

MASON COUNTY COMPREHENSIVE PLAN: PERIODIC UPDATE 2025: COUNTYWIDE PLANNING POLICIES

COMMENT MATRIX

The purpose of this matrix is to organize comments for quick reference, create less markup in the draft document, and provide staff comment/recommendation for PAC/BOCC to reference before final decisions are made regarding the comment and the draft chapter. Please note that some comments apply broadly to the Comp Plan overall and some comments are more specific to the language within this chapter.

PAC REVIEW NEEDED – Environmental and Open Space Protections

NAME	REFERENCE	COMMENT	STAFF RESPONSE
<p>Mason County Climate Justice</p>	<p>Page 11 The Rural Areas</p> <p>Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming, and mining industries will provide the natural resource employment. Rural Activity Centers and compatible businesses such as cottage industries will continue to be encouraged and supported. The County's abundance of natural attractions including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Developments. The County's land use regulations will protect natural resource lands and industries against encroachment from incompatible, competing uses.</p>	<p>Suggested Language:</p> <p>Natural resources will continue to provide the foundation of the County's economy. Forestry, agriculture, aquaculture including shellfish and other fisheries industries, Christmas tree farming, and mining industries will provide the natural resource employment. Rural Activity Centers and compatible businesses such as small-footprint cottage industries will continue to be encouraged and supported. The County's abundance of natural attractions including mountains, lakes, rivers, and wildlife will continue to support the County's thriving tourist industries, including Master Planned Developments. Natural resource industries continue to be an important part of Mason County's rural economy, including agriculture, aquaculture, and forestry. The County's land use regulations will protect natural resource lands and industries against encroachment from incompatible, competing uses from conversion to housing or other types of commercial development and protect sensitive natural areas from natural resource extraction activities.</p> <p>Comments:</p> <p>It's no longer true that natural resources are the foundation of the County's economy. According Mason County's 2023 Hazard Mitigation Plan biggest employer in Mason is government, followed by service industry, then retail industry. Many of the natural resource jobs are also not in rural areas but rather in the city of Shelton.</p> <p>Supports compliance with RCW 36.70A.170 5.c.iii, 5.c.iv, and 5.c.v.</p>	<p>Staff:</p> <p>This section is regarding the "Vision" for the County.</p> <p>PAC decision on language suggested by MCCJ.</p>
<p>Mason County Climate Justice</p>	<p>Page 11/12 The Environment and Open Space</p> <p>Mason County will protect the environment in a way that is compatible with the needs of a growing population. One focus will be watersheds and their water quality and quantity. The county County will also conserve an open space network that will include wildlife habitat and corridors, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents.</p>	<p>Suggested language:</p> <p>Mason County will protect the environment in a way that is compatible with the needs of a growing population. One focus will be watersheds and their water quality and quantity. The county County will also conserve focus on creating an open space network that will include wildlife habitat and corridors, mature forests, undeveloped waterfront, greenways, estuaries, parks, trails and campgrounds. This system will help preserve the County's environment and rural character, support the County's tourism industry, and meet the recreation needs of County residents. A priority in creating this network of open spaces will be to seek ways for the County to protect contiguous mature and old growth forests.</p> <p>Comment:</p> <p>Change suggested due to insufficient open space (and/or lack of protections for current habitat/corridors) being available now and more being needed for our climate resilience subelement (RCW 36.70A.170 section 9).</p> <p>Supports compliance with RCW 36.70A.170 subsection 1, which includes "A land use element designating the proposed general distribution and extent of the uses of land... for... open spaces and green spaces, urban and community forests within the urban growth area... and other land uses", subsection 5.b ("counties may provide for... conservation easements"), and subsection 5.c ("The rural element shall include measures that... protect the rural character of the area... by... containing or otherwise controlling development... protecting critical areas... and surface and groundwater resources."). These additions also support a climate resiliency plan as required by subsection 9.</p>	<p>Staff:</p> <p>This section is regarding the "Vision" for the County.</p> <p>PAC decision on language suggested by MCCJ.</p>

PAC REVIEW NEEDED – Environmental and Open Space Protections

NAME	REFERENCE	COMMENT	STAFF RESPONSE
<p>Mason County Climate Justice</p>	<p>Page 17 5: Economic Development</p> <p>5.2. Maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries. Encourage the conservation of productive natural resources or potentially productive natural resources, and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long-term long-term commercially productive resource extraction and agricultural lands forest, aquaculture, and agricultural production lands and the resource-based resource-based industries associated with these areas.</p>	<p>Suggested Language:</p> <p>5.2 Maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries. Encourage the conservation of productive natural resources <u>or potentially productive natural resources</u>, and discourage incompatible uses. Assure that adjacent land uses do not contribute to the demise of the long-term <u>long-term commercially productive resource extraction and agricultural lands forest, aquaculture, and agricultural production lands</u> and the resource-based <u>resource-based industries associated with these areas. Support natural-resource-based industries to shift towards more sustainable and regenerative practices in the context of a changing climate.</u></p> <p>Comments:</p> <p>Supports internal consistency with Climate Resiliency subelement—“RCW 36.70A.070 states “The plan shall be an internally consistent document...””</p>	<p>Staff:</p> <p>PAC can decision</p>
<p>Mason County Climate Justice</p>	<p>Page 19 9: Open Space</p> <p>9.2. Provide accessible public open space and protect environmentally important areas without compromising private property rights.</p>	<p>Suggested language:</p> <p>9.2 Provide accessible public open space and protect environmentally important areas without compromising private property rights <u>or treaty rights.</u></p> <p>Comment:</p> <p>Supports compliance with HB 1717 (2022), requirements under the GMA, including</p> <ul style="list-style-type: none"> • RCW 36.70A.040 – Allows tribes to voluntarily participate in the local governments’ comprehensive planning process. • RCW 36.70A.085 – Cities with a Port element must collaborate development with the city, port, and tribe(s). • RCW 36.70A.110 – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction. • RCW 36.70A.190 – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations. • RCW 26.70A.210 – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate. 	<p>Staff:</p> <p>PAC decision</p>
<p>Mason County Climate Justice</p>	<p>Page 19 9: Open Space</p> <p>9.3 Identify and prioritize open space areas, both urban and rural, which may be conserved for protection through <u>acquisition, conservation easements, life estates, and/or conveyance to a land trust, conservation future program, and/or another method of conservation.</u> Assure that private property rights are protected.</p>	<p>Suggested language:</p> <p>9.3 Identify and prioritize open space areas, both urban and rural, which may be conserved for protection through <u>acquisition, conservation easements, life estates, and/or conveyance to a land trust, and/or another method of conservation.</u> Assure that private property rights <u>and treaty rights</u> are protected.</p> <p>Comments:</p> <p>Supports compliance with HB 1717 (2022), requirements under the GMA, including</p>	<p>Staff:</p> <p>PAC decision</p>

PAC REVIEW NEEDED – Environmental and Open Space Protections

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 19 9: Open Space</p> <p>9.5. Encourage retention 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.</p>	<p>Suggested language:</p> <p>9.5 Encourage retention/maintenance of open space and the development/maintenance of recreational opportunities like parks and public-use recreation areas appropriate for camping, hiking, horseback riding, <u>community gardening, cultural traditions, and off-leash dog exercise.</u></p> <p>Comment: There is a lot of interest in maintenance of trails in the community. There could be partnerships to help maintain trails, such as with schools or nonprofits.</p> <p>Supports compliance with climate resiliency subelement, including advancing environmental justice, as well as HB 1717 (2022).</p>	<p>Staff:</p> <p>PAC make decision</p>
Mason County Climate Justice	<p>Page 19 9: Open Space</p>	<p>Suggested language:</p> <p>9.6 <u>Create public and community access to land for the purpose of growing food.</u></p> <p>Comment: Supports climate resiliency subelement, including advancing environmental justice.</p>	<p>Staff:</p> <p>PAC make decision</p> <p>MCCJ is suggesting another point under this category</p>
Mason County Climate Justice	<p>Page 20 10: Environment</p>	<p>Suggested language:</p> <p>10.6 <u>Plan for and implement clean up of Mason County's contaminated sites.</u></p> <p>Comment: As of Sept 20, 2024, there are 67 sites in Mason County on the Department of Ecology's Contaminated Sites list:</p>	<p>Staff:</p> <p>PAC make a decision</p> <p>MCCJ is suggesting an additional point under 10: Environment</p>
Mason County Climate Justice	<p>Page 21 13: Historic Preservation</p> <p>GMA states that jurisdictions should, "identify and encourage the preservation of lands, sites, and structures that have historical, <u>cultural</u>, or archeological significance".</p>	<p>Suggested language:</p> <p>GMA states that jurisdictions should, "identify and encourage the preservation of lands, sites, and structures that have historical, <u>ecological, cultural, or archeological</u> significance".</p> <p>Comment: Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A ("Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration") and 9.e.i.B ("Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.")</p>	<p>Staff:</p> <p>Staff is not suggesting the addition of "ecological" here just for the fact that the commission didn't make the suggestion and I'm not sure they have the tools for ensuring the preservation of sites of "ecological" significance. I would want the commission to confirm this.</p>

