



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

October 21, 2019

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:

**Marilyn Vogler
Brian Smith**

**Deb Soper
Aaron Cleveland**

Excused: Morgan Ireland

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Vogler asked if anyone had clarification on the last paragraph of page two regarding contiguous. No one remembered the exact context and moved on. Motion was made by Commissioner Cleveland and seconded by Commissioner Smith to approve the minutes from the September 16, 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)
November 18, 2019

E. COMMITTEE/STAFF UPDATES

Kell stated that the code enforcement position had been filled and that the new person would start on November 1. She also informed the commission that one of the planners had left and an offer had been made to an applicant who is set to tentatively start on November 14.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:08 p.m.

None.

Public Comment Closed – 6:08 p.m.

4. PUBLIC HEARINGS - 6:09 p.m.

Proposed Code Amendments to Title 17, Chapter 17.23 Festival Retail District (Belfair Urban Growth Area) – 6:09 p.m.

Kell began by explaining she had been asked by the BOCC to bring forward the proposal to allow for residential development at a density of no less than four residential units per acre, which would allow for single family. As is, Festival Retail only allows multi-family units on upper floors as the only residential option. She continued to explain that the zone coloring on the map provided as it was slightly misleading and stated that the change would really only affect one parcel as the rest appeared to already be built out.

Commissioner Vogler reminded everyone of a similar proposal to the Allyn UGA they had previously approved where the request was to remove the condition of residential being on the second floor, allowing for residential development. Commissioner Vogler asked if there had been any specifics on if the proposal was meant to allow for single family residences or to remove the mixed-use requirement of residential on the second floor. Kell stated her impression was for residential development without a commercial component which would be accomplished through either avenue.

Public comment opened and closed– 6:16 p.m.

Commissioner discussion began with Commissioner Cleveland expressing concern about approving a change requested by the BOCC that would potentially only affect one parcel. He stated it was a big change for little return. Commissioner Vogler stated she had been considering future re-development.

Commissioner Vogler expressed concern about the density compared to the need for more affordable housing in Mason County. She continued to state she would like to see a minimum density of twelve units per acre instead of four as proposed. With that in mind, Commissioner Cleveland reminded everyone that with the new WSDOT bypass coming to the area in the next few years, the downtown area in question is going to change and become more pedestrian friendly allowing for more residential development. Commissioner Smith residential development was inconsistent with the intent of the zone to “combine business, cultural and civic activities into a cohesive community focal point which promotes pedestrian usage” as the only mention of residential is multi-family on upper floors.

Commissioner Soper disagreed with Commissioner Vogler about requiring a minimum of 12 units per acre stating that the market will dictate what the area can handle. She continued that she was in favor for the proposed four units per acre with no maximum, allowing for the density Commissioner Vogler prefers.

Commissioner Smith asked Kell to reiterate why they were being asked to change the zone requirements. Kell stated she had been asked to bring it to PAC and felt her task was mainly to remove the retail requirement on multi-family residential, not necessarily to set a minimum number of units. She explained she proposed four units per acre as that’s the standard minimum but as staff was more in line with Commissioner Vogler in believing the density could be higher.

There was then some discussion about the pros and cons of mixed-use development and how it doesn’t particularly fit with the Belfair area. Commissioner Vogler used Olympia as an example of it working in a more urban setting while Commissioner Smith stated he has noticed those same mixed-use buildings in Olympia where the bottom commercial floors are empty. He also gave an example of Davis, CA where the upper floor residential space was used more as storage for the commercial lower floors as they had a hard time renting out the residential spaces.

Commissioner Smith stated he didn’t feel the addition of allowed use #36, residential units at a minimum density of four units per acre, was appropriate for the zone and suggested removing the requirement of upper floors to allowed use #28, multi-family dwelling units, and requiring no minimum density as an option to consider. Kell advocated for including a density requirement stating the single lot currently undeveloped is large enough to have a higher density than the minimum standard of 4 units per acre.

Commissioners continued to discuss a minimum density and if it was necessary. Commissioner Vogler promoted 12 units per acre stating Mason County has housing crisis, not a homeless crisis. She also cited the Comp Plan’s requirement to support development of housing for all income levels. Commissioner Soper promoted to leave as proposed with 4 units per acre stating if single family homes are what’s being built then that’s what’s selling. She also stated there are tax incentives for developers to build affordable housing to promote different economic housing levels. Commissioner Vogler asked Kell if any developers have taken advantage of the tax

incentives to which she replied none have applied, but as it expires at the end of the year there have been a few requests in the last month to explore the requirements by developers.

Public comment re-opened – 6:38p.m.

- **Ken VanBuskirk** – Ken spoke about his time on the committee on the Belfair Sub Area Plan (BSAP) and how the intent of the BSAP was to create neighborhoods, not housing. He stated that in his opinion this change would be done for one property owner who has the ear of a Commissioner. He provided pages of the BSAP and discussed specifics that he feels are not in line with the development of Belfair over the last several years. In concluding he stated that the Festival Retail district was intended to be a place to shop and congregate.

Public comment closed – 6:51p.m.

With no further discussion Commissioner Soper made a motion to approve as proposed by staff. Commissioner Cleveland seconded the motion with the amendment of removing the upper floors from permitted use #28. Commissioner Smith stated that in modifying #28 to allow multi-family on ground level, there is no need to add #36, residential development at 4-units per acre as 4 units is already the minimum standard. As a modified #28 allows for multi-family, adding #36 is redundant. Commissioner Vogler then proposed splitting the motion to clarify.

Commissioner Smith made a motion to strike upper floors from #28. Motion was seconded by Commissioner Cleveland.

Vote:

4 in favor

0 opposed

Motion passed

Commissioner Smith made a motion to reject the proposed addition of #36. Motion was seconded by Commissioner Soper.

Vote:

4 in favor

0 opposed

Motion passed

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 6:59 pm.