



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)

April 19, 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

Mac McLean

Brian Smith

Joseph Myers

Excused: Timothy Opiela

Staff: Kell Rowen – Planning Manager

Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner McLean made a motion to approve the March 15, 2021 minutes as presented. Motion was seconded by Commissioner Johnston.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

May 10, 2021 - Next meeting will be May 17th. There had been prior discussion of moving the regular meeting date for May and holding a Special Meeting. The date will be confirmed during the Belfair EIS workshop.

E. COMMITTEE/STAFF UPDATES

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.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:04 p.m.

None

4. PUBLIC HEARING – 6:04 p.m.

Rezone approximately 10.75 acres from Neighborhood Residential (NR) to Mixed Use (MU) in the Shelton Urban Growth Area.

Marissa presented an overview of the request to rezone explaining that staff is recommending approval. She stated there is an existing Group A well with 6 connections, five of which are being used by businesses on adjacent lots. The 6th connection would be used by a potential Greens business on the property if the rezone is approved. Marissa also mentioned that only one comment had been received from a neighbor concerned about accessing off Delanty Rd. Per the Pre-Application Meeting notes, Marissa explained it was suggested by Public Works to access off Hwy 3 and there would be no commercial access from Delanty Rd.

Opening discussion, Commissioner Myers first confirmed with Rachel Webber, representative for the applicant, that the proposed greens business would be for processing salal.

Commissioner McLean then asked as the rezone is not specific to an activity, what the significant difference would be between the requested zoning change and the potential full range of business activity in that location. Marissa explained that the current NR zoning only allows residential at 4 residential units per acre, while the proposed MU zoning allows for commercial, residential, and light industrial as an accessory use. However, if in the future the site were to be developed to its full potential, it would be required to meet the 4 residential units per acre. The difference is that MU has a higher density at 4-12 units per acre.

Commissioner Johnston followed by asking since the proposed use has minimal employees on site, what the impact would be if it were to be utilized to its full potential with regards to traffic in the area. Commissioner Smith responded that the proposed access off Hwy3 has a history of use to a commercial site, as it was the access for Dell’s Farm Supply when it operated on the neighboring parcel. There are also other businesses currently operating on other neighboring parcels accessing off Hwy3, including a dentist office and realtor office.

Public Comment Opened/Closed – 6:16 p.m.

With no public comment, Commissioner Myers re-confirmed with Marissa that the minimum density requirement will have to be addressed with any future development. With Marissa’s confirmation, Commissioner Myers made a motion to recommend approval to the BOCC. Motion was seconded by Commissioner McLean.

Vote:

4 in favor

0 opposed

Motion passed

5. WORKSHOPS - 6:21 p.m.

Title 17.50 Mason County Shoreline Master Program – Periodic Review and Update – 6:21 p.m.

Marissa gave an overview and went over a few of the proposed changes since the last meeting in February. She first went over the inclusion of docks to be added to the appurtenant structures to be protected by stabilization maintaining demonstrated need, then discussed staff's proposal to allow a two-foot height extension to bulkheads under the same permitting for repair and replacement. Current code only allows for a 12" height extension and there have been several requests made for 16"-18" extensions. Another proposed change she highlighted was from the Resource Ordinance to allow septic systems within the setbacks when there is no other reasonable alternative and an HMP if native vegetation in the buffer is removed.

Commissioner Myers questioned the reasoning for requests received to extend bulkheads past the currently allowed 12", leading to the need for the two-foot height extension. Kell joined the conversation to explain the main reasoning is climate change while Marissa agreed, stating many applicants seeing overtopping, particularly along Hood Canal.

Commissioner McLean asked what the minimum setback distance would be to a waterline for a septic system that would be allowed in the buffer. Marissa stated it would depend on the shoreline designation and whether or not there is a common line allowance, but standard range is 100-150 feet. Environmental Health also has their own setbacks that can be more restrictive.

Marissa then moved on to a request received to change the Shoreline Environmental Designation for a section of shoreline in Oakland Bat from Conservancy to Rural. Marissa stated that she would be letting the applicant and/or representative speak on the matter the county has yet to form an opinion and that the request would also have to be approved by Ecology. She stated this time of the workshop was not to make any decision, but to be introduced to the request and gain more information from the applicant.

