



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
November 6, 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

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)

November 18, 2024

D. COMMITTEE/STAFF UPDATES

Staff let PAC members know Terri Arcieri had turned in a letter of resignation effective immediately leaving one open position. Marissa stated the 2025-2030 CIP public hearing before the BOCC is scheduled for December 3rd if any members would like to attend. She also stated that Mason County Climate Justice had extend an invitation to PAC members to attend some of their meetings and events.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:05 p.m.

Julianne Gale – Julianne spoke about STR regulations being a positive step forward for long-term rentals and ensuring all residents of Mason County have accessible housing.

Jacob Ackley – Jacob urged the PAC to consider affordable housing options for 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 continued from 10/21 – 6:08 p.m.

Mason County Comprehensive Plan Periodic Update 2025: County Wide Planning Policies –

Kirsten Peterson with SCJ Alliance began by going over schedule for the Comp Plan. Commissioner Harris confirmed that TIPCAP will be involved in the Transportation section and asked about the Climate Policy Action Team. Kirsten explained that the CPAT is made up of several local stakeholders and residents and will be meeting to discuss and create the Climate Action chapter to bring before PAC. Commissioner Carey asked for brief updates of their meetings along the way so when they get to their review, they have some background.

Kirsten then went over the proposed Table of Contents and gave an overview of the purpose of the Countywide Planning Policies. She also gave examples of how the policies then get implemented throughout the Comprehensive Plan as goals and objectives.

PAC members then went through the comment matrix provided by staff and the suggested changes to the CPPS to make final changes to the document. Discussion focused on the high-level nature of the CPPs and making the document as concise and easy to understand as possible. The following changes were agreed on:

(note: Only changes to the presented 11/6/24 draft CPP's are listed below. If PAC agreed to stick with staff recommended language or original language it is not noted below as there was no change to the document.)

Section	Approved Changes	Comments
Introduction	Remove everything except first paragraph	Will be addressed within Chapters 1 & 2 of Comprehensive Plan
Vision Statement	Remove	Will be addressed in Comp Plan Chapter 2: Community Profile & Vision
Urban Growth 1.2	Remove	Not a policy
Housing 4.9	Remove	Follow staff recommendation for rest of section.
Economic Development 5.2	Add “Support natural-resource-based industries to shift towards more sustainable and regenerative practices in the context of a changing climate.”	Proposed by MCCJ for consistency with RCW36.70A.070
Economic Development 5.8	Add “multilingual” “Support school district, post-secondary, and higher education efforts including vocational education training, and education of a highly trained, technically skilled, <u>multilingual</u> population.....”	MCCJ proposal – keep multilingual. Do not add “Supports schools in expansion of home economics classes including sewing,

		woodworking, farming, and gardening classes.”
Open Space 9.2 and 9.3	Add “treaty rights”	MCCJ proposal
Open Space 9.5	Add “maintenance” and remove “ appropriate for camping, hiking, horseback riding and off leash dog exercise. ” “Encourage retention/ <u>maintenance</u> of open space and the development of recreational opportunities like parks and public-use recreation areas appropriate for camping, hiking, horseback riding and off leash dog exercise. ”	MCCJ proposal
Open Space 9.6	Add new section – “Create public and community access to land for the purpose of growing food.”	Double check with legal. Will make as an allowed/permitted use under certain zones.
Environment 10.7	Add new section – “Plan for and implement clean up of Mason County’s contaminated sites.”	Per Department of Ecology there are 67 sites in Mason County.
Public Participation 11.1	Add “widespread community” and remove “ of residents, property owners, and business owners ” “Encourage the <u>widespread community</u> involvement of residents, property owners, and business owners in the planning process.....”	Consultant suggested “widespread community” to keep broad and inclusive
Public Participation 11.3	Add new section – “Ensure public participation is widespread to community members.”	
Climate Change and Resiliency 14.2	Add “Prioritize mitigating the impacts on vulnerable populations and overburdened communities within the planning period.”	MCCJ suggested for compliance with RCW 36.70A.070
Climate Change and Resiliency 14.3	Add “infrastructure” “...operations, <u>infrastructure</u> , and system recovery.”	

With no further discussion, Commissioner Harris made a motion to recommend approval of the draft Countywide Planning Policies as amended. Motion was seconded by Commissioner Carey.

Vote:
6 in favor
0 opposed

Motion passed

5. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 9:35 p.m.