PAC REVIEW NEEDED – Environmental and Open Space Protections

NAME	REFERENCE	COMMENT	STAFF RESPONSE
<p>Mason County Climate Justice</p>	<p>Page 21 13: Historic Preservation</p> <p><i>13.2. Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.</i></p>	<p>Suggested language:</p> <p><i>13.2 Identify and encourage the preservation of lands, <u>waters</u>, sites, and structures that have historical, <u>ecological, cultural</u>, or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.</i></p> <p>Comment: A huge percentage of Mason County is water. Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 (“The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities”). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A (“Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”) and 9.e.i.B (“Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.” Also makes consistent with Historic Preservation Committee’s request to adjust the crosswalk language to include “cultural.”</p>	<p>Staff:</p> <p>Agree with the “cultural” addition but have the same comment as above on the other additions.</p>

PAC REVIEW NEEDED – Climate Change and Resiliency

NAME	REFERENCE	COMMENT	STAFF RESPONSE
<p>Mason County Climate Justice</p>	<p>Page 7</p> <ul style="list-style-type: none"> Changes in precipitation patterns that increase precipitation at certain times of year while also increasing drought events, coupled with a reduction in snowpack that contributes to drought events and low summertime streamflows. ☒ Reduction in warm-season streamflow and extended periods of lower streamflow that may impact water quality and availability. ☒ <p>Increases in summertime high temperatures that pose human health risks, as well as increased wildfire danger days which are linked to drought and increasing temperatures. Increased wildfire danger days, linked to drought and increasing temperatures.</p>	<p>Suggested language (in addition to the points already made by the consultant):</p> <ul style="list-style-type: none"> Increases in summertime high temperatures that pose human health risks to all species -as well as increased wildfire danger. Increased wildfire danger days, linked to drought and increasing temperatures. Ocean acidification and rise in water temperatures, causing negative impacts on aquaculture industry and marine ecosystems. Increase in extreme weather events, with impacts to all communities, especially vulnerable and overburdened communities. Glaciers and snowpack in the Olympic Mountains that feed Mason County watersheds have been and will continue to shrink or disappear, causing limited fresh water supply particularly in summer months. Salt water intrusion and sea level rise threaten agricultural lands, community homes, commercial and government infrastructure, drinking water supplies, and more. <p>The extent of potential climate changes locally, nationally, and globally remains to be seen.—Jurisdictions in Washington are now required to plan for climate change.</p> <p>Comments:</p> <p>Agree w Marissa that it’s repetitive. We think it’s stronger as two separate points thought, since heat and wildfire have different impacts on human and ecosystem health. Deleting the end of the first bullet may solve the repetitiveness while giving each impact the separate attention it deserves.</p> <p>Suggested deleting “extent of potential climate changes... remains to be seen” as we have already seen many climate impacts and the wording could confuse people into thinking that climate change is some uncertain future thing.</p>	<p>Staff: Staff originally mentioned deleting “Increased wildfire danger days, linked to drought and increasing temperatures.”As it was repetitive.</p> <p>As this part of the document is background information and not policy formation, staff recommends that the PAC decide on the depth of background information needed and the deletion regarding the extent of climate changes.</p> <p>PAC decide to keep consultant version or add MCCJ’s information</p>
<p>Mason County Climate Justice</p>	<p>Page 12 Climate Resilience and Hazard Mitigation</p> <p><i>Mason County will continue collaborating with other jurisdictions on hazard mitigation planning that will form the foundation of community resilience and disaster preparedness in the County and its incorporated and unincorporated communities. Mason County has experienced or been affected by many natural disasters, including severe weather events, flooding, earthquake, volcanic eruption, and wildfires, and will build community resilience, response capacity, continuity of operations, and system recovery to serve its residents and facilitate a rapid return to normal following disaster events. Mason County will continue to implement the strategies identified in its Hazard Mitigation Plan to lessen the impacts of natural disasters within the County.</i></p>	<p>Suggested language:</p> <p><i>Mason County will continue collaborating with other jurisdictions on hazard mitigation planning that will form the foundation of community resilience and disaster preparedness in the County and its incorporated and unincorporated communities. Mason County has experienced or been affected by many natural disasters, including severe weather events, flooding, earthquake, landslides, volcanic eruption, and wildfires, and will build community resilience, response capacity, continuity of operations, and system recovery to serve its residents and facilitate a rapid return to normal recovery following disaster events. Mason County will continue to implement the strategies identified in its Hazard Mitigation Plan to lessen the impacts of natural disasters within the County and create new strategies or modify existing strategies to ensure that vulnerable populations or overburdened communities do not endure a disproportionate amount of risk and impact. Mason County will also work to reduce greenhouse gas emissions in the County by emphasizing high-density housing in appropriate areas, public transportation throughout the county 7 days a week, and local supply chains. The County will work to enhance its carbon sequestration capacity by preserving and restoring forest lands (especially mature forests), grasslands, riparian zones, and wetlands.</i></p> <p>Comment:</p> <p>“Return to normal” doesn’t seem guarantee-able in the context of climate change. “Recovery” allows for possible return to normal or even to an improved, more climate resilient status post disaster.</p> <p>Supports compliance with RCW 36.70A.170 subsection 9.a. “A climate change and resiliency element that is designed to... avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.”, 9.c. “the resiliency subelement of the climate... is mandatory”, and all of 9.e.</p>	<p>This section is regarding the “Vision” for the County.</p> <p>PAC decision on language suggested by MCCJ.</p>

PAC REVIEW NEEDED – Growth and Development

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 14 2: REDUCE SPRAWL</p> <p><i>GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are designed to reduce the impacts of growth, including sprawl, in areas outside of Urban Growth Areas. Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise.</i></p>	<p>Suggested language:</p> <p><i>GMA discourages the inappropriate conversion of undeveloped land into sprawling, low density development. Several of Mason County's CWPPs are designed to reduce the impacts of growth, including sprawl, in areas outside of Urban Growth Areas. <u>Rural areas now exist throughout Mason County and contribute to a large measure of the quality of life enjoyed by residents. These areas are characterized by low housing densities, wilderness and recreational living opportunities, subsistence hunting and gathering, and open space. Other rural qualities include tranquility, low traffic volumes, natural views, privacy, and rural enterprise.</u></i></p> <p>Comment: <i>This addition maintains the "rural character" of the county. RCW 36.70A.170 5c.</i></p>	<p>Staff:</p> <p>PAC make decision on whether rural areas are characterized by the addition highlighted.</p>
Mason County Climate Justice	<p>Page 14 2: Reduce Sprawl</p>	<p>Suggested language:</p> <p>2.6 <u>Concentrate higher density housing in urban areas around population needs such as schools, healthcare, parks, businesses, and services.</u></p> <p>Comment:</p> <p>Complies with RCW 36.70A.170 section 5.c.iii and section 2.</p>	<p>Staff:</p> <p>This was a suggested additional point made by MCCJ.</p> <p>PAC can make decision on whether to add point.</p>
Mason County Climate Justice		<p>Suggested language:</p> <p>5.10 <u>Support the creation and expansion of sustainable local industry, including appropriately-sized cottage industries.</u></p> <p>Comment:</p> <p>Supports climate resiliency subelement and internal consistency.</p>	<p>Staff:</p> <p>This is an additional point that MCCJ is suggesting for the Economic Development section</p> <p>PAC make decision</p>

PAC REVIEW NEEDED – Environmental Justice (EJ)

