



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)

November 15, 2021

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:00p.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
Bob Wilkerson	Tim Opiela

Staff: Kell Rowen – Planning Manager

Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Johnston made a motion to approve the October 18, 2021 minutes as presented. Commissioner McLean seconded the motion.

Vote:

6 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

December 6, 2021 – Special Meeting

E. COMMITTEE/STAFF UPDATES

Kell mentioned that the BOCC had interviewed Terri Arcieri for the vacant PAC position and were expected to appoint her at their November 23rd meeting.

F. OTHER BUSINESS

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.

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

None.

4. PUBLIC HEARING – 6:14 p.m.

Proposed amendments to Mason County Title 17 Zoning Code – Marissa went over her staff report discussing the proposed amendments to Title 17 section by section. She first discussed eliminating height limits beyond standard through review and approval of special use permit, applicable within certain zones in the UGAs and rural areas. She stated almost all the proposed zones already have a special use permit process to allow the current maximum of 55 feet, therefore, it is not unreasonable to eliminate the limit as the special use process will evaluate each proposal on an individual basis through a public hearing presided over by the Hearings Examiner for factors such as aesthetics, view corridors, density, and so forth.

The second proposed amendment addressed the ability to reduce side yard standard setback for residential development, applicable within certain zones in the UGAs with review and approval of an administrative building variance. Marissa stated that currently the rural lands have a setback process through an administrative variance, but there is no such process for the UGA's in the MCC. The Department of Community Development was prompted to reevaluate the current regulations after receiving a Development Regulations Variance Request from developer Cedarland Homes for multiple lots in the Allyn UGA to reduce the 5-foot side yard setback. The Mason County Planning Department has no issue with a reduction in side yard setbacks as long as there are no critical areas. With no critical area issues present, the issue falls to building and fire code.

Lastly, Marissa discussed a revision to two of the Accessory Dwelling Unit requirements that would be applied throughout the County. The first recommended change would be eliminating the requirement of siting the ADU within 150 feet of the primary residence. This has been found as somewhat arbitrary as within the same line of code it states that an existing detached structure can be converted to an ADU with no mention of the 150 feet. The second recommended change would be eliminating the requirement of the property owner to reside in either the primary residence or ADU specifically outside of shoreline jurisdiction. As the department has no way to track rental or lease information it is hard to enforce the requirement.

Commissioner Smith asked if there was a possibility in the future for being able to enforce rentals and if that would be a reason to keep the code as is. Kell mentioned that Ecology dictates the requirement in shoreline jurisdiction which is why they are only asking to amend the code for outside those areas and that while it's possible they will ask to put it back in the code for all zoning in the future, it doesn't make sense to have it now. Marissa also mentioned that many Housing Action Plans recommend removing the restriction as well from regulatory code in order to address housing shortages.

Public Comment Opened/Closed – 6:17 p.m.

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

Vote:

6 in favor

0 opposed

Motion passed

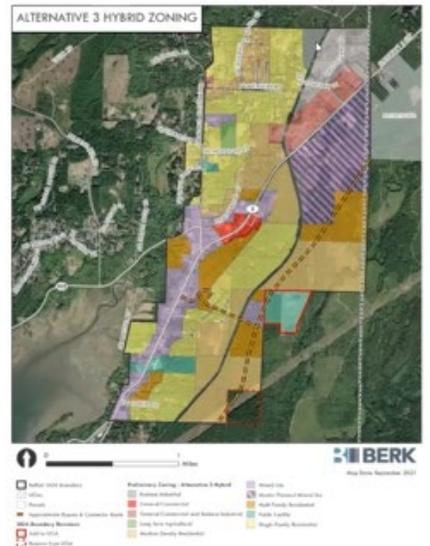
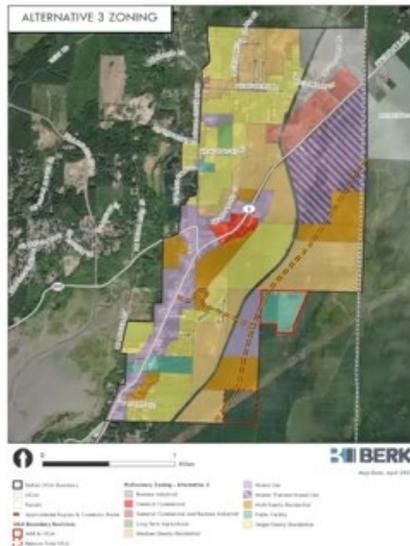
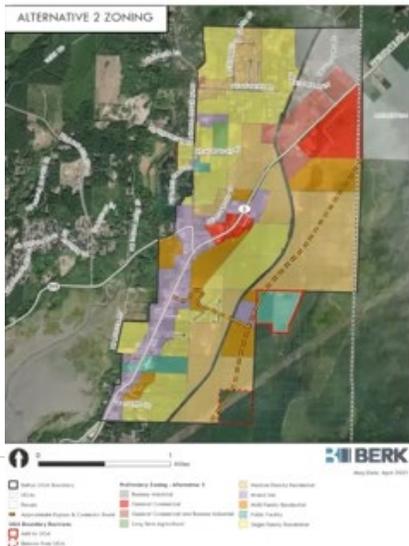
WORKSHOP – 6:18 p.m.

