



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

JULY 16, 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. The following commissioners were in attendance:

James Thomas
Marilyn Vogler
Jason Bailey

Deb Soper
Brian Smith

Excused: Jamie Bariekman
Aaron Cleveland

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 from the May 21, 2018 and June 18, 2018 regular meetings as presented.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

B. CHANGES TO THE AGENDA

See discussion and vote below the Public Comment on non-agenda items section.

C. CONFLICT OF INTEREST

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.

Commissioner Soper mentioned she worked for the Port of Shelton but had no conflict of interest.

D. NEXT REGULAR MEETING(S)

August 20, 2018

E. COMMITTEE/STAFF UPDATES

Kell mentioned that she would be returning with the Public Benefit Rating System at the August PAC meeting. Tonight's meeting was Commissioner Thomas' last meeting with the PAC, as he has not reapplied for appointment. Commissioner Vogler has reapplied for another term.

F. OTHER BUSINESS

Commissioner Vogler mentioned the comments regarding PBRs from the Mason Conservation District dated May 7, 2018 and that PAC members may want to go over these comments before the next meeting.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

- **Ken Van Buskirk - 6:10 p.m.**

Mr. Van Buskirk mentioned three items that he wanted the PAC to consider before the PBRs came back in August: 1) Around 2500 acres being looked at in the Open Space program, with almost 300,000 acres in Designated Forest Land (DFL) that are under an open space cost allocation, potential for DFL not to meet requirements and may fall under PBRs. 2) Tom Davis article on Mason Web editorial section regarding citizen advisory budget group and that the County may want to look at DFL if raising taxes. 3) Mr. Van Buskirk made a public records request for a letter that was sent from Commissioner Thomas to the Board of County Commissioners.

Public Comment Closed – 6:14 p.m.

Kell Rowen mentioned that the Mason County Journal Publication and notices that went out for the rezone hearings tonight, all stated a start time of 6pm. She would advise that they revise the agenda tonight in order to start the hearings, all interested parties were present.

Commissioner Vogler made a motion to change the time of the public hearings on the agenda to 6:00 p.m. rather than 6:30 p.m. Motion was seconded by Commissioner Bailey.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

4. PUBLIC HEARING – REZONES - 6:15 p.m.

Map Correction from Long Term Commercial Forest (LTCF) to InHolding Lands (IH), Parcel: 61908-23-00010. (6:15 p.m.)

Kell mentioned that there is no formal hearing for this map correction, but it must go through both the PAC and the BOCC to formally update the Future Land Use Maps. Several years back when the maps were colored in by hand the small 1-acre parcel got passed over as Inholding Lands and continued to be mapped as Long Term Commercial Forest, though the parcel was listed and approved for the 2000 Comprehensive Plan document as Inholding. The parcel was brought to the County’s attention when the owner called wanting to develop on the property, there had previously been a residence on site for many years. With some research it was found that the parcel had continued through the years incorrectly mapped.

No Public Comment

Commissioner Smith made a motion to recommend approval of the Map Correction. Motion was seconded by Commissioner Vogler.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Rezone - .44 Acres from Low Density Residential (R-4) to Mixed Use (MU) in the Belfair UGA, Parcel: 12329-12-90011. (6:18 p.m.)

Kell mentioned that the applicant was running an auto repair shop in a residential zone, it had been a long time use at this location for 39 years, in current zoning the use is considered legal non-conforming. This limits their ability to expand. The owner was recently allowed an expansion for a visitor waiting area under the American with Disabilities Act. The applicant then came forward for a rezone so that the parcel may be used for other uses under the Mixed Use zone in the future.

Public Comment

- Rob Gilmore
Mr. Gilmore purchased the property a year ago, the same business has been there since 1980. The new owners want the use to be conforming with the zone.
- Ken Van Buskirk –

Mr. Van Buskirk noted that he was fully in support of the rezone, mentioned the Long-Term Agricultural Resource lands in the near vicinity and that new owners should be aware, did not see the CARA information in the application, and certain future uses may not be allowed due to the CARA. He also suggested to the Commissioners the amendment of the 2003 Belfair Sub-Area Plan.

Commissioner Vogler asked Kell how new tenants would be aware of the CARA. Kell replied that commercial projects are required to have Pre-Application Meetings and the CARA map would be checked and information or restrictions would be communicated. (6:26 p.m.)

Public Comment Closed – 6:28 p.m.

Commissioner Vogler had issues with the SEPA not being fully answered for this project. Kell noted that it was a state required form and standard across the state, the County has the ability to be more restrictive with SEPA thresholds. Commissioner Thomas added that the specifics of projects weren't always clear at this point.

Commissioner Vogler made a motion to recommend the approval of the rezone request submitted by Robert and Melanie Gilmore. Motion was seconded by Commissioner Smith. (6:33 p.m.)

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Rezone - .36 Acres from Rural Commercial 3 (RC3) to Rural Residential 2.5 (RC2.5), Parcel(s): 32232-55-00040 and 32232-55-00041. (6:33 p.m.)

Kell mentioned this was an applicant requested rezone. The two parcels are located on the South Shore of Hood Canal, prior to rezone application there was a 6,000 sq. ft. metal storage building, it was removed. The rezone would allow two residential units, it is a downzone, so certain criteria in the review are not applicable.

Public Comment

- Rick Buechl
Mr. Buechl talked about tearing the warehouse down in order to build two residential units, prior attempts to do commercial projects in that area have not panned out.