Daniel Berner, representative for the applicant SP Venture LLC, gave an overview of the request stating that the two parcels of shoreline requesting to be changed back to Rural as it was changed to Conservancy with the adoption of the 2017 SMP with minimal input from the owners. Berner Law provided an owner's report which stated why the change back to Rural would be in compliance with the SMP and is a more appropriate designation for the properties than Conservancy. Tom Collins and Charles Marley, managers of SP Venture LLC also both provided comments on behalf of their application and gave some background on the previous Rural designation. Alex Callendar, representative for SP Venture LLC and author of the provided report briefly went through some maps and pointed out explained why he felt the designation change is appropriate.

Commissioner Smith took a moment to confirm no official action was being asked of the PAC and that staff was making no recommendation at this time. Kell ensured that no action was be asked and that the intent of this workshop was to introduce the project and give background. She stated county staff has yet to form an opinion as it is ultimately a Department of Ecology

decision and once they have the chance to talk with Ecology and form a recommendation it will come back to PAC for action to be taken.

Before wrapping up, Marissa asked Kim VanZwalenburg from Ecology if there was anything she wanted to say or ask. Kim stated she hasn't had the chance to do much review on the request other than reading the report and that it was a little too soon in the process for her to have formed any opinion on how Ecology may decide on this proposal.

Belfair Planned Action EIS – 7:02 p.m.

Kell re-introduced Kevin Gifford from BERK Consulting who began with a quick overview of what has been done so far in this project and the potential alternatives. He then also confirmed the next public meeting will be May 17th.

Kevin then went on to discuss the Preliminary Planned Action Ordinance (PAO), a draft ordinance framework pending completion of the EIS analysis.. The PAO purpose is to streamline and expedite the permit review process and ensure that environmental impacts are mitigated. The PAO will identify and boundaries of the Planed Action Area as well as identify the mitigation measures that will apply to new development, addressing topics scoped on the EIS and may refer to existing regulations.

Wrapping up his presentation, Kevin went over the proposed updates to the Belfair Subarea Plan as follows:

Contents	Summary of Change
Introduction	
Background/Purpose	Update statistics
Planning Process	Add the 2021 planning process
Existing Conditions	
Land Uses	Update information about growth and land use patterns
Circulation	Add map of bypass route
Natural Environment	No substantive changes
Pedestrian Network and Trails	No substantive changes
Economic Conditions	No substantive changes
Plan Overview	
Vision	No substantive changes
Strategic Concept	Update to recognize Salmon Center is not proposed in southern node; it has moved adjacent to UGA. Node may be closer to library.

Specific Recommendations	
Land Use and Community Design Recommendations	If adopting action alternatives amend designation descriptions (e.g. remove festival retail, master plan mixed use).
Transportation Recommendations	Update status of planned improvements.
Parks, Trails, Open Space, and Public Facility Recommendations	Update trail proposal. Consider adjusting trail locations related to slopes. Provide consistency with 2018 Belfair Mobility Plan.
Water Quality Recommendations	Update status of sewer system.
Implementation Strategy	Provide updates to implementation strategies in 2004 plan, e.g. policy and code changes, infrastructure implementation.
Appendices	
Belfair Development Regulations	Refer to adopted code.
Belfair Market Analysis	
Belfair Transportation Technical Report	Refer to EIS.
Additional Environmental Features	Consider adding new maps from EIS, e.g. streams.

Opening the discussion to questions, Commissioner Smith began by asking if there are no substantive changes to the economic conditions of the Subarea Plan, then what is driving the increase in commercial space, particularly in the no action alternative. Kevin explained that there are two things being looked at. One is the change in land use since the plan was adopted and the other is what is allowed by code. In talking about existing conditions and what is on the ground now, the change from adoption in 2004 has been slow. Kell mentioned at adoption, there were big ideas for the economic growth of Belfair that is now, almost 20 years later, beginning to be seen. Kell continued to state that when looking at alternatives 2 and 3, the numbers are based on capacity, not projections of growth.

Commissioner McLean reiterated his concerns on the traffic impacts to HWY3. Kevin reminded everyone that there is a Traffic Impact Study within the draft EIS being published in the next few weeks that will recommend improvements per each alternative. Kell then mentioned that the EIS is only looking at the UGA and that the sections North and South outside the UGA are not being addressed. Commissioner Smith agreed with Commissioner McLean’s concerns, stating that as so much of the commercial development potential is being driven by the bypass which is just outside the UGA. The main traffic impacts will be in those areas directly north and south of the UGA.

6. ADJOURN

With no other comments, Commissioner Smith called the meeting adjourned at 7:34 p.m.