



MASON COUNTY

**PLANNING ADVISORY COMMISSION**

**MASON COUNTY COMMUNITY SERVICES**

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5<sup>th</sup> Street Shelton, WA 98584

**REGULAR MEETING (via Zoom)**

**May 17, 2021**

**MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

At 6:00 p.m. Brian Smith, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

<b>Isaiah Johnston</b>	<b>Mac McLean</b>
<b>Brian Smith</b>	<b>Joseph Myers</b>
<b>Timothy Opiela</b>	

**Staff: Kell Rowen – Planning Manager**

**Mariah Frazier – Clerical**

**2. REGULAR BUSINESS**

**A. APPROVAL OF MEETING MINUTES**

Commissioner Johnston made a motion to approve the April 19, 2021 minutes. Commissioner McLean pointed out that the minutes indicate he both made the motion to recommend approval of the rezone as well as seconding it. With confirmation that the notes and recording would be checked and minutes corrected, Commissioner McLean seconded the motion.

**Vote:**

5 in favor

0 opposed

**Motion passed**

**B. CHANGES TO THE AGENDA**

None

**C. CONFLICT OF INTEREST**

None

**D. NEXT REGULAR MEETING(S)**

**June 7, 2021 – Special Meeting**

**E. COMMITTEE/STAFF UPDATES**

Kell mentioned an application had been received for one of the two open positions and that she would be taking it to the BOCC the following week. She also stated that with the Special

*This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.*

Meeting on June 7<sup>th</sup>, the regular meeting on June 21<sup>st</sup> would still be happening and would be to discuss the SMP Update.

**F. OTHER BUSINESS**

None

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:06 p.m.**

Ken VanBuskirk- Ken stated he had trouble accessing the April 19<sup>th</sup> meeting and had sent in comments after reviewing the audio.

**4. PUBLIC HEARING – 6:11 p.m.**

***Belfair Planned Action EIS –***

Kevin Gifford of BERK Consulting gave an overview of the EIS process and discussed where they are currently in the timeline. He stated the next step is to publish the Draft EIS and receive public comment. Kevin also reviewed the three alternatives and their proposed changes to the Belfair UGA, as well as the proposed updates to the Subarea Plan. He then briefly went over the list of Comprehensive Plan and code amendments that will need to be made for consistency once a preferred alternative is chosen and Subarea plan is adopted. Kevin then went over the EIS Findings and recommended mitigation, before passing it off to Lisa Grueter to discuss Transportation element.

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## EIS FINDINGS & RECOMMENDED MITIGATION

### **Natural Environment**

- Future development will comply with applicable State and local regulations for critical areas, including stream buffers, geological hazards, groundwater protection, and fish passage. No significant adverse impacts are anticipated.

### **Land Use and Aesthetics**

- Increased growth would develop vacant land and create a more urban environment in the UGA. With application of existing development regulations and design standards, no significant adverse impacts are anticipated.

### **Cultural Resources**

- The County should establish a “decision tree” to be used for Planned Action projects to determine the appropriate level of investigation.
- Future permits should be conditioned with standard inadvertent discovery requirements.

### **Utilities**

- Growth under Alternatives 2 and 3 may exceed capacity of the current water and wastewater system.
- Planned Action should include development thresholds and phasing to ensure adequate water and sewer availability.

### **Public Services**

- The County should coordinate closely with service providers, including PUD #3, North Mason Fire, and North Mason School District on future capital planning.
- Additional PUD 3 infrastructure will be needed to provide adequate service.
- Planned Action projects should consult with North Mason School District to ensure adequate school capacity is available.

Lisa stated the EIS estimated the growth in land use and the associated new trips and necessary improvements. Under SEPA, the county could collect a mitigation fee to fund the improvements

needed. The fee would be based on the number of new weekday PM peak hour trips generated by the development.

