

**MASON COUNTY
PLANNING ADVISORY COMMISSION**

October 15, 2012

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1. CALL TO ORDER

The meeting was called to order at 6:03 pm by Chair Randy Neatherlin.

2. ROLL CALL

Members present: Randy Neatherlin, Jim Sims, Kristy Buck, Bill Dewey, Ken VanBuskirk and Cathi Bright

Staff present: Barbara Adkins, Allan Borden and Brenda Drake

Randy Neatherlin reported that Dennis Pickard, Vice-Chair, has resigned from the Planning Advisory Commission due to family issues. Jim Sims was nominated and elected to replace him. The Chair suggested rearranging the agenda to allow Allan Borden to present his rezone report, with the Capital Facilities update following and the

Planning Advisory Commission Minutes, October. 15, 2012

Lake Nahwatzel rezone held until last to allow for the applicant's attorney to arrive. Commissioners moved, seconded and agreed.

3. APPROVAL OF MINUTES

Minutes of the March 2012 meeting were held over for clarification. Minutes for April and May were approved.

4. NEW BUSINESS

Ground rules for the hearings proceedings were clarified by Chair Randy Neatherlin.

Allan Borden presented the staff report for the public hearing on a rezone request from Ray and Grace Lucas, Joseph Kessler and Allyn View LLC. They wish to rezone four parcels now zoned Allyn UGA Village Commercial zone to Residential 2. Staff recommends approval. Commission discussion followed. A suggestion was made to correct error in wording and change wording on first page of staff report to exchange "proposed" for "current". Allan will make correction.

There were no direct questions from the public.

The applicant, Ray Lucas, explained his plan to retire on the property. Two adjoining neighbors stated they had no objection to the rezone.

No other comments were offered.

It was moved and seconded to approve this rezone with the vote unanimous.

Five minute break at this time.

Barbara Adkins presented the staff report for the update on the Capital Facilities chapter of the Comprehensive Plan and read the background. This is a yearly update to the six year budget.

An email from Tommy Thombs was distributed to the Commissioners for review.

Planning Advisory Commission Minutes, October. 15, 2012

Revisions were not provided to the Board prior to the meeting and there was no representation provided by the Sheriff's Office. Because budget has not been finalized, certain graphs can not reflect real figures. The Board of Commissioners will need to see this document in December. Discussion by Commissioners whether property owners should be made to replace septic systems when sewer lines and connections are available. The Commissioners asked questions of Tom Moore, Interim Director of Mason County Utilities and Waste Management, wastewater issues and the Belfair sewer project.

Motion was made and seconded to allow the continued use of septic systems until they fail, a change to CF-503. Motion was not approved.

Commissioners agreed to strike the last sentence of the first paragraph in the introduction to Section 3 of Water and Wastewater Utilities. There were more discussion and questions of Tom Moore on grant applications and funding for sewer project, including engineering estimates and phasing. Commissioners agreed to delete first two sentences of the justification paragraph on page 20 to omit mention of the 2011 study conducted by Jan Newton of University of Washington on oxygen levels and place the information below as footnote.

Motion was made and seconded to continue the Capital Facilities discussion until after the public hearing for the Lake Nahwatzel area rezone to accommodate a number of the public in attendance. Motion passed.

A five minute break was taken.

Communication was received today from Brinklin and Newman, attorneys for Friends of Lake Nahwatzel, requesting to continue the rezone hearing. A question was raised as to when notice was made to interested parties of the Hearing Examiner's decision. Barbara Adkins announced the decision received from the Hearing Examiner denying the appeal from the Friends of Lake Nahwatzel to set aside the Determination of Non-Significance. The rezone request from Green Diamond Resources Company will go forward this evening.

A motion was made and seconded to table the Lake Nahwatzel rezone hearing until next month. After discussion, the motion was voted down.

Barbara Adkins presented the staff report for the rezone and comprehensive plan amendment at Lake Nahwatzel. The rezone would swap 248 acres of land from Long Term Commercial Forest Land to RR5 at Lake Nahwatzel for 248 acres of RR20 land at Kennedy Creek to Long Term Commercial Forest Land. Determination of Non-Significance was issued by the SEPA official, Barbara Adkins, and upheld by the County Hearing Examiner after appeal.

No questions from Commission.

Planning Advisory Commission Minutes, October. 15, 2012

Questions from the public were answered as to time of notification of decision from Hearing Examiner, who is under contract to the County for land use issues and appeals. The Friends of Lake Nahwatzel attorney, the applicant's attorney and the County were notified at the same time on Thursday, October 11.

Questions were posed as to criteria needed for the proposed land swap.

Rhonda Brewer, representing the applicant Green Diamond Resources Company, gave background for the proposal and answered questions from the Commission and public regarding age of trees in the rezone area compared with the Kennedy Creek property. A 2011 aerial photo was displayed showing age of timber growth in the area.

Pat Schneider, land use attorney for the applicant, presented regulatory history and forest land swap legislation and details of this proposal for rezone. He introduced Eric Schallon and Ivana Halvorson, representing Green Diamond, who then answered questions about wetlands and timber growth from the Commissioners and the public.

The public comment portion of the hearing was opened.

A number of Friends of Lake Nahwatzel came forward to testify before the Commission.

Malcolm Dick, President of Friends of Lake Nahwatzel, read and distributed a statement and asked Commissioners to delay consideration of the rezone.

Steve Boothe made comments on the aquifer and water quality.

Karl Harris noted that the Comp Plan hearing was not well attended and these residents were not aware of the ramifications of the actions taken at that time.

Betsy Livesay spoke about her concerns with the wildlife corridor and the number of bird species that may be affected by development, including an eagle's nest.

Sarah Collette has property with a "million dollar" view on the lake and does not want that to change.

Dave Bureson had photos of the area and indicated on the map existing and possible traffic issues.

John Acocks voiced concern about increased boat traffic on the lake with development.

Tom Davis said he expects Green Diamond and the County to "do the right thing". He believes the issue should not be just a policy decision but common sense. He believes procedures are convoluted by design.

Discussion as to Commission's place in this procedure and impact of rezone. Barbara Adkins stated there will be separate SEPA's at each stage of the permitting process. At this time, there is neither a buyer nor plans in the pipeline for this property, according to Green Diamond representatives.

Motion was made and seconded to continue this hearing until next meeting. Motion died with one vote for and five against.

Motion to approve the rezone, as written, was made, seconded and passed with one dissenting vote.

Planning Advisory Commission Minutes, October. 15, 2012

A motion was made and seconded to continue the Capital Facilities update discussions until next month. Motion carried unanimously.

David Minor came forward to request information on Long Range Planning for his graduate studies at University of Washington. He has interviewed several infrastructure officials and would like to consult with Barbara Adkins and gather information on the Comprehensive Plan.

Adjournment at 9:15 pm.