



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

REGULAR MEETING (via Zoom)

March 15, 2021

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:01 p.m. Brian Smith, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

Isaiah Johnston

Brian Smith

Mac McLean

Joseph Myers

Timothy Opiela

Aaron Cleveland

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Smith had a clarification on wording for the Conflict-of-Interest section. He provided new wording for the final version. Commissioner Johnston made a motion to approve the February 22, 2021 minutes as amended by Commissioner Smith. Motion was seconded by Commissioner McLean.

Vote:

6 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

April 19, 2021

E. COMMITTEE/STAFF UPDATES

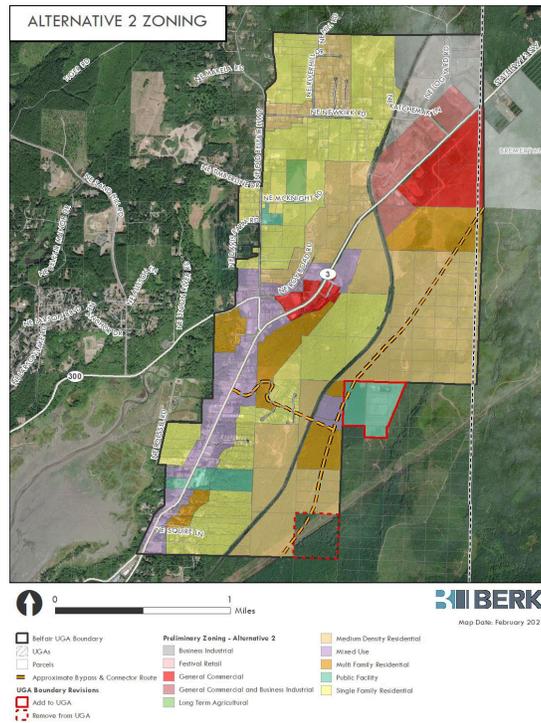
None

F. OTHER BUSINESS

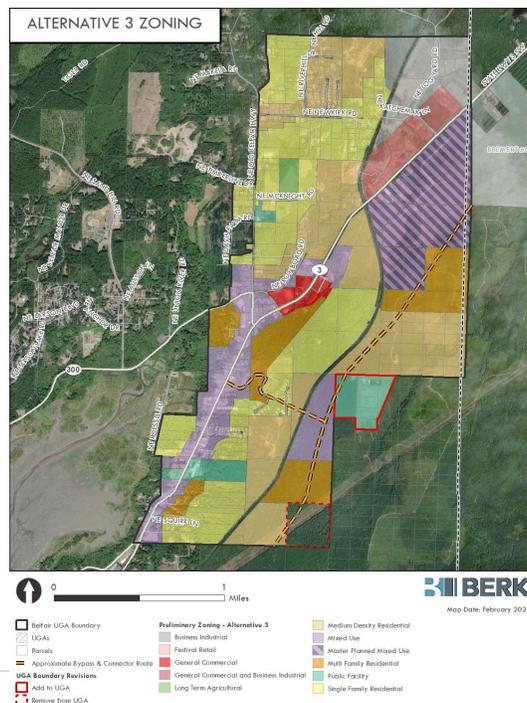
None

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.

- Alternative 2 – Moderate Growth** would exhibit a similar land use pattern as the No Action Alternative, with targeted zoning changes to accommodate additional growth and minor changes to the UGA boundary.



- Alternative 3 – Higher Growth** would exhibit a more intensive land use pattern than the No Action Alternative or Alternative 2. Zoning changes would be focused in the commercial/industrial center in the northeastern corner of the UGA and in the eastern residential and mixed-use portions of the UGA on the plateau. No major zoning changes would be planned for Downtown Belfair.



Kevin went over each alternative and the proposed UGA and Zoning changes for each and took a pause for questions before moving on. Expressing concern about an increase in an already highly trafficked area, Commissioner McLean asked about access for the proposed Master Planned Mixed Use area in Alternative 3 where Kevin had mentioned residential development opportunities. Kell responded that access to that zoning would most likely be at the Log Yard Rd roundabout and expanded with Lisa a bit about the HWY3 Freight Corridor plans. Kevin also confirmed that the EIS would include a robust transportation analysis to make sure they address any potential traffic impacts.

