

Mason County
Planning Advisory Commission

December 15th, 2014

(This Document is not intended to be a verbatim transcript)

1. Call to Order

Bill Dewey called the meeting to order at 6:02 pm.

2. Roll Call

Members present: Steve Van Denover, Rob Drexler, Tim Duffy, Kristy Buck, Bill Dewey, and Vicki Wilson

Staff present: Barbara Adkins- Department of Community Development
John Keates - Parks Department
Brian Matthews - Public Works
Loretta Swanson - Stormwater
Melissa McFadden - Public Works

3. Regular Business

a) **Adoption of Agenda**

The agenda was adopted with no changes

b) **Approval of Minutes**

No minutes to approve

4. Public Hearing¹ to consider annual update to Chapter VI, Capital Facilities, to the Mason County Comprehensive Plan.
Staff: Barbara Adkins

5. New Business

6. Adjournment

¹ This is a legislative public hearing conducted to obtain public testimony and comments on matters of policy.

Public Hearing-

Barbara began with a brief overview of the staff report and policies. She advised that due to the size of this chapter, she would only be addressing the changes made.

Vicki asked the Planning Advisory Commission to revisit the policies before getting to the budget portion so they could go over changes discussed by the PAC from the previous year, and make additions as necessary.

- A motion was made by Steve to change the wording of policy CF-503 under Wastewater/Sanitary Sewer. The change will include the words “and businesses” to read:

Allow existing single-family homes and businesses in the Urban Growth Areas with septic systems to continue using septic systems until such time as public sewers are available...

Kristy seconded the motion. All in favor and the motion carries.

- After a discussion between the PAC and Loretta, Policy CF-1001 will be rewritten as follows:

Investigate needs and means for implementing and maintaining a safe and cost-effective stormwater system in identified problem areas.

Kristy made a motion to accept the new wording, and Steve seconded the motion. All in favor and the motion carries.

- Loretta said that CF-1104 is an old policy and is not necessary. Kristy suggested throwing it out completely. Vicki made a motion to remove the policy. Kristy seconded the motion. All in favor and the motion carries.

After the policies are addressed, the Commission began going through the budget proposal. Suggested changes are as follows (Please note, typos are not included in the changes below):

- **(Page 16) Fund 403-North Bay/Case Inlet Sewer System:** Bill asked why the figures for 2015/2016 are crossed out. Brian said that the project has been moved to 2017 because there is no large growth at this time.
- **(Page 22) Fund 405- Capital Development Fund-Hoodsport Sewer Design:** Bill asked if this fund is completely off the table for 2015. Brian stated he did not know what is going on. Bill said more information is needed and will be called out for discussion at the public meeting.

- **(Page 27) Fund 402-Solid Waste-Shelton Transfer Station Site Improvements:**
 Kristy pointed out that the math for estimated project costs in 2015 is incorrect. It currently shows 91 and should be 61.
- **(Page 35) Parks and Recreation Facilities- County Park Facilities:**
 The second sentence beginning ...*Oakland Bay Historic Park was opening for the public in 2013 and Sunset Bluff View Park...* needs to be changed to reflect the fact that the parks were already opened in 2013.
- **(Page 38) Table 5-1. Inventory of Parks:**
 Vicki referred back to the minutes from previous meetings and said Big Creek Campground needs to be listed under United States Forest Service along with Lena Creek Campground. On page 41 under the aforementioned table, Little Spencer RV Park needs to be added under Private Facilities Open to the Public. The PAC agrees with these additions. Steve asked the Commission to discuss the restriction listed under Mason Lake Park (Page 40) that states ...*freshwater access/boat launch for small watercraft no longer than 18 feet...* He stated that he has seen much larger watercraft on the lake and asked if this restriction is enforced. John said he was not sure why that restriction was listed because the main issue for Mason Lake is depth. Kristy asked if that restriction could be stricken from the table. The new description for Mason Lake will read as follows:

Renovated in 2011. 1.36 acres currently in use; freshwater access/boat launch for small watercraft dock, play area, restrooms, 4 picnic tables; parking for maximum of 50 vehicles. The county owns 12 unused acres that can be used for expansion of the park (possible trails, picnic area, and remote camping area)
- **(Page 43) REET 2 Capital Improvement Program-Sunset Bluff Park Acquisition and Development:**
 Kristy asked John if Sunset Park was already acquired and he said it was. The Project name will be updated to Sunset Bluff Park Development.
- **(Page 55) REET 2 Capital Improvement Program-Foothills County Park:**
 John said that a Master Site Plan has been done and the funding requested is for improvements to the site. He stated that he will rewrite the description.
- **(Page 56) REET 2 Capital Improvement Program- Coulter Creek Park Acquisition and Development:**
 Kristy said that this property had already been acquired and asked why the funding was necessary. John clarified stating that they are working on acquiring additional land adjacent to the park. Kristy asked if the description could be changed to

Acquired additional water front property to develop trail network and boardwalk.

The PAC agreed. Steve then asked why most of these parks projects look to be pushed out to 2016 and beyond. John said that unfortunately the supporting funding is not available for most of the projects at this time and they are hoping to complete many of them beginning 2016.

- **(Page 63) REET 2 Capital Improvement Program NMSD Football-Soccer Field Renovation:**

The PAC had a discussion regarding the original funding and asked why the field is listed. John said they attempted to gain \$500,000 in state grant money, which was denied. He stated that the original estimate was for \$900,000 so the current estimate of 1.3 million needs to be changed to \$900,000.

- **(Page 73) Mason County Space Needs Update- Area Projections for primary space needs:**

Steve asked if the figures are correct and was told by Barbara and John that this projection was done years back by Foster and Williams. Barbara said this is not up to date. Vicki asked if Table 6-1 and 6-2 are correct on page 72, and John confirmed they are. Barbara said she would revisit page 73 to make corrections.

(Section 7. Police and Criminal Justice Facilities is skipped because it was too difficult to review the given information without further input and data.)

- **(Page 102) Criminal Activity:**

The PAC would like to have Table 7-1 removed because it is not up to date. Rob agrees that the table is not necessary if up to date information cannot be found. Barbara said she would remove the table after checking to make sure it is not necessary.

- **(Page 107) Stormwater Management:**

Bill asks if the last paragraph is correct which notes:

The board elected to not establish a new revenue source to fund the “Clean Water program”.

Loretta said that the County Commissioners did not actually elect to not find a new source, but instead never acted upon the suggestion to find one. Bill would like to present this section to the Commissioners once again to see if any action can be taken. Vicki said that if they are going to present this to the Commissioners again, the wording does need to be changed. The last sentence will now read:

The board took no action. The PAC recommends the board of County Commissioners revisit the recommendations of the stormwater task force.

Rob made a motion to approve the wording, and Steve seconded the motion. None oppose and the motion carries. Loretta pointed out that on pages 113&114

that if another revenue source is not established, there will be no funds available for stormwater by 2020.

Rob brought up the use of Real Estate Excise Tax (REET2) funds. He said that within Mason County he feels at this time the money would be better used for roads, sewer and stormwater than parks. Bill added that though parks are important for the community, taking care of the needs of the residents needs to come first and is a priority. Loretta noted that some grants are changing their requirements and said that there may be a chance the County can take advantage of some small grants to assist with funding. Bill asked if the PAC should add a recommendation or statement regarding REET2 funds. Kristy stated that this would be a good subject for public testimony when presented to the County Commissioners. Bill agreed and moved forward.

Vicki recapped the four areas that need attention from the County Commissioners:

- 1) Hoodspout Sewer – Page 22
- 2) Facilities- Page 73
- 3) Sheriffs Department/Department of Corrections- All areas need to be addressed
- 4) Stormwater Task Force- Page 107

Rob made a motion to forward this report with edits and recommendations to the Board of County Commissioners. Kristy seconded the motion. All in favor and none oppose. The motion carries.

Adjournment

Bill adjourned the meeting at 8:26 pm.