation or before urban services are otherwise available at a property, subdivision shall be to urban densities. However, development may be allowed wherein non-urban services are provided on several lots in support of development on others.
  - Before annexation or before urban services are otherwise available on a property, subdivision of the property may provide for a number of lots meeting the definition of urban density while the remainder of the property is maintained as a single large lot. The large lot portion may be used to site non-urban type services such as wells and septic systems to serve development on the smaller, urban size, lots.
16. Specific improvements bringing properties subdivided in one of the ways discussed above to city standards may be deferred until City services are provided. This deferment will only be granted if, as a condition of approval of such subdivisions, an obligation to bring the property to specified city standard at that time is provided as an attachment to title.
17. Whether roads provided in new subdivisions are public or private, the layout of the roadways should support the modified grid street pattern matching up with the City road system. Use of cul-de-sacs should be minimized.

**Commented [CH12]:** Ensure that there is an enforceable mechanism for ensuring deferred improvements are constructed.

**Commented [MW13]:** No changes suggested here.



NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mariane Berejikian (WDFW)	Table 1: Crosswalk #10 Environment	Include language about updating the CAO to include best available science as it becomes available	Staff: Agree with utilizing best available science, it is mandated that counties and cities use BAS, believe it supports the policy statement that is already in place and would be better placed in an element such as Land Use and/or Rural Element as method for achieving the CPP Policy Statement.
Mason County Climate Justice	Table 1: #1 Urban Growth <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	<p>Suggested language:</p> <p><i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner, taking into account the current and future impacts of a changing climate and environmental justice.</i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsection 1, including “The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.” Also supports compliance with RCW 36.70A.070 subsection 9, especially 9.e.ii: “a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).” This edit supports consistency between Land Use (subsection 1) and Climate Resiliency (subsection 9) elements. RCW 36.70A.070 states “The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.”</p>	<p>Staff:</p> <p>Staff suggests leaving original policy statement as is. Policy statements are meant to be somewhat broad while goal/objectives within each specific element of the Comprehensive Plan are meant to highlight focus areas of that policy. We already have a policy statement for the climate element that encompasses the whole plan, development regulations, and other plans.</p>
Mason County Climate Justice	Table 1: Crosswalk #4 Housing <i>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.</i>	<p>Suggested language:</p> <p><i>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; prioritize creating publicly-funded, publicly-owned, and publicly-operated permanently-affordable housing based on resident income; and encourage preservation of existing housing stock.</i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e. Public housing can take a long time to enact, and the comp plan is THE long-term planning tool of the County.</p>	<p>Staff:</p> <p>Staff suggests retaining policy statement as is.</p> <p>Even though the commentator’s suggestion may be in compliance with RCW, this would be better placed within the Housing Element itself because of its specificity. Whereas the original statement includes many segments of the community the suggested revision concentrates on only one which fits better as a goal of the policy and not the policy statement itself.</p>
Erica Marbet (Squaxin Island Tribe)	2.2 Rural development and accompanying water availability, including permit exempt wells, shall be consistent with protection of natural surface water flows and groundwater recharge.	<p>Comment:</p> <p>The key to this is directing development to existing cities and UGA’s. And for rural development that will happen on permit exempt wells, develop full “offset” projects to mitigate the impact of those wells on surface water. (WRIA 14 Streamflow Restoration Plan).</p>	<p>Staff: Rural and Land Use Element do mention the direction of our growth to UGAs and DCD has discussed being supportive of “offset” projects. Mention of examples of projects may be appropriate in different elements that are meant to support the broader statements of the CPPs.</p>

