



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

April 16, 2018

MINUTES

1. CALL TO ORDER AND ROLL CALL

James Thomas, Planning Advisory Commission Chair, called the meeting to order at 6:04 p.m. The following commissioners were in attendance:

Aaron Cleveland
Marilyn Vogler
James Thomas

Deb Soper
Brian Smith
Jason Bailey

Jamie Bariiekman

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES AND AGENDA

Motion was made by Commissioner Vogler and Seconded by Commissioner Smith to approve the minutes of the March 14, 2018 Special meeting as amended.

Vote:

6 in favor (Bariiekman, Cleveland, Soper, Thomas, Vogler, and Smith)

0 opposed

1 abstentions (Bailey)

Motion passed

Motion was made by Commissioner Vogler and Seconded by Commissioner Bailey to approve the minutes of the March 19, 2018 Regular meeting as amended.

Vote:

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

0 opposed

1 abstentions (Bariiekman)

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.

B. CHANGES TO THE AGENDA

Commissioner Thomas mentioned the March 14, 2018 Special meeting, in which the County Commissioners agreed to notice the approximately 300 County residents in the Current Use Open Space program. Since the notices had not been sent out yet, Commissioner Thomas suggested they not delve too deeply into the Public Benefit Rating System, instead discuss how it can be incorporated into the Comprehensive Plan, either by reference or filling out a section for it. Commissioner Smith mentioned that they should formally state that they will be continuing the Public Hearing on the Public Benefit Rating System.

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

May 21, 2018

E. COMMITTEE/STAFF UPDATES

Dave Windom announced that tonight's meeting was Ms. Watson's last as the Clerk for the PAC, she will be transitioning into a Planner position starting May 1st. A Planning Manager position had been posted today as well.

Commissioner Thomas mentioned speaking on KMAS Daybreak again to spread the message of the Public Benefit Rating System topic being reviewed.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

- None

4. PUBLIC HEARING – TITLE 17.34 – BELFAIR UGA SIGN CODE

Ms. Watson, Planning staff, mentioned the PAC had had a briefing and worksession on this item previously. The Belfair UGA Sign code had a few sections that regulated temporary signs by their content, i.e. Political, Real Estate, Agricultural Sales Signs, and Garage Sale signs. Regulating by sign content could potentially restrict free speech as shown in the *Reed vs. Town of Gilbert* ruling. Mason County currently can not enforce the Belfair UGA Sign code until amendments to the code occur. The amendments proposed include creating a Temporary Signs category in which the original categories could be group under without calling out content. The same regulations regarding the signs location and time allowed would be kept. The amendments were SEPA exempt per WAC 197-11-800(19)(b) and an email confirming submittal to the Department of

Commerce had been received by staff. The earliest adoption date by the Board of County Commissioners is June 5, 2018.

6:21 PM. – Open Public Comment

None – Public Comment Closed

Commissioner Vogler had a correction to a reference in the Belfair UGA Sign code text. 17.34.080 – Temporary Signs. Top of page 5.

Current:

Temporary Signs specified below, which are allowed in the right-of-way are regulated by state law and local ordinance.

Revision:

Temporary Signs specified in 17.34.080.C, which are allowed in the right-of-way, are regulated by state law and local ordinance.

Commissioner Cleveland made a motion to approve the Belfair Sign Code update and recommend to pass it on to the Board of County Commissioners for approval with amendments as noted. Commissioner Bariekman seconded the motion.

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

0 opposed

0 abstentions

Motion passed

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

5. PUBLIC HEARING – PUBLIC BENEFIT RATING SYSTEM

Commissioner Thomas stated that this hearing would not be complete tonight, since the notices to those in the Current Use Open Space program had not been mailed out by the Commissioners' office yet. At the May 21st PAC meeting, one of their missions was to find the Public Benefit associated with the tax abatement received. Tonight's meeting would be about how the PBRS could fold into the Comprehensive Plan, by reference or fleshed out in text.

At 6:31 pm. Commissioner Thomas opened a "truncated" Public Hearing on the Public Benefit Rating System.

6:32 PM. – Open Public Comment

Ken Van Buskirk

- Mr. Van Buskirk inquired whether the PAC had received his email from April 14, 2018, the PAC email list had not been forwarding mail

on. Commissioner Smith stated that he did read Mr. Van Buskirk's email and attachments but asked Mr. Van Buskirk if he could summarize the submission. Mr. Van Buskirk stated that his main point was the PBRS ordinance submitted in July 2017 was a different version than what the PAC had been looking at since September 2017.

Tom Davis

- Mr. Davis mentioned that he would leave some comments till the May 21, 2018 meeting. He noted he thought the PBRS needed to be restrictive, a County such as Mason wasn't in need of Open Space public access. He stated that parcels below 5 acres should be dismissed, as well as parcels with residences already on them. He did believe that certain properties above 5 acres with critical areas not covered in existing regulations should still be considered. He thought it wise to allow for additional public comment that might occur after the notices were sent out.

Carol Seymour

- Ms. Seymour was curious if her parcel was included in the re-evaluation of the Current Use Open Space program participants. The PAC answer was that anyone who applied for the program would be re-evaluated under the Public Benefit Rating System.

Scott Grout

- Mr. Grout mentioned that he had briefly looked over the 300 or so parcels in the Current Use Open Space program and thought about 85% could exit the program. He noted that the program may be antiquated, but there shouldn't be a sunset on the Current Use Open Space program. He thought recusing those parcels that met more stringent criteria, would allow for more negative impacts. He believed that the County did not have enough financial opportunities, that many houses along the Hood Canal were used as VBROs that didn't pay the lodging fee tax. He also mentioned having a working citizen's advisory board with stake holders within the County.

6:43 pm. – Commissioner Bailey made a motion to continue the Public Hearing on the Public Benefit Rating System to the May 21, 2018 meeting. Commissioner Smith seconded the motion.

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

0 opposed

0 abstentions

Motion passed

Commissioner Thomas asked the PAC about incorporating the PBRS into the Comprehensive Plan by reference or drafting it's own section. The PAC discussed incorporation into the Land Use or Rural Element and what was the benefit of the suggestion to include Open Space or PBRS in the Parks portion of the Parks and Recreation Plan. There was concern about adding to Parks and Recreation due to Open Space having more uses than recreation. There was concern from some members that limiting the benefit to parcels five acres and above may be too restrictive. It was noted in the PBRS document, Section 3.25.030.E may have been added to allow for special exceptions, which possibly could include smaller parcels. PAC also discussed the declassification of parcels in Open Space Current Use program, appeal process, current parcels out of compliance and how they may have been audited, the difference between a parcel owner dropping out of the program and the parcel being re-classified by the County, and the average tax break provided to those parcels in the Current Use Open Space program.

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

6. ADJOURN

Commissioner Thomas called meeting adjourned at 7:27 pm.