

# MASON COUNTY PLANNING ADVISORY COMMISSION

**Minutes**  
**August 20, 2007**

(Note audio tape (#1) dated August 20, 2007  
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, Jay Hupp, Diane Edgin, and Dennis Pickard. Wendy Ervin was absent.

**Staff Present:** Barbara Robinson, Barbara Adkins, and Kell McAboy.

## **3. APPROVAL OF MINUTES**

None.

## **4. NEW BUSINESS**

(#0030) Bill Dewey announced this was a workshop to review the Mason County's incorporation of the City of Shelton UGA Sub-area plan.

(#0045) Barbara Adkins, Mason County Planning Department, noted the PAC was sent a copy of the Shelton Sub-area plan as it currently exists. It has gone through some extensive public review process with the City and everybody in the Shelton UGA has been notified of what was taking place. There have also been joint meetings between the City and the County regarding this issue. It has gone through a public hearing before the City and they have requested it come to the County before they proceed with adoption. The version you have from the City shows a lot of strike through and underline and these were edits that were made by Jones and Stokes, the consultants, as a result of public comment. I went through and incorporated their changes so it was a clean document. There were also some changes I made just so it would fit into the County's Comp Plan. There were also some County roads included and the level service of the County roads. I can answer any questions you may have and Steve Goins is also here from the City. The development regulations for

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this sub-area plan are being drafted by Steve and they should be ready for the September meeting.

(#0170) Jay Hupp inquired if the plans will mesh. He stated this is the first time that we have begun to deal with this border between the City and the County, which has been the 'no man's land' regarding the regulations.

(#0185) Barbara Adkins responded that the City has suggested putting together an Inter Local Government Agreement so that the County and the City have a plan and how it will be enforced. That will determine what everybody is responsible for.

(#0220) Steve Goins stated he is envisioning the County adopting language and regulations that are close to what the City has so that they would be consistent. He stated that he further anticipates that we would adopt elements of what that would be a departure of what the City currently has to facilitate what might be an easier process for certain uses in that area. Home occupations is one example of that.

(#0275) Barbara Adkins stated although the City has gone through the Sub-area plan process, they will still have to go through the development regulations process and they would like to see this completed by the end of the year. Steve and I did a BOCC briefing and they did not think they needed to have another joint meeting and just wanted to be kept apprised of the process. They did have some questions about what types of regional issues might arise and they were concerned about that.

(#0300) Jay Hupp inquired about the regional issues and what they might be.

(#0330) Barbara Adkins explained that it might be people with issues in the UGA that have come forth to the City meetings and said they have issue with things that the City has already dealt with and will show up at the County meeting and have the same kinds of issues.

(#0350) Bill Dewey inquired of Steve about their outreach to the public and how the participation was.

(#0365) Steve Goins explained they had four workshops in the Spring. They were well attended with approximately 50 to 60 people per workshop. We also did a mailer with information. We attempted to engage people in the process who might not have had the opportunity in prior meetings. We were able to accommodate a lot of the issues that were brought up. Some people at Island Lake area were trying to create a commercial area there and the sense I got was that they were just concerned about potential annexation. Over time there was some assurance that the next step of this process isn't annexation but just a part of the land use planning effort that the state makes us do and we have to accommodate growth.

(#0420) Bill Dewey inquired about Island Lake and the fact that there are no sewers there.

(#0450) Steve Goins explained he told them that this was something that may come up along the line. It makes a lot of sense for them to be on sewer. At that time, annexation may come along. Barring that, I don't know when it would.

(#0470) Bill Dewey inquired about the people with split parcels and if there was any discussion of changing the boundary of the UGA.

(#0485) Steve Goins noted there's a stretch along Johns Prairie Road in the northeast corner that abuts Johns Creek where the present UGA boundary is and there was a lot of discussion about that area. We never landed on anything that everybody uniformly agreed upon. About ten or twelve of those parcels in that area are split parcels as currently composed. We left the UGA boundary in the creek as it currently exists and essentially they can develop and get services to the areas on the southern portion that abuts Johns Prairie Road but the portions of their properties on the north side of the creek would remain outside the UGA. The Tribes seem to like that solution and that it didn't require another road access across the creek.

(#0500) Tim Wing inquired about the City not being in compliance with the GMHB because of this issue.

(#0510) Steve Goins stated there was a determination made last year that Shelton was not in compliance with the GMA and the timing of that was during their application for grant funds and public trust fund loans which

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they were not able to secure. There was a lot of pressure to achieve compliance within the next twelve months so that when the next cycle came around those funds would be available to them.

(#0550) Jay Hupp inquired about the commercial plans and the industrial growth issue on page 5. The City's 1995 through 2014 Comp Plan estimated the need for 378.7 gross acres of commercial land in the analysis. The number of gross vacant commercial/mixed use acres in the City and UGA equals 229 and he inquired where that land was.

