

# MASON COUNTY PLANNING ADVISORY COMMISSION

## Minutes February 27, 2006

(Note audio tape (#1) dated February 27, 2006  
counter (#) for exact details of discussion)

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

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### 1. CALL TO ORDER

The meeting was called to order by Chair Bill Dewey at 6:00 p.m.

### 2. ROLL CALL

**Members Present:** Bill Dewey, Tim Wing, Steve Clayton, Terri Jeffreys, Wendy Ervin, and Jay Hupp. Diane Edgin was excused.

**Staff Present:** Emmett Dobey, Bob Fink, Steve Goins, Allan Borden, and Susie Ellingson.

### 3. APPROVAL OF MINUTES

The minutes from the January 23, 2006 meeting were approved as presented with the following requested change:

January 23, 2006:

On page 11 under (#3300) it should read: 'on the proposed 2006'...

### 4. NEW BUSINESS

(#0100) Chair Bill Dewey announced that the Planning Advisory Commission is going to a different format of the minutes from these meetings. Instead of having a verbatim transcript, a record of the meeting will be recorded, and then go with summarized minutes.

(#0130) Steve Goins open the public hearing with his presentation. He stated that last month a list of proposed work items was presented to the PAC. It was then presented to the BOCC and there were six or seven items added to this work program. The matrix describes the issues on the work program and when they are expected to be heard. Subsequent to the initial development of this list there was a comfort level and this was a level of work that could be achieved with current staffing and time frame. Also subsequent to this list being prepared there was a petition filed that will need to be responded to regarding last year's update.

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Staff then requested, in addition to a recommendation, some sort of indication of four or five of these that they would consider a low priority. This list could then be evaluated.

(#0230) Bill Dewey questioned if a recommendation was needed from them tonight.

(#0240) Steve Goins responded that they would like a recommendation tonight. That could help with the BOCC's decision making process.

(#0246) Emmett Dobey stated that it is staff's plan to review this on an ongoing basis.

(#0260) Steve Goins went on to explain that items #15 - #22 were added. GMA requested that we look at our criteria to see if there's a need to change our provisions for major industrial areas that may be outside the UGA's. PAC requested an update to our Housing Element. Item #15 - Performance Measures is trying to respond to provide some mechanisms as to how well the Plan is working. Item #16 - Update GMA/UGA Policies. Item #17 was a request from the BOCC that we further work in implementation components on the Health and Human Services Element. The BOCC asked us to establish a financial element where the county would outline revenue sources and anticipate expenditures and work toward making sure the county is fiscally responsible on a long term objective. Item #19 is related to Item #22. This was a particular DR request to consider an exclusion for a fly gallery in response to a potential for a performing arts facility. PAC also requested to provide some additional coordination with the City of Shelton as part of our ongoing work. Steve then stated that we will be working with the City of Shelton as they work towards completing their subarea plan. Item #21 is a North Mason County envisioning process. With the number of projects that are occurring in the North Mason area, the BOCC requested holding a process that allows a vision for North Mason to occur that embodies a uniform community vision. Under #22, we can evaluate various DR's and make changes to them as needed.

(#0415) Emmett Dobey further explained that the BOCC asked for an educational brochure to be prepared that outlines all the activities that are going on in that area. Public meetings would be held to discuss what all that work will achieve. Emmett added that there is the sewer, water, storm water, SR3 improvements, an alternative route and all those questions will need to be answered. There's potentially about \$50 - \$60 million dollars worth of state and federal dollars to be spent in that area in the next several years.

(#0450) Tim Wing inquired if it is the BOCC's interest in communicating to the community what the projects are.

(#0460) Emmett Dobey responded that there will be a clear understanding of what all the projects are and what those impacts might be, then build a vision around what that might be.

(#0500) Bill Dewey inquired about additional meetings.

(#0510) Steve Goins responded that his visions for achieving this plan would be to start having two meetings a month and deciding when those meetings would be so the public could be made aware of them. Those meetings would start about May or June.

