



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

November 21, 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 Opelia
Bob Wilkerson	Jeff Carey

Excused: Isaiah Johnston

Absent: Terri Arcieri and Joseph Myers

Staff: Kell Rowen – Community Development Director

Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Wilkerson made a motion to approve the August 29, 2022, and October 17, 2022, minutes as presented. Motion was seconded by Commissioner Carey.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

Commissioner McLean and Commissioner Carey stated they have property close to the parcels requesting to be rezoned but stated it would not affect any decisions.

D. NEXT REGULAR MEETING(S)

December 19, 2022

E. COMMITTEE/STAFF UPDATES

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.

Marissa updated PAC that she had briefed the BOCC on impact studies and the additional studies and work that would need to be done prior or concurrently to drafting an ordinance for review. Her discussion with the BOCC required follow up with some junior taxing district before circling back and also included asking PAC to continue to look into short term rentals.

F. OTHER BUSINESS

Commissioner Carey brought to the attention of the PAC that at a BOCC briefing in early October (10/10/22), there had been discussion of transferring title of Decker Creek Wetland Complex to Capitol Land Trust. Commissioner Carey questioned at the time how the transfer fits with the comp plan and what the involvement of the PAC was, if any. PAC asked staff to provide a status report at the next meeting and look into the appropriateness of PAC getting involved.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:11 p.m.

None.

4. Public Hearing - 6:12 p.m.

Request to Rezone approximately 23.6 acres from RR5 to RR10 – Marissa began by presenting her staff report. She stated the intent should the rezone be approved would be to subdivide into four 5 to 6 acre lots for single family residential development.

Commissioner Carey expressed concern regarding water availability as the original subdivision currently restricts existing lot 3 to 800 gallons a day. If that were to be divided as proposed, the resulting lots would be limited to 400 (see AFN 2182390). Marissa said she had spoken to Michael MacSems prior to the meeting and was informed that the resulting lots would most likely be required to hook up to the public water system. Commissioner McLean also stated that the original sales documents indicated that these lots may be required to hook up to the public water system.

Commissioner Carey then asked about the designated forest land classification. He said the original parcel before being divided into 4 parcels was designated forest land and stayed so throughout the original subdivision process to today. He wanted to know at what point the designation would be rescinded by development, and if that had to do with lot size. Commissioner McLean jumped in to state his knowledge and understanding was that the lot couldn't be less than 5 acres and 1 of those acres could be cleared for development and remain designated forest land.

The applicant, Calvin Green, jumped in to clarify a few things prior to opening public comment. He stated when he originally subdivided, they were required to decide on the water amount per lot and put more on lot four than necessary. He stated he would reach out to Michael MacSems to see about reallocating. He also mentioned the intent is to keep the land in designated forest land.

Public Comment Opened – 6:24 p.m.

James Freeman – Jim expressed concern and asked for a 40-foot buffer to be included as a condition of approval. He also had some concerns about access to the parcels as Homestead Dr is heavily used as entrance into Lakeland Village.

Ron Stevens – Ron reiterated Jim’s concerns regarding clearing and wanted to know if there would be any regulations on stick-built vs manufactured homes on the lots.

Calvin Green – Calvin responded to the previous comments. He said he would be fine leaving a buffer and with 5 acre lots, shouldn’t be an issue, especially with it being in designated forest land. He also pointed out that these properties about the UGA. He’s asking for four lots, but if this were to be added to the UGA in the future, it could be dozens of lots instead. This rezone and proposed division would help preserve the rural nature.

Commissioners took a minute to discuss the idea of requesting a buffer be included as part of approval. There was speculation that a new owner would want a buffer anyway because it’s a busy road, and it would be in their interest to keep it in designated forest land. Kell also confirmed that for residential zoning there is no required buffer. It was also explained for the public present that the result of the meeting would only be a recommendation to the BOCC and that there would be another public meeting with the opportunity to speak where the BOCC would make a final decision.

Mark LeClair – Mark, the owner of Lot 2 of the original subdivision, stated that even though his property isn’t requested to be rezoned that he would have no problem with keeping a buffer due to the topography and busy roads.

Public Comment Closed – 6:49 p.m.

Commissioners discussed and asked a few questions of Calvin to wrap up their conversation. Commissioner Wilkerson made a motion to recommend approval, with no requested buffer, to the BOCC. He explained his reasoning for not requesting the buffer as buffers aren’t required for residential development, and that the requested buffer is essentially already in place and there’s no need to overstep. Commissioner Carey seconded the motion and asked for some discussion. Commissioner McLean thought it over and agreed with Commissioner Wilkerson due to the fact that the tax exemption for designated forest land is an already in place incentive to not clear the property, and that Homestead Drive is a busy road. In the past when PAC has recommended buffers it’s been for commercial properties that would increase traffic and this request doesn’t fit that precedent. With the motion made and seconded, Commissioner McLean called for a vote.

Vote:

4 in favor

0 opposed

Motion Passed

5. ADJOURN

With no further discussion, Commissioner McLean called the meeting adjourned at 7:01 p.m.