

MASON COUNTY PLANNING ADVISORY COMMISSION

October 21, 2013

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1. CALL TO ORDER

Chair Jim Sims called the meeting to order at 6:04 p.m.

2. ROLL CALL

Members present: Jim Sims, Vicki Wilson, Kristy Buck, Bill Dewey, and Rob Drexler. Ken VanBuskirk was excused.

Staff present: Barbara Adkins and Rebecca Hersha.

Department of Ecology: Tim Gates and Rick Mraz

3. REGULAR BUSINESS

ADOPTION OF AGENDA

Rob made the motion to accept the minutes and Vicki seconded, the motion passed unanimously.

APPROVAL OF MINUTES

The minutes for September 23, 2013 were reviewed. Jim made the motion to accept the minutes as amended, Kristy moved to accept the motion and Rob seconded, the motion passed unanimously.

CONTINUED DISCUSSION

There was a discussion regarding the agenda for the November 18, 2013 PAC workshop in which the Board of County Commissioners (BOCC) will be present. Jim commented that he would work with Rebecca to create a presentation that would lead with the history of the SMP. The PAC discussed the agenda and what items should be addressed. Jim agreed that he would send a draft of the presentation to the PAC prior to the meeting for input. It was discussed in detail.

They agreed to discuss with the BOCC:

- History / Process
- No Net Loss
- How SMP changes affect the Resource Ordinance and vice-versa
- Public Participation / Workshops
- Shoreline Environmental Designations/Criteria and obstacles
- Future PAC agenda and timeline

4. NEW BUSINESS

Rebecca addressed the PAC and explained that the WSU Extension had contacted her regarding an article on public participation and education with the SMP that will be published in the next Shelton Life. She wanted to know what

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key points the PAC wanted to mention. Kristy commented that it should mention the website which has all the key information listed and any upcoming workshops. Staff agreed.

5. SHORELINE MASTER PROGRAM UPDATE

A. Outdoor Advertising

Rebecca explained the guidelines and the current County Sign Regulations and Policies with a Staff Report dated Oct. 21, 2013. The draft amendments to the Policies and Regulations were discussed in detail.

The PAC discussed the use of the word 'gateway' under the proposed Policies.

Rob questioned the use of Temporary Signs and how it was worded in the SMP. He asked that there be exceptions added to the wording under Aquatic Environment for temporary signs. It was suggested to add 'Other than temporary signs, per Mason County Development Code 17.03.202' to 2.b under Aquatic Environment.

9. OUTDOOR ADVERTISING, SIGNS AND BILLBOARDS

2. Aquatic Environment
 - a. Only wall signs and low profile free-standing signs under thirty (30) inches in height for water-uses may be allowed.
 - b. Other than Temporary Signs, per Mason County Development Regulations 17.03.202, Overwater signs or signs on floats or pilings shall be prohibited, except when related to navigation or a water-dependent use.

Vicki asked for clarification on #5 of Suggested Policies of the Comprehensive Plan IX-3 (H). It was discussed in detail. Staff agreed to correct the wording 'off-premise' to 'off-premises'. She also questioned #4, asking if it was redundant and if #4 and #1 should be combined? It was agreed to add 'parallel or adjacent to shoreline and water areas' to #1 and strike #4, as shown below. It was questioned if no-trespassing signs could be posted on tidelands? Staff explained that if it is less than 3 sq. ft. and on private property, it is not regulated as a sign.

Suggested Policies [Comprehensive Plan IX-3 (H)]

1. Wherever feasible, outdoor advertising, signs and billboards should not be placed in such a manner as to degrade or impair visual access to the shoreline and water. Location or placement should be on the upland side of transportation routes parallel or adjacent to shoreline and water areas unless it can be shown that views will not be obstructed.
2. All outdoor advertising, signs and billboards shall comply with State and County regulations including Mason County Sign Code (MCC 17.03.200-203 and MCC 17.05.025).
3. Wherever feasible, outdoor advertising signs and advertising should be placed on or against existing buildings to allow maximum visibility of shoreline and water areas.
4. ~~In Conservancy Environments⁺, where feasible, permitted signs should be located on the upland side of transportation routes parallel or adjacent to shoreline and water areas.~~
5. Other off-premises signs should not be located on shorelines except for approved community gateway or directional signs.

* The "~~In Conservancy Environments~~" text was mistakenly omitted from the January 2013 draft.

The sign code, and how it should be used in the SMP, was discussed. Staff expressed that instances that are unique or specific to the shoreline should be included. Kristy asked if it was necessary to list the designations under Aquatic Environment. It was discussed in length.

