

**MASON COUNTY
PLANNING ADVISORY COMMISSION**

November 19, 2012

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1. CALL TO ORDER

The meeting was called to order at 6:03 pm by Chair Randy Neatherlin.

2. ROLL CALL

Members present: Jim Sims, Bill Dewey, Ken VanBuskirk, Randy Neatherlin and Cathi Bright. Kristy Buck was excused.

Staff present: Barbara Adkins, John Keates, Brian Matthews, and Loretta Swanson.

3. APPROVAL OF MINUTES

March 19, 2012 and September 17, 2012 minutes were approved as presented.

Revisions were made to the October 15, 2012 minutes.

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Bill Dewey asked for an addition to the October 15, 2012 minutes. He suggested that he would like a statement added to reflect the Lake Nahwatzel comments from Board stating that they will consider all the testimony but it was not regarding the rezone for RE-105 where comments raised were not part of the rezone discussion.

Randy Neatherlin made a motion to consider the testimony, but found the comments were not related to the rezone for RE-105 and the guidelines that fall under that Resource Ordinance.

Corrections on page 2:

Revise statement: New information from the Sheriff's Office was not accepted because it was not submitted in a timely manner and no representation from the Sheriff's Office was present.

Amended statement to read: Revisions were not provided to the Commissioners prior to the meeting and there was no representation provided by the Sheriff's Office.

Under motion to allow the continued use of septic systems until they fail, a change to CF-103. Corrected to CF-503.

Motion was made and seconded on revisions to October 15, 2012 minutes. Motion carried unanimously.

4. NEW BUSINESS

Ground rules for the hearings proceedings were clarified by Chair Randy Neatherlin.

Capital Facilities, Chapter IV of the Mason County Comprehensive Plan

1. Introduction
2. Goals and Policies

Facility-Specific Policies: Wastewater/sanitary Sewer

- **CF-503** Allow existing single-family homes in the Urban Growth Areas with septic systems to continue using septic systems until they have failed or are deemed deficient. Replace deficient septic systems in a timely fashion and require conversion when public sewers are available.

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Ken asked to strike “or are deemed deficient. Replace deficient septic systems in a timely fashion and require conversion when public sewers are available.” Motion denied.

The definition of deficient and failed were discussed in detail.

Moved and seconded to change CF-503 to read:

- CF-503 Allow existing single-family homes in the Urban Growth Areas with septic systems to continue using septic systems until such time as public sewers are available and they have failed or are deemed deficient.

Motion failed with a vote of 2 to 3.

3. Water and Wastewater Utilities
4. Solid Waste Utility

Introduction

Ken commented on the Belfair Hazardous Waste Facilities Improvements that was moved up from 2017 to 2016 and would encourage the Board to move up sooner if possible due to the costs involved. Staff commented that an opportunity to explore better opportunities with Kitsap County was in negotiation.

Belfair Drop Box

Board questioned the planning year and costs involved. The monies might be better suited to purchase land closer to the rail facility. Staff commented that the current site is restricted and is looking at a new site.

5. Parks and Recreation Facilities

In was noted that Hawkins Middle School should be included under Mason County Public Schools on page 37.

Parks & Trails Department

Fund Name: REET 2 Capital Improvement Program

Project Name: Mason County Boat Launch Renovation

Questioned which boat launch (page 48) specifically should be referenced. Discussed that it should be listed as the Mason Lake Boat Launch.

Ken asked if the Lake Nahwatzel County Park project (page 50) was in the 2011 Capital Facilities Plan? Staff commented that it should have been. Board asked if staff knew that it was removed and that it was going to be rezoned. Board asked why it was taken out. Ken asked how it is now considered a high priority and if the County

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Commissioners should make a ruling on the rezone first. Staff explained that they are not basing it on the rezone. It was discussed in detail but no motions were made.

Board questioned Kennedy Creek Park Expansion (page 60) and asked for further explanation on the improvements. Staff explained that they intend to extend the trail from the Salmon Interpretive Center about 2-miles up the corridor to an existing waterfall. Board discussed in detail and agreed to move from 2013 to 2015 and to change the funding source to "To Be Determined". Total cost is \$670, not \$690.

