



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**

August 29, 2022 (4<sup>th</sup> Monday)

**MINUTES**

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

At 6:00 p.m. Commissioner Johnston, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

<b>Mac McLean</b>	<b>Isaiah Johnston</b>
<b>Terri Arcieri</b>	<b>Bob Wilkerson</b>
<b>Joseph Myers</b>	

**Absent: Tim Opiela**

**Staff: Kell Rowen – Community Development Director**

**Marissa Watson – Long Range Planner**

**Mariah Frazier – Clerical**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Commissioner Arcieri made a motion to approve the July 18, 2022, minutes as presented.

Motion was seconded by Commissioner Wilkerson.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

None

**C. CONFLICT OF INTEREST**

None

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

**September 19, 2022**

**E. COMMITTEE/STAFF UPDATES**

Marissa stated that the BOCC had requested PAC look into impact fees and short-term rental regulations over the next year. They weren't sure which should be looked at first and left it to PAC to decide on which should be addressed first. As staff, Marissa recommended

*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.*

looking into impact fees first as she's currently working on the Capital Facilities plan and any adopted ordinance and financing would need to be included in the Capital Facilities plan. Following some discussion regarding timeline for the rest of the year, Commissioner Wilkerson made a motion to recommend planning staff address impact fees prior to short-term rentals. Motion was seconded by Commissioner McLean.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**F. OTHER BUSINESS**

None.

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:07 p.m.**

None.

**4. Workshop - 6:08 p.m.**

***Proposed Updates to Title 17 Zoning Code*** – Marissa began by going over the proposed changes to 17.03 – 17.06, skipping over 17.03.031 to address at the end. She first clarified from the last meeting that nothing is being eliminated from 17.03.036, it is just moving to a more appropriate section in the title. Then Marissa went over proposed changes to 17.05.025 and 17.06.010 in order to match amendments to the Belfair UGA Code that was updated in 2018 in response to a Supreme Court Ruling in the case *Reed vs. Town of Gilbert* 2015.

For the Allyn UGA, proposed changes included deletion of the definition of ADU due to redundancy; adding "Assisted Living Facilities" to the allowed uses with a Special Use Permit with Village Commercial; and the same update to the Allyn Sign Code as 17.05.025. The Belfair UGA proposed changes included removing "Prohibited Uses" as staff feels it's extraneous; updating Special Uses in R-5 by keeping "Hotel" as an allowed use with a Special Use Permit, but eliminating the need for an overlay area; updating Special Uses in R-10 by correcting language to Festival Retail which was eliminated and replaced with Mixed Use through the Belfair EIS process; moving "Dry Cleaners and laundries, not including laundromats" to an allowed use with a Special Use Permit due to the Critical Aquifer Recharge Areas present in the UGA; and adding "Warehouse, distribution" as an allowed use in Business Industrial.

Marissa then asked if anyone had any questions prior to moving on to discussing 17.03.031. Commissioner Myers, using the proposed recommendation of a Special Use Permit for Dry Cleaners and laundries as an example, asked if it would preclude an SUP from being required if the specific language is not added for some future unknown development proposal. Kell responded that she obviously doesn't know what future projects will be proposed, but that the Planner would look for similar projects and uses and its requirements when deciding on the need for a Special Use Permit.

Commissioner Arcieri asked for further explanation on a comment Marissa had made regarding assisted living being considered the same as boarding houses when the use of assisted living could include medical services. Marissa explained that in the sense of zoning, multiple unrelated people living together, assisted living and boarding houses are considered the same, but it wouldn't exclude a more medical based assisted living.

Continuing with proposed updates, Marissa went over 17.03.031 which would be a new section to address when connection to a public water system would be required. She stated the county is trying to coordinate with the city with these requirements and currently the city requires hookup within 300 feet of a public water system. Her main questions for PAC to consider were what, if any, exceptions should be considered, and what would be considered "timely and reasonable." The RCW doesn't give much clarity to what is considered timely and reasonable, so she had provided an example from Kitsap County which PUD1 provided their comments on. She also mentioned that in her research, she found most Cities had specific language regarding how far away a property line could be away from a service area without having to hookup to the water system, while Counties were much vaguer.

Commissioners Arcieri and Wilkerson asked if a property with an existing well would be required to hookup and abandon the well. Kell stated she had been assuming that it would only be new wells or new proposed development triggering the requirement to hookup. The language wasn't clear and Marissa and Kell said they would do some more research on the matter to clarify if it is only for new proposed development.

Commissioner Johnston asked about if a property owner would be able to drill a well if a purveyor was unable to service a property assumed to be in the service area. Marissa stated that was her understanding and that the comments from PUD1 had conveyed the importance of working with the purveyor to determine whether or not service could be established within a timely manner.

## **5. ADJOURN**

With no further discussion, Commissioner Johnston called the meeting adjourned at 6:47p.m.