



MASON COUNTY

**PLANNING ADVISORY COMMISSION**

**MASON COUNTY COMMUNITY SERVICES**

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5<sup>th</sup> Street Shelton, WA 98584

**REGULAR MEETING**

**November 18, 2019**

**MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

**Marilyn Vogler, Planning Advisory Commission Chair, called the meeting to order at 6:03 p.m. The following commissioners were in attendance:**

**Marilyn Vogler  
Brian Smith  
Morgan Ireland**

**Deb Soper  
Aaron Cleveland**

**Staff: Kell Rowen – Planning Manager  
Mariah Frazier – Clerical**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Motion was made by Commissioner Smith and seconded by Commissioner Cleveland to approve the minutes from the October 21, 2019 regular meeting as presented.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

Motion was made by Commissioner Cleveland and seconded by Commissioner Ireland to approve the agenda as presented.

**Vote:**

5 in favor

0 opposed

*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.*

**Motion passed**

**C. CONFLICT OF INTEREST**

Commissioner Cleveland stated he may have a conflict of interest with the expansion of the Shelton UGA as he has a family member that is married into the family of the property owner of the area in question. He did not believe it would be an issue regarding the night's discussion.

**D. NEXT REGULAR MEETING(S)**

**December 16, 2019**

**E. COMMITTEE/STAFF UPDATES**

Kell informed the PAC that the planning department is fully staffed for the first time since late April. She also stated that she had briefed the BOCC earlier that morning on an application received to fill one of the vacant positions to which the BOCC approved the applicant. She reminded everyone there is still one vacancy and that it is for the at large position, meaning anyone can apply.

**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 Rezone of several adjoining parcels in the Allyn UGA from Village Commercial to Medium Residential – 6:09 p.m.***

Kell began by giving some clarification on the maps provided to help orient everyone to the location of the parcels in question. She stated the applicants were being represented by one of the property owners of the parcels and that all property owners had signed off that they were in favor of the rezone. She stated the purpose of the rezone was because Village Commercial doesn't allow for Single Family Residential development and the property owners have had issues in the commercial development process, leading them to want to down zone to R2, and now Medium Residential.

Commissioner Vogler noted that R2 purpose is states as for single family attached and multi family, bringing concern to the detail of attached. Kell stated that in the Medium 2 zone proposed, the allowed uses are single family, duplex, triplex, and multifamily, meaning if the planning department received an application for a single-family residence in this zone, they would allow it. Kell also reminded everyone they were there to rezone the area from one zone to another, not to change the allowed uses of those zones.

Public Comment Opened – 6:19 p.m.

- **Steve Johnson** – Mr. Johnson expressed concerns about access on the private easements in regards to utilities and emergency response.
- **Jeff Carey** – Mr. Carey, the applicant, gave some background to the area and how over time the original plats in Allyn led to the issue the property owners are having with zoning. He explained that in his research the roads were vacated and that the property owners within the plat have a right to ingress and egress.

Commissioner Vogler asked who is responsible for the maintenance of the private roads and easements in the area. Mr. Carey stated he started a non-profit collecting funds from the property owners to maintain the roads. Commissioner Vogler then verified that in rezoning the property, the maintenance of the road would not fall to the county. Commissioner Vogler followed by asking if the rezone is not approved and it stays Village Commercial, would the developers then be responsible. Mr. Carey stated to date it hasn't been that way because of the nonprofit.

Mr. Carey then mentioned a recent development of discovering a wetland on Sullivan St. He stated as commercial development has already been difficult in the area, the wetland would hinder commercial development even more so, making residential really the only development option on some of the parcels. Kell stated if the rezone does go through, there may be an opportunity to do a boundary line adjustment that would help protect the wetland.