(#0520) Wendy Ervin inquired about time involved in item #19.

(#0530) Steve Goins responded that it is a specific exemption. It was noted that this exemption request would be made county wide.

(#0565) Emmett Dobey added that it would allow other subordinate uses to be requested.

(#0600) Steve Clayton inquired about site specific rezone requests.

(#0610) Allan Borden responded that to date no rezone requests have been received but approximately five inquiries have been made and may be applying.

(#0655) Jay Hupp inquired whether Items 17 (Health and Human Services) and 18 (Financial Element) were PAC items. He stated that those were totally the discretion of the BOCC.

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(#0690) Terri Jeffreys stated that once the Health and Human Services Element became part of the Comp Plan then it is the duty of the PAC to review any additions or updates to that plan. Item #18 falls under 'should it be included'?

(#0720) Steve Goins stated that the Health and Human Services Element is something not a lot of other jurisdictions have in their Comp Plans. He added that there are components to that that could affect the built environment; there's housing decisions or how you bring parks and trails into your community. He did state that the Financial Element is something new at this point.

(#0725) Emmett Dobeý stated that the PAC would not necessarily be the lead but just reviewing information that came from different groups.

(#0750) Opened floor for public testimony.

(#0760) Ken VanBuskirk commented on the list. He stated he was happy to see Item #2, Critical Areas Ordinance. He stated that his earlier concerns with the Belfair UGA boundaries and the sub-area plan would have been addressed if this had been done earlier. He further stated that the zoning in the Belfair UGA is not realistic and not consistent with what's on the ground. He noted that a piece of property was appraised in the UGA at \$60,000 an acre and shows up on a national wetlands inventory. Item #16 may address some of that. He continued on stating that he hoped the UGA boundaries would be revisited once the Critical Areas Ordinance is addressed. He noted he'd like to see addressed the timing and the priority of the Transportation Element and the DR's for the sign regulations in the UGA. He noted that the stakeholders for the Allyn UGA have done a lot of work and he would like to see that given a high priority. He strongly supports Item #15, Performance Measures, as a way to strengthen accountability and efficiency in our government. He noted that the description he heard for Item #21, North Mason County Visioning Process, was vague and he would like to see that dropped for this year because of the scope of the project.

(#0900) Jeff Carey commented that, regarding Item #8 (Allyn UGA Plan), he would like to see that wrapped up. He stated that the interim zoning needs to be adopted as permanent and get the sub-area plan finalized. He also stated that the Capital Facilities Plan needs to be completed. He reiterated that their organization would help the county to do whatever needs to be done to complete that.

(#0968) Constance Ibsen inquired if the next time, whether it be seven years or whatever, if the county is to do an update of the Comp Plan, will the critical areas be done at the same time or will they continue to be done after the fact, or will they be done in the appropriate sequence. She inquired what is the intent for seven years from now.

(#1000) Emmett Dobeý responded by stated that we want to keep everything in a normal sequence. He further stated that the intent was to do the updates together, as well as doing periodic updates.

(#1040) Steve Goins noted that the 2005 Comp Plan update is on the website.

(#1070) Emmett Dobeý inquired of Wendy Ervin if the solid waste plan is updated if it needs to come to this body.

(#1075) Wendy Ervin responded that she is on the Solid Waste Advisory Committee and she absolutely believes it should. She noted that at the last solid waste meeting she attended she expressed concerns about the Shelton UGA and the city water and sewer. There would need to be a plan to hook up to city water and sewer and the final answer was to put in septic. GMA mandates sewer. She further noted that the UGA outside of the city is in 'no man's land'. She has concerns about that because they're not looking at putting infrastructure in that area.

(#1165) Emmett Dobeý explained that they're trying to make predictions on solid waste generation based on where development is going to occur.

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(#1190) Steve Clayton noted that the Critical Areas Ordinance is not scheduled until October and November and inquired if that could be moved up.

