



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

January 23, 2023 (4th Monday)

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:

Mac McLean **Joseph Myers**
Bob Wilkerson **Jeff Carey**
Terri Arcieri

Absent: Tim Opelia

Staff: Kell Rowen – Community Development Director

Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Carey made a motion to approve the November 21, 2022 minutes as presented. Motion was seconded by Commissioner Wilkerson.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

February 27, 2023 (4th Monday)

E. COMMITTEE/STAFF UPDATES

Mariah stated a letter of resignation was received by Commissioner Johnston. Kell talked about a newly in process scanning project the department is working on to make records more accessible. Commissioner Carey asked for an update on the transfer of Decker Creek

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.

Wetlands to Capital Land Trust. Kell stated she had reached out to Diane Zoren and Mark Neary and was still confused on what was happening and where PAC may fit in. She recommended Commissioner Carey reach out to Mark Neary and was asked to update PAC at the next meeting.

F. OTHER BUSINESS

Election of Officers – Commissioner McLean moved the election to after the public hearings.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:09 p.m.

None.

4. Public Hearings -

Map Corrections – 6:09p.m.

Marissa presented her staff report stating there are six parcels that need corrected. One of the parcels is currently mapped as RNR(Rural Natural Resource) but should be RR10 (Rural Residential 10) another is mapped LTCF (Long Term Commercial Forest) and should be AG (Agricultural Resource Lands), and the remaining four are mapped as LCTF but should be IH (Inholding Lands).

Commissioner McLean asked Marissa how the map corrections are brought to her attention. She explained she doesn't necessarily have to go searching for them through reports, they get brought to her attention and she compiles a list throughout the year. She stated most came to her from the Assessor's office as they find them, but also from the public inquiring what they can do to their property.

No Public Comment.

Commissioner Wilkerson made a motion to recommend accepting the presented map corrections. Motion was seconded by Commissioner Carey.

Vote:

5 in favor

0 opposed

Motion Passed

Amendments to MCC Title 15 and 17 related to the use of City of Shelton Planned Unit Development Code within Shelton UGA – 6:15 p.m.

Kell went over her staff report, giving some background and explaining the broader future scope these amendments will help facilitate. The proposal is to amend the Mason County Code where related to the City of Shelton's Planned Unit Development (PUD) for when a development proposal in the Shelton UGA requires city services such as sewer and water. She explained there have been a few development proposals over the years that meet the county development code but not at a level where it pencils out once the developer needs to also bring in sewer and water. Adopting the City of Shelton's PUD standards where city sewer and water services can be extended, will allow for the higher density needed to pencil out by developers. Kell explained

that before development could be proposed to the County, there would already have to be an agreement in place with the city to expand services, and then the County would review using the City PUD standards, ensuring consistency.

Commissioner McLean and Commissioner Carey kicked off discussion expressing some concern regarding current zoning along the boundary of the UGA and how the upcoming Comprehensive Plan update may address those concerns. Commissioner McLean reiterated previous concerns brought before the PAC for higher density or industrial rezones by the neighboring parcel owners. Their biggest concerns have historically been an increase to traffic, request for buffers, and complaints that when they bought the property they expected it to remain rural and undisturbed. He suggested this proposal lead to discussions and changes to mitigation in the near future.

Public Comment Opened – 6:41 p.m.

Kristin French – Kristen commented on her support for the amendments. She specifically talked about growing up in Mason County and becoming part of the middle generation of needing to take care of elderly parents and having young adult children, both of which are struggling to find housing.

Heather Burgess – Heather, a Land Use Attorney, expressed her support for the amendments. She specifically responded to some of the PAC’s concerns by citing projected population growth and need for different types of housing which in turn need extended utilities, and extended utilities need higher densities. She also talked about how the extension of utilities would be a development expense. By one developer bringing utilities in, others are more likely to as well, providing the extension without the taxpayer having to pay for it.

James Schweickert – Jim, a potential developer in Shelton and client of Heather’s, talked about the research and studies that have been undertaken to even get to this point. He gave his support to the amendments and asked that PAC really consider the need for multifamily housing and the work that has been put in by the City and County to make it as smooth as possible.

Public Comment Closed – 6:57 p.m.

Prior to making a motion, Commissioner McLean reiterated the importance of minimizing the effect on adjacent property owners and asked that concern be relayed to the BOCC along with their recommendation of approval or denial. He then made a motion to recommend approval of the proposed amendments, seconded by Commissioner Arcieri.

Vote:

4 in favor

1 opposed

Motion Passed

5. OTHER BUSINESS – Election of Officers

Commissioner McLean volunteered to be Chair, and Commissioner Wilkerson volunteered to be Vice-Chair. Commissioner Carey made a motion to approve, seconded by Commissioner Myers.

Vote:

5 in favor

0 opposed

Motion Passed

6. ADJOURN

With no further discussion, Commissioner McLean called the meeting adjourned at 7:09 p.m.