

Governing Documents Annual Report
7 /12/25

The Governing Documents Committee last met in February 2024. The PSA board directed the committee to add the Loyalty Program to the Rules of the Governing Documents, but the committee is still working on language with Marina Chair Kip Miller. Otherwise, there is nothing to report except information on the Short Term Rental as per below.

Short term rental: After many committee meetings, in 2024, putting together a Short-Term Rental requirements document for Paradise, the Mason County Commissioners decided, after many complaints from residents, to create a Short-Term Rental section in Mason Counties regulations. County commissioners directed the planning commission to come up with rules for STR. They were to provide zoom meetings for anyone to attend. Velinda and Sue registered to attend any that they provided.

Mason County Zoom Meeting October 24, 2024: Sue and Velinda attended the Planning commission meeting via Zoom on October 21, 2024. They provided another draft for short-term rentals that included permit requirements and a mandatory management plan that included rules of conduct for the rental guests. The planning commission seemed confused as to what the county commissioners had requested of them. No decisions were made. Next meeting will be Dec 16, 2024. The Journal had an article in the October 31 edition regarding the meeting. (some copies provided)

Velinda attended, via zoom, the Mason County Planning Commission meeting on Dec 16th, 2024. The agenda dedicated 45 minutes to this subject, but nothing was accomplished. The focus was more on how the county was going to fund the STR's than what the Board of County Commissioners had directed them to do. The planning commissioners were tasked with:

- i. refining the draft regulations, as provided, bound within the scope the BOCC ,
- ii. provides their own regulation language or
- iii. recommend not regulating the STR's at all.

As per the minutes of the meeting: The motion to recommend the draft regulations as provided by staff did not receive a second and the motion died. It was clear at the meeting that the difference in opinion on the direction of regulations was too great, and the members believed additional time was needed to pursue the topic. The planning commissioners postponed any action until the County Comprehensive Plan was finalized in June 2025. Velinda said she plans to call Commissioner Randy Neatherlin to encourage the Commission to continue with the STR discussion as there are so many people in Mason County who are counting on them to act.

The next committee meeting has not been scheduled.