The PAC asked staff to define the word 'gateway' as used in #5 of Policies. Staff agreed to put under definitions.

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The PAC also agreed that the proposed revisions under Regulations 1.A, B & C were acceptable as-is. They agreed to strike 2.A under Aquatic Environment and add 'Signs in the Aquatic Environment are not subject to setback and buffer requirements' under b.

9. OUTDOOR ADVERTISING, SIGNS AND BILLBOARDS

2. Aquatic Environment

- a. ~~Only wall signs and low profile free-standing signs under thirty (30) inches in height for water uses may be allowed.~~
- ab. Other than Temporary Signs, per Mason County Development Regulations 17.03.202, overwater signs or signs on floats or pilings shall be prohibited, except when related to navigation or a water-dependent use. Signs in the Aquatic Environment are not subject to setback and buffer requirements.

The PAC asked staff to strike designations #3, 4 and 5 listed under 9. Outdoor Advertising, Signs and Billboards.

The Project Classification Table will stay in the SMP with the revision to Natural as "P" (Permitted).

Project Classification Table [SMP Table 17.50.050-1 pg. 32-38]

Existing:

	Urban	Rural	Conservancy	Natural
Outdoor advertising	P	P	P	X P

Proposed:

Designation	Commercial	Resid.	Rural	Conservancy	Natural	Aquatic
Outdoor advertising	P	P	P	P	X P	*

P=Permitted C=Conditional Use X=Prohibited

* See upland designation and regulations specific to signs within Aquatic designated areas.

(NOTE: SMP will clarify that "Permitted" means the use is allowed subject to siting and design requirements. A Substantial Development Permit may be required.)

Educational and Scientific Facilities were discussed. It was agreed to revisit when they have a discussion about Recreational Development.

There was a 10-minute break.

B. REVIEW LETTER FROM DEPARTMENT OF ECOLOGY

PAC reviewed the letter received from Department of Ecology dated October 10, 2013. The letter addressed potential policy changes to the sewer connection requirements in Belfair. Jim asked the PAC if they wanted to revisit the decision reached at the September 23, 2013 PAC meeting or forward their decisions to the Board of County Commissioners (BOCC) for review. It was discussed in detail. The PAC agreed to stand by their original decision on Sept. 23, 2013 and forward to the BOCC for review. Jim and Rob agreed to draft a letter and reply to the Dept. of Ecology explaining their decision.

C. RESTORATION & ENHANCEMENT PROJECTS

Rebecca presented an overview of the recommended revisions to the Comprehensive Plan under Ecological Restoration and recommendations to Restoration and Enhancement Projects.

MASON COUNTY COMPREHENSIVE PLAN

CHAPTER IX-2 Policies - General

E. Ecological Restoration

1. This program encourages voluntary restoration of impaired shorelines to improve the overall condition of habitat and resources.
2. The County should facilitate publicly and privately initiated restoration projects through adoption of a restoration plan. The plan should identify degraded areas; set overall goals and priorities for restoring these areas; identify existing and proposed restoration projects and programs; and

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implementation strategies.

The Restoration and Enhancement Project policies in the Comp. Plan IX-3 were evaluated. Staff explained that the policies were suggestions from ESA. Staff suggested that they could combine the two policies under Ecological Functions and move to Specific Uses. The PAC discussed in detail.

The PAC agreed to strike 'fundamental' from #2. They also agreed to strike 'strategically organizing programs between' from #6. Strike 'over time' and add 'in areas where it is degraded' on #9.F

The priorities listed on #9, A through M were discussed. It was questioned if they were listed in any particular order. It was determined that they were not. The PAC discussed if they should have a statement regarding the order. There was no decision made.