Commented [MW1]: Consider in Land Use Element

Commented [MW2]: Consider for Land Use Element

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 11 Housing</p> <p><i>Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including <del>single family, multifamily, and mixed-use</del>. Innovations in housing that provide affordable choices will be encouraged, in compliance with Missing Middle measures, including buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Homeowner associations will be encouraged to support compact, well maintained housing in rural areas.</i></p>	<p>Suggested Language:</p> <p>Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, <del>and mixed-use</del>, and publicly-funded, publicly-owned and publicly-operated housing that is permanently affordable based on resident income. Innovations in housing that provide affordable choices, particularly for vulnerable and overburdened communities, will be encouraged. <del>Home owner</del>Homeowner associations, resident associations, and neighborhood associations will be encouraged to support compact, well-maintainedwell-maintained housing in rural areas.</p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports internal consistency with RCW 36.07A.070 subsection 9 and supports compliance with 2.a.i, 2.c, and 2.d.</p> <p>Resident associations allow renters to participate in managing their communities. Neighborhoods associations do the same thing but include can include local business input. There are also neighborhood associations right now that are not formal HOAs but support housing communities (such as the Trails End Community Club).</p>	<p>Staff:</p> <p>Consultant has updated this section between last meeting and now and staff is suggesting consultant's language.</p> <p>Discussion about publicly funded/owned/operated could occur within the Housing Element.</p>
Mason County Climate Justice	<p>Page 15 3: Transportation</p> <p><i>3.12. Encourage the development of transportation funding resources that support land use goals and strategies.</i></p>	<p>Suggested language:</p> <p><i>2 Encourage the development of transportation funding resources that support land use goals and strategies, as well as increase public transit accessibility (e.g. 7 days a week, more frequent service, etc.) and prepare the County for future reductions in greenhouse gas emissions in transportation. Prioritize public transit funding for vulnerable populations and overburdened communities.</i></p> <p>Comment:</p> <p>Suggestion supports compliance with RCW 36.70A.070 subsections 6.iii.F and 6.iii.G. This edit also supports consistency between Transportation (subsection 6) and Housing (subsection 2) elements, especially 2.d. ("adequate provisions for existing and projected needs of all economic segments of the community.") RCW 36.70A.070 states "The plan shall be an internally consistent document..."</p>	<p>Staff:</p> <p>Recommending no addition to the consultant language provided. Transportation point 3.9 already discusses equitable public transit and what that might look like can be discussed in the Transportation element.</p>

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 16 4: Housing</p> <p>4.1 GMA <del>encourages</del> <i>requires</i> the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages <i>the</i> preservation of existing <del>the</del> housing stock.</p>	<p>Suggested language:</p> <p>4.1 GMA <del>encourages</del> <i>requires</i> the availability of affordable housing to all economic segments of the population, <del>promotes</del> a variety of residential densities and housing types, <del>antidisplacement policies,</del> and <del>encourages</del> <i>the</i> preservation of existing <del>the</del> housing stock.</p> <p>Comment: Latest GMA update switches from encourages to requires for affordable housing. See RCW 36.70A.170 section 2.</p> <p>See RCW 36.70A.170 2.e, 2.f., 2.g, and 2.h.</p> <p>Suggested language: 4.1</p> <p><i>a. Seeking state and federal funding and planning for publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.</i></p> <p><i>b. Incentivizing <del>encourage</del> affordable housing through <del>the</del> preservation of existing housing stock via supports for maintaining existing housing, weatherizing homes, and incentivizing the creation of long-term rentals (such as rooms in existing houses or ADUs on existing lots).</i></p> <p><i><del>a.c.</del> Incentivizing affordable housing by enacting codes that prioritize long-term rentals over short term rentals. Explore options such as limiting short-term rentals to particular zones and creating/improving business licensing requirements for short-term rentals.-</i></p> <p>Comments: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports compliance with low-income/affordable housing and anti-displacement requirements of the GMA. One potential model for this would be Chelan County. See <a href="https://www.cityofchelan.us/251/Short-Term-Rentals">https://www.cityofchelan.us/251/Short-Term-Rentals</a> for example.</p>	<p>Staff:</p> <p>Discussion with Randy Lewis about the following change:</p> <p><i>GMA requires the County to make adequate provisions for affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages the preservation of existing <del>the</del> housing stock.</i></p> <p>The County can't guarantee affordable housing it can only make sure it has the "land use" regulations in place that will permit affordable housing to happen.</p> <p>RCW 36.70A.170 2.e says "identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing"</p> <p>First you have to identify if you have policies and regulations that cause the disparate impacts and IF you have them you then create policies/regulations to undo them. This is better addressed specifically in the housing element. Our subconsultant will be working at looking at our policies and regulations to identify and then suggest remedy.</p> <p>Staff:</p> <p>MCCJ suggested subpoints under 4.1, these are very specific and should be brought back for consideration when we update the Housing Element.</p>
Mason County Climate Justice	<p>Page 16 4:Housing</p> <p>4.2. <i>Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels.</i></p>	<p>Suggested language:</p> <p>4.2 <i>Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels, including publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.</i></p> <p>Comments: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p>	<p>Staff:</p> <p>It is not necessary to be specific or call out one particular housing type here, the Housing Element has to address that we can accommodate all the required housing types for different income levels and the RCW does not mention "permanently affordable".</p>
Mason County Climate Justice	<p>Page 16 4: Housing</p> <p><i>As part of a comprehensive program to address affordability, eliminate barriers to construction of affordable housing in <del>examine current</del> local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of affordable housing options.</i></p>	<p>Suggested language:</p> <p>4.6 <i>As part of a comprehensive program to address affordability, <del>eliminate barriers to construction of permanently affordable housing in</del> <del>examine current</del> local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of permanently affordable housing options.</i></p> <p>Comments: We will want to make sure that eliminating barriers does not mean lower quality housing or services to people in low-income housing.</p>	<p>Staff:</p> <p>Not suggesting this change at this time. RCW regarding housing element and policy requirements addresses "affordable housing" not "permanently affordable housing". The methods with which "permanently affordable housing" are achieved would be a more extension discussion and if the PAC decides to explore the strategies of making "affordable housing" "permanently" affordable, we could discuss during review of the housing element.</p>

