



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 24, 2020

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
Morgan Ireland
Mac McLean

Commissioner Kevin Shutty
Commissioner Randy Netherlin
Commissioner Sharon Trask

Excused: 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 16, 2020

C. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:05 p.m.

Public Comment Closed – 6:06 p.m.

4. Work Session – 2020 Work Plan - 6:06 p.m.

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.

Commissioner Vogler asked Kell to start with her list of items, consisting of those that are mandated or due within this year's workplan. This list included:

- Capital Facilities Update
- Shoreline Master Program Periodic Update
- Planned Action EIS for Belfair

Dave Windom, Director of Community Services, also mentioned the Planning Department is working on an MOU with the Squaxin Tribe, which will most likely bring forward items for the PAC to review throughout the year.

Commissioner Vogler then asked if any other PAC Commissioner had additional items to add to the work plan before she got into the list she had put together for discussion. Everyone seemed to want to discuss Commissioner Vogler's list before adding any other items or discussion.

The first item on Commissioner Vogler's list was the Capital Facilities update. She had previously volunteered to help Kell with the update and had been doing research into how other municipalities do it. The main thing she had found in her research was a focus on levels of service. Things that could be measured and tracked over time. Some examples she gave were cubic feet of office space per employee, beds per jailer, or cubic feet of solid waste processed per station. The goal would be to reach out to the other departments to have them provide these types of standards to be put in the Capital Facilities plan.

Commissioner Netherlin expressed some concern about the proposed process due to its ambitiousness. Historically, other county elected officials have turned in their annual updates with the same information from the previous year with a few added tweaks. He liked the idea and the possibility of what the Capital Facilities Plan could be but knew without participation from other departments it would never come to fruition. He did mention the possibility of creating a policy but was unsure what that would be or look like.

Commissioner Shutty asked Kell how much the Capital Facilities Plan mirrors what the BOCC sees in the annual budget requests from departments. Kell stated her first experience with the Capital Facilities Plan was in 2018 and that's when she realized it needed to be updated and organized better. In her limited time working with it, she recognized the importance in regard to the Comp Plan. In order to compete for grant monies, projects typically need to be planned for in the Comp Plan and budget.

Commissioner Shutty then asked Commissioner Vogler what sort of parameters would be put in place for soliciting the information needed for the update. Commissioner Vogler answered that she envisioned focusing on the 6-year time frame of the Capital Facilities Plan, rather than all the way out to 2036 with the end of the Comp Plan. The 6-year timeframe puts a closer focus on what is happening now and gives a better idea of the level of service, and whether it's feasible. Once the level of service is established, the need can be projected for 2036.

Commissioner Netherlin again expressed some concern, this time making sure that when reaching out to establish levels of service, the resulting projects and needs outlined in the Capital Facilities Plan would be driven by the department and not coming from the top. Marilyn understood the confusion and explained her ideas where coming from other Capital Facilities Plans she had read to see what was working elsewhere. She stated she could provide examples and make a sample for the BOCC and PAC to review.

Kell explained her idea for reaching out, especially for this first year, would be asking the department heads to focus on what's missing in their plans and then use that to grow a better Capital Facilities Plan in the future. Commissioner McLean agreed, stating he sees it more as building the framework.

The next item Commissioner Vogler wanted to talk about was updating the PAC bylaws. She stated a member of the public had brought up some concerns, specifically about ex parte communication, that could be expanded for clarity. Commissioner Netherlin stated he would like to see the opportunity of after the disclosure of ex parte communication, the other board members could vote to recuse. During his time on PAC, there had been an issue that made him think there should be a process for asking someone to recuse themselves. Commissioner Cleveland mentioned how currently the issue of recusal is covered in addressing conflict of interests at the beginning of each meeting.

Commissioner Vogler continued with her list of discussion topics with wanting to address Housing. She had done some research and found that back in March of 2018 the then Planning Manager Paula Reeves had brought forward some proposed code changes focusing on transitory housing based on a model program in Kitsap county. The program would allow residence in an RV for 180 days with a renewable permit. Commissioner Shutty stated it would be worth looking into, but current practice is more lenient, and it would be hard to enforcement. Commissioner Trask mentioned there is currently legislation going through that affects affordable housing that should be watched and discussed.

Commissioner Shutty, who also sits on the Housing Board brought up that the affordable housing conversation is complex and stated while RV's are an option, they aren't the only one. Commissioner Vogler followed up stating she was also interested in discussing allowing shipping containers being used as housing, as well as talking about size requirements for rooms in ADUs.

Commissioner Vogler moved on to talk about conditional rezones. The PAC had previously unknowingly approved a conditional rezone, and knowing they are able to do so could help with spot rezones. Kell mentioned an article written by Phil Olbrechts that cautioned about the use of conditional rezones because they are good for the life of the property.

Following that conversation, Commissioner Vogler asked for an update on whether Mason County would be continuing a previous conversation about changing the zoning code to list unallowed uses rather than allowed uses as it currently does. Commissioner Netherlin stated they were not working on such a change and directed the conversation back a bit towards the

role of the PAC. He said there were two kinds of commissions, outlined in RCW36.70.040, in which this commission is advisory, not an authority.

The last topic Commissioner Vogler had on her list of topics was the cumulative impact of small decisions, specifically rezones, to the Comp Plan. Specifically, she used an example of having seen multiple rezones for storage units. While needed, they don't provide many jobs. What impact does this have to the notion of a UGA with the intent to concentrate growth. Along with that, Commissioner Vogler had a comment on the process of rezones as one had been remanded back recently with no additional information. The PAC was confused as to the BOCC's reasoning and asked they provide additional supporting information if they are to remand a recommendation for further review.

With no further discussion, Commissioner Vogler asked if any present members of the public had anything they would like to add.

- **Tom Davis** – 7:51 p.m.
Tom expressed his concerns about the cumulative impact of current similar zoning. He used the example of a future proposed shooting range near the Ridge. The Ridge has drastically changed the residential feel of the Dayton area setting the precedent for a recreational shooting range next door. He continued to say that business creates business, business does not create community.
- **Ken VanBuskirk** – 7:58 p.m.
Ken expressed his concern for the cumulative impact of marijuana manufacturing in the area and the effect on quality of life. He also strongly suggested while looking at the Capital Facilities Plan, to take a good look at transportation. He finished by expressing his support for the planned action EIS as it's long overdue.

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 8:10 pm.