



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)

October 18, 2021

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:02p.m. Brian Smith, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

Isaiah Johnston	Mac McLean (arrived 6:06p.m.)
Brian Smith	Joseph Myers
Bob Wilkerson	

Absent: Tim Opiela

Staff: Kell Rowen – Planning Manager

Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Wilkerson made a motion to approve the July 19, 2021 minutes as presented. Commissioner Johnston seconded the motion.

Vote:

4 in favor

0 opposed

Motion passed

When Commissioner McLean arrived at 6:06p.m., he stated there was a mistake in section for the approval of July's minutes, where it said "both" when there was only one set of minutes being approved. The motion was amended to approve the July 19, 2021 with the change from Commissioner McLean.

Vote:

5 in favor

0 opposed

Motion passed

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.

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

November 15, 2021

E. COMMITTEE/STAFF UPDATES

Kell gave an update on the Belfair EIS. She stated extra scoping had been done with particular interest in transportation and water by Berk Consulting who were getting close to publishing the new Draft Supplemental EIS. She stated the current plan moving forward is to publish the draft, hold a workshop at the November 15th regular meeting, then hold a Special Meeting in December for them to make a recommendation.

F. OTHER BUSINESS

Kell mentioned that the Public Health department got monies for a Housing Needs Assessment and had asked for a volunteer from the PAC to sit on a scoring committee to review the two proposals they got in response to their RFP. Commissioners Johnston and McLean both said they would be happy to help, with Commissioner Johnston agreeing to participate.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:13 p.m.

None.

4. PUBLIC HEARING – 6:14 p.m.

Proposed rezone of approximately 3.22 acres from Rural Residential 5 (RR5) to Rural Commercial 2 (RC2) in the rural development area – Marissa presented her staff report going over the background and location of the parcel to be rezoned. She stated the applicant had gone through the Pre-Application process with Planner Scott Ruedy to discuss the proposed use of the site as self-storage. In the Pre-App, the applicant was told he would need to rezone as well as get a Special Use Permit which includes a second public hearing through the Hearings Examiner. She mentioned no public comment had been received to date and that staff is recommending approval.

Commissioner Smith asked about the driveway location as a current driveway to the food mart adjacent to the parcel appears to bisect the two parcels from the aerial view. Marissa stated the driveway does bisect and confirmed that the food mart was notified. Commissioner Smith also noted that the definition of RC2 does not specifically include self-storage as an allowed use which Marissa confirmed is why the applicant would be required to go through the Special Use process.

Public Comment Opened – 6:20 p.m.

Constance Ibsen– Constance brought up concerns regarding stormwater and traffic sightlines, wanting to be sure they would be addressed in the permitting process and Special Use Hearing. She also mentioned while having no issue with the development of the lot as self-storage,

having concerns about other allowed uses within the zoning were the self-storage to fall through and asked about conditioning the Special Use Permit.
Public Comment Closed – 6:26 p.m.

With no further discussion, Commissioner Wilkerson made a motion to recommend approval to the BOCC. Motion was seconded by Commissioner Johnston.

Vote:

5 in favor

0 opposed

Motion passed

5. ADJOURN

With no other comments, Commissioner Smith called the meeting adjourned at 6:29 p.m.