



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

December 17, 2018

MINUTES

1. CALL TO ORDER AND ROLL CALL

Marilyn Vogler, Planning Advisory Commission Chair, called the meeting to order at 6:01 p.m. The following commissioners were in attendance:

Morgan Ireland

Marilyn Vogler

Deb Soper

Brian Smith

Excused: Aaron Cleveland

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES AND AGENDA – 6:02 p.m.

Motion was made by Commissioner Smith and seconded by Commissioner Ireland to approve the minutes from the November 19, 2018 regular meeting as presented.

Vote:

4 in favor

0 opposed

0 abstentions

Motion passed

B. CHANGES TO THE AGENDA

None.

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) – 6:04 p.m.

Due to holidays falling on the third Monday of January and February, those meeting will be moved to the 4th Monday.

January 28, 2019

February 25, 2019

Commissioner Vogler asked if there was a tentative date for a joint meeting with the BOCC. Kell stated that she had asked the BOCC their preference on date and said they would prefer a Monday night meeting and could do the regular January or February meeting. All PAC members were okay with either date. Kell said she would tentatively schedule it for the January 28 meeting and check with the Clerk of the Board to confirm. If the BOCC is not available for the January meeting, she will schedule it for February.

E. COMMITTEE/STAFF UPDATES – 6:05 p.m.

Kell said her update was the scheduling of the joint meeting. Commissioner Soper asked when they would vote for officers as she believed they had changed the bylaws to have terms be December to December. Commissioner Smith stated that though they had a quorum not everyone was present for a vote. Kell said she could put it on the agenda for January.

Commissioner Ireland asked how many seats total there are, and how many available for the PAC. Kell stated there are seven (7) total and two (2) open seats. One is an at large position from any of the three districts and the other open is from a specific district but could not recall which one. Kell reminded the PAC the get the word out about the two vacancies and to attempt to recruit their friends that would benefit the group.

F. OTHER BUSINESS

Commissioner Smith asked for an update on the PBRS going back to the BOCC. Kell stated that she had briefed the BOCC that morning and it was on the agenda for the following morning at 9am. Kell stated that she felt Commissioner Shutty was ready to sign as is, Commissioner Drexler still wanted it to be more restrictive, and Commissioner Neatherlin was concerned with the grandfathering process.

Commissioner Vogler asked if Kell had any opinion on if it would be beneficial for PAC members to be present at the hearing the following morning. Kell replied that it would be up to them as the BOCC didn't seem to have any specific questions for PAC members at this time about the PBRS.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:11 p.m.

None.

4. PUBLIC HEARING – Updated Capital Facilities Plan and Rezone - 6:12 p.m.

Updated Capital Facilities Plan (6:12 p.m.)

Kell stated that as there were no representatives from Public Works or Finance present, she was unable to answer most questions they may have and explained that the only updates from the previous draft were to the tables regarding cost. Kell mentioned that she had the original version with her from before the updates, so they could compare if needed.

Commissioner Ireland asked when the last update was performed. Kell replied that it had been updated in 2017 and explained that as she was looking through, realized the chapter as a whole needs updated, but the only updates done at this time were the numbers. A complete update is being planned for 2019.

Kell said that as staff, she completely understands if the PAC feels uncomfortable looking at the updated numbers without being able to ask questions to recommend approval, but also realizes that as this is required to be annually updated by the state and was done so last year, they could move it forward as is with just the numbers updated to meet the requirement.

Commissioner Smith asked if on a policy level, there were any proposed projects that would implicate planning if moved forward. Commissioner Smith explained that he feels the PAC has no real authority or care about the cost when it comes to capital facilities, but rather that no proposed projects interfere with planning regulations. Kell replied that she didn't find anything when going through but could be addressed when the chapter is completely updated in the next year. At this time, the updates to cost do not affect the footprint of the projects proposed.

Commissioner Vogler inquired if paragraph two on page 73, referencing strategic planning was added with the update. Kell checked the original copy she had brought and found it was word for word what it had been. Commissioner Vogler also stated that she spoken with Loretta Swanson from Public Works about the culverts, included in the transportation chapter, and had been told that they will be fish compatible.

Commissioner Ireland asked if everyone was missing pages 25-31. Kell explained that she had only provided the updated pages and not the complete chapter, though she could have, and stated that there were a few other pages also not included in what they were seeing. Commissioner Ireland also what REET (real estate excise tax) stood for, and why money shifted columns from 2020 to 2019. Commissioner Smith explained that capital facilities is not budgeted and is a guide to plan on where to spend money over the next years. As money and projects come and go, things often get moved around or pushed up in the schedule.

Commissioner Soper asked Kell what her staff recommendation would be. Kell said he recommendation would be to approve the update as is, with the condition that a complete update is in the work plan for 2019.

Commissioner Vogler confirmed that there is a regional trails plan in the comprehensive plan. After checking, it was confirmed that Parks and Trails is under Chapter 9.

No Public Comment

At 6:34 Commissioner Smith made a motion to recommend approval of Capital Facilities Update to the BOCC. Motion was seconded by Commissioner Soper.

Vote:

4 in favor

0 opposed

0 abstentions

Motion passed

Rezone - 5.71 Acres from Rural Residential 5 (RR5) to Rural Natural Resource (RNR) in the Rural Area of Mason County, Parcel: 31929-32-00020. (6:38 p.m.)

No Public Comment.

Kell explained that DNR required Kennedy Creek to get an SM6 form signed by the local authority as they were mining slightly out of their boundaries and needed to have them changed. DNR changed the allowed mining boundaries by taking acreage away from one side and adding it to where they were outside the original boundary

Upon review, it was found that the new area was not properly zoned and the SM6 form could not be signed. The previous land was considered legal nonconforming and is not changing, but the new piece needs to change for RR5 to RNR. Kell explained that they are currently not mining in the newly added area, but as it is part of the boundary, it is required to be rezoned.

Kell stated that Squaxin Tribe had contacted her to clarify that there were no streams impacted and were satisfied. No comments came in from any neighbors and Ecology had sent a letter about stormwater that did not impact the rezone as the mining is already occurring.

Commissioner Vogler asked if they would be allowed to mine in the new area in the future. Kell stated that technically if rezoned to RNR the county would allow them, but it would be up to DNR if they could or not. They had indicated they do not plan on it.

Commissioner Vogler also confirmed that there have been no water issues with the mining that has been going on and inquired if rezoned to RNR, if they would be more subject to follow

mining rules and regulations. Commissioner Ireland explained that the Industrial Discharge permit is the same regardless of the zoning so what matters is their operating footprint and not the DNR boundary.

Commissioner Ireland made a motion to recommend the approval of the rezone request. Motion was seconded by Commissioner Smith. (6:45 p.m.)

Vote:

4 in favor

0 opposed

0 abstentions

Motion passed

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 6:46 pm.