MASON COUNTY COMPREHENSIVE PLAN

CHAPTER IX-3 Policies – Specific Uses

N. Restoration and Enhancement Projects

1. Improve shoreline ecological functions, watershed processes, and habitat values over time through regulatory, voluntary and incentive-based public and private programs and actions that are consistent with the Shoreline Master Program Restoration Plan and other Mason County adopted restoration plans.
2. Provide ~~fundamental~~ support to restoration work in the shorelines of Mason County by various organizations by identifying priorities and organizing information on available funding sources for restoration implementation.
3. Implement actions that restore shoreline ecological functions, values and processes as well as shoreline features, improve habitat for sensitive and/or locally important species, and are consistent with biological recovery goals for threatened salmon populations and other species and/or populations for which a recovery plan is available.
4. Integrate restoration efforts with other parallel natural resource management efforts including, but not limited to, water quality cleanup plans, TMDLs, integrated aquatic vegetation management plans for lakes, shellfish closure response plans, and other similar efforts.
5. Protection of existing shoreline resources is the best way to ensure the long-term health and wellbeing of Mason County Shorelines. Restoration should be used to complement the protection strategies required by this Program to achieve the greatest overall ecological benefit.
6. This Program recognizes the importance of restoring shoreline ecological functions and processes. Mason County supports cooperative restoration efforts by ~~strategically organizing programs between~~ local, state and federal public agencies, tribes, non-profit organizations, and landowners to improve shorelines with impaired ecological functions and/or processes.
7. Restoration actions should restore shoreline ecological functions and processes as well as shoreline features and should be targeted toward meeting the needs of sensitive and/or regionally important plant, fish and wildlife species.
8. When prioritizing restoration actions, the County should give highest priority to measures that have the greatest chance of reestablishing ecosystem processes and creating self-sustaining habitats.
9. Priority should be given to restoration actions that:
 - a. Create healthy and sustainable ecosystems.
 - b. Restore connectivity between stream/river channels and floodplains.
 - c. Restore natural watershed processes that support river and stream channel formation.
 - d. Mitigate peak flows and associated impacts caused by high stormwater runoff volume.
 - e. Reduce sediment input to streams and rivers and associated impacts.
 - f. Improve water quality over time in areas where it is degraded.
 - g. Restore native vegetation and natural hydrologic functions of degraded and former wetlands.
 - h. Replant native vegetation in riparian areas to provide shade and food sources for nearshore habitats.
 - i. Restore nearshore ecosystem processes, such as sediment transport and delivery and tidal currents that create and sustain habitat.
 - j. Restore pocket estuaries and other priority habitats that support salmon life histories, including feeding and growth, refuge, and migration.
 - k. Restore beaches that support priority forage fish spawning.
 - l. Restore nearshore habitats where native eelgrass was historically present.
 - m. Address contamination along industrial shoreline regions.

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The PAC agreed to remove 'E. Ecological Function' (page IX-4) from the Comprehensive Plan given that it is addressed under Restoration and Enhancement Projects.

MASON COUNTY COMPREHENSIVE PLAN

CHAPTER IX-2 Policies - General

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- ~~3. This program encourages voluntary restoration of impaired shorelines to improve the overall condition of habitat and resources.~~
- ~~4. The County should facilitate publicly and privately initiated restoration projects through adoption of a restoration plan. The plan should identify degraded areas; set overall goals and priorities for restoring these areas; identify existing and proposed restoration projects and programs; and implementation strategies.~~

Staff addressed Restoration Projects in the draft SMP. The PAC discussed the proposed policy in detail. They agreed to put a 'period' after professional; strike 'containing' and add 'Plans shall contain' at the start of the second sentence. Staff clarified that 'qualified professional' is defined in the Resource Ordinance.

SMP 17.50.060 Use Regulations

12. RESTORATION PROJECTS

1. Restoration shall be carried out in accordance with an approved restoration plan prepared by a qualified professional. ~~containing,~~ Plans shall contain where applicable, an analysis of existing conditions, identification of the area to be restored, proposed corrective actions, including installation of native species, performance standards, monitoring schedule, planting plans, erosion and sedimentation control plans, and grading plans as necessary and in accordance with the policies and regulations of this Program.

D. REVIEW EMAIL FROM SQUAXIN ISLAND TRIBE

PAC reviewed an email received on October 10, 2013 from Scott Stelzner with the Squaxin Island Tribe Natural Resource Department. The email addressed the Restoration Plan in the draft SMP. The PAC discussed in detail. The PAC agreed to research further and will address the issue at a later date. Rebecca agreed to respond to the email that the PAC is continuing to review. Bill suggested that Rebecca include in her correspondence that the regulations have become more restrictive and to clarify DNR's Habitat Management Plan. She agreed.

E. REVIEW LETTER FROM WASHINGTON STATE DEPT. OF NATURAL RESOURCES

PAC reviewed a letter dated October 18, 2013 from Lalena Amiotte with the Aquatics Division of DNR. The letter addressed the SMP Restoration Plan that included comments from DNR for consideration. Staff explained that the comment period ended July 12, 2013 but would like the PAC to review the comments. The PAC discussed in detail. Staff explained that they would review and if any corrections found will be included in an addendum.

6. NEW BUSINESS

Rob announced that the Washington Realtors Association and Olympia Master Builders Association were hosting an SMP workshop that is geared toward Mason County on October 30, 2013 in Shelton. He suggested that the PAC attend.

The next meeting will be held on November 18, 2013.

7. ADJOURNMENT

Meeting adjourned at 8:40 p.m.