Commissioner Vogler asked the applicant what the dimensions were on the lots. The answer was approximately 110 feet deep and 65 feet in width.

Public Comment closed (6:37 p.m.)

Commissioner Vogler was troubled with building two residences on 1/3 acre and not everything fitting, she suggested they combine into one lot. Kell noted that they can't require the applicant to get a parcel combination. Commissioner Thomas mentioned this downzone as a good thing in this particular area.

Commissioner Bailey made a motion to recommend the approval of the applicant's request for rezone. Motion seconded by Commissioner Soper. (6:43 p.m.)

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Rezone – 3.85 Acres from Rural Residential 5 (RR5) to Rural Commercial 3 (RC3), Parcel: 32031-14-00010. (6:44 p.m.)

Kell noted that the parcel is located east of and adjacent to N. US 101, west of and adjacent to SE SR 3 and north of and adjacent to where US 101 and SR 3 merge at W. Golden Pheasant. It was undeveloped and across from the Park and Ride. The applicant was not sure what they were going to build yet. The parcel is outside of the Shelton UGA, trees could be left in the northern portion of the parcel to provide a buffer to existing residences and a special use permit can be conditioned to provide such a buffer.

Public Comment

- Rose Nye – 6:50 p.m.
Ms. Nye mentioned that there had been previous interest in using this parcel for commercial use, ingress and egress may be issues, her property was across the road, and commercial use could bring opportunity to the area.

The PAC was not opposed to commercial use at the location, could open opportunity on that side of Shelton. The issues concerned the intersection at Craig Road and Highway 3. There were questions regarding how the Department of Transportation would address entering the site and additional traffic issues. Commissioner Smith reminded the group that WSDOT can require mitigation ~~mitigate~~ for traffic impacts of access to the use but does not control the use~~it~~. There was discussion whether a commercial zone was appropriate and that the increase in traffic could be detrimental, but it was apparent that it was highly unlikely to be developed as residential. It was agreed that the PAC would like to hear what WSDOT's opinion or insight would add to the conversation.

Commissioner Vogler made a motion to continue the consideration on this rezone request by Huntington Beach Investments, LLC, pending review by WSDOT. Motion seconded by Commissioner Bailey. (7:12 p.m.)

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Rezone – 35 Acres from Public Institutional (PI) to General Commercial (GC) in the Shelton UGA, Parcel: 42002-10-00020.

Kell noted that the applicant was Mason County Public Works. The County has decided to surplus and a boundary line adjustment has been completed and recorded. She indicated on the provided map where the BLA had occurred. The surplus agreement was predicated on the rezone and that the county would go out to sell after the rezone is complete. There is also a subdivision request in the works, 5 – 6 acre lots. The parcel is within the Shelton UGA.

Commissioner Thomas talked about the community needing commercial expansion.

Public Comment – 7:18 p.m.

- Rose Nye

Ms. Nye mentioned she owned property across the road from the subject parcel. She was curious if there would have to be a two-lane highway if they developed the parcel in question, and if it already had access to city sewer and water. She noted there had been a great push to move development North and not South. She talked about early plans for the Shelton UGA where the concept was to develop within a circle with development equidistant from infrastructure. For her, from a logistics standpoint she was concerned with what was fair to all of Shelton. Ms. Nye believed the Shelton UGA plan should be reevaluated.

Commissioner Vogler noted that it was odd that growth kept occurring in the North where there was supposedly less suitable land.

Public Comment closed – 7:28 p.m.

Commissioner Thomas noted that one of the ideas for that area was a hotel, there was no guarantee but there was a great need for commercial development and the infusion of cash by surplus. Commissioner Vogler noted she had heard the conversations about a hotel, but would this area be better suited to public institutional buildings. Kell mention public institutional allowed for parks and community access. Commissioner Vogler noted that that area may be better suited to commercial but thought the County should rezone the same number of acres to Public Institutional somewhere else. Kell added that there were no requirements in the County

or State law to rezone specifically for Public Institutional as it was unique to Shelton zoning. Commissioner Thomas added that until the city rehabilitates the South of Shelton, no hotel will locate there. Commissioner Smith mentioned the pocket gophers on site. Kell replied that any development would have to have WDFW to check for gophers.

Commissioner Bailey made a motion to recommend approval of the rezone request. Motion seconded by Commissioner Smith.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Other – 7:43 p.m.

Commissioner Soper mentioned she did not see Commissioner Vogler’s comments for these hearings. Commissioner Vogler added that she covered all her questions during the meeting and would make sure that she went over any substantive comments during the meeting and that she didn’t want to catch staff off guard by bringing up too many complicated questions during the meeting only. Kell added that she would appreciate getting comments before the meeting, if possible, so that she could address them more fully.

Kell mentioned that she talked to Diane Zoren and Melissa Drewry about the Planning Advisory Commission minutes and that the response was that they weren’t concerned about having detailed minutes. Kell added that when she takes the PAC recommendations to the BOCC she will convey the concerns of PAC members on topics or split of votes. The time stamp on summary items will help the BOCC to find full conversations more easily on the audio if needed.

Commissioner Thomas stated that his work with the PAC has been some of the most rewarding, but he believed it was time to move on. He thanked the other members for their work and time together on the commission.

5. ADJOURN

Commissioner Thomas called the meeting adjourned at 7:45 pm.