(#1230) Bob Fink explained that the intent was to complete most of that by mid year for initial drafts and public review. He stated that the county has funding to hire consultants to complete that item and that the scheduling of that is being worked on.

(#1245) Public comment portion of the hearing was closed.

(#1255) Steve Clayton inquired about the Master Planning Policies and whether that was in the works.

(#1260) Steve Goins responded that that's work that is ongoing right now. Staff anticipates starting workshop sessions in April and getting public comment started on that. He stated that the consultants are presently drafting some language as well as assembling other data that will help with the public process.

(#1278) Tim Wing expressed some concerns about the Allyn UGA. He noted that if the plan in Allyn is to be formalized that we need to come to some conclusion about Item #10, which is the transportation issue, with particular attention to roads within the Allyn UGA. He further noted that Allyn is compact and roads need to be put down on paper so the zoning makes sense. He stated that stormwater and critical areas needs to be included in that, and there needs to be public input on that.

(#1355) Emmett Dobe stated that two of the work elements left in the Allyn plan are the transportation and utilities, and they are scheduled for this year.

(#1375) Steve Goins added that also needed to finalize this Allyn plan is the capital facilities piece, on the heels of having an industrial lands needs study done that's county wide.

(#1445) Terri Jeffreys inquired whether the DR's would come to them separately than the sub-area plan?

(#1450) Steve Goins responded that the vision is to bring the sub-area plan before the PAC for a recommendation to the BOCC and then go into the zoning regulations for any refining.

(#1465) Steve Clayton stated that last year there were discussions about resizing the Allyn UGA and asked if that was still on the table.

(#1475) Steve Goins stated that there has been an agreement, within the community as well as at the staff level, to move the Allyn plan forward with the current UGA boundary that's in place, notwithstanding this industrial lands study that may affect how that is viewed. He further stated there is a consensus in doing that and that will help to move that process along.

(#1500) Terri Jeffreys inquired if the residential zoning is going to stay the same, that will go with the population allocation we did last year.

(#1525) Steve Goins responded that there was some discussion over being able to evaluate the growth that occurs, particularly once the water issues that are there are resolved. He further stated that a few years down the line that might be necessary to revisit those population numbers.

(#1535) Tim Wing reiterated that his interest is to get this on the fast track and to move the calendar around so that we're dealing with the hardest questions in Allyn early and getting answers early so that everything else can be plugged in.

(#1600) Jay Hupp brought up the WRIA (Water Resource Inventory Area) issues. He stated that we need to deal with those issues. He explained that this county has been locked up for over five year in every one of the WRIA's regarding water rights. He stated that he feels there will be no solution to that in the foreseeable future. He further stated that's a totally unacceptable situation throughout the entire county to continue to ignore the fact that business development is totally frozen.

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(#1660) Bill Dewey stated that it's not in the PAC's pervue.

(#1775) Jay Hupp stated that the board could be a motivating force and possibly set up a briefing to the PAC from those that are involved with the WRIA's.

(#1700) Terri Jeffreys stated that the final plan won't even address mitigating the water shortage. She stated that the plan will just assess how short on water we are and not to look to the watershed plan to help with the water shortage issue.

(#1800) Bill Dewey inquired to Jay if he was requesting that that issue be put on the work program and Jay indicated that he was recommending that.

(#1810) Emmett Dobey inquired of Jay if he was concerned about the WRIA process itself or just the water resource.

(#1815) Jay Hupp responded that he is concerned that they have the WRIA's closed for any further consumptive use.

(#1860) Tim Wing inquired as to where that recommendation would lead us; to the BOCC or the state.

(#1875) There was miscellaneous discussion regarding coming up with a resolution to forward to DOE and the Governor.

(#1900) Emmett Dobey responded that the BOCC is aware of the issue and have been briefed once on the WRIA process and they do understand the dilemma and any assistance you make to them would be welcome.

(#1950) There was a mutual agreement for the PAC to have a briefing on the WRIA's in the very near future.