Commissioner Vogler then opened it up for the public to ask questions to Mr. Carey. Normajean Jacobs asked about the impact the rezone would have on commercial trucks in the area. She stated on average 15-25 large commercial trucks go up and down her street every day, ruining the road and kicking up dust into houses. Mr. Carey stated the rezone shouldn't create any more traffic and had a brief discussion about the road maintenance non-profit and what could possibly be done. Commissioner Smith stated that the current issue of commercial trucks wouldn't go away with the rezone, but an upwards impact would be development specific. The rezone being approved would cause a lesser increase than if commercial development were to go in.

The next statement came from Debra Jamerson, stating her interest in what Mr. Carey's plans are for the land. Mr. Carey stated his goal is to hopefully develop some lots for families in order to sell them off in the future and make some money. Ms. Jacobs asked Mr. Carey if they would be developing multifamily units. He explained that because the lots are so small, single family would most likely be what is built moving forward.

Public Comment Closed – 6:47 p.m.

With no further discussion, Commissioner Smith made a motion to recommend approval to the BOCC. Motion was seconded by Commissioner Ireland.

**Vote:**

5 in favor

0 opposed

**Motion passed**

Before moving on, Commissioner Smith asked if it would be possible to have digital or larger maps available in the future. Kell stated it's a common issue and as the Ecology is giving Mason County money to update the SMP, which some of can be spent for technology, to which her goal is to have a screen or tablet available for meetings.

***Expansion of the Shelton UGA (northwest area of the existing UGA) – 6:51 p.m.***

Kell gave an overview stating that in 2017 the city expanded their UGA, which came to the PAC bur for some reason never went forward to the BOCC. In doing some research it was unclear why, but appeared an official motion was never made. Kell also stated that the section is over a Critical Aquifer Recharge Area (CARA) and went over the provided map indicating that area. She then explained the reason it was back for review is because while the UGA expansion has been approved by the city and is on their maps, it is not official until adopted by the county.

Commissioner Ireland asked if the county had a separate public comment period outside of what the city did for their comp plan expanding the UGA or if it would need to be reopened. Kell stated there wouldn't be any for the EIS as its completed and wasn't appealed, but that normal notice of public hearing would be required for the PAC and BOCC meetings. Kell stated public comment was taken at the previous PAC meeting in 2017 and is on record.

Commissioner Soper asked what the existing development regulations were in place to protect future development proposals. Kell stated the CARA would trigger the resource ordinance, as well as Title 6. There are also the zoning regulations and general building life safety regulations.

Commissioner Smith asked for a list of allowed uses for General Commercial in the UGA. While Kell looked them up, Commissioner Vogler mentioned that part of the MCC states because the UGA is designed to eventually be annexed, the development regulations should be consistent between City and County in the UGA. She stated the County has never adopted the City regulations. Kell stated that the County does have UGA zoning and regulations for the zoning that the City participated in creating back in 2008. Kell stated she wasn't sure how consistent they were anymore as it's been 10 years but would be generally the same as the City's. Kell then read the allowed uses for General Commercial and Industrial in the UGA followed by brief discussion.

Public Comment Opened – 7:11 p.m.

- **Jeff Carey** – Mr. Carey stated he didn't sway one way or another on if the area should be part of the UGA or not but had concern about the level to which capital facilities were considered.

- **Dave Kamin** – Mr. Kamin got clarification about a section indicated on the provided map from Kell, who explained that the map was showing proposed potential uses in the zones indicated in the EIS.

Public Comment Closed – 7:24 p.m.

Wrapping up discussion, Commissioner Soper stated her opposition citing a study done for the UGA expansion in 2016 stating that they found no need for more industrial zoning in the city or county and concerns about it being on a CARA. Commissioner Ireland asked what drives expansion of the UGA to which Kell explained that the UGA is a 20-year projection of growth. Commissioner Vogler pondered if a rezone of the land would do the same as expanding the UGA.

Commissioner Smith made a motion to recommend approval to the BOCC. After confirming utilities are already available, motion was seconded by Commissioner Ireland.

**Vote:**

4 in favor

1 opposed

**Motion passed**

**5. ADJOURN**

Commissioner Vogler called the meeting adjourned at 7:36 pm.