

MASON COUNTY PLANNING ADVISORY COMMISSION

December 16, 2013

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1. CALL TO ORDER

Vice Chair Ken VanBuskirk called the meeting to order at 6:06 pm.

2. ROLL CALL

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

Staff present: Rebecca Hersha and Grace Miller

Department of Ecology: Rick Mraz and Tim Gates

3. REGULAR BUSINESS

a) Adoption of Agenda – Agenda adopted (no formal motion made)

b) Approval of Minutes – Minutes not available for review at this time.

c) Determination of Dates for Upcoming Workshops – Meeting dates: January 13, 2014 and February 10, 2014. Jim Sims will need to be advised.

4. PUBLIC MEETING

Vice Chair Ken VanBuskirk led the meeting in Jim Sims' absence.

a) Shoreline Master Program Update - Transportation (PAC Revisions)

Definitions: Rebecca provided the PAC with a follow up document to the Transportation Staff Report titled "Changes Recommended by PAC and Staff – Transportation dated 12/6/13, and asked for any questions or comments. Kristy Buck spoke about "fills and embankments".

Discussion was had about the definition of fills and embankments and the possibility of being confusing because it is under transportation facilities. Kristy Buck recommended adding the language 'and related' fills and embankments that relate to the transportation facilities to help with this clarity. Rebecca can make that edit.

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Project Classification Table: Rebecca explained the difference between development uses such as residential, recreational or commercial. The 'P' represents a Substantial Development Permit or a Shoreline Exemption if the development proposal meets an exemption. The 'C' represents a Conditional Use Permit if the proposal involves a use - and is required even if the proposal does not meet the definition of development. The PAC wonders if this table is too confusing. Rick Mraz commented that some uses in the shoreline environment require additional scrutiny and a separate layer of conditions to take a closer look. The PAC continued to discuss the table at length and its intended meaning.

Draft Policies: Rebecca referenced changes, and the PAC agreed as follows:

- At #5, add the word 'Existing' before "Public".
- At #15, Retain policy 15 but change it to match RCW 36.87.130, "The County shall not vacate a county road or part thereof which abuts on a body of salt or freshwater unless the purpose of the vacation is to enable any public authority to acquire the vacated property for port purposes, boat moorage or launching sites, or for park, viewpoint, recreational, educational or other public purposes, or unless the property is zoned for industrial uses."
- At #16, adopt Rebecca's comment to add PAC's recommended language "incorporate environmental education features, where practicable" here rather than to #14.

Draft Regulations: Rebecca referenced changes, and the PAC agreed as follows:

- At #2(b), recommended replacing this regulation with the language in WAC 220-110-070(1)(h).
- At #2(c), agreed with replacing regulation with WAC 220-110-070(1)(e).
- At #5, strike it.
- At #14, although at the last meeting PAC decided to delete regulations #11 through #14, it was decided that we retain #11, "pervious materials and low impact development techniques shall be used to manage storm water runoff where feasible and where conditions are appropriate."
- At #11 "Additional Parking Standards," the PAC agreed with all referenced changes, but recommended at (g), to strike "and shall be reviewed by Mason County Department of Public Works".

Rebecca referenced the Mason County Public Works Comments dated 11/18/13, and asked the PAC if they had any questions for her regarding this. No questions.

b) Shoreline Master Program Update – Residential Development

The PAC moved on to the Residential Staff Report, dated 12/5/2013, and Rebecca explained that much of the changes she recommended for this chapter are related to formatting issues and bringing topics together. Vicki Wilson noted a typo at Page 3, under the definition of

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Residential Development a typo,: “single family” should read “single family development,” which Rebecca stated she will fix.

Project Classification Table: Rebecca went over this table and its changes with the PAC, and moved on to (A) Residential Policies for any specific questions from the PAC. Rebecca explained the text in red was already in the SMP draft, and the text in blue she added. The PAC agreed with the changes, but recommended the following additional changes:

- At #4, the years “2012” will be stricken and changed to “most current adopted” to accommodate when the manual(s) are changed from year to year.
- At #6, the language “Residential developments” will be stricken, and substituted with “Subdivisions of more than 4 parcels”.
- At #11, strike this policy.
- At #12, move to be policy #1 (the other policies will be bumped).

