



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**

**December 16, 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 commissioners were in attendance:**

**Marilyn Vogler  
Brian Smith  
Morgan Ireland**

**Mac McLean  
Aaron Cleveland**

**Absent: Deb Soper**

**Staff: Kell Rowen – Planning Manager**

**Mariah Frazier – Clerical**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Motion was made by Commissioner Cleveland and seconded by Commissioner Ireland to approve the minutes from the November 18, 2019 regular meeting as presented.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

Commissioner Vogler stated she would like to add a discussion to the agenda regarding the rezone in Allyn from the November meeting. Specifically, she wanted to discuss asking the BOCC to postpone setting a public hearing on the rezone so PAC could address a discrepancy to the R2 zoning. Motion was made by Commissioner Smith and seconded by Commissioner Ireland to approve the agenda as amended.

*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.*

**Vote:**

5 in favor

0 opposed

**Motion passed**

**C. CONFLICT OF INTEREST**

None.

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

**January 27, 2019**

Kell mentioned this is the fourth Monday, as the third is a holiday. She also stated the joint BOCC meeting will be held in February. Commissioner Ireland stated she will be absent for the January meeting.

**E. COMMITTEE/STAFF UPDATES**

Kell informed the PAC that the planning department has a staff member going on leave for three months so she will be doing permit planning and be busy the next few months.

Commissioner Vogler relayed a conversation she had with Commissioner Neatherlin regarding comments he had made about a previous rezone in Taylor Town where one property owner was approved to be rezoned from industrial to residential, and the neighboring parcel was denied by the PAC. In moving from the PAC to the BOCC, apparently Commissioner Neatherlin made a comment at the public hearing about the PAC voting based on emotional testimony that troubled Commissioner Vogler. Commissioner Vogler then met with Commissioner Neatherlin to discuss and confirm that while the PAC listens to emotional testimony from neighbors they take into consideration many factors and don't let it sway them one way or another. Commissioner Cleveland asked what the BOCC had decided regarding the Taylor Town rezones, to which Kell responded the BOCC approved both.

**F. OTHER BUSINESS**

None.

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:19 p.m.**

None.

Public Comment Closed – 6:19 p.m.

**4. Workshop - 6:20 p.m.**

***2020 Workplan***

Kell began by stating the majority of the 2020 Workplan would be taken up by a periodic update to the Shoreline Master Program, as required by Department of Ecology. Updates to the SMP would also include updating the Wetlands and Fish and Wildlife Habitat chapters of the

Resource Ordinance as they reference each other. She stated that Mason County has until June 30, 2021 to adopt the updates and expects many of the updates to be administrative.

Kell mentioned her idea to conquer updates would be to split up the SMP and have individual members of the PAC take sections to review, then come back with their suggestions for updates. Commissioner McLean reasoned that it would be better to assign sections for review to everyone. If just one person reviews a section, something may get missed. If everyone reviews a section, all perspectives are considered.

A few other items were mentioned for adding to the workplan. The Capital Facilities update is required but needs a complete overall. Commissioner Vogler added she's been looking into the capital facility plans of other comparably sized counties to get an idea of what can be done. Kell also mentioned a desire to update the Development Regulations, and Commissioner Vogler added beginning to look at the updates needed to Comprehensive Plan before it's due.

Commissioner Smith clarified the correlation between the SMP and chapters of the Resource Ordinance with Kell who explained and mentioned that she doesn't expect there to be many updates, and most would be administrative. She stated since being adopted, there haven't been many complaints regarding the SMP from the public.

Commissioner Vogler asked about complaints she had heard about regarding boats on Mason Lake creating wakes. Kell stated that wasn't something that could be regulated by the SMP, but it reminded her of a complaint from a property owner on Mason Lake regarding a boat ramp that would be related to the SMP update.

In wrapping up the workshop, Commissioner Ireland asked for an introduction of the newest PAC member, Commissioner McLean. Commissioner McLean introduced himself and talked about his background and qualifications. Commissioner Vogler then mentioned that a new Chair and Vice Chair would need to be elected at the next meeting.

***Discussion regarding Allyn Rezone – 7:13 p.m.***

Commissioner Vogler reiterated that the BOCC would be scheduling a hearing for January 7 to discuss the Allyn Rezone discussed in November where a group of property owners came together to request a rezone from Village Commercial to Multifamily Residential. During the November PAC meeting, the PAC had recommended approval to the BOCC.

At the November meeting, Commissioner Vogler expressed concern over a discrepancy in the code for the R2 zone. Single family is listed as an allowed use, but the purpose states single family attached. While she isn't opposed to the rezone from VC to R2, she would like to see clarification in the language of the code, which in turn could cause the applicants to no longer want to continue with the rezone.

Kell expressed concern over changing the code as the rezone was applicant driven and delaying the rezone to change the code wouldn't affect anything as no development is proposed.

Commissioner Vogler explained that while no development is currently proposed, the assumption is they would be building new single-family homes. If the rezone is approved by the BOCC and then the code contradiction is cleared up, it could prevent the applicants from the development they requested the rezone to achieve. Commissioner Vogler stated she would like to reach out to the applicants to let them know of the intent to clear the discrepancy and ask if they would still want to move forward with rezoning. Kell stated she could convey the idea to the applicants.

Setting aside the language contradiction for later, commissioners continued to discuss asking the BOCC to postpone their hearing on the matter by reviewing the reasons they recommended approval. With everyone in agreement that they approve of the rezone, they confirmed no action needed to be taken, their previous recommendation of approval stands.

**5. ADJOURN**

Commissioner Vogler called the meeting adjourned at 7:34 pm.