NAME	REFERENCE	COMMENT	STAFF RESPONSE
<p>Mason County Climate Justice</p>	<p>Table 1: Crosswalk #11 Citizen Public Participation</p> <p><i>Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</i></p>	<p>Suggested language:</p> <p><i>Make notice provisions and other public engagement strategies accessible to encourage and support the involvement of Encourage the involvement of citizens-residents, particularly those from overburdened communities and vulnerable populations, in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</i></p> <p>Comments:</p> <p>Supports compliance with (c)thru(e) of RCW 36.70A.035</p> <p>(c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;</p> <p>(d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals; and</p> <p>(e) Publishing notice in agency newsletters or sending notice to agency mailing lists, including general lists or lists for specific proposals or subject areas.</p> <p>Encourages consistency with RCW 36.70A.070 sub section 9.a “avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.” Without direct involvement of these communities, it would be difficult to avoid creating/worsening impacts on these communities.</p>	<p>Staff:</p> <p>Suggest keeping current language for policy statement and PAC deciding on citizen vs resident.</p> <p>Suggest creating the following: <i>11.3 Encourage and support the involvement of residents of overburdened communities as well as vulnerable populations, in the planning process.</i></p>
<p>Mason County Climate Justice</p>		<p>Page 13 Planning Policies</p> <p>1: Urban Growth</p> <p><i>1.7 Development and regulations in Urban Growth Areas will address impacts of a changing climate and prioritize the needs of vulnerable populations and overburdened communities.</i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsection 1, including “The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.” Also supports compliance with RCW 36.70A.070 subsection 9, especially 9.e.ii: “a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).” This edit supports consistency between Land Use (subsection 1) and Climate Resiliency (subsection 9) elements. RCW 36.70A.070 states “The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.”</p>	<p>Staff:</p> <p>MCCJ is suggesting an additional point under the Urban Growth section.</p> <p>PAC discuss and make decision.</p>
<p>Mason County Climate Justice</p>	<p>Page 15 3: Transportation</p> <p><i>3.7. Develop policies and Encourage encourage use of varied multi-modal transportation alternatives that support health and wellbeing through physical activity by providing bikeways, sidewalks, trails, public transit, etc.,and system connectivity as appropriate to location and terrain, especially in Urban Growth Areas, and accommodating the young, aging, and disabled.</i></p>	<p>Suggested language:</p> <p><i>3.7 Develop policies and Encourage encourage use of varied multi-modal transportation alternatives that support health and wellbeing through physical activity by providing bikeways, sidewalks, trails, public transit, etc.,and system connectivity as appropriate to location and terrain, especially in Urban Growth Areas, and accommodating ensuring equitable access for overburdened communities and vulnerable populations (such as the young, aging, and disabled people).</i></p> <p>Comment:</p> <p>Updated language to be more aligned with current environmental justice language in the GMA.</p>	<p>Staff:</p> <p>PAC make decision on language suggestion by MCCJ</p>

PAC REVIEW NEEDED – Environmental Justice (EJ)

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice		<p>Suggested Language:</p> <p><u>5.11 Support businesses to offer services in multiple languages and support language la</u></p>	<p>Staff:</p> <p>This would technically be “5.11” not “5.9”, if recommended. This is an additional point that MCCJ is suggesting for the Economic Development section</p> <p>PAC make decision</p>
Mason County Climate Justice	<p>Page 20 11: Citizen Public Participation</p> <p><i>GMA encourages the involvement of residents, <u>property owners, and business owners</u> in the planning process and coordination between communities and jurisdictions to reconcile conflicts.</i></p>	<p>Suggested language:</p> <p>GMA encourages the involvement of residents, <u>property owners, and business owners, vulnerable populations, and overburdened communities</u> in the planning process and coordination between communities and jurisdictions to reconcile conflicts.</p> <p>Comment: See EJ requirements of GMA.</p>	<p>Staff:</p> <p>“residents” would encompass vulnerable populations and overburdened communities. PAC decide about addition</p>
Mason County Climate Justice	<p>Page 20 11: Citizen Public Participation</p> <p><i>11.1 Encourage the involvement of citizens <u>residents, property owners, and business owners</u> in the planning process and coordinate between communities and jurisdictions to reconcile conflicts.</i></p>	<p>Suggested language:</p> <p><u>11.1 Encourage and support the involvement of citizens residents, property owners, workers, nonprofits, community organizations, and business owners</u> in the planning process and coordinate between communities and jurisdictions to reconcile conflicts.</p> <p>Comments: If we are including business owners who are not residents, we should also include workers who are not residents, as well as organizations that serve the community.</p>	<p>Staff:</p> <p>PAC decision on this revision</p>
Mason County Climate Justice	<p>Page 20 11: Citizen Public Participation</p>	<p>Suggested language:</p> <p><u>11.3 Ensure that public participation is accessible to people of all ages, languages, abilities, and backgrounds, including vulnerable populations and overburdened communities.</u></p> <p>Comments:</p> <p>Supports compliance with required EJ aspects of the GMA. Encourages consistency with RCW 36.70A.070 sub section 9.a “avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.” Without direct involvement of these communities, it would be difficult to avoid creating/worsening impacts on these communities.</p>	<p>Staff:</p> <p>MCCJ is suggesting an additional point under 11: Citizen Public Participation</p> <p>PAC make decision</p>

PAC REVIEW NEEDED – Environmental Justice (EJ)