6. County and Administrative Buildings

Belfair Public Works Shop building size is listed at Approx. 61,000 (page 63) on Table 6-1 Summary of Administration Sites was questioned and discussed in detail.

It was discussed with the Board that they did not have, a complete copy of the Capital Facilities Plan in detail. It was questioned if they could have another meeting prior to going forward to the County Commissioners. Cathi Bright questioned what was different with the documents. Staff explained that what the Board did not have in front of them were the specific projects broken down by building, etc. and what had been requested. It was discussed in detail with the Board.

Moved and seconded to include into the Mason County Building's Large Maintenance and Capital Improvements Section as Appendix D to the Existing Facilities Assessment Plan.

The motion passed unanimously.

7. Police and Criminal Justice Facilities

Discussed the storage and facility needs. No dollar amount was given and no solution, specifics or recommendations were given by the Sheriff's Department. There were no staff present to discuss their needs in details.

Motion moved and seconded that the PAC direct the staff to include an advisory note to the County Commissioners. Staff to write a notice to the County Commissioners that request the Sheriff Dept. come forward with an actual accounting of what they are requesting for the 6-year plan or stand the risk of being rejected. There have been serious questions and concerns about the Sheriff's Department input and their lack of input and presence at the meetings regarding the Capital Facilities. The motion passed unanimously.

8. Stormwater Management

Revisions were made to the table for 2013 – 2018 Capital Facilities Plan Worksheet for Public Works (page 82).

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Under 2013 on Program Implementation, was \$125, now \$50; Total = \$410 and Total Revenues = \$978 (in thousands)

The Real Estate Excise Tax (REET2) and Stormwater Utility Rate (Stormwater Task Force) were discussed in detail.

Staff noted that they would like a paragraph explaining, in detail, how the Stormwater Task Force process occurred in making the recommendations to the Capital Facilities Comprehensive Plan. They would like it added at the bottom of the Comprehensive Management Approach.

9. Public Works Facilities

Ken questioned the Pole Barn Structure at Shelton-Matlock Road Site and added a letter was received by Mr. Thoms regarding the roof stops of the Public Works Building. Staff commented that their first priority is safety and in the winter the large roofs with volumes of snow is a liability. The Project is just an estimate. Ken stated that he wanted to make sure that Mr. Thoms comments were entered in to the discussion.

10. Finance Plan

Stormwater Management

Loretta suggested that the Stormwater Management section on page 96 should be deleted from the Finance Plan and to remove Stormwater Facilities from the table on page 95 and adjust the totals accordingly.

Motion moved and seconded to remove Stormwater Management from the Finance Plan listed on page 95 Table 10-1 and page 96. Motion passed.

APPENDIX A

Ken commented on the dates of Appendix A and that they should be current. Staff explained that the Appendix was prepared by a consultant 4 years ago and there is no current version of it. It was discussed that it was outdated. It was discussed in detail that the forecast the Board anticipated was not what they received.

Staff suggested that the last sentence be removed. They also noted that "has been" be replaced with "is being" in the second to last sentence on page 96.

Water and Wastewater Systems

The County owns and operates water systems that serve residents in Beard's Cove and the Rustlewood

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subdivisions, the Belfair and Rustlewood areas. The County also operates water treatment facilities for Rustlewood and Beard's Cove. There is no expected expansion in any of the service utility areas with the exception of the Belfair sewer. A plan ~~has been~~ is being developed for sewer expansion to serve the entire Belfair Urban Growth Area by 2025 and accompanying financial plan and rate structure has been developed to accommodate this growth. ~~The Belfair Sewer Finance and Rate Forecast, Facility Expansion Map, and Phasing Program Map are incorporated into this Chapter as Appendix A.~~

Jim Sims moved that the sentence referring to Appendix A and Appendix A be removed from the Capital Facilities report. It was seconded and motion unanimously passed.

Adjournment at 8:38 pm.