*****Break from 7:28 until 7:36*****

The PAC moved their discussion to (B) Residential Regulations, and agreed with Staff’s recommended changes, except added the following:

- At #2(b), add “septic,” between the words “sewer, water,”
- At #2(d), strike “but less than ten (10) parcels”.
- At #2(e), change the wording consistent with the shoreline guidelines WAC, but table doing final language until piers and dock are done. WAC 173-26-231(3)(b) states, “master programs should contain provisions to require new residential development of two or more dwellings to provide joint use or community dock facilities, when feasible, rather than allow individual docks for each residence.”
- At #2(i), delete because it is a replication of (f).
- At #3, the PAC agreed with its content (however see below for changes that were made later in the discussion)
- At #5, delete (a), (b), (c), (d), and (f). Keep (e), but do not categorize it as a separate environmental designation. Therefore, it would read, “5. In the ‘natural’ shoreline environmental designation, one single family residential development per existing lot of record may be permitted where there is not feasible location outside of shoreline jurisdiction and where a Conditional Use Permit is granted. Duplex and multi-family residential development is prohibited.

Vicki Wilson did bring up the question that if there is something in the WAC, but a county doesn’t specifically address it in their SMP, then does the WAC still rule? Tim Gates explained that the WAC is a direction to the county as they write their SMP. Further, he said that the WAC doesn’t have an independent existence – ie: if somebody comes in and asks for permission

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from Mason County to do something, they look at the Mason County regulations to follow. Essentially, the WAC regarding Residential Development is for general guidance to the county.

Ken VanBuskirk asked for any public comment at this point.

Teri King asked for the PAC to reconsider Residential Regulation, 3(a) regarding avoiding decertification of shellfish beds. She feels it weakens the statements that the PAC had already made in the Aquaculture Section on Page 55 of the SMP, specifically #2. In aquaculture, there should be the want to meet or exceed, where the language now is weaker in its design. She believes that one of the elements that are missing is the impact of water quality. Teri King recommended to the PAC that they use #2 and #3 of the Aquaculture Section.

The PAC agreed to repeat Aquaculture Regulations #2 and #3 in part 3(a), therefore it would read, "Proposed residential subdivisions and other land uses and developments which may impact aquaculture operations shall provide facilities to prevent any adverse water quality impacts to such operations. As required by MCC 17.01.110.G, all projects should meet or exceed any storm water design requirements to avoid any risk of decertification of shellfish beds" and "Site preparation and construction in the vicinity of aquaculture operations shall not result in off-site erosion, siltation, or other reductions in water quality. Land uses on erosion hazard areas shall meet the requirements of MCC 17.01.104."

c) Shoreline Master Program Update – Recreational Development

This topic will wait until Rebecca can present with a full packet at the next meeting hopefully. The top of Boating Uses will be the first, and then Recreational Development. Rebecca will remind those people wanting to make public comment of the next meeting on January 13, 2014.

d) Review and Address Written Public Comments

None.

5. NEW BUSINESS

Ken VanBuskirk spoke about the comprehensive plan update this next year. He mentioned that in the past, county staff conducted a study because a part of the comp-plan update is population allocation and where that population is going to go. He asked if Rebecca could meet with Barbara Adkins to develop a timeline on what the comp-plan amendment might entail, and have her present that briefly at the next meeting. Tim Gates commented that currently the deadline for Mason County to complete the update is June 2016. Rebecca will make request to Barbara Adkins.

Kristi Buck inquired if there had been any applicants for the open PAC position. Rebecca commented that she believes there is one. The PAC discussed what the number limit is for PAC members, and it was affirmed that the number is 7.

6. ADJOURNMENT

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Meeting adjourned at 8:33 pm.