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 21 14: Climate and Resiliency</p> <p><i>14.2. Plan for and consider the impacts of climate change on communities and industries in Mason County, including sea level rise, flooding, wildfires, and extreme weather events, on both existing and new development.</i></p>	<p>Suggested language:</p> <p><i>14.2 Plan for and consider the impacts of climate change on communities and industries in Mason County, including sea level rise, flooding, wildfires, and extreme weather events, on both existing and new development. Prioritize mitigating the impacts on vulnerable populations and overburdened communities</i></p> <p>Comment:</p> <p>Supports compliance with GMA’s EJ requirements.</p>	<p>Staff:</p> <p>PAC make decision whether they want to include this language.</p>
Mason County Climate Justice	<p>Page 21 14: Climate and Resiliency</p> <p><i>14.3 Support efforts to increase the resilience of public services and infrastructure, including transportation, utilities, emergency response, and others, by preparing for disasters and coordinating planning for continuity of operations and system recovery.</i></p>	<p>Suggested language:</p> <p><i>14.3 Support efforts to increase the resilience of public services and infrastructure, including transportation, utilities, emergency response, and others, by preparing for disasters and coordinating planning for continuity of operations and system recovery. Prioritize the resilience of public services and infrastructure in areas with vulnerable and overburdened populations.</i></p> <p>Comment:</p> <p>Supports compliance with GMA’s EJ requirements.</p>	<p>Staff:</p> <p>PAC make decision on the additional language.</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Table 1: #3 Transportation <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i></p>	<p>Suggested language:</p> <p><i>Encourage efficient multimodal transportation systems that are based on regional priorities, <u>accessible to people of all income levels including those with disabilities</u>, and coordinated with county and city comprehensive plans. <u>Prepare transportation systems to support reductions in greenhouse gas emissions and noise pollution.</u></i></p> <p>Comment:</p> <p>Suggestion supports compliance with RCW 36.70A.070 subsections 6.iii.F and 6.iii.G. This edit also supports consistency between Transportation (subsection 6) and Housing (subsection 2) elements, especially 2.d. (“adequate provisions for existing and projected needs of all economic segments of the community.”) RCW 36.70A.070 states “The plan shall be an internally consistent document...” Community members greatly appreciate free in-county bus service.</p> <p>Goal is to work towards RCW 36.70A.070 subsection 9’s encouragement for all planning jurisdictions to include a greenhouse gas emissions reduction subelement. Noise pollution is an element of environmental justice, which is mandated by the GMA, and should be reduced, particularly in overburdened communities.</p>	<p>Staff: Staff is recommending policy statement as is because..</p> <p>1) Subpoints under 3: Transportation specifically 3.9 and 3.7 already encompass the ideas of accessible transportation.</p> <p><i>3.9. The County and the City and Urban Growth Area should work cooperatively with the Mason County Transit Authority (MCTA) to provide equitable public transit throughout the County.</i></p> <p><i>3.7. Develop policies and Encourage encourage use of varied multi-modal transportation alternatives that support health and wellbeing through physical activity by providing bikeways, sidewalks, trails, public transit, etc.,and system connectivity as appropriate to location and terrain, especially in Urban Growth Areas, and accommodating the young, aging, and disabled.</i></p> <p>Mason County is not mandated in this round of periodic updates to meet greenhouse gas emission reduction goals, it is not in the scope of the climate resiliency sub-element review. Staff does not recommend including this aspect in a policy statement as it does not reflect the direction of our review at this time.</p>
Mason County Climate Justice	<p>Table 1: Crosswalk #8 Natural Resource Industries</p> <p><i>Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.</i></p>	<p>Suggested language:</p> <p><i>Natural resource industries. Maintain and enhance natural resource-based industries to be climate resilient and provide safe, healthy jobs at living wages, including productive timber, agricultural, and fisheries-aquaculture industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses. Support and enhance ecosystems to serve multiple purposes, including cultural, aesthetic, ecological, recreational, and economic value.</i></p> <p>Comments:</p> <p>Supports internal consistency as required in 36.70A.070 between subsection 7 and 9, including 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.B “Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”</p> <p>Is there a reason this says fisheries and not aquaculture? Thinking about oysters and geoduck and so forth in addition to fish</p> <p>Is there a reason this originally said fisheries and not aquaculture? (Does aquaculture include wild/unmanaged fishing?) We are thinking about oysters, geoduck, clams, crab, and so forth.</p> <p>Supports consistency with SEPA and RCW 36.70A.070 subsection 7 which requires establishing goals for “economic development” AND “a high quality of life.”—Quality of live is improved with healthy ecosystems provide cultural, aesthetic, ecological, recreational *and* economic value. Also supports internal consistency with RCW 36.70A.070 subsection 9.e.i.B “Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”. Also supports compliance with RCW 26.70A.210, which requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate.</p>	<p>Staff:</p> <p>Staff is suggesting retaining original language; the policy statement for Climate Change and Resiliency already states that the “Plan” has to adapt to and mitigate the effects of a changing climate”.</p> <p>Comment: Safe and healthy jobs as well as livable wages is already addressed in the Economic Development section and that section would apply to industries that would be created through natural resources as well. Do not suggest adding language about “ecosystems” when this term is not defined within our plan currently. PAC can discuss further if they want to include MCCJ’s full suggestion.</p> <p>RCW 77.08.010 (24) "Fishery" means the taking of one or more particular species of fish or shellfish with particular gear in a particular geographical area.</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Table 1: Crosswalk #12 Public Facilities and Services</p> <p><i>Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i></p>	<p>Suggested language:</p> <p><i>Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. Consider and plan for mitigating the effects of a changing climate and advancing environmental justice on public facilities and services.</i></p> <p>Comment: Supports internal consistency with RCW 36.70A.070 subsection 4 and subsection 9.</p>	<p>Staff: Suggest current language for policy statement.</p>
Mason County Climate Justice	<p>Table 1: Crosswalk #13 Historic Preservation</p> <p><i>Identify and encourage the preservation of lands, sites, and structures that have historical, cultural, or archaeological significance.</i></p>	<p>Suggested language:</p> <p>Identify and encourage the preservation of lands, waters, sites, and structures that have historical, ecological, cultural, or archaeological significance. Lands, waters, sites, and structures that are vulnerable to climate change impacts will be identified, as part of the climate resiliency plan.</p> <p>Comments:</p> <p>Supports compliance with RCW 36.70A.210 (requiring policies that address the protection of cultural resources in collaboration with Tribes) and 36.70A.070 sub section 1 (“The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities”). Supports internal consistency between 36.70A.070 subsection 1 and subsection 9, including 9.e.i.A (“Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration”) and 9.e.i.B (“Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”)</p> <p>Supports internal consistency with RCW 36.70A.170 section 9, climate resiliency plan.</p>	<p>Staff: Suggesting no changes here. The Historic Preservation Commission reviewed the CPPs and did not add these additional areas. This may be something to take to the Historic Preservation Commission to discuss for future updates.</p> <p>And as mentioned before there is a Climate and Resiliency policy statement that means we don’t have to add climate language to every other statement because “consistency” will be found in strategies within elements and development regulations.</p>
Mason County Climate Justice	<p>Table 1: Crosswalk #14 Climate Change and Resiliency</p> <p><i>Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.</i></p>	<p>Suggested Language:</p> <p><i>Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; support local carbon sequestration through protection of older forests and other strategies; prepare for climate change impact scenarios; foster resiliency to climate impacts and natural hazards; protect and substantially enhance environmental, economic, and human health and safety; and advance environmental justice.</i></p> <p>Comment:</p> <p>Changes supported by compliance with RCW 36.70A.170 section 9.</p> <p>It is “encouraged” and I think preparing to support reductions in greenhouse gas emissions at a bare minimum is a good idea. One win-win way that would be easy to reduce per capita vehicle miles traveled is to make fresh food more accessible in rural areas, which can be achieved through more community food forests on public land in partnership with local libraries, fire stations, and so forth (for example, the food forest that has just begun at the Hoodspout library or the lot that Fire Chief Michael Sexton wants to turn into annual gardens).</p>	<p>Staff: Staff originally stated “I’m wondering if it is confusing to include this portion (RE: green house gases) since we are not mandated nor will we be concentrating on the greenhouse gas emissions/vehicle miles this time around. (Marissa)”</p> <p>Staff is still recommending the consultant’s original language suggestion without the inclusion of the green house gas emissions and vehicle miles traveled, it more accurately reflects the scope of our climate resiliency review and the board’s desire to accomplish what is mandated only. The PAC can also discuss this further.</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 7 Climate Mason County’s climate can be characterized as moderate-maritime, influenced by the Pacific Ocean, yet sheltered by the Olympic Mountains. Average temperatures range from a high of 78° F. in July to 32° F. in January. The average daily temperature in Mason County is 51° F. The County receives an average of 64 inches of precipitation annually, with average monthly rainfalls ranging from a low in July of 0.8 inches, to a high of 10.4 inches in January.</p>	<p>Consulted mentioned “Opportunity to add information about climate indicators and potential changes that may occur in the future.”</p> <p>MCCJ Comment:</p> <p>“Agree! I also think it would be valuable to add historic climate averages, which are already different than current numbers.”</p>	<p>Staff: At this point in the process we don’t have additional time to add information, unless provided to the PAC and they agree on the addition at Public Hearing.</p>
Mason County Climate Justice	<p>Page 7 RE: History of Public Engagement section</p> <p>Mason County and the City of Shelton jointly adopted the Countywide Planning Policies on August 17, 1992.</p>	<p>Comment:</p> <p>Would it make sense to also have a history of intergovernmental collaboration, including with tribes?</p> <p>What about what happened between 1992 and 2016? Was there an update in 2005?</p>	<p>Staff:</p> <p>The staff that managed the Comp Plan during the time period MCCJ is referring to no longer work with Mason County and piecing together that time period plus a history of intergovernmental collaboration is beyond the scope of the project.</p> <p>The comment does emphasize the importance of documenting and summarizing who will be involved in the 2025 update as well.</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 13 Planning Policies</p> <p>1: Urban Growth</p> <p><i>1.2. Explore the feasibility of establishing a new Urban Growth Area around the unincorporated Union community. Plan for utilities, including a public sewer system and water reclamation for large-scale potable water users such as golf courses. Coordinate with Tribes to ensure any new UGA is sensitive to Tribal interests and treaty rights.</i></p>	<p>Suggested language:</p> <p><i>1.2 Explore the feasibility of establishing a new Urban Growth Area around the unincorporated Union community or an alternate designation to allow sewer but limit further development. PlanDetermine needs for utilities, including a public sewer system and water reclamation for large-scale potable water users such as golf courses. CoordinateEnsure free, prior, and informed consent with Tribes to ensure any new UGA is sensitive to aligned with Tribal interests and treaty rights.</i></p> <p>Comments:</p> <p>We understand the purpose of this potential UGA designation to be related to protecting the water from failed septic, not housing density, but a UGA opens up a lot more that might not be desirable in this area.</p> <p>Supports compliance with HB 1717 (2022), requirements under the GMA, including</p> <ul style="list-style-type: none"> • RCW 36.70A.040 – Allows tribes to voluntarily participate in the local governments’ comprehensive planning process. • RCW 36.70A.085 – Cities with a Port element must collaborate development with the city, port, and tribe(s). • RCW 36.70A.110 – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction. <p>RCW 36.70A.110 – Requires local jurisdictions to work with tribes to coordinate urban growth. Tribes must opt-in to coordinate with the jurisdiction.</p> <ul style="list-style-type: none"> • RCW 36.70A.190 – Requires Commerce to provide facilitation services. Federally recognized tribes may request assistance from Commerce to resolve issues related to proposed changes to local comprehensive plans and development regulations. • RCW 26.70A.210 – Requires counties to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with tribes if they choose to participate. 	<p>Staff:</p> <p>Staff is suggesting the consultant language be maintained. The sewer would be to service development within the boundaries of a UGA. The ability to develop would depend on septic/sewer availability as well as water availability.</p>
Mason County Climate Justice	<p>Page 16</p> <p>3: Transportation</p>	<p>Suggested language:</p> <p><i>3.14 Reduce greenhouse gas emissions caused by transportation via mechanisms such as denser affordable housing, local fresh food (e.g., community gardens and food forests), increased infrastructure for zero/low-carbon transportation modalities (such as walking, biking, canoes, etc.).</i></p> <p>Comments:</p> <p>Support 36.70A.170 subsection 9 goals, requirements, and encouragements.</p>	<p>Staff:</p> <p>This was an additional point that MCCJ is suggesting.</p> <p>Do not suggest adding this point.</p> <p>We are not concentrating on greenhouse gas emission reduction during this update though there are other policies already within this document that would help to support reduction practices anyways. Denser and affordable housing will be encouraged by land use regulations. Part of this suggestion is also already within 3.10 or suggested as an addition to 3.10</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 17 4: Housing</p> <p>4.9. The County will consider direct participation in the development and/or management of affordable and low-income housing.</p>	<p>Suggested Plan:</p> <p>4.9 The County will consider <u>prioritize</u> direct participation in the development and/or <u>and</u> management of <u>permanently affordable</u> and low-income housing.</p> <p>Comment: If the county develops but does not manage public housing, then it's public funding going into private pockets without long-term accountability to the public. With RCW RCW 36.01.130 & 35.21.830 in place, the only way to ensure permanently affordable housing to have public housing with affordability based on resident income.</p>	<p>Staff:</p> <p>Staff recommends original document language.</p>
Mason County Climate Justice	<p>Page 17 4: Housing</p> <p>4.10. Housing plans and policies should prevent or mitigate the physical, economic, and cultural displacement of low-income households due to planning, public investments, private development, and market pressures.</p>	<p>Suggested Language:</p> <p>4.9 <u>Housing plans and policies should will prevent or mitigate the physical, economic, and cultural displacement of low-income households due to planning, public investments, private development, and market pressures.</u></p> <p>Comment: Supports compliance with RCW 36.70A.170 sections 2.a, 2.d, 2.e, 2.f, 2.g, 2.h.</p>	<p>Staff:</p> <p>Staff suggests using consultant language in draft.</p>
Mason County Climate Justice	<p>Page 18 8: Resource Industries</p> <p>GMA recommends Counties maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries, and encourage the conservation of productive forest lands and productive agricultural lands, and provide mitigation opportunities for incompatible uses.</p>	<p>Suggested Language:</p> <p>GMA recommends Counties maintain and enhance natural resource-based industries including productive timber, agriculture, aquaculture, mining, and fisheries industries, and encourage the conservation of productive forest lands and productive agricultural lands, and provide mitigation opportunities for incompatible uses. <u>ensuring consistency with Section 10 (Environment) of this document.</u></p>	<p>Staff:</p> <p>Not recommending addition, it is a requirement that all elements be consistent.</p>
Mason County Climate Justice	<p>Page 18 8: Resource Industries</p>	<p>Suggested language:</p> <p>8.4 <u>Ensure safe and healthy working conditions and living wages for all workers in the natural resource industries.</u></p> <p>Comment: Supports EJ requirements in GMA.</p>	<p>Staff:</p> <p>MCCJ is suggesting adding an additional point to 8: Resource Industries</p> <p>Staff is suggesting not to add this as it is already mentioned in the Economic Development section and just because it isn't specifically stated under Resource Industries doesn't mean promoting safe and healthy working conditions and living wages wouldn't apply as well.</p>
Mason County Climate Justice	<p>Page 19 9: Open Space</p> <p>9.1. Designate and map open space areas in coordination with the incorporated <u>City of Shelton</u> and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> provides multiple use open space <input checked="" type="checkbox"/> environmentally unique and/ or fragile <input checked="" type="checkbox"/> separates incompatible land uses <input checked="" type="checkbox"/> consistency with the UGA's vision statement <input checked="" type="checkbox"/> traditional cultural places and landscapes. 	<p>Suggested language:</p> <p>9.1. Designate and map open space areas in coordination with the incorporated <u>City of Shelton</u> and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:</p> <ul style="list-style-type: none"> • provides multiple use open space • environmentally unique and and/or fragile • separates incompatible land uses • consistency with the UGA's vision statement • <u>traditional cultural places and landscapes-</u> • <u>mitigation of climate change impacts</u> • <u>consistency with environmental justice principles, including access for and the priorities of vulnerable populations and overburdened communities</u> <p>Comments: Supports compliance with GMA's environmental justice components.</p>	<p>Staff:</p> <p>Staff is suggesting keeping original language, no need to mention climate change in every policy category.</p>