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**HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE**

**ATTACHMENT B**

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 17 5: Economic Development</p> <p>5.6. <i>In environmentally sensitive areas, ensure land use permit processes control activities <b>which that</b> may have a detrimental effect on public health, safety, or <b>the</b> environment, consistent with state and federal requirements.</i></p>	<p>Suggested language:</p> <p>5.6 <i>In environmentally sensitive <b>or overburdened</b> areas, ensure land use permit processes control activities <b>which that</b> may have a detrimental effect on public health, safety, or <b>the</b> environment, consistent with state and federal requirements.</i></p> <p>Comments:</p> <p>Supports compliance with RCW 36.70A.070 section 9 and other areas addressing environmental justice issues.</p>	<p>Staff:</p> <p>Staff is not recommending a change. Overburdened areas would be discussed in the Housing Element as well as the ability of land use policy and regulation to protect those areas from displacement.</p>
Mason County Climate Justice	<p>Page 18 8: Resource Industries</p>	<p>Suggested language:</p> <p>8.4 <i>Ensure that natural resource industry practices are compatible with the County's climate resiliency plan by ensuring that <b>advances in climate-smart industry practices are implemented, finding win-win solutions that protect both the environment/habitats and economic development, and making sure that the health and well-being of vulnerable populations and overburdened communities are not disproportionately negatively impacted by industry activities.</b></i></p> <p>Comments:</p> <p>Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: "The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change." &amp; 9.e.i.B "Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice."</p>	<p>Staff:</p> <p>MCCJ is suggesting adding an additional point to 8: Resource Industries</p> <p>Staff is not suggesting this addition here. The Climate Chapter will be developed encompassing what we are mandated to do by utilizing the Hazard Mitigation Plan and any additions to meet the state requirements. If this point is relevant to the work we need to accomplish it can be addressed in the Climate Element.</p>
Mason County Climate Justice	<p>Page 19 9: Open Space</p> <p>9.4. <i>Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, <b>especially in underserved areas.</b></i></p>	<p>Suggested language:</p> <p>9.4 Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, <b>especially in underserved areas or areas of significant ecological value. One priority will be to seek ways for the County to protect contiguous mature and old growth forests (for example: acquiring the Green Diamond-owned recreational area at the western end of Mason Lake, along with the associated forests and waterfront for the purposes of a county park).</b></p> <p>Comment:</p> <p>This areas is one of the only (or the only) old growth forest left in Mason County in the Central Puget Lowlands ecoregion, which includes most of Mason County's residential areas. The County will be putting out an RFQ to evaluate Green Diamond's proposal as agreed upon at the Sept 16, 2024 County Commissioners briefing.</p>	<p>Staff:</p> <p>Not recommending addition by MCCJ, this is too specific for a Countywide Planning Policy</p>
Mason County Climate Justice	<p>Page 20 10: Environment</p> <p>10.3. <i>In environmentally sensitive areas, ensure land use permit processes control activities <b>which that</b> may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.</i></p>	<p>Suggested language:</p> <p>10.3 In environmentally sensitive areas, ensure land use permit processes control activities <b>which that</b> may have a detrimental effect on public health, safety, environment (<b>such as aquifer recharge zones</b>), and physical integrity of the area consistent with state and federal requirements.</p> <p>Comment:</p> <p>Does something need to be added here to explicitly ensure tribal consultation and government-to-government relationship with tribes to be consistent with HB 1717 (2022)?</p>	<p>Staff:</p> <p>We don't need to be specific here, the Resource Ordinance outlines environmentally sensitive areas, one of which are CARAs. The different elements talk about communication/coordination with specific tribes at many different points and in regard to many topics and we also have development regulations which outline consultation with tribes.</p>