(#0600) Barbara Robinson responded there is a commercial/industrial mix on the far west side of the old Neeland property. There's also some on Johns Prairie Road.

(#0630) Jay Hupp stated in the City's previous plan, the City pretty much punted on the subject of commercial and industrial acreage and said that within the UGA it's all encompassed at the Port. This begins to zero in closer on what might be available to the City for future annexation for commercial and industrial growth. I'm pleased to see that change in philosophy from what it was.

(#0675) Tim Wing inquired if this covers ground that's not in the City but in the County, but it's in an area of the UGA around the City that is identified as probably going to be within the City.

(#0685) Barbara Adkins stated that was correct.

(#0720) Jay Hupp inquired if an area wants City services, the policy currently is that the property will be annexed to obtain those services and under what other conditions does annexation take place.

(#0740) Steve Goins explained the City's current policy is if a landowner is to request City sewer and water they wouldn't have to also agree to annex at that time. However, they could propose annexation in the future. Steve Goins talked about the land use for Sanderson Field is industrial and that really doesn't capture the Port's various interests in what occurs there. Instead of regulating that with our industrial zone regulations, is to create an Airport Industria Zone that essentially mirrors the Sanderson Field Master Plan. That would make more sense than just putting an industrial overlay on Sanderson Field.

(#0800) Tim Wing stated Sanderson Field is in the UGA but not in the City. He inquired if the Port is involved in any discussion of that.

(#0830) Steve Goins explained that the City has been talking to Port staff during the City's process and we did a presentation regarding that concept. There hasn't been a dialogue about it since then.

(#0850) Tim Wing inquired who runs the airport.

(#0855) Steve Goins stated the Port runs the airport.

(#0860) Tim Wing inquired if the City is at odds with that plan and if that is the direction it will go.

(#0875) Steve Goins noted it will probably go that way. Steve explained there is a large development that was talked about in the Shelton UGA having some potential and there's been a lot of thought as to how development in that area could occur. There's a lot of other smaller developments that are being proposed in the UGA that are moving at different speeds.

(#0920) Tim Wing brought up the population summary and inquired if the numbers were adequate since it indicates the population of the City and UGA are going down.

(#1000) Steve Goins explained it's a reflection of a number of things. These numbers are based on the same boundary. The census data can differ from the Assessor's data for residential parcels.

(#1050) Tim Wing noted that GMA wants everybody to live in the city in the future. Sixty-five percent of the population is supposed to live inside the UGA's yet the county has totally failed to comprehensively provide infrastructure in the UGA's of Belfair and Allyn where growth is supposed to go. It really concerns me.

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(#1100) Steve Goins stated he would hope that in ten or fifteen years we can say there's a lot more jobs in this area and that Olympia will seem closer and closer.

(#1150) Barbara Robinson added that the Lake Cushman area for years was a second home type of population and now that's switched the other way. People are living there and driving to work from there.

(#1200) Tim Wing stated that it continues to concern him that the rural areas are where the people are moving that are moving into Mason County. They're not inside those urban areas and the county is not allowing for job development. The number of affordable places for people to build in the rural area is diminishing and the result is that kids that grow up in this area in the next twenty years are going to have to leave the county unless the county gets the infrastructure in place and attracts the jobs so they can live and work inside these UGA's. Belfair and Allyn are perfect examples of that. If I'm going to be on this board I would want to constantly bring it up and make sure from a planning prospective that we do it.

(#1250) Jay Hupp stated the Port is an unusual animal. It's an unusual animal in that it is a junior taxing district that has a specific population that's taxed for the purpose of creating economic development. Yet within the county and now with the City prospective of wanting to influence zoning and Port Commissioners are changed with administering those properties for the purpose of creating economic development. We need to deal with it philosophically very carefully.

(#1300) Tim Wing noted the ports have tremendous potential for jobs and the Ports of Allyn, which covers Belfair, are running a glorified parks district. All they really do is have boat launches and docks. They've done almost nothing to promote business locations and infrastructure for small businesses. They're involved with all kinds of things that may not be in the best interest of the whole community in mind.

(#1350) Diane Edgin stated we don't see a lot of trucking other than what serves our community yet we have a huge capacity for the trucking industry, which has to serve all ports.

(#1400) Steve Goins stated we have access to rail here and an airport so there's an air freight potential and the City is interested in trying to develop those things but a hindrance has been the infrastructure. The water has been a huge issue and we have an agreement with the Tribes now to move the water issue forward. There are issues with Johns Creek and the aquifer and they take time to sort through.

(#1450) Dennis Pickard noted we've talked about the overall scheme of setting up the county portions of the UGA to accept future annexation and having development regulations set accordingly. He inquired if we are going to be looking at a whole set of unique development regulations that are foreign to what we have been working with in the county for the last number of years.

