

Mason County
Planning Advisory Commission
March 23, 2015

(This Document is not intended to be a verbatim transcript)

1. Call to Order

Bill Dewey called the meeting to order at 6:04 p.m.

2. Roll Call

Members Present: Bill Dewey, Rob Drexler, Kristy Buck, Tim Duffy, Vicki Wilson, Steve Van Denver, Bill Dewey

Excused: Kevin Shutty

Staff: Barbara Adkins

3. Regular Business

a. Adoption of Agenda

The agenda was adopted with no changes.

b. Approval of Minutes

The minutes from November 10, 2014 were presented. No changes or corrections. Rob Drexler made a motion to accept, motion was seconded by Steve Van Denver.

4. 2016 Growth Management Act Comprehensive Plan Update – Public Hearing

***Presenter:* Barbara Adkins, Department of Community Development**
Review proposed Public Participation Plan and proposed Scope of Work.

Barbara Adkins began the meeting by going over the details of how the meeting concerned the Comprehensive Plan. She explained that after this meeting, a draft will be sent to the Washington Department of Commerce, and also presented to the Mason County Board of County Commissioners.

Public Participation Plan

The Public Participation Plan was then presented. Barbara explained that this document covers the timeline of the comp plan, and has a list of ways for any interested community members to get updates and to submit comments or concerns. In discussing the phases within this document, Bill voiced concern over the possibility of not getting to all of the parts of the comp plan. He suggested an additional bullet be added that includes a plan to address sections of the plan that aren't able to be addressed within

the time frame. Vicki asked that under section 4.1.2 Community Open Houses, a plan for comments and suggestions needs to be added. The PAC and Barbara discussed options on how to capture comments due to the fact that open houses are less formal and not recorded. Comment cards were a favored proposal for the open house comments. Bill asked if anybody in the audience or PAC had other input on this topic. Constance Ibsen suggested the option of recording comments for those who were better at speaking their ideas versus writing them down. Terri Thompson added another suggestion of having a board of various categories which then allowed people to post their ideas via post it notes. Ken VanBuskirk addressed the fact that schools, fire departments and other public agencies should be notified of these meetings and open houses because they are directly impacted by the comp plan updates.

Scope of Work

Barbara gave an outline of this document saying the listed items are those that must be addressed and are not optional. The Statement of Work has a timeline of goals and dates through June 30, 2015. Vicki asked Barbara if the following would still be examined because of necessary amendments discussed at the previous meeting:

- 1.M resource management
- 2. E housing (dealing with expanding affordable housing)
- 6. I transportation
- 6. K intergovernmental efforts

Vicki also asked if the table under public comments could be redone to group like categories together. Barbara agreed that the four areas in question would be addressed and agreed to fix the table. Bill asked if the wording should be changed under General Topics #4. He asked if UGA's can only be expanded or if they can be adjusted. Barbara said they can be adjusted and agreed the wording could be changed to read:

UGA Boundaries: UGA's potentially can be ~~expanded~~ adjusted if warranted by population, employment and buildable lands analysis.

At this time there were no other comments from the PAC, and Bill Dewey opened the floor for public comment.

Public Comment

Sharon Haensly from the Squaxin Island Legal Department began by handing out a 6 page copy of her comments and suggestions to the PAC. She stated that water and water availability to sustain healthy fish populations is the main concern. She said that water availability needs to be moved into the "must" column. Sharon declared that Mason County needs to fix rural areas to be in line with the GMA and also their development regulations. She said the Tribe is ready and willing to work with the county on this matter. Bill asked Sharon if she had anymore background regarding past work with the county. She gave an overview of a manufacturing facility that was trying to open without the county doing a water adequacy review. She said the Tribe appealed to the Board of Health which ended up in front of the County Commissioners who agreed

things needed to be fixed. After meetings with the county attorneys, things just died out because of no communication. She said that now is the time for the county to fix this issue and take care of what happened in the past.

Rick Calvin spoke on behalf of the Mason County Historic Preservation Commission saying that the HPC has a goal to have their public input complete by the next meeting. He also spoke as a private citizen stating that though growth is necessary, he hopes the PAC will look at the preservation of the rural character within Mason County.

Jay Hupp from the Economic Development Committee began with questions to Barbara regarding EDC within the comp plan. Jay said the EDC is working on a draft currently and would like to present it at an upcoming meeting. He then addressed the regulations placed on businesses in Mason County.

