



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

November 18, 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. APPROVAL OF MEETING MINUTES

Commissioner Carey made a motion to approve the October 7, 2024, meeting minutes as presented, seconded by Commissioner Harris.

Vote:

6 in favor

0 opposed

Motion passed

Commissioner Carey also made a motion to approve the October 21, 2024, minutes as amended, seconded by Commissioner Lewis.

Vote:

6 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

Commissioner Carey asked to add conversation under Other Business regarding some observations on the CIP. Commissioner Harris also asked to have a brief discussion regarding STR's.

C. CONFLICT OF INTEREST

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.

D. NEXT REGULAR MEETING(S)

December 16, 2024 – Commissioner Hill stated he will not be able to attend the 12/16 meeting.

E. COMMITTEE/STAFF UPDATES

Marissa reminded PAC members that the BOCC hearing for the CIP would be on December 3rd. She also confirmed with PAC the preferred method for them to receive documents for review prior to meetings.

F. OTHER BUSINESS

Commissioner Carey stated he noticed a few projects being discussed that were not included as part of the CIP they recommended. Marissa reminded them they could discuss at the Hearing on December 3rd. He also followed up the topic of mining being a natural resource and stated it is not listed under the RCW. Kell said she would follow up.

Commissioner Harris wanted to briefly discuss the process for Short Term Rentals moving forward as he and other commissioners were struggling to comprehend making a recommendation on December 16th. Staff stated they would put together a matrix of comments and staff responses to help. Commissioner Lewis also reminded them that there isn't a mandated deadline in which they need to come to a consensus.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

Jacob Ackley – Jacob thanked the PAC for their consideration and taking MCCJ comments into consideration for the CWPPs.

Lynda Links – Lynda commented that she had a hard time locating documents prior to the meeting as well as previous audio issues attending virtually.

Peggy Morell – Peggy read the preamble to the Mason County Planning Advisory Commission Bylaws.

Julianne Gale – Julianne spoke about the upcoming Housing Element of the Comp plan and suggested postponing the to a later date and focusing on a different chapter. She said Mason County Climate Justice is in the middle of conducting a related survey and would like the time to process the data in order to provide accurate and thoughtful comments.

4. WORKSHOP – 6:27 p.m.

Comprehensive Plan Introduction and Community Profile & Vision Plan

Marissa began by going over the outline and draft for Chapters 1 and 2 before opening it up to discussion from PAC members. Commissioner Carey stated he's had several documents come with a formatting error and asked to have that checked into. Also, he asked to include page numbers as it would be helpful keeping everyone organized in discussion. He also asked for clarity between capital facilities and utilities because they seem to overlap and can be confusing.

Commissioner Harris recommended consideration of listing bounding conditions and assumptions by adding "within the planning period" to section 1.3.1.14, addressing outdated subplans and requiring updates, and ensuring coordination with all utility providers. Commissioner Carey asked for a clarification paragraph or section on the difference between

rural lands and zoning as well and including acknowledgement of the higher percentage of home ownership and higher percentage of disabled persons within Mason County in comparison to the state. He also asked for a section statement that would discuss the actuals of population growth from the previous Comprehensive Plan update 10 years ago.

Public Comment Opened – 7:17 p.m.

Karen Rice – Karen asked about additional sources for public input.

Lynda Links – Lynda asked about updating the Vision Statement. Marissa confirmed that would be discussed after this section of public comment.

Julianne Gale – Julianne noted some previous changes had not yet been reflected in the presented draft. She requested a disaggregation of data in the Community Profile by including maps or data ranges to help quantify the median numbers presented. She advocated for language accessibility in documents and meetings and discussed the impacts of immediate and continued active participation in climate resiliency.

Peggy Morell – Peggy emphasized the importance of the Vision Statement and involvement of the public in creating it.

Kristie Rose – Kristie stated she had not been made aware of the survey when it was published and questioned how the average resident of Mason County would be able to access that information.

Public Comment Closed – 7:33 p.m.

Before moving on to discuss the Vision Statement, Marissa clarified some confusion with the Public Participation Plan stating the Workshops are not a different meeting outside of the Workshops held during regular PAC meetings such as this. She also stated that a news release was issued for the community involvement survey and listed all the agencies the news release included, as well as where flyers and links were posted online via social media and in person.

Marissa then shared the current vision statement and opened for discussion.

Mason County will remain a primarily rural county, characterized by quiet tranquility, privacy, natural views, and rural enterprise. Although rural character means different things to different people, aspect of it include: natural vistas, fish, shellfish, wildlife, and natural ecosystems; fewer restrictions and more privacy than in an urban area; Urban Growth Areas that are vibrant economic and social centers; the responsible operation of resource based industries such as timber, mining, agriculture, and aquaculture; and the close ties of family and community to the land.

Commissioner Harris felt like many industries weren't included and Commissioner Carey stated that resource industries didn't encompass or account for half of income for Mason County. They also suggested including climate resiliency into the vision statement, as well as public safety. Commissioner Lewis questioned if the fact that many residents work outside of Mason County should be addressed in some capacity.

Public Comment Opened – 8:04 p.m.

Karen Rice – Karen noted the outdated feel of the current vision statement and talked about the surge of creative outlets available throughout the county which help enhance the desire many have to keep the rural character.

Lynda Links – Lynda stated she feels like the current vision statement reads more as a description of Mason County rather than what they would like the future of Mason County to be.

Jacob Ackley – Jacob talked about including affordable housing as a way to protect the rural character by incentivizing people who already love Mason County to stay.

Julianne Gale – Julianne focused her comments on the sense of community throughout Mason County and ensuring it has the resources to provide and sustain those who live here.

Public Comment Closed – 8:11

Commissioner Hill volunteered to take home and draft a few options and bring back for review and discussion by the January regular meeting.

5. ADJOURN

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