

# Mason County Planning Advisory Commission

August 3, 2015

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

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1. **Call to Order**

Rob Drexler called the meeting to order at 6:02 pm. There was not a quorum present for the meeting.

2. **Roll Call**

**Present:** Rob Drexler, Vicki Wilson, Kevin Shutty

**Excused:** Steve Van Denover, Bill Dewey, Kristy Buck, Tim Duffy

**Staff:** Rebecca Hersha, Grace Miller, and Rick Mraz from Ecology

3. **Regular Business**

a. **Adoption of Agenda**

The agenda could not be adopted due to no quorum

b. **Approval of Minutes**

Minutes could not be adopted due to no quorum

4. **New Business**

Due to lack of a quorum, Rob suggested opening the floor for public comment and suggestions to those present. He announced that no decisions could actually be made, but that comment would be accepted to address at the next meeting. Rebecca asked the PAC if they would be willing to meet on August 31<sup>st</sup>. Rob asked that Rebecca send out an email to make sure that date works for those not present.

Upon opening the floor for comment, Jim Madden asked the best way to provide input regarding the Shoreline Master Program. Rebecca answered saying that the best way to provide comment is to email her directly.

Vicki spoke briefly about Department of Natural Resources bonds. She had language regarding these accounts from DNR and gave a copy to Rebecca. Vicki then read from an article in the Mason County Journal from July 23, 2015 regarding conservation money. Rebecca said she did add assignment of funds to the Fish and Wildlife Chapter, but had not done so to the restoration chapter.

Jim Madden referred to Exhibit 1 (*Draft 8.52.170 Fish and wildlife habitat conservation areas, dated July 28, 2015*) page 16, and asked about the definition of “legally established structure” in section (I) (i). Rebecca answered saying that when a structure was built on a parcel, it had any required permits at the time and met code. If it met all requirements, this

means the structure is in compliance and was legally established. He used Mason Lake as an example saying there are structures that want to expand but need a foundation. Jim asked if those people would need to meet the setbacks and common line requirements that are established by the new SMP. Rebecca said no. If it was built at a time when permits were not required, or foundation specifications were different, then the footprint is grandfathered. The County allows for a complete replacement, tear down, and rebuild the foundation. Discussion was sparked between Jim Reese, Jim Madden, and the PAC regarding building code and regulations for building up instead of out. After discussing what is allowed, Vicki asked Jim Madden if he was concerned about views being blocked to which he said he was.

John McLean inquired if the reason for the common line was to protect neighboring views or if it was in place for environmental reasons. Rebecca answered that it is in place for both reasons. She stated that the common line allows you to get closer for views, but does provide a buffer for water quality and other habitat functions.

Jim Madden questioned how speed limits near shorelines will be addressed. Rebecca said that the SMP and Resource Ordinance do not have the jurisdiction to regulate vessels. Jim Reese suggested speaking to the sheriff regarding boating requirements. Jim Madden then asked how the process has gone thus far for the revision of the SMP. Rob explained how the changes have worked, and also explained that the PAC makes recommendations that then go to the Board of County Commissioners. Rebecca added that there are requirements that must be met from Ecology. Jim Madden asked what the timeline was before it goes to the County Commissioners. Rebecca said she hopes to be done with the workshops within the next 2 meetings, and then move forward to public hearings. Once the hearings are done, the document will go to the Commissioners for their hearing and final approval.

No other comments from the present public.

## 5. **Adjournment**

Rob adjourned the meeting at 6:35 pm.