

Mason County Planning Advisory Commission

June 8, 2015

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

1. Call to Order

Kristy Buck called the meeting to order at 6:03 p.m. (The chair and vice chair were not present at this time, so Kristy sat as chair.)

2. Roll Call

Present: Kristy Buck, Tim Duffy, Kevin Shutt, Steve Van Denover, Vicki Wilson, Bill Dewey (Bill arrived at 6:42 p.m.)

Excused: Rob Drexler

Staff: Rebecca Hersha, Tim Gates

3. Regular Business

a. Adoption of Agenda

Rebecca had one addition which was a comment letter from John Diel. Kristy asked if the letter could be addressed at the next meeting due to its length.

Agenda adopted as is.

b. Approval of Minutes

January 5, 2015- Kristy pointed out that Tim Duffy was listed as present and excused. On page 5 there under (3.) the sub categories were mislabeled. On the same page Vicki added that under (5.) (c.) the word “residence” should be changed to “primary structure”. Steve made a motion to approve the January 5, 2015 minutes as amended. Motion seconded by Kevin, motion carries.

April 13, 2015- On page 3, Vicki said the way Existing Structures was written was very confusing and needs to be looked at. Under 17.50.065 Use Regulations, there was a decision to replace the word “urban” with “commercial” that needs to be added.

Steve discussed that April 13th meeting, specifically noise. He said it was only discussed lightly. Vicki asked if the minutes were accurate or if they were missing information. He said they may not need to be changed, but he thought of the noise issue after the fact. The county noise ordinance was discussed. He then said he didn't believe changes were needed regarding the minutes. He then made a motion to approve the minutes as amended. Motion seconded by Vicki, motion carries.

c. Confirm Future Meeting Dates

June 22, 2015-Rebecca notified the PAC that the meeting would begin with a rezoning presented by Allan Borden and would then move to the SMP.

July 6, 2015- Comprehensive Plan Update with Barbara.

July 20, 2015- SMP Meeting.

4. Shoreline Master Program Update - Workshop

Continue to review PAC's recommended changes to the Draft SMP ("17A" dated 2/17/2015) prior to staff publishing a "*PAC's Recommendation to the Board: Revised Shoreline Master Program*" that the public will comment on before and at a public hearing. Begin on page 141 17.50.075(A) Beach Access.

Additional Supporting Document: Staff Recommended Revision to General Regulations/Critical Areas [17.50.055(B) in "17A"], dated 4/13/2015 (one page).

Presenter: Rebecca Hersha, Department of Community Development

A. Beach Access Structure Regulations

Beginning on page 141, Rebecca began going through the most recent changes. Vicki asked about missing wording on (2.). Originally, there was a (6.) which the PAC agreed could be combined with (2.). In merging the two sections, (6.) (d.) was left out. Vicki said that needed to be added which sparked a long debate. After discussing the possible issues that could come out of changing this section, it was decided to leave it as is.

B. Boat Launch Regulations

Vicki pointed out that in (1.) (c.) "Habitat Conservation Plan" needs to be stricken as discussed at the May 18, 2015 meeting. Kristy pointed out that this also needs to be stricken within the dock chapter.

(At 6:42 p.m. Bill Dewey arrived and Kristy turned the meeting back over to him as chair)

Vicki asked about the necessity to add pads and planks within (2.) (c.) since they are listed in other areas of the SMP. Rebecca said she believed "boat ramp" was used to encase all boat launches placed at beach grade. She recommended adding "boat launches" to the list. This started a debate over whether or not that addition would be sufficient, or if the entire section needed to be changed. After discussing options, it was decided that no changes were necessary to this section. Rebecca felt that perhaps the definition of "Boat Launch" needed to be changed, and proposed the following:

A boat ramp (concrete slab, pads, planks, graded slope, etc.) And marine rails used for transferring marine and freshwater vessels. ~~An inclined slab, concrete boat ramp, pads, planks, marine rails, or graded slope used for transferring marine and freshwater vessels or equipment to or from land or water.~~

Constance Ibsen addressed (3.) (a.) which says:

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

She said she feels that private launches need to be addressed because many of them are without facilities. Bill agreed saying that he feels if a waste facility is too costly, you should not be

putting a launch in. Rebecca said she believes the health department would require some sort of facility.

F. Flood Control Regulations

Vicki pointed out that the word “private” was missing from the last line of (9.) and the sentence should read:

*... significant ecological impacts, unavoidable conflict with the proposed use, unavoidable conflict with **private** property rights, or a cost that is disproportionate and unreasonable to the total long-term cost of the development.*

BREAK

7:16-7:25

After break Rebecca handed out a revised “Section H” document dated June 2, 2015 to the PAC with various revisions.

In reference to (V)(i.) Gary Hanson asked what “cumulative over ten years” meant in regards to the one foot cap. Rebecca said that was added to prevent people from adding a foot every year. He then asked why one foot was the limit, to which Rebecca answered she has a document done by the University of Washington that projects a 3”-22” rise in the next 25 years in the Puget Sound. 12” is right in the middle of those measurements, so that is how the 1’ was decided on. Tim Duffy asked if other counties had the same regulation regarding additions to bulkheads. Tim Gates answered that they do have regulations in place, but they vary by county.

5. Review revisions to Landslide Hazard Area Chapter of Resource Ordinance(MCC 8.52.140)

Supporting Document: Staff Report: “Revising the Landslide Hazard Areas Chapter of the Resource Ordinance”, dated 5/29/2015

(This section was tabled to the July 20, 2015 meeting due to attendance and time constraints)

6. New Business

None

7. Adjournment

At 9:01 pm, Bill Dewey adjourned the meeting