

MASON COUNTY PLANNING ADVISORY COMMISSION

May 16, 2011

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1. CALL TO ORDER

The meeting was called to order at 6:00 pm by Chair Dennis Pickard.

2. ROLL CALL

Members Present: Bill Dewey, Dennis Pickard, Jim Reece, Jim Sims, Ken Vanbuskirk and Cathi Bright. Randy Neatherlin were excused.

Staff Present: Barbara Adkins, Allan Borden, and Susie Ellingson.

3. APPROVAL OF MINUTES

None.

4. NEW BUSINESS

Dennis Pickard opened the meeting. There was a brief recess to review additional materials. Dennis Pickard inquired if there were any ex-parte contacts regarding the requested rezone. Jim Sims of the PAC stated he owns 27 acres just north of Schafer State Park. He stated he knows the area but would not impact his decision to hear and vote on the issue. No one objected so the hearing continued.

Allan Borden opened the hearing on the rezone request by Jeff Ryser to rezone 29.50 acres from Rural Residential 5 zone to Rural Tourist Campground. The property is located in the southwest portion of Mason County 10 miles south of Matlock, and 3 miles from Schafer State Park. The proposed development would consist of a new recreational vehicle park with facilities and services for overnight use by residents and tourists of the Schafer State Park area and vicinity. The criteria was reviewed and staff determined that all criteria had been met.

The road access was discussed in detail.

Public comment was taken. Lawrence Stockwell expressed concerns regarding safety and the fact that Schafer State Park is already not being used. Also expressed concerns regarding road impacts.

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Dorothy Olson expressed concerns regarding security and water conservation.

Terri McDonald noted it is a very quiet and peaceful area and is worried about noise. Also had concerns regarding RV's not passable for two vehicles.

Viola Moran is worried about people trespassing and about the single lane road.

Leonard Olson also had concerns about security and the nearby creek.

Sted Palmer also noted Schafer State Park was not fully parked out. He stated this could be a degradation to the community.

Peter Schafer Reed explained his knowledge of Schafer State Park as his grandfather donated the property for the park. He handed out a booklet showing it as a Washington State and National Historic Site. He also explained it violates current regulations.

Matt Nixon is a Grays Harbor resident explained his history of the area and park.

Shelly Spaulding is a retired fish biologist and is concerned about the wetlands, water quality and keeping Decker Creek protected.

Carolyn Calhoun stated she has lived in the area since the 60's and is worried about what kind of buffering will be between them and the project. She also voiced concerns regarding road access.

Marvin Cole is uncertain about the project with concerns low income people may establish residents there.

Rory Calhoun inquired about camp hosts and if they would be available.

Dorothy Olson expressed concern regarding people riding their horses along that tight road and the RV traffic.

Leah Stubb also had concerns regarding security and misuse of the property.

Dennis Pickard closed the public comment portion of the hearing. A discussion of the PAC ensued. Before the PAC could render their recommendation, Mr. Ryser stood up and stated that he would rescind his request for the rezone.

Meeting adjourned.