(#1500) Barbara Adkins explained they will be tailored specific to the Shelton UGA. We're going to meld them in with ours. We will start with the draft the City provides us and we will review it and match it up to ours. They might have some development regulations that are different from ours.

(#1525) Bill Dewey inquired how the critical area regulations differ from the City and the County and the differences between UGA6a and UGA6b regulations.

(#1550) Barbara Adkins noted they would have to be consistent.

(#1560) Barbara Robinson also noted they are more closely tied than they used to be but if it's in the UGA it's going to be under our regulations.

(#1575) Steve Goins explained there would be an array of things that we would agree upon with the critical areas as well as with the other regulations.

(#1585) Miscellaneous discussion about conflicts with the UGA6a and UGA6b policies.

(#1650) Dennis Pickard inquired if part of the establishment of the development regulations in the City is

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conducting an overhaul of its existing regulations to work more closely with what the County has done.

(#1665) Steve Goins stated the approach that started out a number of years ago was to work with the City's regulations as they are now and apply those to the County's regulations. The City's probably aren't quite going to fit, but we will work with them so they make sense overall.

(#1690) Bill Dewey inquired about the transportation issue regarding the roads. He inquired if we should have something similar to this in the Allyn and Belfair plans.

(#1750) Barbara Robinson stated there are road designs in Belair but not in Allyn. However, the County would still have to acquire the right of way in order to open the streets up. Then we would have to have the design standards in order to improve them. That's part of the problem in Allyn. We would have to acquire that right of way there.

(#1800) Tim Wing stated this has been a well known problem for over a decade and we've talked about it over and over again and nothing has been accomplished. At the same time, we keep spending county road money in areas where there are hardly any cars traveling. An example of that is the Grapeview Loop Road. It's a very nice road but when they did that road they improved a road that was functional. They didn't add a single building site, they didn't create a single place for a business to open, they didn't ask for a dime from anybody that lived along that road, but they spent county money on it. We're told that seventy-five percent of that comes from the feds so why don't they take the twenty-five percent and put in a couple of quarter mile roads inside Allyn and you could fix a lot of Allyn. If you look at the County's plan for the next twenty years, there's not a road in the twenty-year plan that's inside the UGA's of Allyn or Belfair.

(#1835) Barbara Robinson explained there is Wade and Wheelwright in Allyn that are supposed to be expanded. We've had discussions with Public Works on this.

(#1850) Tim Wing talked about the south end of Grapeview Loop Road where a third of the road hasn't been rebuilt yet. Drive along that and decide whether it's more important to improve a road that's really pretty good or put a half a mile of road inside Allyn. What are the priorities? If sixty five percent of the growth is supposed to go inside the UGA's then why would we spend any money improving that last third of Grapeview Loop Road. That doesn't make any sense to me. I've asked the BOCC and they totally agree with me and they must tell people to do this. They said they would talk to them to have this happen and I don't think they've had this conversation. I get tired of bringing it up here but this is called the Planning Commission and I don't think I'm doing my job if I simply ask questions about what staff brings to me. It seems I should be offering some kind of leadership role in terms of where we should be going and we're not moving very fast in those two UGA's.

(#1915) Jay Hupp stated that needs to be triggered at every opportunity until something begins to move in the right direction on it. These are critical issues that this body should have been actively dealing with this for a long time.

(#1925) Diane Edgin made a motion that we start every meeting with inquiring of the status with Public Works.

(#1935) Dennis Pickard stated we've taken the role of working on projects that staff brings us rather than leading the process and that's an excellent idea to remind the BOCC that we have the opportunity not only to work on those projects but to work on projects that we feel are important to the planning of Mason County.

(#1950) Jay Hupp noted we even got it so far as to have a joint meeting with TIPCAP thinking that might go someplace and it just fell off the table about a year ago.

(#1965) Tim Wing explained it was an effort on the part of the BOCC to pull the two groups together so they can begin talking to each other and then they kind of backed away from it thinking they were done and they were not done. Nothing has happened since then.

(#1985) Bill Dewey explained it raised the question to make sure we were giving the Shelton UGA a similar consideration. It does appear more thought has been given regarding the level of service and that they will be

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up to par as that growth occurs.

(#2000) Tim Wing inquired where that information came from.

(#2010) Steve Goins noted it was from the City.

(#2030) Diane Edgin brought up the Johns Prairie Road and intersection.

(#2050) Steve Goins stated that's an area where there needs to be coordination between not only the City and the State down there. It's only going to get worse as you increase the industrial uses on that road.

(#2060) Diane Edgin talked about the various trucks that have stalled trying to get up that hill.