Belfair Planned Action EIS – Kell reintroduced Kevin Gifford of Berk Consulting who gave an overview of the Planned Action EIS up to now and the changes made for the Supplemental Draft that was published in October.

One of the main changes made for the Supplemental Draft was the addition of a new Alternative, the Alternative 3 Hybrid, which falls between Alternatives 2 and 3. This new alternative was developed based on feedback from the Planning Advisory commission and public testimony combining the higher growth potential of Alternative 3 with some of the features of Alternative 2 as seen in the below table and maps.

COMPONENT	OPTIONS/CHANGES
<p>Subarea Plan, Associated Comprehensive Plan Amendments, and Zoning Map Changes</p> <ul style="list-style-type: none"> See SDEIS Alternative 3 Hybrid. 	<p>Incorporates the following map changes compared to Alternative 3:</p> <ul style="list-style-type: none"> Single Family Residential (R-4) east of Riverhill like Alternative 2 Extent of MU at Romance Hill and Freight Corridor like Alternative 2 <p>Revise Subarea Plan policies for additional protection for water resources.</p>
<p>Code Changes</p> <ul style="list-style-type: none"> Consistent with Alternative 3 with changes. 	<p>Blend proposed Master Planned Mixed Use code with the County's existing master plan process at MCC 17.70.</p> <p>Apply Public Facility Zoning MCC 17.07.710. Selected edits would be included.</p>
<p>Planned Action</p> <ul style="list-style-type: none"> Apply to Full UGA. Adjust mitigation per changes. 	<p>Apply the Planned Action to the full UGA to ensure that all development is subject to mitigation measures including transportation improvements and utilities phasing.</p> <p>Include Alternative 3 Hybrid transportation mitigation with the alternative cost share with consultation provision for Bremerton.</p> <p>Include requirement for Planned Action projects to connect to Belfair Water District system as a condition of approval.</p>

ALTERNATIVE 3 HYBRID ZONING COMPARISON



Kevin then introduced Stefanie Herzstein from Transpo Group to help discuss the updates made to the transportation section as seen below:

Transportation

- Development under the Alternatives would generate additional traffic, requiring roadway capacity improvements to meet level of service standards.
- The County does not currently collect traffic impact fees, so a transportation mitigation fee is one possibility for funding improvements.
- Estimated fees are calculated based on full cost of necessary improvements, including non-motorized improvements that support the UGA - use of alternate funding sources could reduce fees.

Alternative	Total Weekday PM Peak Hour Trips	Total Mitigation Cost	Fee Per Trip
Alternative 1 - No Action	419	\$12.9 M	\$30,700
Alternative 2	4,101	\$18.1 M	\$4,413
Alternative 3	3,771	\$17.8 M	\$4,721
Alternative 3 Hybrid	3,454	\$17.0 M	\$4,915

Source: Transpo Group, October 2021

The other primary concern addressed in the Supplemental Draft was Water Resources and Utilities. Kevin introduced Matt Fontaine from Herrera to discuss those findings.

Natural Environment

- Future development will comply with applicable State and local regulations for critical areas, including stream buffers, geological hazards, groundwater protection, and fish passage. No significant adverse impacts are anticipated.

Utilities

- Growth under Action Alternatives may exceed capacity of the current water and wastewater system.
- Planned Action should include development thresholds and phasing to ensure adequate water and sewer availability.
- Recommend connecting to public water.

Commissioner Smith then opened Public Comment – 6:42 p.m.

Erica Marbet – Erica, biologist for Squaxin Tribe, brought up concerns regarding water quantity and impacts on the Union River, Coulter Creek, and other streams in the area as outlined in the report by Pacific Groundwater Group which she interpreted as significant impacts. Her concerns focused on Coulter Creek as it’s in Squaxin jurisdiction and its importance to the Coho Salmon population. She advocated the importance of keeping the Tribe in conversation moving forward to ensure any impacts are minimal and mitigated appropriately.

David Overton – David touched on some of the surface water concerns stating that the Belfair Sewer Plant does not release any surface water into Coulter Creek and that he’s supportive of the encouragement to consolidate of wells. He cautioned that utility companies change, and that Belfair Water is small and would like the language to reflect that it should be a publicly operated or owned utility rather than specifying a particular utility company.

Related to transportation, David stated that in order to attract economic development to the area we should be conscious of the competitive market nearby and not setting the transportation fee too high. He recommended indexing the transportation fee to increase year to year by a regular percentage.

Lisa Klein – Lisa stated she was commenting on behalf of Steven and Jack Johnson who recommend Alternative 3 as the preferred alternative so that the property their property at Riverhill has a designation of Medium Density Residential. Lisa also stated concern with the traffic impact fees as currently Mason County has no impact fees and asked for comparisons of the fees with those properties immediately outside the UGA to demonstrate competitiveness between the two.

Public Comment Closed – 6:58 p.m.

Wrapping up, Commissioner Smith asked Kell to give an overview of what is expected next. Kell stated her and the consultants at Berk would be compiling comments received by end of Public Comment on the 29th and provide a packet prior to the December 6th Special Meeting with all documents including staff recommendation. Commissioner McLean confirmed that all the documents up through this meeting were available on the website for review prior to the coming memo, comments, and recommendation. Kell promised a link would go out where they could find the documents for review and be ready to make a recommendation on the 6th.

5. ADJOURN

With no other comments, Commissioner Smith called the meeting adjourned at 7:03 p.m.