



MASON COUNTY

**PLANNING ADVISORY COMMISSION**

**MASON COUNTY COMMUNITY SERVICES**

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5<sup>th</sup> Street Shelton, WA 98584

**REGULAR MEETING**

September 16, 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        Mike Hill**  
**Randy Lewis**

**Excused: Brad Carlberg**

**Absent: 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 Lewis asked to make the following changes:

Commissioner Lewis asked about the County-wide Population Growth Chart and ~~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. 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 Carey made a motion to approve the August 19, 2024, regular meeting minutes as amended. Motion was seconded by Commissioner Harris.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

*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.*

None.

**C. CONFLICT OF INTEREST**

Commissioner Lewis asked if political campaign contributions were considered a conflict of interest. Commissioner Harris stated he had spoken with legal counsel and Mason County Attorneys who confirmed it was not.

**D. NEXT REGULAR MEETING(S)**

**October 21, 2024**

**E. COMMITTEE/STAFF UPDATES**

Marissa stated she was planning on having a special meeting on October 7, 2024, for the Comprehensive Plan Update to decide on the Housing Allocation and County Wide Planning Policies and that she would keep them updated. The next regular meeting on October 21<sup>st</sup> would be for Short Term Rental Regulations.

**F. OTHER BUSINESS**

None.

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:08 p.m.**

Ryer Oster – Ryer asked the PAC to consider public housing as an option for Mason County with future planning.

Alan Ramirez – Alan spoke about the Hispanic population presence in Mason County and the importance of considering their perspective regarding county planning.

Peggy Morrell – Peggy expressed concern at the lack of effort being put into the climate resiliency plan and public participation.

Josh Wright – Josh echoed the comments made by Peggy, adding specifically to look at ways to support decarbonization and sequestering carbon through preserving our timberlands.

Lynda Links – Lynda spoke to the important relationship between the forestry and aquaculture industries in Mason County and the need to preserve them.

Karen Rice – Karen expressed concern of the rising heat every year in Mason County and her support for climate resiliency.

**4. PUBLIC HEARING – 6:19 p.m.**

***Rezone 325 acres (63 parcels are five acres each, one parcel is 10 acres) from Rural Residential 10 (RR10) to Rural Residential 5 (RR5)*** - Kell gave an overview of the request stating all parcels are under one ownership and because all but one of the parcels is already 5 acres in size, the rezone would only effect one parcel and would not allow for any further subdivision of the lots in future. She explained that the lot size is non-conforming to the zoning because when zoning was implemented in the 90's they didn't have the mapping and technology we do today. Commissioner Harris asked if the lots with the non-conforming zone would be prohibited from development as is, to which Kell responded no, the change in zone would not change the ability for the lot to be developed.

David Overton, the property owner and applicant spoke, stating his family has owned the property for many years with no development plans and that the request is mainly a cleanup request from previous comprehensive plan updates to have the zone match the lot size. He also encouraged the county to look into other similar areas where the zoning needs cleaned up. He

stated one of the reasons it's important is because having non-conforming lots can cause problems through the loan process impeding development.

Commissioner Lewis asked about the comments made by Squaxin tribe regarding environmental impacts. Kell stated because the lots could be developed as is and rezones are considered non-project actions, the comments from the tribe don't apply as they're assuming the density is doubling. Commissioner Lewis also confirmed that infrastructure costs would not be placed on the county.

Public Comment Opened – 6:41 p.m.

Kristina Taylor – As a neighbor, Kristina expressed concern for the wildlife in the area should the properties be developed and stated she's seen two endangered species in the area. She asked the commission to consider more open space.

Josh Wright – Josh also expressed concern for the wildlife and asked for more open space to be considered as the area is question is the isthmus between the Olympic and Kitsap peninsulas.

Julianne Gale – Julianne asked the PAC to wait to make a decision until they had a chance to directly work with the tribe on their concerns and ensure.

Public Comment Closed – 6:45 p.m.

With no further discussion, Commissioner Hill made a motion to recommend approval to the BOCC, seconded by Commissioner Carey.

**Vote:**

5 in favor

0 opposed

**Motion passed**

***2025-2030 Capital Improvement Program recommendation letter to Board of County***

***Commissioners*** – Commissioner Carey discussed the subcommittee's process stating they decided to split up the sections for review and drafted a letter of recommendation for approval of the 2025-2030 CIP with some suggestions for additional consideration to be passed along. Some of the recommendations were to create a way to prioritize projects, require defined project descriptions, utilize Department of Commerce guidelines, and provide annual project budget updates for review.

Public Comment Opened – 7:07 p.m.

Julianne Gale – Julianne asked for better access to documents prior to meetings. She also expressed gratitude to the staff who spent time working on the CIP and its projects.

Constance Ibsen – Constance echoed Julianne's statements and asked if the documents could be posted online prior to the meeting. Marissa responded that they are usually posted online a full week in advance of the meeting and that they can contact her or Mariah if they don't see it to have it updated.

Public Comment Closed – 7:13 p.m.

Commissioner Carey made a motion to accept the letter or recommendation as is, seconded by Commissioner Hill.

**Vote:**

5 in favor

0 opposed

**Motion passed**

Commissioner Carey made a motion to send the accepted letter to the BOCC, seconded by Commissioner Harris.

**Vote:**

5 in favor

0 opposed

**Motion passed**

Commissioner Hill made a motion to recommend approval to the BOCC of the 2025-2023 CIP, seconded by Commissioner Lewis.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**5. WORK SESSION – 6:17 p.m.**

***Mason County Critical Areas Ordinance GMA Checklist*** – Marissa presented her staff report stating she had filled out the GMA Checklist of requirements and went over some of the specific areas for the PAC to begin consideration on how to incorporate if not already. She mentioned the last update of the Resource Ordinance in 2021 encompassed many of the required updates but there is new guidance and recommendations. Particularly, she pointed out new best available science supported by WDFW regarding priority habitats and species through 200-year site potential tree height to determine riparian management zone. This would be different from the setbacks and buffers Mason County currently uses.

Emily Atkins from the Department of Ecology introduced herself and stated she'll be working with staff and PAC through this process and would be available for questions. She also mentioned reaching out to the other agencies for support on their updated guidance.

Public Comment Opened – 7:46 p.m.

Constance Ibsen – Constance expressed concern over a lack of CARA mapping in Mason County and encourage investing in studies and signage for the CARAs.

Julianne Gale – Julianne emphasized a need for more public education on the Resource Ordinance and the importance for staff to invest in monitoring.

Public Comment Closed – 7:53 p.m.

**6. ADJOURN**

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 7:53 p.m.