Commissioner Smith asked about the proposal of Mixed-Use zoning as it was not well supported by the public in the scoping survey. Lisa responded to the questions by stating they felt the concern was mainly regarding the Festival Retail area in the No Action option that has vertical only mixed use. The proposals in alternatives 2 and 3 would include both vertical and horizontal. Kevin elaborated some more on the flexibility Mixed-Use would provide in alternatives 2 and 3, and how other commercial zoning options would exclude residential development in those areas if there is interest going forward.

Kevin then continued the presentation by describing the scope of the EIS analysis and what topics it would look at for the alternatives. These topics included earth, water resources, plants and animals, land use patterns, aesthetics, public services, historic and cultural resources, utilities, and transportation. Due to comments received during the scoping period, Kevin stated that some additional stream mapping would be done to help clear up any discrepancies between data sets, as well as focusing on the historical and cultural resources.

Before moving on to talk more specifically about the Subarea Plan, Kevin asked if there any other objectives the PAC would like to see established, their thoughts on the strengths and weaknesses of each proposed alternative, and if they had any suggestions for policies that could help mitigate the impacts of the alternatives. Commissioner McLean began discussion by stating his main concern was the transportation element. Commissioner Smith agreed that transportation is a major concern and also stated that he'd be interested in the water resources aspect regarding critical areas in proposed potential development areas. Commissioner Smith also asked about the five-acre parcels just west of the Kitsap county line, and how those affected the alternatives and the projected growth.

Ken VanBuskirk, resident of Belfair, gave his comments. He stated he felt that the public outreach could have been better. He specifically mentioned that the post cards made for the community meeting were handed out to businesses, but not mailed to property owners, which may have hindered the public participation during scoping. Commissioner McClean agreed that a greater focus on public outreach needs to be done moving forward in order for the public to see the full range of potential to get a true reflection of the community consensus. He stated he had attended the community meeting in November and that roughly a dozen participants from the public were there, which is not a good representation of the entirety of the Belfair community.

Moving along to discuss the UGA Plan being updated to incorporate the Preferred Alternative, Kevin stated that instead of a full overhaul, the UGA Plan will be updated to reflect existing conditions and refresh the vision language. The original plan was adopted in 2004 and a number of road and utility improvement recommendations have been implemented since and will be reflected in the update. There were also several parks and trails recommended in the original plan that have not been implemented to date which the update and proposed new development would provide opportunities for to be brought in.

Ken VanBuskirk commented as he had been a part of creating the Belfair Subarea plan in 2004 and was able to give some insight on what was happening at the time and what has since changed that needs to be updated. In particular, he mentioned the importance of recognizing the CARA throughout the main downtown area, and that some of the proposed trails are in what has since been classified as a landslide hazard area.

Commissioner Smith asked about the mixed response received during scoping regarding the community vision. Lisa stated that while low density seemed to be favorable overall, for the areas of higher density with apartments and townhomes, the options with green spaces and paths were clearly favored. From that, Lisa explained that they found higher to medium densities were more accepted when they were designed strategically to pay attention to the environment and connect to other areas of the community.

With no more discussion from Commissioners, Ken VanBuskirk wrapped up with some comments he had. He mentioned the recent additional funding for cultural resource piece of the EIS and how it wouldn't be too expensive to mail the public of upcoming meetings. He also stated he was a little confused about population growth and shared targets with Allyn and Belfair as they are two separate UGAs. He also had some comments on the freight corridor connectors, stating he felt Log Yard Rd makes more sense than Romance Hill.

Wrapping up, Commissioner Meyers mentioned the possibility of a field trip of sorts to Belfair to help visualize everything being talked about. Commissioner Smith deferred to Kell on the possibility, who agreed it may be worth a trip out to Belfair as a group and would look into the logistics as far as COVID and ex-parte communication is concerned.

5. ADJOURN

Commissioner Smith called the meeting adjourned at 7:37 p.m.