

**Mason County
Planning Advisory Commission**

February 17, 2015

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

1. Call to Order

Bill Dewey called the meeting to order at 6:03 PM

2. Roll Call

Members Present: Rob Drexler, Vicki Wilson, Kevin Shutty, Bill Dewey

Excused Members: Kristy Buck, Steve Van Denover, Tim Duffy

County DCD Staff: Barbara Adkins, Trish Woolett

3. Regular Business

a. Adoption of Agenda

No changes recommended. The agenda is adopted.

b. Approval of Minutes

No minutes.

4. 2016 Growth Management Act Comprehensive Plan Update – Public Hearing – Public Hearing

Presenter: Barbara Adkins, Department of Community Development

Review proposed Comprehensive Plan and Development Regulation updates as identified and seek citizen’s proposals for updating current comprehensive plan goals and policies.

Barbara Adkins began by introducing the Comprehensive Plan and explains what will happen with this. She said the last time the plan was changed was 2005. Currently, there is a timeline of a year and a half to get through the plan and to make changes. Everything must be completed by June of 2016. Barbara noted that the object of the meeting is to have the public comment on what they feel needs to be added or changed. She presented her staff report and summarized the main points to consider. Bill stated that public participation is a must on this and agrees that multiple meetings, perhaps in other locations around the county, such as Belfair would be a good idea. He then opened the floor for public comment.

Public Comment

Marilyn Vogler expressed concern with housing within Mason County. She read some statistics she found based on housing in the county:

- 1170 households are in the bottom 30% of the median income
- Only 242 subsidized housing units are available for that group (about 1 in 5)
- 1090 households are within 30%-50% of the median income
- Only 128 housing units are available for the 30-50%
- 47% of owner occupied housing are paying more than what is defined as affordable (affordable housing is 30% or less of your income)
- 50% of renters are paying more than the acceptable 30% of their income

She addresses the current comp plan in place which says "Mason County *should...*" in many areas regarding housing. Marilyn asked that the new comp plan say "Mason County *will...*" to make sure there is accountability.

Bill thanked her for her comments and asked that she submit her statistics in writing for further consideration.

Sharon Haensly, who works for the Squaxin Tribe spoke next. She gave the PAC copies of her written comments. She said that currently, there are concerns with water and regulations. Sharon explained that many wells are drawing water that is connected to surface flows in fish bearing streams. She said that she had met with the County Commissioners regarding this several years ago with this issue yet even after meeting with various county staff, they were blown off. Now, the tribe would like to be closely involved to make sure a resolution is met.

Jack Johnson said that by the next meeting he would like to have a presentation ready regarding development regulations that can help with economic development without impacting the environment.

Rick Calvin spoke on behalf of the Mason County Historic Preservation Commission. He said the MCHPC would like to provide some input and looks forward to participating with the evolution of the comp plan.

Lee Michaelis with R. W. Thorpe & Associates out of Mercer Island talked about some items he believes need to be discussed in the update:

- Population forecast
- Housing
- Buildable lands analysis
- Comp plan policies and subsequent development regulations
- Public outreach

Ken Vanbuskirk commented that he feels more outreach needs to be done not only to the tribes, but also to school districts, court districts, fire departments, etc. He said he is concerned about the Urban Growth Area boundaries, Ag resource land, open space, critical aquifer recharge areas and transportation.

Erica Marbet stated that the growth analysis should be enough to help provide an estimate on necessary water supply. She said this estimate should be enough to decide how water will be obtained for future housing.

Jeff Carey provided a 4 page handout with various concerns and suggestions. He gave a copy to Barbara Adkins and summarized the document for the PAC and present community members. He stated that he would like to be involved with the whole process.

Constance Ibsen addressed the process of revising the 2016 Comprehensive Plan. She said she is looking forward to the public participation. Constance then asked about the Capital Facilities Plan and what the outcome was. Bill said that there was a meeting and that recommendations were made. Barbara added that the Board has not approved it yet and that the Capital Facilities Plan is only a 1 year update.

Terri Thompson voiced concern over meeting notifications. She also brought up the drinking water and concern with permitting at the Port.

Patricia Vandehey brought up Green Diamond and their request to remove the word clustering from the Growth Management Act so more units could be built. She said she doesn't understand how that could just be changed.

Vicki Kirkpatrick, the Director of Mason County Public Health and Human Services spoke in support of what Constance Ibsen discussed. She said that there needs to be more thought about the future instead of just today with this revision. Vicki went on to say that everything including housing, social isolation and economic development effects health. She added that affordable housing is a large issue that needs to be addressed.

Bill stated that he is very happy with the attendance and the level of interest and hope it continues.

Jay Hupp, a member of the Economic Development Counsel began by discussing the comp plan from 1996. He said at that time economic development was not a concern. In 2005 economic development was included, but that it was still the "step child" of the plan and didn't receive sufficient attention. Jay said that around 2005 on part of Arcadia Road, (out to the intersection of Lynch Road) there were 18 businesses within a 7 mile stretch. During that time, 33% of the work force in Mason County was commuting to other counties for work. As of 2015, it is up to 43%. He said that when he took the same road on the previous day, there were only 9 businesses. He is working with the EDC to come up with a more business friendly policy.

Bill told Barbara that a public involvement plan needs to be implemented to keep the community informed. He asked how the public can get her ideas and input. She said that she is going to rely heavily on public input in order to complete the changes and added that there is a link on the website titled "2016 Comp Plan Update". Barbara added that if people had documents or thought of suggestions at a later time they could be emailed directly to her.

Vicki Wilson asked the audience members how they found out about the meeting. Various people commented. Some people found out through word of mouth, and some through the paper. A request was made to publish a blurb outside of the public notices, due to the difficulty of finding the information. Rob Drexler commented saying when a submission is made to the paper, it is up to that paper to place it where they need to. Barbara said that anybody that has their name and contact information on the sign in sheet will be contacted about future meetings.

Loretta Swanson said that some details need to be completed on the comp plan revision before she and her department can do their part. She said her plan was to create a draft scope of work and present it to the Commissioners. After that, she would like to present the draft at the March meeting.

Bill again thanked the audience members and reiterated that if anybody has more ideas, they need to email Barbara. The audience was also reminded to check the website for updates before the next meeting.

5. New Business

None

6. Adjournment

At 7:36 PM the meeting was adjourned.