



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

July 18, 2022

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:00 p.m. Commissioner McLean, Planning Advisory Commission Vice-Chair, called the meeting to order. The following commissioners were in attendance:

Mac McLean

Tim Opiela

Terri Arcieri

Bob Wilkerson

Joseph Myers

Absent: Isaiah Johnston

Staff: Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Wilkerson made a motion to approve the June 27, 2022 minutes as presented.

Motion was seconded by Commissioner Opiela.

Vote:

5 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

August 15, 2022

E. COMMITTEE/STAFF UPDATES

None.

F. OTHER BUSINESS

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.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:02 p.m.

None.

4. Workshop - 6:02 p.m.

Proposed Updates to Title 17 Zoning Code – Marissa began by giving an update on the sections talked about at the June workshop, mentioning changes she made based on conversation. For Cottage Industry, she added language to allow for the possibility of a form for review in the future, and after talking with Code Enforcement, added RV Repair to the list of prohibited uses as cottage industry. She also mentioned she had updated the language and size requirements for ADU’s as discussed to maintain the 80% ratio for converted structures.

Moving on to new sections, Marissa had included proposed updates in her Staff Report for 17.03.030 that she had decided to scrap for this workshop to gather more information. Commissioner Arcieri suggested she should specifically look at Kitsap County as an example.

For section 17.04, staff proposed updating the Rural Commercial, Industrial, Natural Resource, and Tourist zones to have consistent setbacks and buffer plantings. Current setbacks and buffers as are follows:

ZONE	SIDE/REAR SETBACK	SIDE/REAR SETBACK (IF CONTIGUOUS TO COMMERCIAL/INDUSTRIAL)	FRONT SETBACK	BUFFER (PLANTING REQ)
RC1	25ft	-	30ft	10ft
RC2	25ft	15ft	30ft	10ft
RC3	25ft	15ft	30ft	10ft
RC5	25ft	15ft	30ft	10ft
Rural Industrial	20ft	-	15ft	5ft
Rural Natural Resource	20ft	-	15ft	5ft
Rural Tourist	25ft	15ft	30ft	10ft
Rural Tourist Campground	25ft	15ft	30ft	10ft

Staff recommended using the smaller setback and buffer of 20ft and 5ft as the less intensive zone of Rural Tourist has a setback of 25ft and 10ft, while Rural Industrial is 20ft and 5ft. As the more intensive zone has a smaller setback, it makes sense to use it as the base for consistency, but staff was open to suggestions from PAC. Some commissioners were comfortable with staff recommendation of the smaller setbacks, while others asked for more time to review and make a recommendation. Marissa was happy to give more time and return to the conversation at the next workshop.

Other proposed changes discussed included accessory uses and allowing up to 1,000sf for accessory buildings in rural tourist zones as well as deletion of language regarding lot width and depth in rural commercial, industrial, tourist, and natural resource zones that was extremely

limiting and confusing. Marissa also went over a proposed new section for Buffer and Landscape Requirements and removing the requirement of RC3 being only allowed in Rural Activity Centers and Hamlets, as well as updating the definition of “Home Occupation”. Lastly, Marissa went over proposed minor changes to the Resource Ordinance.

Wrapping up, Marissa reminded PAC that no action is necessary at this time and that they could always contact her with questions or ideas about updates she could add for the next workshop.

5. ADJOURN

Commissioner McLean called the meeting adjourned at 7:10p.m.