



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

JOINT SPECIAL MEETING WITH BOCC

February 25, 2019

MINUTES

1. CALL TO ORDER AND ROLL CALL

Marilyn Vogler, Planning Advisory Commission Chair, called the meeting to order at 6:03 p.m. The following were in attendance:

Deb Soper

Marilyn Vogler

Aaron Cleveland (arrived 6:32 p.m.)

Commissioner Kevin Shutty

Commissioner Randy Netherlin

Commissioner Sharon Trask

Excused: Morgan Ireland

Absent: Brian Smith

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. CHANGES TO THE AGENDA

None.

B. NEXT REGULAR MEETING(S)

March 18, 2019

C. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

• **Ken Van Buskirk - 6:04 p.m.**

Ken stated he would like the PAC to discuss adding the Belfair Subarea Plan and looking at rightsizing the UGA boundaries to the Work Plan for 2019.

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.

Public Comment Closed – 6:06 p.m.

4. Work Session – 2019 Work Plan 6:06 p.m.

Kell provided and went over a list she created of “housekeeping” items staff would like to see updated or addressed in 2019. Items listed were:

- Update Title 16 (Plats and Subdivisions) consistent with state law
- Update Title 11 (Forest Practices) consistent with state law
- Adopt County wide road standards (Public Works)
- Adopt Allyn/Belfair Mobility Plan (Public Works)
- Update Stormwater code (2012 manual) (Title 14.48) (Public Works)
- Belfair Basin Plan (Public Works)
- Flood Damage Prevention Ordinance (FEMA to officially adopt 2016 maps on June 20, 2019) consistent with new mapping and federal law
- Zoning requests from the public (number of applications tbd)
- RV Park regulations; reducing internal setbacks to 5’ from 15’
- PBRs?

After reading through the list and giving brief explanations of why they were included, Kell asked for thoughts and opinions before moving on to general discussion of other items.

Commissioner Netherlin stated he believed that the BOCC had adopted the 2012 manual Stormwater code. Kell explained that there had been a misunderstanding somewhere in the process and it was updated in many places referencing the code but that Title 14.48 itself had never been officially updated.

Commissioner Shutty asked if there were any plans to update the 35’ building height restriction in the UGA? Kell stated she didn’t know much about it but had heard Dave Windom talk about it in passing. Commissioner Shutty explained that with the addition of a new 105’ ladder truck at Central Mason Fire, the height restriction can be raised, but he wasn’t sure North Mason Fire would be able to adequately service a larger height limit. Commissioner Netherlin expressed his support for adding the discussion of raising the height limit to the work plan, calling it a top priority. He stated he believed that talks between North Mason Fire and Dave Windom had resulted in the proposal of lifting the height restriction to 55’.

Commissioner Shutty also mentioned that the BOCC was looking into having an Environmental Impact Study (EIS) done for North Mason. Kell stated that was one of the items she would like to see worked on that didn’t fall into the housekeeping category of items she had brought to attention. She stated it would take a lot of time and grant dollars to accomplish but it would be beneficial and address the Belfair Sub Area plan in conjunction.

Commissioner Vogler questioned how a planned action EIS would relate to the Belfair Sub Area plan in terms of sequence of events, expressing her concern for not wanting to waste time or money on a such an undertaking only to discover that it wasn’t done properly. Kell explained

that the work needing done for a planned action EIS, would include the work for completing the Belfair Sub Area plan. Loretta Swanson from Public Works stated that the traffic and stormwater components are already complete for the planned action EIS through Public Works.

Commissioner Netherlin chimed in that his opinion of a planned action EIS is to assess what is already there and see where there are shortcomings. Then they can make changes to address what needs fixed. Therefore, the EIS should be done before updating the Sub Area plan. Commissioner Vogler reiterated her concern regarding sequencing, stating that there have been many requests over the last several years to look into updating the Sub Area plan as it's now been 15 years and there has been much change. She just wanted to confirm that updating the Sub Area plan doesn't need to be done before looking into the full buildout under an outdated plan. Commissioner Netherlin stated his was only an opinion that the EIS should be done first but said he didn't believe it was the PAC's place to initiate redoing the Sub Area plan, it was the BOCC's. Commissioner Shutty clarified with Kell that there is no timeline in which the Belfair Sub Area plan needs to be undated by a certain date.