STAFF RECOMMENDS EXCLUSION

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Lynda Links	10: Environment <i>GMA strives to protect the environment and enhance the quality of life, including air and water quality, and the availability of water.</i>	Lynda Suggests: Section 10 <i>GMA strives to protect the environment and enhance the quality of life by protecting natural mature forests which are critical to clean air and water.</i>	Staff: The policy is meant to be somewhat broad and believe this addition is too specific for placement here. Not sure how much power the County has to regulate this particular point as it is not identified "specifically" as a critical area to be regulated. We currently have regulations within the CAO that protect fish and wildlife habit conservation areas and wetlands and buffers which would probably encompass some of these mature forests but outside of those areas most likely not.

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mariane Berejikian (WDFW)	Table 1: Crosswalk #10 Environment	Include language about updating the CAO to include best available science as it becomes available	Staff: Agree with utilizing best available science, it is mandated that counties and cities use BAS, believe it supports the policy statement that is already in place and would be better placed in an element such as Land Use and/or Rural Element as method for achieving the CPP Policy Statement.
Mason County Climate Justice	Table 1: #1 Urban Growth <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	<p>Suggested language:</p> <p><i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner, <u>taking into account the current and future impacts of a changing climate and environmental justice.</u></i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsection 1, including “The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.” Also supports compliance with RCW 36.70A.070 subsection 9, especially 9.e.ii: “a county or city must supplement the natural hazard mitigation plan accordingly so that the adopted resiliency subelement complies fully with the substantive requirements of this subsection (9)(e).” This edit supports consistency between Land Use (subsection 1) and Climate Resiliency (subsection 9) elements. RCW 36.70A.070 states “The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.”</p>	<p>Staff:</p> <p>Staff suggests leaving original policy statement as is. Policy statements are meant to be somewhat broad while goal/objectives within each specific element of the Comprehensive Plan are meant to highlight focus areas of that policy.</p> <p>We already have a policy statement for the climate element that encompasses the whole plan, development regulations, and other plans.</p>
Mason County Climate Justice	Table 1: Crosswalk #4 Housing <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	<p>Suggested language:</p> <p><i>Encourage the availability of affordable housing to all economic segments of the population of this state; promote a variety of residential densities and housing types; <u>prioritize creating publicly-funded, publicly-owned, and publicly-operated permanently-affordable housing based on resident income;</u> and encourage preservation of existing housing stock.</i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e. Public housing can take a long time to enact, and the comp plan is THE long-term planning tool of the County.</p>	<p>Staff:</p> <p>Staff suggests retaining policy statement as is.</p> <p>Even though the commentator’s suggestion may be in compliance with RCW, this would be better placed within the Housing Element itself because of its specificity. Whereas the original statement includes many segments of the community the suggested revision concentrates on only one which fits better as a goal of the policy and not the policy statement itself.</p>
Erica Marbet (Squaxin Island Tribe)	2.2 Rural development and accompanying water availability, including permit exempt wells, shall be consistent with protection of natural surface water flows and groundwater recharge.	<p>Comment:</p> <p>The key to this is directing development to existing cities and UGA’s. And for rural development that will happen on permit exempt wells, develop full “offset” projects to mitigate the impact of those wells on surface water. (WRIA 14 Streamflow Restoration Plan).</p>	<p>Staff: Rural and Land Use Element do mention the direction of our growth to UGAs and DCD has discussed being supportive of “offset” projects. Mention of examples of projects may be appropriate in different elements that are meant to support the broader statements of the CPPs.</p>

