



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

September 19, 2019

MINUTES

1. CALL TO ORDER AND ROLL CALL

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

**Morgan Ireland
Brian Smith**

**Deb Soper
Aaron Cleveland**

Excused: Marilyn Vogler

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

Guest: Michael MacSems – Planner

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Motion was made by Commissioner Ireland and seconded by Commissioner Smith to approve the minutes from the July 15, 2019 regular meeting as presented.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

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.

D. NEXT REGULAR MEETING(S)

October 21, 2019

E. COMMITTEE/STAFF UPDATES

Kell stated that the application period for the Code Enforcement job had closed and would hopefully be following up with interviews in the next week or two.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:04 p.m.

None.

Public Comment Closed – 6:04 p.m.

4. PUBLIC HEARINGS - 6:05 p.m.

Minor amendments to Title 16 (plats and subdivisions) and Title 17 (definitions) – 6:05 p.m.

Kell began by introducing Michael MacSems and giving an overview of why these amendments are needing to be adopted as they were in place prior to current zoning and would make Mason County consistent with state code. Kell explained the biggest change would be striking MCC 16.08.310, the definition of land, and creating MCC 16.10, Legal Lot Determination, as a clearer way of defining criteria for what is a legal lot. In creating MCC 16.10, language required adding the definition of a building site to MCC 17.06. The other changes made to MCC 16.36.010 and MCC 16.36.024 removed language regarding contiguous land and ownership and added exemptions to be consistent with state law RCW 58.17.

Commissioner Smith pointed out some minor typos while Commissioner Cleveland noted a format numbering inconsistency. After marking those changes, Commissioner Ireland asked if MuniCode is currently up to date and then asked as a procedural question if legal lot determinations are required for all development. Kell answered that they aren't required for all development but due to a lack of communication between departments when a parcel is divided for tax purposes and then indicated on GIS it can be confusing causing the need for one.

Public comment opened– 6:17 p.m.

- Constance Ibsen – Constance asked for clarification regarding contiguous parcels and legal lots by using a specific example to make sure she understood. Kell explained that with the proposed changes, Mason County will not recognize contiguous parcels under singular ownership as individual legal lots without meeting criteria of MCC 16.10.040.

Commissioner Ireland asked if this was only for contiguous undeveloped land by a single owner. Michael stated he looks at ownership rather than development and confirmed for Kell that there are provisions for single family residences allowing up to four legally built houses.

Constance again clarified by using a specific example to make sure she understood. Kell then reminded everyone that until the proposed changes are approved by the BOCC, the contiguous parcels would still be recognized as legal lots without meeting criteria.

Commissioner Smith clarified that the reference to a director in MCC 16.10.030 was referring to the Director of Community Development.

Before closing public comment, Commissioner Cleveland asked Constance if she had anything else to add. Constance confirmed with Kell that tide and shorelands will still not be considered land for the purposes of developing. She also clarified that if a property owner disagreed, they would be able to appeal the decision to the Hearings Examiner.

Public comment closed – 6:32p.m.

Commissioner Ireland asked Kell if the county was aware of the areas that would be affected by this change going forward and if a mailing notification went out to those people. Michael stated the areas with the most contiguous land were Allyn, Hoodsport, Union, and the Detroit Township in Grapeview. Kell stated no specific notice went out but she had been in contact with the title companies who typically deal with it a lot. Commissioner Ireland stated her concern was for a contiguous property owner selling a parcel to a new entity without doing a legal lot determination putting the new owner in a bad place. Michael explained that current zoning wouldn't really allow for it and Kell stated there are provisions in place to prevent it.

With no further discussion Commissioner Smith made a motion to recommend approval to BOCC with discussed changes. Motion was seconded by Commissioner Soper.

Vote:

4 in favor

0 opposed

Motion passed

5. ADJOURN

Commissioner Cleveland called the meeting adjourned at 6:35 pm.