Bill Isley gave copies of correspondence between Allan Borden, from the Department of Community Development and himself to the PAC. He stated that he is a retired architect that owns property in Allyn. He voiced concern with stormwater and zoning regulations. He owns a parcel that is labeled mixed use which means a business can be downstairs with a resident living upstairs or both floors can be used as commercial space. He feels that the mixed use zoning needs more flexibility to bring in interest especially in small towns such as Allyn and Belfair.

Ken VanBuskirk said he would like to see the Belfair Sub Area Planning Group reestablished because people living there know what needs to be done. Bill asked if Ken was suggesting the group be formed to assist with the changes to the comp plan. Ken said that would be ideal. He stated that some things really need to be addressed such as:

- Belfair intersections/traffic
- The critical aquifer recharge area
- Agricultural resource lands
- Buildable lands

Jack Johnson questioned the population within the Belfair UGA. He stated that his current calculations show a population of about 700, versus the current figure which shows a population of somewhere around 900. Jack asked that the lot sizing be reexamined in the Belfair UGA because the lots are too small. He then referred to the UGA code and said that the language differs between Allyn and Belfair even though they are only a couple of miles apart.

7:57-8:06 BREAK

(During the break, PAC member Steve Van Denver was excused for the rest of the evening)

Robert Thorpe spoke first after break and handed out a list of items he believes need to

be addressed in the comp plan. He stated that he agreed with some of the previous speakers who talked about issues with the Belfair UGA. Robert said that some flexibility would go a long way and brought up some examples from other counties. He said that he is very interested in assisting Mason County with this update. Bill asked what Roberts motivation was since he is not being paid for this. Robert answered that he is working on some developments in the area, and enjoys working in Mason County.

Constance Ibsen talked about the UGA's. She voiced support for more meetings so public comments and suggestions can be heard. Constance briefly questioned Jack Johnson, who previously spoke, about sewer connections versus on-site septic in Belfair. She pointed out the need to address ground water, saying it was not part of the comp plan. In regards to the ground water, she pointed out that science and adaptive management are not being used though they should be per the RCW's. She went on to say that the county is also not using the maps adopted by ordinance. Constance stated that the critical aquifer recharge ordinance needs to be strengthened, consistent, and coordinated with health and public works. Vicki and Constance discussed the ordinances and enforcement. Constance ended saying she hoped these issues could be addressed by the PAC and brought to the Commissioners attention for correction.

Terri Thompson talked about growth and the effects of clean drinking water. She stated that Mason County has no backup plan currently regarding emergency contamination. She explained that revisions to the comp plan are necessary to protect people and the drinking water. Terri voiced concern over the lack of enforcement over known sites with contaminants or underground tanks. The PAC pointed out that the county does have a code enforcement officer. Terri rebutted saying she was told the officer was not allowed to deal with health issues, only building code issues. Barbara Adkins said that the code enforcement officer could actually handle these issues and was not specific to building. Terri said she asked at a County Commissioner meeting and was told the officer was for building only. Barbara said if a violation is presented to the code enforcement officer then it can be looked into. Terri said there needs to be a way to keep track of the violations for accountability. She shared an example of a local family who has contaminated drinking water and said there are other families with the same issue that need assistance.

The PAC held a discussion with Barbara on what needs to happen with all of the public comments from the last two meetings. Barbara said the detailed comments will be used to create the actual changes in the comp plan after the Scope of Work is approved. Bill said that from the comments he believes that Belfair needs to be looked at very closely during this update. There was talk about reviving the Belfair Sub area committee and if there was enough time and resources. Rob suggested not only looking at Belfair, but addressing Allyn also and having a sub area group there as well. He asked Barbara if it is required for the Allyn and Belfair UGA's to have different development regulations. She said there is no requirement for that, and each area was in charge of creating what they wanted. Vicki asked if Barbara could make sure the scope of work adequately presented the issue of water. Bill agreed that it needs to be added and addressed. Barbara took a moment to address the allegations against the Department of

Community Development and the county regarding water allocation and adequacy. She said that nobody has been ignored and that she and the department have worked with the Commissioners and county attorneys on presented issues. She pointed out that issues with wells and septic are handled and permitted through the health department. Barbara said that water is not something that is being ignored, but that more guidance is necessary if it is to be handled by the Department of Community Development.

5. New Business

May meeting dates were discussed and it was decided that the PAC will have meetings on Monday, May 11th and Tuesday, May 26th.

6. Adjournment

Bill Dewey adjourned the meeting at 8:51 P.M.