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 11 Housing</p> <p><i>Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, and mixed-use. Innovations in housing that provide affordable choices will be encouraged, in compliance with Missing Middle measures, including buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Homeowner associations will be encouraged to support compact, well maintained housing in rural areas.</i></p>	<p>Suggested Language:</p> <p>Residential growth within the County will primarily occur in the Urban Growth Areas of Shelton, Belfair, and Allyn. Mason County will offer a range of affordable rural and urban housing choices including single family, multifamily, and mixed-use, <u>and publicly-funded, publicly-owned and publicly-operated housing that is permanently affordable based on resident income.</u> Innovations in housing that provide affordable choices, <u>particularly for vulnerable and overburdened communities,</u> will be encouraged. Home owner <u>Homeowner</u> associations, <u>resident associations, and neighborhood associations</u> will be encouraged to support compact, well maintained <u>well-maintained</u> housing in rural areas.</p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports internal consistency with RCW 36.07A.070 subsection 9 and supports compliance with 2.a.i, 2.c, and 2.d.</p> <p>Resident associations allow renters to participate in managing their communities. Neighborhoods associations do the same thing but include can include local business input. There are also neighborhood associations right now that are not formal HOAs but support housing communities (such as the Trails End Community Club).</p>	<p>Staff:</p> <p>Consultant has updated this section between last meeting and now and staff is suggesting consultant’s language.</p> <p>Discussion about publicly funded/owned/operated could occur within the Housing Element.</p>
Mason County Climate Justice	<p>Page 15 3: Transportation</p> <p><i>3.12. Encourage the development of transportation funding resources that support land use goals and strategies.</i></p>	<p>Suggested language:</p> <p><u>3.12 Encourage the development of transportation funding resources that support land use goals and strategies, as well as increase public transit accessibility (e.g. 7 days a week, more frequent service, etc.) and prepare the County for future reductions in greenhouse gas emissions in transportation. Prioritize public transit funding for vulnerable populations and overburdened communities.</u></p> <p>Comment:</p> <p>Suggestion supports compliance with RCW 36.70A.070 subsections 6.iii.F and 6.iii.G. This edit also supports consistency between Transportation (subsection 6) and Housing (subsection 2) elements, especially 2.d. (“adequate provisions for existing and projected needs of all economic segments of the community.”) RCW 36.70A.070 states “The plan shall be an internally consistent document...”</p>	<p>Staff:</p> <p>Recommending no addition to the consultant language provided.</p> <p>Transportation point 3.9 already discusses equitable public transit and what that might look like can be discussed in the Transportation element.</p>

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 16 4: Housing</p> <p>4.1 GMA encourages <i>requires</i> the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages <i>the</i> preservation of existing the housing stock.</p>	<p>Suggested language:</p> <p>4.1 GMA encourages <i>requires</i> the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, antidisplacement policies, and encourages <i>the</i> preservation of existing the housing stock.</p> <p>Comment: Latest GMA update switches from encourages to requires for affordable housing. See RCW 36.70A.170 section 2.</p> <p>See RCW 36.70A.170 2.e, 2.f., 2.g, and 2.h.</p> <p>Suggested language: 4.1</p> <p><i>a. Seeking state and federal funding and planning for publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.</i></p> <p><i>b. Incentivizing encourage affordable housing through the preservation of existing housing stock via supports for maintaining existing housing, weatherizing homes, and incentivizing the creation of long-term rentals (such as rooms in existing houses or ADUs on existing lots).</i></p> <p>a.c. <i>Incentivizing affordable housing by enacting codes that prioritize long-term rentals over short term rentals. Explore options such as limiting short-term rentals to particular zones and creating/improving business licensing requirements for short-term rentals.-</i></p> <p>Comments: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p> <p>Supports compliance with low-income/affordable housing and anti-displacement requirements of the GMA. One potential model for this would be Chelan County. See https://www.cityofchelan.us/251/Short-Term-Rentals for example.</p>	<p>Staff:</p> <p>Discussion with Randy Lewis about the following change:</p> <p><i>GMA requires the County to make adequate provisions for affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages the preservation of existing the housing stock.</i></p> <p>The County can't guarantee affordable housing it can only make sure it has the "land use" regulations in place that will permit affordable housing to happen.</p> <p>RCW 36.70A.170 2.e says "identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing"</p> <p>First you have to identify if you have policies and regulations that cause the disparate impacts and IF you have them you then create policies/regulations to undo them. This is better addressed specifically in the housing element. Our subconsultant will be working at looking at our policies and regulations to identify and then suggest remedy.</p> <p>Staff:</p> <p>MCCJ suggested subpoints under 4.1, these are very specific and should be brought back for consideration when we update the Housing Element.</p>
Mason County Climate Justice	<p>Page 16 4:Housing</p> <p>4.2. <i>Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels.</i></p>	<p>Suggested language:</p> <p><i>4.2 Coordinate processes for supporting affordable housing between Mason County and the City of Shelton. Define and establish the need for affordable housing countywide through creation of a collaborative City/County Housing Plan that provides for a mix of housing types for housing at all income levels, including publicly-funded, publicly-owned, and publicly-operated permanently affordable housing based on resident income.</i></p> <p>Comments: Supports compliance with RCW 36.70A.070 subsections 2.a.i, 2.c., 2.d.i., 2.d.ii., 2.e., 2.f, and 2.h, as well as compliance with RCW 36.70A.210.3.e.</p>	<p>Staff:</p> <p>It is not necessary to be specific or call out one particular housing type here, the Housing Element has to address that we can accommodate all the required housing types for different income levels and the RCW does not mention "permanently affordable".</p>
Mason County Climate Justice	<p>Page 16 4: Housing</p> <p><i>As part of a comprehensive program to address affordability, eliminate barriers to construction of affordable housing in examine current local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of affordable housing options.</i></p>	<p>Suggested language:</p> <p>4.6 <i>As part of a comprehensive program to address affordability, eliminate barriers to construction of permanently affordable housing in examine current local regulations and policies for impacts on housing cost. Prior to adoption of any new ordinance or regulation affecting homebuilding, evaluate the impact on the provision of permanently affordable housing options.</i></p> <p>Comments: We will want to make sure that eliminating barriers does not mean lower quality housing or services to people in low-income housing.</p>	<p>Staff:</p> <p>Not suggesting this change at this time. RCW regarding housing element and policy requirements addresses "affordable housing" not "permanently affordable housing". The methods with which "permanently affordable housing" are achieved would be a more extension discussion and if the PAC decides to explore the strategies of making "affordable housing" "permanently" affordable, we could discuss during review of the housing element.</p>

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Page 17 5: Economic Development</p> <p><i>5.6. In environmentally sensitive areas, ensure land use permit processes control activities which that may have a detrimental effect on public health, safety, or the environment, consistent with state and federal requirements.</i></p>	<p>Suggested language:</p> <p><i>5.6 In environmentally sensitive <u>or overburdened</u> areas, ensure land use permit processes control activities which that may have a detrimental effect on public health, safety, or <u>the environment</u>, consistent with state and federal requirements.</i></p> <p>Comments:</p> <p>Supports compliance with RCW 36.70A.070 section 9 and other areas addressing environmental justice issues.</p>	<p>Staff:</p> <p>Staff is not recommending a change. Overburdened areas would be discussed in the Housing Element as well as the ability of land use policy and regulation to protect those areas from displacement.</p>
Mason County Climate Justice	<p>Page 18 8: Resource Industries</p>	<p>Suggested language:</p> <p><i>8.5 <u>Ensure that natural resource industry practices are compatible with the County’s climate resiliency plan by ensuring that advances in climate-smart industry practices are implemented, finding win-win solutions that protect both the environment/habitats and economic development, and making sure that the health and well-being of vulnerable populations and overburdened communities are not disproportionately negatively impacted by industry activities.</u></i></p> <p>Comments:</p> <p>Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.B “Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”</p>	<p>Staff:</p> <p>MCCJ is suggesting adding an additional point to 8: Resource Industries</p> <p>Staff is not suggesting this addition here. The Climate Chapter will be developed encompassing what we are mandated to do by utilizing the Hazard Mitigation Plan and any additions to meet the state requirements. If this point is relevant to the work we need to accomplish it can be addressed in the Climate Element.</p>
Mason County Climate Justice	<p>Page 19 9: Open Space</p> <p><i>9.4. Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, especially in underserved areas.</i></p>	<p>Suggested language:</p> <p>9.4 Encourage increased access to publicly owned natural resource lands. Protect existing public access to shorelines and water. Encourage acquisition of lands to provide additional public shoreline and water access, <u>especially in underserved areas or areas of significant ecological value. One priority will be to seek ways for the County to protect contiguous mature and old growth forests (for example: acquiring the Green Diamond-owned recreational area at the western end of Mason Lake, along with the associated forests and waterfront for the purposes of a county park).</u></p> <p>Comment:</p> <p>This areas is one of the only (or the only) old growth forest left in Mason County in the Central Puget Lowlands ecoregion, which includes most of Mason County’s residential areas. The County will be putting out an RFQ to evaluate Green Diamond’s proposal as agreed upon at the Sept 16, 2024 County Commissioners briefing.</p>	<p>Staff:</p> <p>Not recommending addition by MCCJ, this is too specific for a Countywide Planning Policy</p>
Mason County Climate Justice	<p>Page 20 10: Environment</p> <p><i>10.3. In environmentally sensitive areas, ensure land use permit processes control activities which that may have a detrimental effect on public health, safety, environment, and physical integrity of the area consistent with state and federal requirements.</i></p>	<p>Suggested language:</p> <p>10.3 In environmentally sensitive areas, ensure land use permit processes control activities which that may have a detrimental effect on public health, safety, environment <u>(such as aquifer recharge zones)</u>, and physical integrity of the area consistent with state and federal requirements.</p> <p>Comment:</p> <p>Does something need to be added here to explicitly ensure tribal consultation and government-to-government relationship with tribes to be consistent with HB 1717 (2022)?</p>	<p>Staff:</p> <p>We don’t need to be specific here, the Resource Ordinance outlines environmentally sensitive areas, one of which are CARAs. The different elements talk about communication/coordination with specific tribes at many different points and in regard to many topics and we also have development regulations which outline consultation with tribes.</p>
Mason County Climate Justice	<p>Page 20 10: Environment</p>	<p>Suggested language:</p> <p><i>10.5 <u>Identify, protect, and enhance natural areas (including current and potential habitat) to foster resiliency to climate impacts (including but not limited to increased air and water temperatures, changes in precipitation, wildfire, changes in streamflow, extreme weather events, salt water intrusion, sea level rise, ocean acidification, drought, and flooding). Include plans for the identification, protection, and enhancement of areas of vital habitat, including for safe passage and species migration.</u></i></p> <p>Comment:</p> <p>Supports compliance with RCW 36.70A.170 section 9, especially 9.e.i.A.</p>	<p>Staff:</p> <p>Staff is suggesting not adding this point, we have a climate category that was drafted by the consultant who is aware of the scope of our Climate Element mandated review, this point would be more appropriately within the element .</p> <p>MCCJ is suggesting adding an additional point under 10: Environment</p>

