

**MASON COUNTY
PLANNING ADVISORY COMMISSION**

March 10, 2014

(This document is not intended to be a verbatim transcript.)

=====

1. CALL TO ORDER

Vice Chair Ken VanBuskirk called the meeting to order at 6:00 p.m.

2. ROLL CALL

Members present: Rob Drexler, Ken VanBuskirk, Vicki Wilson, Kristy Buck, Bill Dewey, and Tim Duffy.

Staff present: Rebecca Hersha and Grace Miller

Department of Ecology: Rick Mraz

3. REGULAR BUSINESS

(a) Approval of Minutes

Meeting minutes for December 16, 2013.

Ken Van Buskirk requested it be noted in the current minutes that Jim Sims was excused from the December 16, 2013 meeting and for clarification purposes would like it noted that upon Jim calling the meeting to order Ken resumed chairing of the meeting.

Vicki Wilson noted that at the bottom of Page 2 of the December 16, 2013 minutes that the wording "single families" should read "single-family development".

Vicki Wilson is requesting verification as to whether there should be a "At #13" under the Residential Policies portion of the minutes. Kristy Buck indicated the misspelling of her name.

A motion was brought to approve the amended minutes and passed unanimously.

Meeting minutes for January 13th, 2014

Kristy Buck recommended a change on page 6, third paragraph. The final sentence. Suggested that the phrase "this to give" should be changed to "this gives". Motioned was brought and amended minutes passed unanimously.

Meeting minutes for February 24th, 2014

Planning Advisory Commission Minutes, March 10, 2014

There was a request made under Item 1 Call to Order that the term Vice Chair should be utilized.

Vickie Wilson requested a change to paragraph 5, page 3 that “7 foot depth and 120/130” be changed to “7 foot depth and 120/135”.

Vickie Wilson requested clarification on a previous discussion regarding boathouses on the land being prohibited in the natural designation and wanted it noted in the minutes the PAC recommended that Staff follow up with Teri King.

It was agreed that the word “with” will remain in the statement under Regulations (pg11) stating “grating must not be covered with and kept free”.

Motion to approve amended minutes presented. Amended minutes passed unanimously.

Meeting minutes for November 18th, 2013 – Minutes unavailable at this time.

(b) Election of Chairperson and Vice Chairperson

Ken VanBuskirk was nominated and elected as Chairperson.

Bill Dewey was nominated and elected as Vice Chairperson.

(c) April Meeting Dates – April 7th, 2014 and April 21st, 2014 were presented and approved as the next PAC meeting dates.

4. PUBLIC MEETING

Ken Van Buskirk opened that there would be the opportunity for public comments and asked those wishing to provide comments raise their hands and provide their name prior to making comments.

Rebecca Hersha began by introducing the document she prepared titled, “Changes Recommended by PAC and Staff: Version 1 – Boating Facilities”, dated 3/6/2014. She noted that this document reformats the Boating Facilities Chapter and includes recommended changes previously made by the PAC. It does not include the policies, due to the limited time for preparing the document.

Boating Facilities Table of Contents Rebecca reformatted the boating facilities chapter to reflect fewer topics per chapter.

17.50.060 Use Regulations Marinas were kept under the Use Regulations heading but reflected as a separate chapter.

The remainder was separated into two chapters under 17.50.065 Shoreline Modification Activities

3. Covered Moorage, Boat Houses, and Boat Launches
4. Docks, Floats, Boat lifts, and Mooring Buoys

Vickie Wilson wanted to know if submission of minor changes such as typos be allowed to be provided directly to staff without having to bring up during meetings. Ken and Rebecca stated this would be optimal as long as changes/edits were not significant.

Chapter 3 – Covered Moorage, Boat Houses, and Boat Launches

A. Covered Moorage and Boat Houses

Rebecca recommended Item #2 retain in its original wording, so it will read as follows:

Boat houses on land shall be subject to a maximum size of 600 square feet and shall meet all setback requirements.

There was no objection, and the PAC also decided the “C’s” should be changed to “P’s” for upland boat houses in the Commercial and the Residential SEDs in the project classification table.

B. Boat Launches

The term “residential, single-use” will be used in Item #2 instead of the term “private”

Item #2 will read:

No more than one residential single-use boat launch shall be permitted on a single lot.

A question of clarification was raised by Vicki Wilson regarding clarifying the definition of covered moorage in reference to boat lifts with canopies being considered covered moorage and that boat lifts with canopies could only occur in marinas. Staff answered that canopies on boat lifts are considered covered moorage, and new covered moorage is only allowed in marinas.

Item #4

Rebecca recommended the word “community” be changed to “recreational (public or community use)”.

Item #5(a) should read as follows:

Planning Advisory Commission Minutes, March 10, 2014

Non-motorized, residential launches for hand launching boats shall use gravel or other permeable material. Removal of existing vegetation for launch access should be limited to eight (8) feet in width.

