



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

SPECIAL MEETING

October 7, 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 Brad Carlberg
Terri Arcieri

Staff: Marissa Watson – Mason County Long Range Planner

Kell Rowen – Mason County Community Development Director

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. CHANGES TO THE AGENDA

None.

B. CONFLICT OF INTEREST

None.

C. NEXT REGULAR MEETING(S)

October 21, 2024

D. COMMITTEE/STAFF UPDATES

None.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:02 p.m.


Julianne Gale – Julianne stated she had received feedback from a PAC member that definitions would be helpful, so she wanted to go over a few. An Environment is the place where people live, work, play, and pray. Environmental Justice is the belief that we all deserve a healthy and clean environment, and no community or population should face an unfair burden of pollution or it's impacts.

Jacob Ackley – Jacob asked about the plan for homelessness and affordable housing within Mason County.

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.

4. PUBLIC HEARING – 6:06 p.m.

Mason County Comprehensive Plan Periodic Update 2025: County Wide Planning Policies & Housing Needs Allocations - Kirsten Peterson from SCJ Alliance began with an update of the Housing Allocations PAC had previously reviewed with a new scenario. FCS group had created a Scenario D based on comments received from PAC, the City of Shelton, and the public. The new scenario D has the same total projected housing units as scenarios A and B, but with fewer numbers assigned to each of the jurisdictions.

 **Comparison of Housing Allocation Scenarios**

- Scenario D intended to be more market responsive and detailed than HAP tool
- Assumes 7,037 net new dwellings (same as HAP scenarios)

Housing Type	UGAs			Total Housing Method D	Housing Dist.	Housing Need: HAP	
	Shelton City & UGA	(Allyn, Belfair)	Other Rural County			Method A	Method B
Single Family Detached	1,161	813	348	2,322		2,305	2,221
Multi-family (2+ units per structure)*	1,537	1,271	148	2,956		3,503	3,587
Mfg. homes, cottages & ADUs	176	264	1,320	1,759		1,230	1,230
Total Housing Units	2,872	2,348	1,818	7,037	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	5,582	1,819	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.

Scenario D

HAP Scenarios A & B

FCS GROUP
Slide 19

Commissioner Carey asked about the 2.54 people per household average because the numbers weren't reconciling with the estimated population growth. His concern is that with inconsistent numbers the infrastructure won't be adequate to support the growth. Kirsten explained SCJ is currently looking into the current infrastructure needs but to do so the engineers need the PAC to approve a housing allocation scenario so they can incorporate policy and objectives for infrastructure improvements in the right areas. She also explained that the number they decide on is flexible over time as the Comprehensive plan will do it's best to project out 20 years but plans such as the CIP and TIP that are reviewed and updated regularly will drive what projects are priorities or funded.

Commissioner Harris inquired a bit more about the percentage of ALICE households and affordable housing. Kirsten explained the difference between affordable housing, low-income housing, and subsidized housing. She also reiterated that by accepting a housing allocation scenario that Mason County is not responsible to provide or fund that housing but is required to ensure that it is feasible through codes and policies.

Commissioner Harris also asked about zoning and multi-family housing as currently the City of Shelton doesn't have any zoning for that use. Kell state with current zoning, Allyn and Belfair UGA's of Mason County have enough zoned properties to accommodate the projected level of needed multi-family housing, however, the available infrastructure is a separate topic.

Wrapping up discussion on the housing allocations, Commissioner Carey asked if it would be possible to change scenario if they find it doesn't fit or isn't feasible as they move along with the Comprehensive Plan Update. Kirsten stated it would be possible, but more work and time. She reiterated there are sections of the Comprehensive Plan that get updated annually and keep these numbers fluid. Kell emphasized the need to approve a scenario as they need a base to start looking at the other chapters of the Comprehensive Plan Update.

Public Comment Opened – 6:51 p.m.

Constance Ibsen – Constance asked about the closeness of the Allyn and Belfair UGA boundaries as she recalled it being an issue with the previous update. Kell assured her the boundaries are not changing, expanding, or combining with this update.

Public Comment Closed – 6:45 p.m.

With no further discussion, Commissioner Harris made a motion to accept Scenario D as the housing allocation model, seconded by Commissioner Lewis.

Vote:

6 in favor

1 opposed

Motion passed

Before moving on to discuss the proposed County Wide Planning Policies, Kirsten handed out a copy of the final findings report from the web survey that went out in the spring. She also briefly went over the draft timeline for the Comprehensive Plan Update touching on what chapters would be reviewed when.

Marissa then explained the comment matrix she had sent out of all the public comments received to date on the County Wide Planning Policies and staff comments on where, if, and why or why they weren't included into the draft policies.

Commissioner Carey stated he hadn't finished reading through but felt like it would be helpful to separate the objectives from the policies and that there wasn't always a consistent clear direction. Commissioner Harris also stated he hadn't had time to review the entire document but had some concerns about the implementation of the policies and what Mason County would be required to provide.

Commissioner Wilkerson asked if the commission would like to go through the matrix comment by comment and make decisions as they didn't seem to be comfortable recommending approval this meeting. Marissa stated that if they had questions, it may prove beneficial to take open

public comment as many of the commenters from the matrix were present and could comment on what they found most important or why they made the comments they did.

Public Comment Opened – 7:45 p.m.

Julianne Gale – Julianne first thanked the PAC for taking their jobs so seriously. She then went on to state the main goals of Mason County Climate Justice is to ensure the Comprehensive Plan is community driven and represent the dreams and goals of all members of the community. They want opportunities to be accessible, equitable and transparent. She also mentioned that the comments in the matrix from Mason County Climate Justice were provided and signed off on as a collaboration between more than a dozen people of a variety of backgrounds and not just one person.

Constance Ibsen – Constance stated the Lower Hood Canal Watershed Coalition had agreed on a list of proposed changes to the draft policy. They emphasized clear communication and public participation, focusing on existing UGA’s, and enforcing onsite septic regulations.

Jacob Ackley – Jacob suggested looking at the population under 18, and where people are migrating from as there is currently no information presented in the draft policies.

Alan Rameriez – Alan emphasized the time spent on comments by Mason County Climate Justice and reasoned that Mason County could do more for affordable housing.

Peggy Morell – Peggy stressed the need for a better public participation plan and outreach. She also mentioned that Department of Commerce has step by step guide for developing the climate resilience sub element as well as a tool to help explore climate impacts.

Public Comment Closed – 8:04 p.m.

After discussing the options of moving forward, Commissioner Carey made a motion to extend the public hearing to the November 6th special meeting. Motion was seconded by Commissioner Harris.

Vote:

7 in favor

0 opposed

Motion passed

5. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 8:26 p.m.