Commissioner Netherlin then took the opportunity to express his opinion on what he would like to see for sure on the 2019 work plan. He reiterated that looking into the building height restriction for the UGA's should be a top priority as well as updating the 2012 manual Stormwater Code as development is moving forward on several projects with the understanding that the code was already adopted. He also stated he would like to see utility corridor requirements adopted for the Belfair bypass project as well as updating the mobility plan.

Commissioner Cleveland arrived at 6:32 p.m.

Commissioner Netherlin asked about the FEMA maps, thinking they had already been adopted. Kell said the are now finalized and go into effect on June 20, 2019.

Before moving on to a list of idea's she brought, Commissionr Vogler asked Kell if there was anything else she would like to see that wasn't included in her housekeeping list. Kell stated that the Belfair UGA was the main one she wanted to talk about. After the previous discussion it would be a large undertaking and she wasn't sure what else there would be time for. Kell did state that at some point in the future she would like to look at adopting regulations for Air B&B's but that probably wouldn't be for at least another year or two.

Kell also mentioned that with the annual update to the Capital Facilities plan she would like to redo the entire document and not just the numbers. She then asked the BOCC members when the best time to do that may be to fit in with their budget timeline and process. Commissioners Netherlin and Shutty replied that sometime between late August and mid-November would be best.

Commissioner Vogler then went over the list she had compiled of ideas for the work plan and asked for everyone's thoughts. Her listed items were:

- Review and reinstate Countywide Planning Policies
- Joint housing study with city
- Training session: what other counties / states / cities are doing to provide realistic housing options for low-income persons
- Draft development reg to permit living in RVs
- PBRS
- Review of Health and Human services comp plan – needs some discussion of reasons behind poor health, discussion of ACES, drug issues
- Training session on the canopy impact study done by Fish and Wildlife
- Training session on form-based zoning including UGAs
- Training session (Commerce): whose responsibility is it to “implement” comprehensive plan
- Coordinated water system plan
- Shelton/Mason coordination of subarea plan update and code alignment

Commissioner Netherlin stated that the BOCC should look into allocating money in the budget for training for PAC and expressed the importance of trainings from his time on the PAC. He also stated that Ecology has a water plan that may address Commissioner Vogler’s concern about a coordinated water system plan. He also mentioned that he was surprised that Commissioner Vogler hadn’t added much about tiny homes and affordable house option on her list for consideration. There was some discussion about square footage for tiny homes regarding septic use, cluster zoning, and zoning regulation in Ocean Shores for permanent living in RV’s. Kell mentioned that there are several bills going through the legislature currently and would like to wait and see what happens before Mason County makes any decisions. That way they can see what is going to be required before they can look into doing anything above and beyond.

With no further discussion, Commissioner Vogler re-opened public comment.

Public Comment Opened - 6:57 p.m.

- **Tom Davis** – 6:57 p.m.
Tom discussed House Bill 1406 and Senate Bill 5646 which are currently going through the legislature regarding affordable housing. He also expressed his hesitations towards permanent living in RV’s and support for tiny homes, especially for veterans in Mason County. Tom talked about the tiny home project in Shelton and his involvement.

Commissioner Shutty gave an update on HB1406 and asked how Orting was dealing with their tiny home program that shares funding with Shelton’s program. Tom stated that they were a bit more prepared with paperwork and they didn’t have to surplus the property, letting them move faster than Shelton. Commissioner Trask stated that Orting is also working with a Veterans organization to move their project along.

- **Ken VanBuskirk** – 7:07 p.m.
Ken expressed his support for the planned action EIS as a project like it is long overdue, especially with the lack of mapping regarding critical areas.

Public Comment Closed – 7:10 p.m.

Kell stated she had forgot to mention a housekeeping item. She explained there was an expansion to the Shelton UGA which didn't make it through PAC for approval between staff changes and what not. Commissioner Vogler and Netherlin were sure they remembered the property and approving it. Kell said it possibly went through PAC and not BOCC but was unsure. She said she would look into it some more and reach out to Jayni Kamin who originally brought it to her attention.

Commissioners Shutty, Netherlin, and Trask took their turns thanking PAC members for their time and service.

As a last note, Kell reminded everyone that there are still two positions open for PAC; one at large, and one for district one.

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 7:20 pm.