Item #6(a) should remain in its original wording. It should read as follows

Public boat launches shall include adequate restroom and sewage and solid waste disposal facilities in compliance with applicable health regulations.

PAC recommended that rather than including joint use language for boat launches in the regulations, to instead add a policy that encourages joint use boat launches.

Chapter 4 – Docks, Floats, Boat lifts, and Mooring Buoys

A. Docks and Unattached Floats

The introductory sentence will be moved to policies as per agreement of last meeting.

Item #1(d) shall read as follows:

If allowed under this Program, no more than one (1) dock may be permitted on a single waterfront lot.

Item #1(f)

Vickie Wilson referenced Chapter 4, Section A.1, Item #f where it states “set aside for one (1) community dock, unless no suitable area exists or a public moorage facility is available to residents within a 1-mile perimeter of the development.” She had referenced the point that at a previous PAC meeting they had the same issue, which the committee agreed upon to strike the language.

It was agreed on to delete the portion which states “or a public moorage facility is available to residents within a 1-mile perimeter of the development.”

Item #1(k) was a recommended addition by Staff to Chapter 4 which states:

The portion of a dock that is landward of the OHWM shall not exceed 6 feet in width and shall only be as long as that necessary to adequately anchor the dock.

The PAC suggested revamping the wording. Rebecca stated she will remove the “6 feet” portion of Item #K and reword it to show the minimum area necessary. A suggested substitution would be “not wider or longer than necessary to anchor ...” The PAC also agreed that the wording “anchor the dock” should be changed to “secure the dock to land.”

Kristy Buck raised a question regarding Chapter 4, Item #1(i) “Skirting is not allowed.” She suggested, and the PAC agreed, that a definition of the word “skirting” be added.

Planning Advisory Commission Minutes, March 10, 2014

Item #1(l), it was agreed that this should go at the beginning of the chapter to address all overwater structures.

It was also suggested that the entries under Ecological Functions should also be at the beginning of the chapter.

Rebecca grouped regulations that pertain to neighboring property owner rights in section n(i) through (iv) on Page 8. No real changes made; just grouped them.

For item #1(o) on Page 8, Repair and Replacement of docks and Unattached Floats, PAC decided at the last meeting to do away with the 50% decking and the 50% piles regulation. There was some discussion about still needing construction standards and trying to decipher what should be grandfathered. Fish & Wildlife said that replacements need to meet current standards if they want to get an HPA. Rebecca asked the PAC to consider grandfathering the length since HPA does not have a length requirement, and then everything else we can say needs to meet current standards.

However, it was decided that item #1(o)(i) should be as recommended in the subject staff report, which grandfathers length and width.

****Break 7:29 to 7:38****

Chapter 4 continued...

A(2): Residential Docks and Unattached Floats on Lakes

It was agreed that the entire Item #2(a) be stricken.

Item #2(b). It has already been decided to increase the length restrictions to 60 and 75 feet on fresh water.

Item #2(c), Dock Shapes.

There was comment and discussion on allowing more shapes than the 'L' and 'T'. There was agreement to add 'F' in order to allow for boat slips. Rebecca said she will reword it allowing T L or F, but the total length of the T or L including any boat slip, but not including the main stem, would be limited to 20 feet for single use, 40 feet for joint use. The PAC asked Staff to work on some draft language for this including a maximum area for T's L's and F's for single use and for joint use.

It was also suggested that drawings clarifying allowable designs, lengths, widths, etc would be helpful in the SMP. Rebecca agreed and stated she was planning on including such diagrams in the final draft.

Planning Advisory Commission Minutes, March 10, 2014

Item #2(d), Piers.

It was agreed upon that we should allow for six foot wide piers.

Item #2(e), Ramps.

It was agreed that that the maximum width for ramps should remain 4 feet and add Staff recommendation of allowing for 6 foot widths when wheelchair access is needed.

Item #2(f)(ii). Floats Attached to Dock or Land.

It was agreed to take the wording “per 2(a) above and” out and to change “six (6) feet” to “eight (8) feet” so that it reads:

“If allowed by WDFW the portion of the dock perpendicular to the shoreline may consist of one or more floats, as long as they meet the WDFW’s (HPA) grounding prevention, light penetration (grating), and other requirements and as long as the width (as measured parallel to shore) does not exceed eight (8) feet. “

Item #2(f)(iii), Unattached Floats.

It was agreed that “unattached floats shall be anchored” be changed as recommended by Staff to match the WDFW HPA rules and the requirement, per the draft SMP, for floats in saltwater.

NEW BUSINESS

There was no new business.

NEXT PAC MEETING

March 24, 2014

Meeting adjourned at 9:01 p.m. March 10, 2014