(#2025) Bill Dewey added that maybe this would be an appropriate agenda item for one of the joint meetings with the BOCC. He then inquired if there were any specific items the PAC would like to put forward.

(#2070) Tim Wing asked if Items 8 (Allyn UGA) and 10 (Transportation) could be moved to earlier on the calendar. Tim then shared that Steve Goins has been showing up at a lot of the meetings in the north end and he has talked to many people who think Steve is doing a great job.

(#2150) Steve Clayton stated that site specific rezones are an important thing to do as a county and that we need to have a time schedule to work by.

(#2200) Allan Borden responded that the deadline to receive site specific rezone requests was the end of June. He also stated that regarding the Transportation Element, we have to coordinate heavily with Public Works.

(#2250) Emmett Dobey added that the Allyn group has hired a transportation engineer to start looking at that and one of the things we inquired about was whether we could contract with that person to finish that work as opposed to Public Works actually doing it. Emmett recapped that what staff is hearing is looking at critical areas, Allyn, and transportation earlier in the year.

(#2355) Terri Jeffreys stated that Wendy Ervin inquired about Item #7 regarding the Skokomish Valley.

(#2375) Emmett Dobey responded that there is a workshop scheduled for April to start the discussions in the Skokomish Valley.

(#2400) Steve Goins added some of these processes, even with good intentions, may not end up being what is delivered in the end. He also added that he felt one of the things that could have been done better last year is bring items before the PAC where there was more of a public discussion prior to the PAC being asked to make a decision. He used Allyn as an example where he hopes the community will have a dialog

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and get some general consensus on the Plan before it gets to the PAC and not have this dialog in this room and have a debate on it.

(#2450) Tim Wing inquired about the Master Planning and is someone planning on coming in to build a whole new city somewhere.

(#2460) Emmett Dobey responded by saying that there are no applications for this at this time.

(#2500) Wendy Ervin inquired about how critical it is to complete the sign ordinance by the end of the year.

(#2550) Bob Fink responded that it's never good policy to leave an interim ordinance in their interim form. The desire is always to bring them to finality. He further stated that it was adopted as an interim ordinance because of a suit that was brought against the county that exposed some issues with how we were regulating signs.

(#2600) Emmett Dobey stated that they have the initial direction for the next couple of months and suggested that it be reviewed again in a couple of months to pick the next priority work items.

(#2675) Steve Goins inquired of the PAC if there were any items on the list that were of lower priority.

(#2700) Terri Jeffreys stated that she thought that Items 17 (Health and Human Services), 18 (Financial Element), and 21 (North Mason Visioning Process) were of lowest priority.

(#2720) Jay Hupp concurred with her comments.

(#2880) Steve Clayton inquired if the meetings in March and April would be on the regular schedule.

(#2885) Emmett Dobey replied that they would, and reminded the PAC of the upcoming joint meeting with TIPCAP on the 8<sup>th</sup> of March.

(#2950) Bill Dewey and Tim Wing stated that they would be unable to attend the meeting with TIPCAP.

(#3000) Tim Wing stated that he would like to share with the other members that the key things to discuss at that meeting is that the county needs to have separate plan for planning future roads to take care of future growth, particularly inside the UGA's. He further stated that TIPCAP has done a great job of maintaining rural roads but that this county has to have urban standards and urban roads inside the UGA's.

(#3200) Steve Goins stated that part of the Transportation Element effort will be to have urban standards developed so all the county has specific design standards addressed.

(#3500) Mary Swoboda, a Belfair citizen, stated that in the Kitsap Sun was an article titled 'Visioning proposed for North Mason'. She said that was why she was here at the meeting to hear that discussion. She further stated she was disappointed that there was very little discussion regarding that issue.

(#3600) Tim Wing responded by stating that he believed no one here had a thing to do with that article being in the paper.

(#3650) Emmett Dobey added that it was an item that was added by the BOCC. He further added that the first part will be a mailer and the second part will be an area wide discussion about what that means.

*Meeting adjourned.*