



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 (4th Monday)

June 27, 2022

MINUTES

1. CALL TO ORDER AND ROLL CALL

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

Isaiah Johnston

Mac McLean

Terri Arcieri

Bob Wilkerson

Joseph Myers

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 McLean made a motion to approve the March 21, 2022 minutes as presented.

Motion was seconded by Commissioner Wilkerson.

Vote:

5 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

July 18, 2022

E. COMMITTEE/STAFF UPDATES

Kell reminded everyone that there is one open seat on the commission and invited everyone to recruit their friends and family to apply. She stated the BOCC received an application, but because that person lived in a district already represented by 3 of the current 6 commissioners, it was denied. The current vacancy is for District 2, which is the West side of the county.

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 – 6:06 p.m.

None.

4. Workshop - 6:06 p.m.

Proposed Updates to Title 17 Zoning Code – Marissa Watson, Long Range Planner, presented her staff report of recommended updates to sections 17.01-17.04 of the Mason County Code. The first recommended change was to remove Floor Area Ratio. The current intent of F.A.R. is to be used to limit the intensity of industrial use. However, with Mason County being mostly rural lands, Marissa explained that the planning department doesn't use this part of the code and instead relies on other setbacks, buffers, and use restrictions to regulate this.

The next proposed update was for Permitted Uses and the figure for Matrix of Permitted Uses. She stated this section of code was created before Rural Lands zoning, UGA plans, and the Resource Ordinance were fleshed out, leaving this section repetitive and out of date. Because of this, she stated the planners do not reference this matrix when evaluating if a use is permitted in a particular zone except as a prohibited use as Cottage Industry. Marissa proposed removing the additional zoning and using the matrix solely for prohibited uses for cottage industry.

PAC was asked to review the list of prohibited uses for Cottage Industry and provide feedback on possible additions. Marissa asked specifically about adding Automotive Repair and explained how Auto Repair differs from the currently prohibited Automotive Service Station. She stated there had been some discussion with the Code Enforcement team on the matter as they receive the most complains on cottage industry regarding auto repair. Upon review, the consensus was that if there is a valid complaint regarding a use exceeding cottage industry, they would be required to apply for a Special Use Permit. There was also discussion of possibly having a simple application for review to ensure a use did not exceed cottage industry and/or eliminating the list altogether which would need further review.

Marissa then moved on to the next recommended update, which is increasing the total allowed size of an ADU. Currently new ADU's are required to be 80% the size of the primary residence, or no larger than 1,000 square feet; whichever is less. Staff is proposing to increase the total square footage to 1,200 for new ADU's and allowing conversions at 1,500 in conjunction with the concurrent development of a new primary residence. Commissioner Johnston proposed including a provision with the conversion of an existing residence into an ADU for the new residence to follow the same size ratio as a new ADU. Therefore, a conversion would be allowed of an existing residence of 1,500 square feet into an ADU if the new residence is at minimum 120% larger.

The next recommended update asked to increase the square footage of Residential Accessory Buildings to 4,800 within the single family rural residential zones. There is no limit to how many Accessory Buildings can be on a lot as long as all setbacks, buffers, and stormwater

requirements are met, however, the current maximum is 3,000 square feet. Kell stated that the proposed increased size of the structure was determined by multiple recent proposals that had been turned away for no other reason than the size of the proposed structure.

Finally, the last proposed update of the night were some changes to the Rural Lands Zoning. Under Rural Commercial 1 there are currently no uses permitted outright, requiring a special use permit to do anything. Staff proposed allowing convenience/general store, coffee stand, bed & breakfast, and single family residential as allowed uses with building permits and leaving gas stations and restaurants to be allowed with a special use permit. Staff also proposed eliminating Rural Commercial 4 as there are no lots currently with that zoning and it is almost identical to RC3 but reserving the designation for future uses if needed. Lastly, staff proposed allowing outright Single Family Residential as an allowed use with a building permit in all RC zones.

Wrapping up, Marissa stated she would make the revisions discussed and begin on some additional code sections to bring to the July meeting.

5. ADJOURN

Commissioner Johnston called the meeting adjourned at 7:09p.m.