(#2085) Barbara Robinson acknowledged the physical constraints there with the creek and the hillside.

(#2100) Jay Hupp stated it is being used more and more by truck traffic to get around the City.

(#2135) Barbara Adkins stated she will hand out the version tonight that she edited to go in the County's plan. She added roads under Transportation Facilities. She also added language from the Transportation Element that talks about the collector roads. We will work with the City to determine what LOS standards will be incorporated for inside the UGA. She asked the PAC to review the edits. She will also provide the briefing notes from the City.

(#2300) Barbara Robinson stated the County was granted a 60-day extension for Stormwater from the GMHB. The BOCC remanded Stormwater back to the PAC to continue to review and make a recommendation to them. One of the things that was not included was LID standards. In the Stormwater Management Plans for Allyn and Belfair, they talk about the adoption of LID regulations. Barbara handed those standards out and they will be part of the review of the Stormwater Plans for the public hearing on September 17<sup>th</sup>. There will also be a workshop on September 10<sup>th</sup> and we would encourage you to attend that as well. On September 18<sup>th</sup> the BOCC will have their public hearing. The consultant has been dealing with the Puget Sound Partnership and DOE to address all the comments that were in the letters. All those concerns have been addressed. The LID standards have to do with maximum impervious surfaces, depending on the type of development.

(#2500) Bill Dewey inquired how OTAK is addressing DOE's concerns regarding pre-treatment prior to being discharged.

(#2550) Barbara Robinson responded she hasn't seen the final draft yet.

(#2600) Kell McAboy, from the Department of Community Development, explained they talked about including swales within the existing Public Works right-of-way within that 60 feet.

(#2650) Jay Hupp stated the last time they heard the Stormwater Plans, they voted to pass it on to the BOCC without a recommendation one way or the other because we didn't have adequate time or opportunity to interface with public input. It looks like to me, even though there has been a 60-day extension to deal with this subject, we're right back in the same trap we were in the last time. We're being put in a position where our only opportunity to interface with the public is at a workshop that is for somebody else and then we're going to be faced with a public hearing the night before we pass it on to the BOCC. I don't see any difference between this trap and the last one we were in.

(#2700) Barbara Adkins explained with the 60-day extension the BOCC felt that would be adequate time for you to continue reviewing the plans you had. The addendum to the Plan is not available to anybody yet.

(#2750) Bill Dewey stated he had the same thought Jay had. We got the extra time and we've heard some public comment but it's like the door closed and Charlie and Joe are rewriting the Plan. We haven't had anymore interface and discussions than before.

(#2800) Jay Hupp added he doesn't even know why the PAC is in the loop here. If you're not going to give

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the PAC an opportunity to do the business we're supposed to do under the state law, then why even bother running it through us?

(#2845) Barbara Robinson explained there's really nothing in state law that says you have to have a certain length of time to review documents, but I understand what you're saying. The BOCC realized you sent the document on to them without a recommendation because you didn't have a lot of time. They thought your continuing review of that document along with the addendum would give you adequate time to review it under the 60-day extension.

(#2875) Jay Hupp stated his problem the last time was as much with the lack of opportunity to take input from the public and to wrestle with that, as with the difficulty of dealing with the mass of a document. The public process was inadequate as was our involvement with the public process. I see the same thing coming here.

(#2900) Tim Wing stated part of the inadequacy of the public process was the public didn't get the documents in a timely manner to develop good input for discussion.

(#2925) Bill Dewey added the public felt they had valuable input they could have contributed to in the original development of the document and were never provided that opportunity.

(#2945) Barbara Robinson stated she has encouraged Public Works to get the documents out there earlier for adequate review. The Allyn Community Association hasn't seen the document. Ken VanBuskirk had a lot of good input. Pat McCullough also had a lot of interest in it. It's unfortunate that it's not available yet but will be available at the end of this week. We will immediately make them available to you.

(#3030) Bill Dewey inquired of Steve Goins where the City stands on LID standards.

(#3050) Steve Goins responded we would like to adopt LID's for the City by the end of the year. Our objective would be to have that applied to the UGA as well and we're talking to Charlie about how to make that happen. We hired OTAK in part because we thought we could save some time with coordination. Charlie's philosophy today is he would like to have one standard that applies to Allyn, Belfair, and the Shelton UGA's. I don't necessarily agree with that. We really haven't had adequate time to discuss that. My thinking is the LID standards that Shelton would establish wouldn't be as much something that is optional or developed as an incentive, as some basic requirements. The incentive would be different types of development tradeoffs, but there would be a requirement to reduce your impacts.

(#3200) Miscellaneous discussion regarding the City's existing stormwater system and plans for revisions. There was also a discussion regarding the Clean Water Protection Area in Oakland Bay, both of which Bill Dewey shared his concerns about.

Meeting adjourned.