



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

SPECIAL MEETING (via Zoom)

December 6, 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	Terri Arcieri
Bob Wilkerson	

Absent: Joseph Myers

Tim Opiela

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner McLean made a motion to approve the November 15, 2021 minutes as presented. Commissioner Johnston seconded the motion.

Vote:

5 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None.

C. CONFLICT OF INTEREST

Commissioner McLean reminded everyone he is a board member of the Salmon Center which co-sponsored the Sweetwater Creek Waterwheel Park and could be a topic of discussion. When asked if this would sway his decision, he responded it would not.

Commissioner Smith stated he had a phone conversation with Erica Marbet since the last PAC meeting regarding Planning in general, and specifically the pending Hydraulic Project Approval for Lake Limerick.

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.

D. NEXT REGULAR MEETING(S)

January 24, 2022 – Kell stated there was currently nothing on the Agenda for the Regular PAC meeting scheduled for December 20, 2021. The next Regular Meeting would be held in January on the 4th Monday due to Martin Luther King Jr. Day.

E. COMMITTEE/STAFF UPDATES

Kell stated that the SMP Periodic Update was approved by Ecology and would take affect December 20, 2021.

F. OTHER BUSINESS

None.

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

Erica Marbet – Erica confirmed her and Commissioner Smith had a phone conversation regarding Regional Planning unrelated to the Belfair EIS.
Public Comment closed – 6:05

4. PUBLIC HEARING – 6:05 p.m.

Belfair Planned Action EIS – Kell briefly introduced the public hearing and discussed the process of getting to the point where they are now expecting the PAC to make a recommendation of a preferred alternative to the BOCC. She stated the staff recommendation for preferred alternative is the Alternative 3 Hybrid before turning it over to the consultants from BERK Consulting to discuss the particulars.

Kevin Gifford and Lisa Grueter from BERK continued where Kell left off on background information and then went over the public comments received since the last meeting as well as the themes of comments throughout the entire process. Some of main themes in comments were related to protection of water resources, water rights, and availability; transportation; parks and trails; and land uses/densities of specific areas.

Lisa then went over the proposed Alternative 3 Hybrid staff recommended discussing the options and changes to current code if chosen as the preferred alternative.

SDEIS ALTERNATIVE 3 HYBRID

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

Commissioner McLean had some questions regarding mitigation measures and whether or not the proposed funding mechanisms for stormwater, schools, and utilities are mandatory or to be decided by the commissioners. Lisa went over a few examples in the mitigation measures and stated that many of the measures require for the Planned Action Development to provide their fair share towards facilities.

Commissioner Smith then opened Public Comment – 6:28 p.m.

Erica Marbet – Erica reiterated some of her previous comments, focusing on the impact wells in the Belfair Water System have on Coulter Creek. She also mentioned the importance of engaging with the Squaxin Tribe early to address any concerns and plan for mitigation.

Lisa Klein – Lisa, representing Steve and Jack Johnson, commented on the zoning in the Riverhill area in the Hybrid 3 Alternative compared to the Alternative 3 stating they are in favor of the proposal outlined Alternative 3. One of the main concerns is the cost to develop this area with the extension of utilities and impact fees.

Ken VanBuskirk – Ken commented on the fact that PAC received recommendation from staff and Berk Consulting the same day as the end of the comment period and suggested PAC delay making a decision until all comments could be addressed in the final EIS. Ken also made some comments on the proposed transportation mitigation and mentioned a needed correction to the map of a parcel that is no longer within the boundaries of the Belfair UGA. Kell responded to the UGA boundaries comment stating the EIS does not address changing the boundaries at this time.

Public Comment Closed – 6:51 p.m.

Beginning discussion, Commissioner Smith asked Kell about any deadlines and the timeline moving forward regarding Kens comment to wait for the final EIS. Kell explained there is no strict deadline but that the PAC would be making a recommendation to the BOCC and that they will review and hold their own public hearing before deciding, which may or may not be in line with the PAC recommendation. Lisa Grueter expanded Kell’s comments by stating the benefit of having the PAC’s recommendation prior to the Final EIS is that they can include it as the preferred alternative in the final response comments and that the BOCC would have the Final EIS before making their decision.

After discussing the option of postponing a recommendation, Commissioner McLean made a motion to recommend the Alternative 3 Hybrid as the preferred alternative with mitigation measures as outlined. Commissioner Wilkerson seconded the motion.

Vote:

5 in favor

0 opposed

Motion passed

5. ADJOURN

With no other comments, Commissioner Smith called the meeting adjourned at 7:02 p.m.