



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

August 19, 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
Mike Hill Terri Arcieri
Randy Lewis

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 asked to replace the word “rectify” with “reconcile” and pointed out a spot where his name was misspelled. Commissioner Harris made a motion to approve the June 17, 2024, regular meeting minutes as amended. Motion was seconded by Commissioner Carey.

Vote:

7 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

September 16, 2024

E. COMMITTEE/STAFF UPDATES

Commissioner Carlberg stated he will not be able to attend the September meeting. Marissa stated the discussion on Short Term Rentals would come back before the PAC in October and the September meeting would focus on the CIP and Critical Areas Ordinance checklist.

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.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:06 p.m.

Julianne Gale – Julianne stated that Mason County Climate Justice received the Community Participation Grant from Department of Commerce to help with community engagement and that she was looking forward to working more with everyone.

4. PUBLIC HEARING – 6:08 p.m.

2025-2030 Capital Improvement Program– Marissa provided an update stating the draft CIP was posted online and the sub-committee had met twice so far. At their last meeting they met with department staff to discuss projects, and this meeting is to receive public comment prior to the sub-committee providing their recommendation to PAC.

Public Comment Opened – 6:12 p.m.

Julianne Gale – Julianne asked about the funding for trail development and the Shelton to Belfair Trail Program being removed and expressed gratitude for focus on stormwater management and habitat improvement.

Public Comment Closed – 6:15 p.m.

Marissa stated that the funding wasn't necessarily removed indefinitely but was found infeasible for this CIP cycle. With no further discussion, Commissioner Wilkerson closed the public hearing.

5. WORK SESSION – 6:17 p.m.

2025 Comprehensive Plan Periodic Update reviewing the Draft Countywide Planning Policies and Draft Housing Needs Assessment – Todd Chase and Tim Wood of FCS group presented the on the Draft Housing Needs Assessment. They went over the key findings, discussing the growth forecast of approximately 14,800 new residents by 2045 and where that growth would be concentrated through three scenarios.

Upon finishing their presentation, Commissioner Carey questioned the lack of new Plat applications and how that correlates with accommodating new lots in urban areas and asked about the which organizations were providing the forecasted housing numbers. Commissioner Lewis asked about the County-wide Population Growth Chart and

 **Comparison of Housing Allocation Scenarios**

- Hybrid Scenario C intended to be more market responsive and detailed than HAP tool
- Recognizes demand for permanent residents, second homes and group quarters
- Assumes 7,645 net new dwellings (608 more DUs compared with HAP scenarios)

Mason County Housing Needs by Type & Location: 2023-2045 forecast (Medium Growth Forecast)

Housing Type	UGAs			Total Housing Method C	Housing Dist.	Housing Need: HAP	
	Shelton City & UGA	(Allyn, Belfair)	Other Rural County			Method A	Method B
Single Family Detached	1,259	883	380	2,523	33%	2,305	2,221
Multi-family (2+ units per structure)*	1,670	1,381	161	3,211	42%	3,503	3,587
Mfg. homes, cottages & ADUs	191	287	1,433	1,911	25%	1,230	1,230
Total Housing Units	3,120	2,550	1,974	7,645	100%	7,037	7,037
<i>Estimated Capture of Housing Need</i>	41%	33%	26%	100%		100%	100%
<i>Projected Population Increase</i>	7,401	6,064	1,337	14,801		14,801	14,801

Source: derived from Washington OFM Medium Growth Forecast, City of Shelton, and Belfair UGA Planned Action EIS; includes part-time seasonal resident demand. *includes group quarters and emergency shelters.

FCS GROUP

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~~where those numbers came from why the projected growth percentages differ from those occurring in the past.~~ Commissioner Harris noted that the x-axis of the graph isn't consistent creating a skewed ~~line result.~~ ~~and Commissioner Lewis explained that the x-axis scale may create a perception of a skewed result as the data points on the particular graph and time period between are inconsistent in the graphic but that it does not impact the results themselves.~~ Commissioner Harris also asked about the public outreach to rural areas about an increasing manufactured homes and multifamily dwellings. Todd explained that the GMA doesn't require the county to provide housing, rather it requires the possibility via codes and zoning. Commissioner Arcieri commented on the rising trend of multigenerational housing mentioned the state recently passed legislation regarding co-living.

Public Comment Opened – 7:15 p.m.

Karin Leaf – Karin from EDC stated they could help with reaching out to minority populations and asked about the lack of an education component in the Housing Needs Assessment. Kirsten Peterson of SCJ jumped in to say they had reached out to the school districts and hadn't received much in way of participation, but with school starting again she expects them to get more involved.

Jayden – Jayden, a local high school student, asked about what the county can do to ensure those on a fixed income aren't priced out of Mason County. Jayden also expressed concern regarding current levels of infrastructure.

Julianne Gale – Julianne suggested looking at the Washington Environmental Health Disparities map by DOH. She reasoned that the Mason County's housing shortage is more of a housing distribution issue.

Constance Ibsen – Constance emphasized the importance of knowing the current capacity of existing infrastructure and having developers be responsible for installing new infrastructure rather than subsidizing.

Public Comment Closed – 7:36 p.m.

Kirsten Peterson then went over the draft County Wide Planning Policies and some of the suggested changes. One of the first things she went over was the Table of other County plans and their dates of adoption. A large concern has been that the different plans don't always have matching data, this list shows all the most up-to-date versions that are used in support of the Comprehensive Plan Update. Some of the changes or updates she touched on were middle housing, climate, transportation, resource industries, public services, and connecting the Shoreline Master Program.

Commissioner Carey expressed concern regarding lack of levels of service and that the policies contradict themselves. Commissioner Harris pointed out a couple words that were inconsistent throughout the document regarding absolute language and potential future interpretation. One term he focused on was "requires." Under the Housing section, it states:

"GMA ~~encourages~~ ~~requires~~ the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages the preservation of existing housing stock."

“Encourages” was replaced with “Requires” and several commissioners were hesitant as to what that means for Mason County. Kell and Marissa explained that “Requires” is in the RCW and reiterated Todd’s previous comment that GMA requires the County to make adequate provisions for affordable housing to all economic segments of the population ~~that it’s a requirement to accommodate in policy and code to allow for affordable housing.~~

Public Comment Opened – 8:19 p.m.

Peggy Morell – Along similar lines of the previous conversation, Peggy noted that the Public Participation section states that it is encouraged rather than required and that it should be required. She also commented on the Climate Change and Resiliency section and asked what is being done to ensure environmental justice.

Lynda Links – Lynda commented on section 5.2 and cautioned encouraging other natural resource-based industries near aquaculture.

Julianne Gale – Julianne suggested including climate impacts in each section, not just its own section. She also asked to look at the 2016 Plan and focus on what has or hasn’t been accomplished to provide better input.

Francesca – Francesca asked about the status and formation of a Climate Advisory team. Kirsten stated that due to staff turnover it had been put on hold, but they are actively working on starting that process.

Constance Ibsen – Regarding the topic of concurrence, Constance suggested involving WSDOT, looking into drinking water, and mapping hazardous sites.

Public Comment Closed – 8:33 p.m.

6. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 8:33 p.m.