**Exhibit 3-61 Estimated Fee Per Trip by Alternative**

	Total Weekday PM Peak Hour Trips	Total Mitigation Cost (Million \$)	Fee Per Trip
Alternative 1 – No Action	419	\$10.5	\$25,026
Alternative 3	4,101	\$16.5	\$4,014
Alternative 2	3,771	\$16.2	\$4,293

Source: Transpo Group, March 2021

Lisa then went over errata, stating the City of Bremerton was sent a notice of availability, but not listed; the Draft EIS Transportation Exhibit 3-61 (see above) should go in order of Alternative 1, Alternative 2, and Alternative 3; and an adjusted wastewater threshold per county staff review.

Before moving on to discussion and public comments, Kevin went over the next steps. The public comment period, which opened April 29, will close on June 1<sup>st</sup>, at which point a Special PAC meeting will be held on June 7 to deliberate on the preferred alternative and make a recommendation to the BOCC. The BOCC will then hold its own public meetings and make their decision throughout July.

Kicking off Commission discussion, Commissioner Smith thanked Kevin and Lisa for their presentation, and Commissioner McLean stated he was still a little unclear as to the scope of review for the EIS is on transportation outside of the UGA. Specifically, the proposed growth in the NE quadrant has the potential of funneling into the bypass road which would then funnel N and S of the UGA where it connects to SR3. Kevin and Lisa took a moment to double check the intersections looked at, confirming that the SR3/ SR 3 Freight Corridor/ SR 3/ SW Lake Flora Rd located in Kitsap was analyzed.

Public Comment Opened – 6:53 p.m.

Ken VanBuskirk – Ken had some confusion in reading the proposed traffic mitigation measures and wanted to verify he understood the proposals correctly. In particular, he had concerns about two proposed roundabouts in close proximity at Roy Boad Rd and Clifton Ln.

Ned Cokelet – Ned asked Lisa for clarification on what a “fee per trip” is and who pays them. Lisa stated the development applicant would pay and time of submittal and is calculated by cost of improvements due to new cost at PM Peak Hour. Ned also asked about park lands and watercourses looked into which Kevin and Lisa went over.

Chris Wilder – Chris of Mason Transit Authority expressed concern about the two roundabouts mentioned previously by Ken, as MTA has a bus stop in between the two intersections and there is a decent amount of foot traffic there. Kevin and Lisa discussed that both would be needed to

meet the level of service requirement but that they would pass the comment along to their transportation consultant at Transpo Group to take another look.

Ken VanBuskirk – Ken made a few comments, but stated he would be putting most of his comments in writing. Within the Draft EIS, he first commented on WDFW owned land that had been suggested during scoping to be removed from the UGA that he didn't see mentioned in the Draft EIS. He mentioned an identified stormwater opportunity in the UGA Basin Plan that has already been filled in, as well as commenting on the proposed Romance Hill connector. He pointed out some contradictions that there are no proposed zoning changes over the CARA, as well as inaccuracies in the hydrology layer and existing land use map that he would like to see addressed. Within the Resource Ordinance, Ken mentioned the lack of public participation and that he had some confusion regarding level of service on county roads as he had always been told the county did not have any.

Ned Cokelet – Ned asked for clarification on where some of the information was coming from and the methods used to collect data, particularly regarding streams and wildlife. Kell explained that when permits are applied for, the planner will look at the maps, aware that they can be inaccurate and therefore ground truth when there are critical areas. She further explained that unmapped streams are still regulated by the Fish and Wildlife chapter of the Resource Ordinance.

Ted Jackson – Ted made comment regarding traffic and the impracticality of families living and shopping in Belfair using the bypass and its proposed connectors on a regular basis.

Constance Ibsen – Constance agreed with the comments made by Ted. She then questioned what the next steps are when an applicant or public disagrees with an administrative decision that a project is or isn't in compliance once the EIS is adopted. Kell confirmed it would be appealable to the Hearings Examiner. Constance then mentioned some confusion regarding the stormwater manual as different sections state to use the 2005, while others the 2012. Kell stated they would need to check with Loretta.

Public Comment Closed – 7:36 p.m.

## **5. ADJOURN**

With no other comments, Commissioner Smith called the meeting adjourned at 7:38 p.m.