



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 16, 2023

MINUTES

1. CALL TO ORDER AND ROLL CALL

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

Mac McLean

Brad Carlberg

Bob Wilkerson

Jeff Carey

Terri Arcieri

Absent: Tim Opelia

Staff: Marissa Watson – Mason County Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Carey made a motion to approve the September 18, 2023, regular meeting minutes as presented. Motion was seconded by Commissioner McLean.

Vote:

5 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

Commissioner Carey stated he owned property nearby, but it would not influence the discussion or vote.

D. NEXT REGULAR MEETING(S)

November 20, 2023

E. COMMITTEE/STAFF UPDATES

Marissa said she was working on a rezone for the November meeting and would be sending out some reference materials for the Capital Facilities Plan in the next week. She also gave an update on the Commerce grant, stating she was still waiting to hear back, and that she had begun to draft a work schedule for looking at short term rentals.

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.

F. OTHER BUSINESS

None.

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

None.

4. PUBLIC HEARING – *Request to rezone two parcels in the Allyn UGA from Village Commercial (VC) to Multi-Family Medium Density (R2) – 6:07p.m.*

Marissa presented her staff report, advising PAC to recommend approval to the BOCC. She discussed the two parcels currently have an application into the Permit Center to be combined and there is a proposal for a new single-family residence.

Moving on to questions, Commissioner Carlberg asked about what density is allowed in R2 zoning, which Marissa pointed out is Single-Family, Duplex, Triplex, and Multi-Family. Commissioner Arcieri pointed out that moving from Village Commercial to R2 would be a downzone in regard to density. Marissa confirmed and reminded everyone that this request is within the Allyn UGA where the code allows for higher densities than rural lands.

Commissioner Arcieri asked about sewer and water availability, which Commissioner Carey was able to give some background. He stated it's not quite to this property, but close and work is being done with another developer for expansion.

Robert Cook, the realtor representing the owners, confirmed that there is a buyer interested in purchasing the two parcels once combined to build a single-family residence. He also stated the buyers investigated connecting to the sewer utilized by the properties to the south and found it to be a possibility.

Wrapping up, Commissioner Carey made a motion to recommend approval to the Board of County Commissioners, seconded by Commissioner McLean.

Vote:

5 in favor

0 opposed

Motion passed

5. ADJOURN

With no further discussion, Commissioner Wilkerson called the meeting adjourned at 6:32 p.m.