



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

February 27, 2023 (4th Monday)

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	Joseph Myers
Bob Wilkerson	Jeff Carey
Terri Arcieri	Tim Opelia

Staff: Marissa Watson – Long Range Planner

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Carey made a motion to approve the January 23, 2023 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)

March 20, 2023

E. COMMITTEE/STAFF UPDATES

Marissa stated she has been doing some preliminary research on short term rentals. Particularly, she has looked into some companies that aid in permitting and monitoring in order to assess Mason County's ability to move forward with regulating and the added work involved. She mentioned she'll be working on a survey and open house for an upcoming PAC meeting on the subject.

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.

Commissioner Carey gave an update on Decker Creek Wetland trade, saying he had contacted Mark Neary. Mark indicated that it had been put on the back burner and was not something they were actively pursuing at this time. Jeff said Mark seemed to agree that as part of the Comp Plan it should be reviewed prior by PAC or Parks and Trials.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:05 p.m.

None.

4. Public Hearings -

Rezone three parcels from RR5 to RC2 – 6:06p.m.

Marissa presented her staff report requesting a rezone of three parcels from RR5 to RC2. The property owner owns adjacent properties with a self-storage facility, and should the rezone be approved; he plans to expand the facility. She stated there is a wetland on an adjacent parcel that would require a buffer that may hinder development options on one of the three parcels but would be evaluated through the Special Use Permit and building process. She explained that the adjoining self-storage facility had been in operation in some form prior to zoning and that notice was sent out with no public comment received outside of the general comments from PUD and DOE.

Commissioner Arcieri asked about placement of a stormwater retention pond. Marissa stated there's already one on the site with the storage facility that was designed larger than it needed to be. She continued that it would have to be looked into more, but it's possible the existing stormwater pond would suffice and there wouldn't need to be a second one. Either way, the property owner is aware that he may be required to do a second one.

Commissioner McLean confirmed that if approved and rezoned, any Special Use Permit for the development of expanding the storage facility would go through the Hearings Examiner. He asked to ensure that if the PAC had any concerns they should include them with their recommendation to the BOCC. Commissioner Carey expressed some concern regarding slopes and wetlands on the properties and how that would be diverted to a retention pond., However, he stated he thought they could be mitigated within the SUP process. He also mentioned the property being designated as Open Space in 2016 as an interesting point to now requesting a rezone.

Commissioner Arcieri expressed her support for the proposal as there is a need for RV and Boat storage within Mason County. Commissioner McLean agreed with both commissioners, stating there is a need for RV and Boat storage, but that the stormwater retention would need to be address regarding slopes. Marissa assured him that the stormwater issue would be addressed by the Hearings Examiner during the Special Use process.

Before making a motion, Commissioner Carey asked about the regulations and rules to rezoning. He wanted to know if there was a limit to what could be rezoned within a year and what the

PAC's role was in the process. Marissa said she would bring forward some documents and present at the next meeting.

No Public Comment.

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

Vote:

5 in favor

0 opposed

Motion Passed

5. ADJOURN

With no further discussion, Commissioner McLean called the meeting adjourned at 6:27 p.m.