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	Page 21 12: Facilities/Services	<p>Suggested language:</p> <p><u>12.6 County decisions and actions related to public facilities and services will plan for the effects of a changing climate and advance environmental justice. For example, new infrastructure should be sited in places that are not vulnerable to sea level rise/flooding currently or in the future; equitable maintenance of existing facilities will ensure fair access to all residents; and the needs of vulnerable populations and overburdened communities will be considered.</u></p> <p>Comments: Supports compliance with 36.70A.170 section 9 and with required EJ aspects of the GMA. Encourages consistency with RCW 36.70A.070 sub section 9.a “avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.”</p>	<p>Staff:</p> <p>Staff does not suggest adding this additional point suggested by MCCJ, hazard mitigation and public facilities and services would be a topic for the Climate Element and this policy suggestion can be explored when we review the new element.</p>
Mason County Climate Justice	Page 21 13: Historic Preservation	<p>Suggested language:</p> <p><u>13.4 Identify lands, waters, sites, and structures that are vulnerable to climate change impacts and create a climate resiliency plan for them.</u></p> <p>Comment: Ensures consistency with RCW 36.70A.170 section 9.</p>	<p>Staff:</p> <p>Staff is suggesting not adding this, the scope of what will be identified will occur during the Climate Element update.</p> <p>MCCJ is suggesting an additional point.</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency <i>GMA requires jurisdictions to ensure that comprehensive plans, development regulations, and regional policies and plans address climate change and natural hazards, foster resiliency, advance environmental justice, and protect and enhance environmental, economic, and human health in the face of a changing climate.</i>	<p>Comment:</p> <p>We would like to work together on creating a “climate resiliency” definition for the definitions section of the comp plan. We need more time for public engagement/input from vulnerable populations and overburdened communities before offering a specific suggestion.</p>	<p>Staff:</p> <p>A Recommendation for the definition will most likely be formed when we started climate work. All recommendations will be discussed and reviewed by the PAC</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language:</p> <p><u>Ensure meaningful public participation of residents, especially vulnerable populations and overburdened communities, in hazard mitigation and community resilience planning.</u></p> <p>Comment: Complies with public participation requirements of GMA and ensure better implementation of environmental justice requirements.</p>	<p>Staff:</p> <p>Staff is not suggesting this addition since we already have a public participation category</p>
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language:</p> <p><u>14.5 Support the reduction of greenhouse gas emissions through:</u></p> <ul style="list-style-type: none"> <u>a. Increased public transit, permanently affordable high density housing near public transit, local economic development that reduces supply chains,</u> <u>b. Publicly-supported community gardens and food forests—particularly in vulnerable and overburdened communities</u> <u>c. Permanent protection of natural areas (such as mature forests) that currently sequester carbon, and</u> <u>a-d. Additional strategies aligned with community support and best available science, including traditional ecological knowledge.</u> <p>Comment Supports compliance with RCW 36.07A.170 subsection 9, which “encourages” greenhouse gas emissions reductions for counties like ours, “requires” a climate resiliency plan (both mitigation and adaptation are addressed in these suggestions), and “requires” environmental justice.</p> <p>For example, the Hoodspport Library food forest that is just starting up and the land that Chief Sexton wants to develop into annual gardens.</p>	<p>Staff:</p> <p>MCCJ is suggesting an additional point under the section 14</p> <p>Staff is not recommending this addition. Mason County is not yet required to meet Greenhouse Gas emission reductions and vehicle miles traveled and it is not included in the scope of our review during the Climate Element.</p>

HOLD FOR CONSIDERATION IN COMPREHENSIVE PLAN UPDATE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	Page 21 14: Climate and Resiliency	<p>Suggested language</p> <p><u>14.6 Reduce climate change impacts (such as flooding, wildfires, and drought) and increase climate resiliency through natural climate solutions such as:</u></p> <p><u>a. appropriate earthworks (e.g. swales and berms) to handle resilience to flooding, fires, and droughts</u></p> <p><u>b. mature forest cover to hold water during droughts, drain excess water during flooding, provide cooling through shade and transpiration during heat waves, and mitigate wildfires.</u></p> <p><u>14.7 Support water conservation through graywater recycling and rainwater catchment systems.</u></p> <p>Comment: Supports compliance with the climate resilience subelement RCW 36.70A.170 section 9.</p>	<p>Staff:</p> <p>MCCJ was suggesting these additional two points under the section 14 category.</p> <p>Staff does not recommend these as policies in the CPP, due to their detail they are more appropriate in the Climate Element itself.</p>
Erica Marbet (Squaxin Island Tribe)	10.2 Mason County and the City of Shelton shall protect drinking water supplies from contamination, ensure the water for development is both legally and physically available, and identify and reserve future supplies.	<p>Comment: For rural water, this means following through on offset projects in the draft WRIA 14 Streamflow Restoration Plan</p>	<p>Staff: Offset projects could be mentioned and explored as ways to support this policy. Suggest placement in the appropriate chapters as we revise the Plan.</p>
Peggy Morell	<p><i>The Role of the Countywide Planning Policies</i> <i>A definition section will be incorporated into the final Comprehensive Plan document with definitions for technical terms that are clearly articulated in Mason County Code or state or federal statutes.</i></p>	<p>Add "Climate Resilience" to definitions section in final Comprehensive Plan as defined by RCW 70A.65.010: Climate Resilience: "The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities."</p>	<p>Staff: Agree with this addition once we start updating the definitions section.</p> <p>*Reference for inclusion for discussion at appropriate point of revision.</p>

HOLD FOR CONSIDERATION AT A LATER TIME

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	Table 1. Crosswalk	Can we make all codes hyperlinks so the public can find them easily?	<p>Staff: Most of these chapters are in the process of update, this would be easier to hyperlink than district plans. We don't have the staff to periodically go through Comp Plan chapters and check hyperlinks.</p> <p>*Circle back to this topic near end of update to decide if it would be efficient to link documents, at least in Table 1</p>
Mason County Climate Justice	<p><i>The Mason County Comprehensive Plan adopts by reference the following functional plans: Shoreline Master Plan, Drainage, Floodplain, Schools, Special Districts, Economic Development, Parks and Recreation, Transportation, Watershed, Hazard Mitigation Plan, and any other functional or subarea plans adopted by Mason County. Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.</i></p>	Can we make all of these hyperlinks so it's easy for the public to find these documents?	<p>Staff: These plans are updated at various stages and years, while this CPP will most likely not be updated again until 2035. If we hyperlink now they would be old links since we are updating a few documents with this comp plan process. The County website has and will have links to all Comp plan chapters, there are links to school district and fire district sites, as well as municode for the current SMP, RO, and Development Regulations. Staff does not think hyperlinking here would be the best course as it will most likely not be a priority to check for outdated links in the future, unless we are in the middle of another Comp Plan update.</p>