**Commented [MW3]:** Consider in Rural Element

**Commented [MW4]:** Consider in Rural Element

**Commented [MW5]:** SEPA process reviews for activities that may be detrimental and CARAs are defined as critical areas. Not sure that we need an additional policy besides what is already included in the CPPs

**HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE**

**ATTACHMENT B**

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	Page 20 10: Environment	<p>Suggested language:</p> <p><u>10.5 Identify, protect, and enhance natural areas (including current and potential habitat) to foster resiliency to climate impacts (including but not limited to increased air and water temperatures, changes in precipitation, wildfire, changes in streamflow, extreme weather events, salt water intrusion, sea level rise, ocean acidification, drought, and flooding). Include plans for the identification, protection, and enhancement of areas of vital habitat, including for safe passage and species migration.</u></p> <p>Comment: Supports compliance with RCW 36.70A.170 section 9, especially 9.e.i.A.</p>	<p>Staff:</p> <p>Staff is suggesting not adding this point, we have a climate category that was drafted by the consultant who is aware of the scope of our Climate Element mandated review, this point would be more appropriately within the element .</p> <p>MCCJ is suggesting adding an additional point under 10: Environment</p>
Mason County Climate Justice	Page 21 12: Facilities/Services	<p>Suggested language:</p> <p><u>12.6 County decisions and actions related to public facilities and services will plan for the effects of a changing climate and advance environmental justice. For example, new infrastructure should be sited in places that are not vulnerable to sea level rise/flooding currently or in the future; equitable maintenance of existing facilities will ensure fair access to all residents; and the needs of vulnerable populations and overburdened communities will be considered.</u></p> <p>Comments: Supports compliance with 36.70A.170 section 9 and with required EJ aspects of the GMA. Encourages consistency with RCW 36.70A.070 sub section 9.a "avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities."</p>	<p>Staff:</p> <p>Staff does not suggest adding this additional point suggested by MCCJ, hazard mitigation and public facilities and services would be a topic for the Climate Element and this policy suggestion can be explored when we review the new element.</p>
Mason County Climate Justice	Page 21 13: Historic Preservation	<p>Suggested language:</p> <p><u>13.4 Identify lands, waters, sites, and structures that are vulnerable to climate change impacts and create a climate resiliency plan for them.</u></p> <p>Comment: Ensures consistency with RCW 36.70A.170 section 9.</p>	<p>Staff:</p> <p>Staff is suggesting not adding this, the scope of what will be identified will occur during the Climate Element update.</p> <p>MCCJ is suggesting an additional point.</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Comment:</p> <p>We would like to work together on creating a "climate resiliency" definition for the definitions section of the comp plan. We need more time for public engagement/input from vulnerable populations and overburdened communities before offering a specific suggestion.</p> <p><i>GMA requires jurisdictions to ensure that comprehensive plans, development regulations, and regional policies and plans address climate change and natural hazards, foster resiliency, advance environmental justice, and protect and enhance environmental, economic, and human health in the face of a changing climate.</i></p>	<p>Staff:</p> <p>A Recommendation for the definition will most likely be formed when we started climate work. All recommendations will be discussed and reviewed by the PAC</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language:</p> <p><u>Ensure meaningful public participation of residents, especially vulnerable populations and overburdened communities, in hazard mitigation and community resilience planning.</u></p> <p>Comment: Complies with public participation requirements of GMA and ensure better implementation of environmental justice requirements.</p>	<p>Staff:</p> <p>Staff is not suggesting this addition since we already have a public participation category</p>

