



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 12, 2018

MINUTES

1. CALL TO ORDER AND ROLL CALL

James Thomas, Planning Advisory Commission Chair, called the meeting to order at 6:01 p.m. All of the currently appointed commissioners were in attendance:

**Aaron Cleveland
Marilyn Vogler
James Thomas**

**Deb Soper
Brian Smith
Jason Bailey**

Jamie Bariekman

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES AND AGENDA

Motion was made by Commissioner Smith and Seconded by Commissioner Vogler to approve the minutes of the January 22, 2018 Regular meeting as presented.

Vote:

7 in favor (Vogler, Bailey, Cleveland, Soper, Thomas, Smith, and Bariekman)

0 opposed

0 abstentions

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

March 19, 2018

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.

E. COMMITTEE/STAFF UPDATES

Paula noted on March 14, 2018 at 6pm, the Commissioners have asked for a Joint Meeting with the PAC and Parks Board to discuss the Public Benefit Rating System.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

- **Michael Allen**
 - Mr. Allen spoke of his building permit that was placed on hold in the planning department and the Allyn development regulations for accessory buildings limit the height to 20 feet. He asked the PAC where the 20 foot requirement came from and conveyed his thoughts that the 20 foot limit started in the commercial area in Allyn and moved up to the residential area. Commissioner Thomas asked that Mr. Allen talk with Dave Windom and Paula Reeves to discuss options.
- **Huston Hamilton**
 - Mr. Hamilton spoke on multi-family requirements in the Allyn UGA as too restrictive, the grandfathered residences along the water and their inability to build out, the lack of growth in the Village Commercial district, the restrictions due to lot size, and the stifled growth in Allyn.
- **Ken Van Buskirk**
 - Mr. Van Buskirk stated he wanted to rebut comments that were made in the November 20, 2017 meeting by the PAC regarding the Public Benefit Rating System but wanted to do it during the scheduled briefing. He wanted the Chair to recuse himself from the topic of PBRS, and wanted all the public currently receiving exemptions, and with applications pending through the PBRS, to be noticed of all meetings regarding the topic in which they can speak.

4. BRIEFING – Transportation Update, City of Shelton

Logan Brady, Associate Civil Engineer with City of Shelton, talked about the complete reconstruction and realignment of some of the streets in the city. He talked about funding through the Transportation Improvement Board; 30% matching from multiple city funds, funds from partners Mason County PUD, Mason Transit Authority, and the Conservation District. He showed slides of the existing conditions and new proposed. There will be areas where parking will be removed, but compensated for in other areas across adjacent streets. The parking in front of the Court House will be moved to a parking lot across the street. A roundabout was also planned for the end of Alder Street where it meets Front Street and a more efficient intersection at Alder and 7th. The City was looking to go out to bid in mid March and starting construction in April with 200 working days.

This complete briefing and resultant discussion is on file (via audio) and will be made available on the Mason County website.

5. WORKSESSION – Multi-Family Housing in Allyn and Mason County

Paula read the definition of multi-family housing that the PAC drafted at their last meeting. Commissioner Vogler handed out a design example of clustering tiny homes. The PAC agreed that they needed to broaden the definition to allow for more development options. There were concerns about not getting urban densities; Mr. Windom mentioned that limitations start to appear with lot sizes and parking requirements. Paula showed the map out of multi-family housing in the Shelton, Allyn, Belfair, Hoodsport, and Union areas. The PAC worked on the definition of multi-family that would be applied County wide. The following definition was read aloud by Commissioner Smith:

Multi-Family Housing – Any structure or cluster of small homes of similar size and design joined by a common area that includes two or more dwelling units on a single parcel.

Motion was made by Commissioner Vogler and Seconded by Commissioner Cleveland to approve the definition as read.

Vote:

7 in favor (Vogler, Bailey, Cleveland, Soper, Thomas, Smith, and Bariekman)

0 opposed

0 abstentions

Motion passed

Public Comment –

- **Ken Van Buskirk**

- Mr. Van Buskirk mentioned that he didn't hear the public comment offered at the beginning of this worksession, pointed out the Belfair Multi-family map and the parcel with Belfair Feed Store location and his own ten acres below, he noted that during his time on the Belfair Sub-Area Committee that multi-family was delineated as 10 units to the acre. He also stated that he thought the PAC should look at the Belfair Sub-Area plan for density nodes.

This complete worksession item and resultant discussion is on file (via audio) and will be made available on the Mason County website.

Break 6:57 – 7:09pm

6. BRIEFING – Parks, Recreation & Open Space Planning

Paula introduced Melody Petersen and Amber Cervantes from the Assessor's Office both talked about staff review of PBRS applications and differences in properties receiving exemption benefits. Paula pulled up a set of slides that depicted regulations versus incentives involved in the PBRS.

Monte Ritter, Parks and Trails Advisory Committee member, talked about his and the board's first introduction to the Open Space Act and PBRs in 2011. He mentioned that they tried to incorporate it into the 2013 Parks and Trails Plan but because of time restraints weren't able to. He noted that on page 80 of the current plan all of the Parks and Trails funding were outlined, but the PBRs for Open Space was not included because it was not fully understood at the time; he was hoping that it could be included in the next revision. He was under the impression that there needed to be an advisory group to the Assessor to represent the farming community. Ms. Cervantes stated that there was an Advisory group for Farming and Agriculture under the jurisdiction of the Assessor's Department (detail via audio).

Commissioner Thomas further elaborated on the slides that Paula brought up on the tv earlier regarding the regulations and incentives of open space protection, open space requirements of Washington State law and the draft Mason County PBRs, and required data sources for determination. He noted that they would have the County's attorney look at the information that Monte Ritter brought forward regarding an advisory committee on open space. Paula noted that there were fourteen other counties incorporating an open space element in their parks and recreation plans, she mentioned that Kitsap County had just released the final draft of their Parks, Recreation, and Open Space Plan.

Paula asked for additional comments on the current draft of the PBRs before the March 14, 2018 Joint Meeting with the BOCC.

This complete briefing item and resultant discussion is on file (via audio) and will be made available on the Mason County website.

7. BRIEFING – Belfair Sign Code Update

Marissa Watson, Mason County Planning Staff, went through a slide show explaining the new ruling made by the US Supreme Court, *Reed vs. Town of Gilbert*, which would require Mason County to review their Sign Code for compliance. The ruling applied to non-commercial signs, stating that signs could not be regulated by content without infringing on the First Amendment. The Belfair Sign Code had a few sections that directly regulate by content; restructuring how those temporary signs are regulated will have to be run through the PAC. Draft code options and PAC review will be the next step.

Dave Windom talked about how the Belfair Sign Code may turn into a two part process, with the first update revising the code to meet the requirements of law and the second update may be to revisit workshops with the community regarding what they want Belfair to look like in regards to signage.

8. ADJOURN

Commissioner Thomas called meeting adjourned at 8:07 pm.