



MASON COUNTY

PLANNING ADVISORY COMMISSION

MASON COUNTY COMMUNITY SERVICES

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5th Street Shelton, WA 98584

REGULAR MEETING

April 15, 2024

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:00 p.m. Commissioner Wilkerson, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

Bob Wilkerson **Jeff Carey**
Will Harris **Brad Carlberg** (arrived 6:08)
Mike Hill

Excused: Terri Arcieri

Staff: Marissa Watson – Mason County Long Range Planner
Kell Rowen – Mason County Community Development Director
Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Carey made a motion to approve the March 18, 2024, regular meeting minutes as presented. Motion was seconded by Commissioner Harris.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

May 20, 2024

E. COMMITTEE/STAFF UPDATES

Marissa stated SCJ Alliance had asked her what PAC would prefer as a lead turnaround time on discussion materials prior to a meeting. PAC members agreed that a week would be sufficient time for them to review documents prior to the meeting.

This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.

Commissioner Harris asked if there was any update on the prioritization matrix discussed at the last meeting. Marissa said she has a meeting scheduled to discuss with other departments and will follow up after the meeting is had.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:04 p.m.

Ken VanBuskirk – Ken talked about how critical areas were discussed in the stakeholder interviews and emphasized their importance in continuing with updating the comprehensive plan.

4. PUBLIC HEARING – 6:06 p.m.

Rezone of parcel 42024-34-90049; 1.36 acres of westerly portion from Commercial Industrial (CI to Low Intensity Mixed-Use (MU) and 0.96 acres of easterly portion from CU to CI in Shelton UGA – Kell presented her staff report. Commissioner Carey asked about possible reasons why a parcel would have been split zoned. Kell explained the two main reasons are because technology has changed from when zoning was first implemented and that when a parcel is divided the zone doesn't change with the new property lines. In this case, it was due to a previous boundary line adjustment.

Commissioner Carlberg stated he spoke to a neighbor who said they hadn't received any notice, nor did they see the site posted. Kell said she personally posted the site, and that notice was mailed to all property owners within 300 feet per code.

Andrew Spears, the applicant was invited to speak. He explained that the current boundary line adjustment that is in process will match up the property lines to the proposed zoning and will move the industrial zoning to the opposite end where it makes more sense next to other industrial zones. Commissioner Carey asked Mr. Spears about the capacity of the water system to ensure all parcels could get water. Mr. Spears said it's more economical in this case to drill a new well than to convert the current water system into a Class A.

Public Comment – None.

With no further discussion, Commissioner Hill made a motion to recommend approval to the Board of County Commissioners. Motion was seconded by Commissioner Carlberg.

Vote:

5 in favor

0 opposed

Motion passed

5. WORK SESSION – 6:26 p.m.

Comprehensive Plan Update regarding overview of stakeholder interviews, how stakeholder interviews will impact goals/policies, and climate planning overview of scope and where we are at with this process – Marissa introduced and turned it over to Aaron Qualls from SCJ

Alliance who briefly went over the key themes and takeaways from stakeholder interviews. He touched on Land Use and Growth Management, Transportation, Infrastructure Development Challenges and Planning; Environmental Stewardship and Habitat Management; better coordination with local Tribes; Public Health and Safety; Workforce recruitment; Economic Development opportunities; and Housing.

He then asked if the commissioners had any questions regarding any of the Key Themes or felt like anything was missed. Commissioner Carey asked for clarification on what the “safe system approach” is, to which Aaron explained is related specifically to transportation planning. Commissioner Carlberg asked for better clarity for addressing North and South County and mentioned including affordable internet and broadband services.

Commissioner Carey then discussed the need to take a closer look at the demographics related to housing. Specifically, the high percentage of disabled individuals and those aged 65+. Commissioner Harris spoke about balancing potential conflicts of new climate legislation and affordable housing. He also asked for clarification on what “Best Available Science” means, which Kell answered as to how Mason County implements it.

Commissioner Wilkerson opened the discussion for public comment. Ken VanBuskirk mentioned taking a look at the zoning in the Belfair UGA as much of it was done without addressing critical areas and also correcting the mapping of critical areas. Julianne Gale emphasized further collaboration with local tribes throughout this process and was also interested in the generational demographics of the county. She also mentioned the importance of listening to the actual public and not just service providers for a better understanding of scope.

Closing public comment for now, Aaron asked about County Wide Planning Policies and what may have been missed in stakeholder interviews. Commissioner Carey highlighted that while the population has grown, employment hasn't. Many people living in Mason County aren't working in Mason County.

Aaron then switched gears to give an update on the Climate Resiliency Planning element and briefly went over the outline in the discussion guide and Commissioner Wilkerson re-opened public comment. Peggy Morrel from the League of Women Voters asked about the timeline and process for discussing the Climate Element. She expressed concern for the timeline and the level of coordination with the Hazzard Mitigation Plan which was just updated. Karen Rice agreed with Peggy and pointed out how all the key themes and concerns discussed so far are related in some way with climate planning.

Commissioner Carlberg answered the discussion question of what the greatest areas of concern are when it comes to climate planning, citing wildfires; flooding; stormwater pollution; and snowfall as concerns. Julianne also mentioned her biggest concern with climate planning is ensuring that the actions we take now will meet what is needed in the future. Some of her concerns were disparate impacts, cultural impacts, health concerns, legacy forests, and wildfire smoke. She also talked about shortening supply chains in order to lessen the vulnerability of

supply disruptions. Ken also jumped in to mention tidal change and landslide hazard areas as concerns.

Wrapping up, Commissioner Carey had some questions about the differences between zoning and assessor codes for agriculture or forestry. Kell explained the two are separate and the property can be zoned residential, and also be enrolled in an assessor tax program.

6. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 8:15 p.m.