NO ACTION NEEDED – COMMENTS ALREADY ADDRESSED IN CURRENT CPP DRAFT

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Kristin Masteller (PUD 1)	12.1 Require concurrent provision of infrastructure and utilities where necessary.	The word “require” isn’t clear on whom is required to do what. Are we talking about “coordinating” between agencies, or are we “requiring” from some particular group (developers, providers, county planners, etc?)	Staff: Do we need the statement “Require concurrent provision of infrastructure and utilities where necessary.” 12.1 already includes this statement “Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time of occupancy without decreasing current levels below locally established minimum standards.”
Historic Preservation Commission	13: Historic Preservation	GMA states that jurisdictions should, “identify and encourage the preservation of lands, sites, and structures that have historical, cultural , or archeological significance”.	Staff: Agree with addition here.
Historic Preservation Commission	13.3 Historic Preservation	13.3 Consult with Tribes and other government entities to ensure the protection of archeologically and culturally significant lands, sites, and structures.	Staff: Agree with addition here.
Peggy Morell	Table 1. Crosswalk #11 Public Participation “Make notice provisions accessible to encourage and support the meaningful involvement of the public.”	Supports compliance with RCW 36.70A.035 sub-sections (c)thru(e) (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered; (d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals; and (e) Publishing notice in agency newsletters or sending notice to agency mailing lists, including general lists or lists for specific proposals or subject areas.	Staff: The addition within the quotation marks was made by SCJ and staff agrees with both SCJ and Peggy that it is a good addition.
Peggy Morell	Page 12: Climate Resilience and Hazard Mitigation “Mason County will continue to implement the strategies identified in its Hazard Mitigation Plan to lessen the impacts of natural disasters within the County.”	Peggy Suggests: “Mason County will continue to implement the strategies from its Hazard Mitigation Plan to reduce the impact of natural disasters. The County will also create new strategies and update existing ones to meet or exceed the requirements of HB 1181, which mandates including a Climate Resilience Sub-element in all comprehensive plan updates. This new climate element will set goals and policies to improve climate preparedness, response, and recovery. ” Peggy’s comment: In support of HB 1181 requirements	Staff: Suggested language: Consultant drafted additional language for this section between now and our last meeting that incorporates the suggested language from Peggy and what was heard through the survey results.
Lynda Links	8.2. Discourage the siting of incompatible land uses near natural resources and agricultural lands.	Lynda suggests: Section 8 8.2 Discourage the siting of incompatible land uses near natural resources, and agriculture and aquaculture farms.	Staff: We don’t see any issue with the addition of “aquaculture farms”
Erica Marbet (Squaxin Island Tribe)	9.3 Identify and prioritize open space areas, both urban and rural for protection through acquisition, conservation easements, life estates, conveyance to a land trust, and/or another method of conservation. Assure private property rights are protected.	Suggested: Conservation Futures Program	Staff: Consultant has added this program to policy as a possible method of conservation.
Mason County Climate Justice	The Role of the Countywide Planning Policies	Are “Schools” and “Special Districts” functional plans?	Staff: No, correct way to refer would be the functional plans adopted by schools and special districts, will update to clarify.

NO ACTION NEEDED – COMMENTS ALREADY ADDRESSED IN CURRENT CPP DRAFT

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Mason County Climate Justice	<p>Table 1: Crosswalk #5 Economic Development</p> <p><i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i></p>	<p>Suggested language:</p> <p><i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans <u>and impacts of a changing climate</u>; promote economic opportunity for all citizens-residents of this state, especially for unemployed and for disadvantaged persons; promote the retention and expansion of existing businesses and recruitment of new businesses; recognize regional differences impacting economic development opportunities; <u>ensure safe and healthy working environments and living wages for all people</u>; <u>increasing tourist industry revenue by preserving and improving healthy ecosystems</u>; and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i></p> <p>Comments:</p> <p><i>Supports internal consistency with Climate Resiliency subelement—RCW 36.70A.070 states “The plan shall be an internally consistent document...”</i></p> <p><i>Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.B “Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”</i></p> <p><i>Supports internal consistency as required in 36.70A.070 between subsection 7 and 9.e.i: “The resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.” & 9.e.i.B “Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice.”</i></p> <p><i>Supports compliance with RCW 36.70A.170 section 7, including “establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.”</i></p>	<p>Staff: Staff suggests the following language:</p> <p><i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, <u>support safe and healthy working environments and living wages</u>, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i></p> <p>Comment: There are ways the County can help to encourage or promote livable wages but believe “ensuring” would be outside of the current abilities of the County. This point is already made in the existing draft.</p> <p><i>5.7. Increase economic vitality in Mason County by stimulating the creation of jobs in tourism, trades, and other areas that provide livable wages and that promote economic diversity, stabilization, and maintenance of a high-quality environment.</i></p>
Mariane Berejikian (WDFW)	Table 3: Mason County Plans Supporting the 2025-2045 Comprehensive Plan Update	Add recent WRIA 14 plan to table	Staff: The recent WRIA 14 plan has not yet been approved by Ecology. We agree with adding fully approved/adopted WRIA plans only.

NO ACTION NEEDED – COMMENTS INFORMATIONAL IN NATURE

NAME	REFERENCE	COMMENT	STAFF RESPONSE
Erica Marbet (Squaxin Island Tribe)	1.2 Explore the feasibility of establishing a new Urban Growth Area around the unincorporated Union community.	Comment: The Squaxin Island Tribe has serious concerns about this, because production wells for the Union Regional Water System impact Schumacher Creek and its wetlands, which are in the Usual and Accustomed Area of the Squaxin Island Tribe. Any initiative to make Union a UGA should be brought to the director of the Squaxin Natural Resources Department and Tribal Council. But treating wastewater for reuse is a good initiative for the Union area.	Staff: Feasibility is still being established, serious plans to pursue designating Union as a UGA would involve additional input from community partners and agencies. Even if establishing a UGA in Union may be feasible it most likely won't be in the timeline of this 20 year plan.
Mason County Climate Justice	Page 16 4: Housing <i>4.3. Encourage affordable housing through innovation including infill housing incentives, variety of lot sizes, mixed use, multifamily units, and density bonuses for affordable units. Selecting innovative techniques to support affordable housing should meet other Countywide Planning Policies for urban and rural development.</i>	Comment: What does this mean?	Staff: This was an addition by the consultant, the allowance for innovation to establish affordable housing must also consider policies already in place for urban growth areas and the rural areas. Simply that some innovations would be in conflict with other policies.
Erica Marbet (Squaxin Island Tribe)	6.1 Non-conforming uses, structures, and parcels shall be allowed alterations and expansions when appropriate.	Comment: What is the spatial distribution and extent of these non-conforming buildable lots? What will be the cumulative impact of development of these lots? On riparian protection, lakes, and wetlands.	Staff: These are questions more than suggested language changes. GIS mapping parameters could most likely be set to pull lot sizes that are non-conforming; that and determining the cumulative impact may be a project in itself.
Erica Marbet (Squaxin Island Tribe)	14: Climate Resiliency GMA requires jurisdictions to ensure that comprehensive plans, development regulations, and regional policies and plans address climate change and natural hazards, foster resiliency, advance environmental justice, and protect and enhance environmental, economic, and human health in the face of a changing climate.	Comment: Protecting clean and abundant surface water, which are treaty-protected resources is upholding environmental justice.	Staff: Agree with statement and the current Comprehensive Plan would support that and as we continue to review the Comp Plan we can evaluate particular actionable steps that are already in the plan and whether they need to be expanded upon.
Mason County Climate Justice	Table 3: Mason County Plans Supporting the 2025-2045 Comprehensive Plan Update Belfair Urban Growth Area Market Analysis, EcoNorthwest 2003	Comment: A 2003 market analysis is probably too old to be basing our current comp plan on. So much has changed in the last 20+ years. Is there anything newer?	Staff: Nothing newer specific to the Belfair UGA that I know of and EDC has been included in review with no additions. We will be relying on the most up to date documents as well information from groups with technical expertise.