**Commented [MW6]:** Consider for Rural Element "Strategies for Protecting Critical Areas"

**Commented [MW7]:** Consider for Land Use Element

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language:</p> <p>14.5 <u>Support the reduction of greenhouse gas emissions through:</u>  <u>a. Increased public transit, permanently affordable high density housing near public transit, local economic development that reduces supply chains.</u>  <u>b. Publicly-supported community gardens and food forests—particularly in vulnerable and overburdened communities</u>  <u>c. Permanent protection of natural areas (such as mature forests) that currently sequester carbon, and</u>  <u>d. Additional strategies aligned with community support and best available science, including traditional ecological knowledge.</u></p> <p>Comment                      Supports compliance with RCW 36.07A.170 subsection 9, which “encourages” greenhouse gas emissions reductions for counties like ours, “requires” a climate resiliency plan (both mitigation and adaptation are addressed in these suggestions), and “requires” environmental justice.</p> <p>For example, the Hoodspout Library food forest that is just starting up and the land that Chief Sexton wants to develop into annual gardens.</p>	<p>Staff:</p> <p>MCCJ is suggesting an additional point under the section 14</p> <p>Staff is not recommending this addition. Mason County is not yet required to meet Greenhouse Gas emission reductions and vehicle miles traveled and it is not included in the scope of our review during the Climate Element.</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language</p> <p>14.6 <u>Reduce climate change impacts (such as flooding, wildfires, and drought) and increase climate resiliency through natural climate solutions such as:</u>  <u>a. appropriate earthworks (e.g. swales and berms) to handle resilience to flooding, fires, and droughts</u>  <u>b. mature forest cover to hold water during droughts, drain excess water during flooding, provide cooling through shade and transpiration during heat waves, and mitigate wildfires.</u></p> <p>14.7 <u>Support water conservation through graywater recycling and rainwater catchment systems.</u></p> <p>Comment:                      Supports compliance with the climate resilience subelement RCW 36.70A.170 section 9.</p>	<p>Staff:</p> <p>MCCJ was suggesting these additional two points under the section 14 category.</p> <p>Staff does not recommend these as policies in the CPP, due to their detail they are more appropriate in the Climate Element itself.</p>
Erica Marbet (Squaxin Island Tribe)	10.2 Mason County and the City of Shelton shall protect drinking water supplies from contamination, ensure the water for development is both legally and physically available, and identify and reserve future supplies.	<p>Comment:                      For rural water, this means following through on offset projects in the draft WRIA 14 Streamflow Restoration Plan</p>	<p>Staff: Offset projects could be mentioned and explored as ways to support this policy. Suggest placement in the appropriate chapters as we revise the Plan.</p>
Peggy Morell	<i>The Role of the Countywide Planning Policies A definition section will be incorporated into the final Comprehensive Plan document with definitions for technical terms that are clearly articulated in Mason County Code or state or federal statutes.</i>	<p>Add “Climate Resilience” to definitions section in final Comprehensive Plan as defined by RCW 70A.65.010:                      Climate Resilience: “The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities.”</p>	<p>Staff: Agree with this addition once we start updating the definitions section.</p> <p><b>*Reference for inclusion for discussion at appropriate point of revision.</b></p>

**Commented [MW8]:** New section added to Land Use Element regarding WRIAs and Water Availability