



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**

**October 17, 2022**

**MINUTES**

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

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

<b>Mac McLean</b>	<b>Joseph Myers</b>
<b>Bob Wilkerson</b>	<b>Jeff Carey</b>

**Excused: Tim Opiela, Terri Arcieri, and Isaiah Johnston**

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

**Marissa Watson – Long Range Planner**

**Mariah Frazier – Clerical**

**Guest: Mark Neary – Mason County Administrator**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Commissioner McLean pointed out an unfinished sentence that needed clarification. Without listening to the audio, it was decided to table until the next meeting and review a corrected draft.

**B. CHANGES TO THE AGENDA**

None

**C. CONFLICT OF INTEREST**

Commissioner Carey introduced himself as the newest Commissioner and mentioned that as a property owner in Allyn with multiple wells, he could potentially have a conflict with 17.03.031. Commissioner McLean asked that should he realize there is a conflict, to disclose so prior to voting.

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

**November 21, 2022**

**E. COMMITTEE/STAFF UPDATES**

Marissa mentioned that no rezones have been applied for in 2022 which is why they haven't reviewed any. She also had done some initial research regarding impact fees as requested by the BOCC and found that there are a few studies and requirements that need to be done

*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.*

before being brought before PAC. Therefore, she will be taking it back to the BOCC and will update PAC when she knows more. Lastly, Marissa explained how she's been working on a grant for an SMP User Guide and that consultants would like to present at the December meeting. Kell followed up that if the SMP User Guide is presented at the December meeting, she isn't sure there will be a November meeting and told everyone to keep an eye out for an email if it does get cancelled.

**F. OTHER BUSINESS**

None.

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

None.

**4. Public Hearing - 6:12 p.m.**

***Amendments to Title 17 Zoning Code and Masson County Resource Ordinance*** – Marissa began by stating she had sent out SEPA and only received one comment from ORCAA with a clarification during the comment period, and one clarification from PUD1. Then, she went over the changes made since the last meeting on August 29, 2022. Those changes included language regarding number and ownership of cars allowed on site for cottage industry, further refinement to 17.03.031 after consulting with Environmental Health.

Discussion kicked off with Commissioner McLean asking if there was any definition or clarification for “feasible” that included technical and economic factors. Kell stated her and Marissa talked at length about defining feasible and found that most jurisdictions do not, therefore, it was left vague.

The main discussion point was whether the technical and economic factors involved in decommissioning a well would be considered in determining feasibility. Kell checked WAC 173-160 which states “Any well which is unusable, abandoned, or whose use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned. The decommissioning procedure (as prescribed by these regulations) must be recorded and reported as required by the [Department of Ecology]”. Therefore, if the county requires a property owner with a well to hook up to a water system because public water is now available, the resulting action of whether or not the well needs to be decommissioned and in what matter falls to Ecology per the RCW.

Continuing on, Marissa addressed a change to 17.04.344b and 17.04.346b where the grammar was confusing and needed clarification. This was achieved by changing a comma to a period in order to separate the requirements in different zoning and where a special use permit is required.

With nothing further from Marissa she asked if there were any other questions or discussion. Commissioner McLean asked about the section on buffers and landscaping that had been

previously discussed in order to make the setbacks consistent. Marissa stated the section had been moved within Title 17 as discussed, but that the buffers remained unchanged. Commissioner Carey then asked some clarifying questions as this was his first meeting and wanted to be sure he knew the rationale behind some of the proposed changes he wasn't around for before a vote.

Moving on from discussion, Commissioner Wilkerson made a motion to recommend approval of the proposed changes to Title 17 Zoning Code and Mason County Resource Ordinance to the Board of County Commissioners. Motion was seconded by Commissioner McLean.

**Vote:**

4 in favor

0 opposed

**Motion Passed**

**5. ADJOURN**

With no further discussion, Commissioner McLean called the meeting adjourned at 7:06 p.m.