

**BOARD OF MASON COUNTY COMMISSIONERS
SPECIAL MEETING PROCEEDINGS
TUESDAY, MARCH 13, 2007**

The joint meeting with the City of Shelton Commission to consider the Shelton Urban Growth Area (UGA) was called to order at 10:30 a.m. Mason County Chair Lynda Ring Erickson and Cmmr. Ross Gallagher along with City of Shelton Cmmr. Dawn Pannell and Cmmr. Dick Taylor were in attendance.

Steve Goins, City of Shelton Community Development Director, opened the meeting by explaining this meeting is to update decision makers and the public on the Shelton UGA. He noted information is available through the City of Shelton website. The draft UGA plan dated March 2007 and the SEPA checklist are also available on CD. He gave a summary of potential zoning changes in the City of Shelton, which is not part of the UGA, but for public information. There were several maps on display.

Lisa Grueter, Jones & Stokes Planner – City of Shelton consultant, summarized the updated baseline map that shows options after considering public input. This map recognizes commercial use, mixed use and commercial industrial, and no changes in the environmental review were necessary.

Mr. Goins addressed the Johns Creek area boundary. Currently the UGA boundary is the center of John's Creek and he discussed the alternative locations of the UGA boundary.

Mr. Goins reviewed the schedule. He stated the target date was April 2, 2007 to adopt the Shelton UGA in order to be GMA compliant and eligible for Public Works Trust Funds. The decision has been made to slow down the process to allow for more public review and input. There is a public hearing for the City of Shelton tentatively scheduled on April 30, the March 19th hearing has been postponed.

Don Arsenault, Tacoma, owns property along Highway 101 – former North One Apartments. The proposed UGA has his land as industrial which makes it a limited use because it is a very narrow strip of land. He requested his property be zoned commercial. He currently has self storage on the property and plans to build a motel. He noted he water rights.

Ms. Grueter noted that property has been analyzed for commercial use.

Mike Schuh, Auburn, WA representing Miles Sand and Gravel, addressed eight parcels at the end of West Franklin Street. He requested a boundary change to include the parcels located at the west end of Franklin Street. Currently, some of the parcels would be outside of the UGA and some would be inside the UGA creating different zoning. They request the UGA boundary be Goldsbrough Creek and the railroad tracks so the UGA would include all of their parcels. He stated development at the existing site will be winding down. The property is served by City water and moving the UGA boundary will allow for continuity of utilities.

John Konovsky, Squaxin Island Tribe, addressed the Johns Creek area. He stated this area is very important to the tribe and Puget Sound. It hosts the earliest run of wild salmon. The Tribe is interested in protecting natural resources, and asked that stringent zoning be applied. They propose the City put the area in the UGA and apply the exceptional buffer zone and also work on special management provisions to protect groundwater influx into Johns Creek.

Ken Koski, owns property on west side of East Deegan Road, he stated the zoning appears to change from multiple use to residential use. He believes the area doesn't lend itself to residential and wants it to remain multiple use.

Bob Stone, East Brockdale Road, sees the UGA as an infringement on their choice of where they live. Many have chosen to live in the county, not in the city. He opposes the UGA boundaries. He believes it will increase his utility costs.

Matt Matayoshi, Economic Development Council, stated the EDC has done extensive work on reviewing for industrial lands. He believes the summary plan is a good plan. He questioned the urban reserve designation, he supports industrial use.

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Merv Settle, East Deegan Road, recalls similar items were discussed 8-9 years ago of commercial use from Highway 101 to Goldsborough Creek. He supports commercial zoning.

Barbara Nelson asked if there is a projected timeline for annexation of properties, such as Island Lake.

Mr. Goins stated there is no desire to include annexation as part of this plan. There is one annexation in process, which is a triangle piece of property where the satellite treatment plant is proposed. He is not aware of any movement to annex other properties. It is largely initiated by landowners. The UGA process is to plan for the future.

He went on to say he believes there are 11 methods to follow to annex property and again he stressed they are mostly initiated by private parties. He did note there is discussion of annexation of Peacock Ridge or Peacock Hill (he is not sure of actual name). This area was recently cleared by Green Diamond and a couple of developers have approached the City.

In response to a question from the audience about other forums to submit proposals, Mr. Goins stated there is an open house scheduled by the City and the best approach is to submit your request to staff before then. The idea is to inform everyone of any proposals.

Mr. Goins answered a question about utilities in the UGA boundaries. He noted the type of development in the UGA is different than outside of the UGA. Inside would be more urban style that typically requires city utilities. He noted it is a 20 year plan to comply with the Growth Management Act.

There was then discussion about the next step. Mr. Goins stated the options will be reviewed by the decision makers.

Ms. Grueter noted that at the City of Shelton hearing the end of April a revised map will be available. There will be an open house on April 4 and they will consider any comments.

In answer to the question if the plan considers integrating other utility providers of water such as the PUD with the City water. Mr. Goins stated there is no plan to integrate with private water suppliers.

Cmmr. Gallagher asked when the UGA would be re-reviewed.

Mr. Goins responded the State requires it be updated by 2011. There is always an option for the City to review information prior to that.

The Commissioners introduced themselves – Cmmr. Dawn Pannell, Cmmr. Lynda Ring Erickson, Cmmr. Gallagher and Cmmr. Dick Taylor.

Cmmr. Taylor pointed out the City can't change the UGA boundaries. The City suggests what they believe would work best for the City and the City would work with the County.

Mr. Goins explained that Mason County is the ultimate decision maker.

Mr. Goins again reviewed the agenda timeline - open house at the City of Shelton is April 4, potentially the SEPA will be released the week of April 16, tentative public hearing is scheduled on April 30, at the City of Shelton.

Due to no further business, the meeting adjourned 11:25 a.m.

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Lynda Ring Erickson, Chair

ATTEST:

Tim Sheldon, Commissioner

Rebecca S. Rogers, Clerk of the Board

Ross Gallagher, Commissioner