



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 (via Zoom)**

**September 21, 2020**

**MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

Aaron Cleveland, Planning Advisory Commission Chair called the meeting to order at 6:00 p.m. The following commissioners were in attendance:

**Aaron Cleveland**

**Isaiah Johnston**

**Brian Smith**

**Joseph Myers**

**Mac McLean**

**Timothy Opiela**

**Staff: Kell Rowen – Planning Manager**

**Mariah Frazier – Clerical**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Commissioner Johnston made a motion to approve the July 27, 2020 minutes as presented.

Motion was seconded by Commissioner Smith.

**Vote:**

6 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

None

**C. CONFLICT OF INTEREST**

None

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

**October 19, 2020**

**E. COMMITTEE/STAFF UPDATES**

Kell stated that Commissioner Holland had resigned from PAC as he had moved out of state.

Kell also mentioned that the Bayshore Gravel Mine expansion rezone may possibly be readdressed at the October meeting.

**F. OTHER BUSINESS**

None.

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS**

*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.*

None.

**4. PUBLIC HEARINGS - 6:19 p.m.**

***Rezone 160 acres from Rural Residential 20 (RR20) to Long Term Commercial Forest (LTCF) (parcels 41934-20-00010 and 41934-20-00000); and rezone 159.38 acres from LTCF to RR20 (parcels 41927-14-00000, 51912-10-00010, 52008-42-00000 and 52008-23-00000. – 6:09 p.m.***

Kell began by giving an overview of the proposal. She talked about the fact that LTCF requires no net loss when rezoning and this proposal gives a small net gain. She also mentioned slight concern that one of the proposed parcels changing from LTCF to RR20 currently has no road access and had hoped the applicant would be preset to discuss future development and if it would be an issue. Commissioner Myers questioned if the lot without access was to be developed, the codes at time of development would apply, not the current codes at time of rezone regarding access.

As no public was present, Commissioner Smith stated the public notice could have been clearer regarding this meeting being held virtually. Notice did not have the Zoom link on it, but did say to contact clerical staff, Mariah Frazier for information on how to attend.

Commissioner Smith then made a motion to recommend approval, seconded by Commissioner Johnston.

**Vote:**

6 in favor

0 opposed

**Motion passed**

***Rezone a 0.2 acre parcel (12220-50-07008) from Village Commercial (VC) to Residential in the Allyn Urban Growth Area. This parcel is owned by Vicki and Barry Betsinger. Future proposal is to construct a residential garage as an accessory use to parcel 12220-50-06009. – 6:20 p.m.***

Kell described the proposal and stated that the applicants had requested to rezone to residential without specifying further. Kell said she had planned to recommend the rezone to R1 but after talking with Jeff Carey, another citizen of Allyn prior to the meeting decided R2 was more appropriate, changing her recommendation. Mr. Carey had explained that when the zoning in Allyn was being decided, the intent was for R1 to be for parcels outside the plat of Allyn and R2 for those inside the plat. As this parcel is inside, R2 fit better with the original zoning intentions.

Commissioner Smith then made a motion to recommend approval, seconded by Commissioner Opiela.

**Vote:**

6 in favor

0 opposed

**Motion passed**

***Rezone 21.6 acres from Long Term Commercial Forest (LTCF) (parcels: North portion of 62009-00-00000) to Inholding Lands (IH); and rezone 35.6 acres from IH to LTCF (parcels: 62008-11-00050 and western half of 62008-11-00010). – 6:27 p.m.***

Kell started off with an overview of the request stating this rezone swapping IH to LTCF and vice versa was prompted by a negotiated land swap between the Scoville’s and Green Diamond regarding access to the Scoville property. Kell mentioned a BLA will be needed to complete the land swapping process and that there is also an approximate 5-acre net gain of LTCF to the Future Land Use Map.

The applicant David Scoville joined the meeting at 6:32 pm reiterating what Kell had presented.

Commissioner Johnston made a motion to recommend approval, seconded by Commissioner Smith.

**Vote:**

6 in favor

0 opposed

**Motion passed**

**5. ADJOURN**

Commissioner Cleveland called the meeting adjourned at 6:34p.m.