



MASON COUNTY

PLANNING ADVISORY COMMISSION

MASON COUNTY COMMUNITY SERVICES

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5th Street Shelton, WA 98584

REGULAR MEETING
February 26, 2024 (4th Monday)
MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:00 p.m. Commissioner Wilkerson, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

Bob Wilkerson Jeff Carey
Terri Arcieri Will Harris (left 6:45)
Mike Hill Brad Carlberg

Guests: Alicia Ayars – SCJ Alliance

Staff: Marissa Watson – Mason County Long Range Planner

Kell Rowen – Mason County Community Development Director

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Wilkerson asked if anyone had any changes before calling to approve the January 22, 2024, regular meeting minutes as presented.

Vote:

6 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

Commissioner Harris asked to add discussion of the Short-Term Rentals to the agenda to review the Public Workshop held on February 6, 2024. Motion was made by Commissioner Carey to add a discussion of Short-Term Rentals to the agenda, seconded by Commissioner Hill.

Vote:

6 in favor

0 opposed

Motion passed

This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

March 18, 2024

E. COMMITTEE/STAFF UPDATES

Marissa said she planned to host a work session at the March 18th meeting to discuss development of a Capital Improvement Program prioritization matrix. She also mentioned there may be a six-month extension of the comp plan deadline from June 2025 to December 2025.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:04 p.m.

None.

4. SHORT TERM RENTAL DISCUSSION – 6:04 p.m.

Commissioner Harris first thanked Marissa for her work on the workshop held on February 6th. As PAC will eventually be reviewing and making a recommendation to the BOCC regarding short-term rentals, Commissioner Harris wanted to look into what the current legal requirements are for short-term rentals and if Mason County is meeting those requirements.

Commissioner Hill offered to share some of the regulations he’s aware of in California. He wasn’t sure if they were state or county regulations but would share what he had with Marissa and the PAC for review. Commissioner Carey also commended the work done to compile all the information gathered and was surprised by the amount of public response.

No public comment.

5. PUBLIC WORKSHOP – 6:12 p.m.

Discuss the 2025 Mason County Comprehensive Plan Update, summarizing update needs as indicated by the GMA Checklist and approach to public engagement as outlined in the Public Participation Plan – Alicia Ayars from SCJ Alliance gave a presentation on the Comprehensive Plan Update, focusing on the GMA Checklist and Public Participation Plan. The main purpose was to give an overview of the process for updating the Mason County Comprehensive Plan and get input from PAC as to what they would like to see. She gave a proposed project timeline and discussed the individual phases of the project before jumping into a summary of needs for the update, focusing on the Land Use, Housing, Capital Facilities, and Transportation elements.

Alicia took a break for questions and comments before moving on. Commissioner Carey stated he would like to see consultants looking at the previous plan and including data for what the plan said, what was or wasn’t done and why, and what will be done in the future. Commissioner Hill agreed with Commissioner Carey’s comments and asked to ensure the transportation element and utilities are in line with the other sections in order to reduce proposals of leapfrog development. Commissioner Wilkerson stated there are several projects within City of Shelton

limits that affect Mason County regarding infrastructure that need to be taken into consideration. Lynda Links Peggy Morell with the Mason County League of Women Voters confirmed there would be a climate element included in the update per HB1181 and Lynda Links, also with LWV asked what element aquaculture fit into.

Moving along, Alicia went over the proposed Public Engagement Plan. She stated they've already started some stakeholder interviews and are in the process of discovering what will be important to the public. She talked about hosting workshops, meetings, and an open house to get the public involved as well as utilizing a project website and social media for interaction and bringing all that gathered information back to the Planning Commission.

Stopping for feedback, Commissioner Carey mentioned they may want to consider additional meetings, particularly around the EIS, as the Belfair Planned Action EIS spanned several meetings and revisions prior to getting a recommendation for approval. Commissioner Carlberg inquired what specific social media platforms would be used for engagement to which staff stated it will depend on which platforms Mason County utilizes and the County website. Alicia also said that SCJ Alliance can use their social media platforms to assist the County. Commissioner Carlberg also asked if there was a timeline in place for when the public workshops and meetings outside of regular PAC meetings would be held, and Alicia said they did not yet have any dates or locations set but would update as soon as they knew.

Wrapping up her presentation, Alicia went over the next steps and asked if there were any other questions from the commission or public. Commissioner Carlberg stated he noticed that the PPP had four tribes listed, but the Community Profile only listed two. Kell stated this is because Quinault and Suquamish are UNA within the county but are not located within the county like Skokomish and Squaxin. Constance Ibsen asked about the vision statement and if the public would be able to comment on or help form the statement. Alicia discussed their typical process for creating the vision statement which includes identifying the high-level themes that come up over and over throughout public engagement and then taking it to workshop and public comment.

With the presentation wrapped up, Commissioner Carey asked to quickly discuss the Community Profile and some of the discrepancies he saw, particularly the demographics. Kell suggested the best way to move forward would be for Commissioner Carey, and other Commissioners, to send their findings of discrepancies directly to Marissa for review and to give to the consultants.

6. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 7:31 p.m.