

Mason County Planning Advisory Commission

January 23, 2017

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

Call to Order

Rob Drexler called the meeting to order at 6:01 p.m.

Roll Call

Present: Marilyn Vogler, Deb Soper, James Thomas, Rob Drexler

Excused: Vicki Wilson

Regular Business

Adoption of Agenda- James Thomas made a motion to adopt agenda as printed. Motion seconded by Marilyn. All in favor, motion carried.

Approval of minutes-

December 19, 2017- Marilyn mentions page 7 of the minutes, no changes but wanted to make a clarification this moment forward. She states, "RCW says that the comprehensive plan of each county or city that is adopted shall be coordinated with and consistent with the comprehensive plans adopted pursuant to the law of other counties or cities with which the county or city has in part common borders or related issues." Marilyn made a motion to adopt the minutes as presented. Motion seconded by James Thomas. All in favor, motion carried.

Public Comment- At 6:05 p.m., Rob Drexler asks if there is any other Public Comment.

Constance Ibsen, asks if there is a known timeline for the COMP Plan to go before the County Commissioners, and what material will be going before them. Dave Windom responded that he is waiting for a couple of chapters that are being worked on by other agencies, which include Economic Development and Utilities. Mentioned that they are waiting to see what the Legislature is deciding on the Hirst water decision, before they include that in the COMP Plan.

Dave mentions that some chapters were not required, only pieces from certain chapters. Marilyn responds that her impression was that they were not considering the Economic Development Chapter until they finished with the mandated items. And that any other items that were put on hold need to be readdressed as well. Rob Drexler agrees that that was the original idea voted on.

Dave mentions that the EDC will have an RFP out for someone to write the chapter. It is going to take a while. Dave mentioned that Mason County needs to forge ahead in order to maintain functionality and make their requirements. After the COMP Plan is submitted they can come back and add the EDC chapter. Marilyn wants to come back to the beginning with all the suggestions made for other chapters as well.

Constance asks, what will happen if the legislature goes past June with the Hirst decision. Dave mentions that he hopes the policy part of the Hirst decision will be done in the next few months and the financial section left to the last part of the deadline.

Public Comment is closed at 6:11 p.m.

Continued Public Hearing from October 17, 2016 and November 21, 2016 – Proposed amendments to Village Commercial District in Allyn Urban Growth Area with respect to Residential Uses.

Presenter: David Windom, Department of Community Services

Dave presents the staff report, mentions that they left off talking about a 50% mix of residential and commercial. Marilyn and Dave have discussed that that percentage may not be the direction the PAC wants to lean toward. He did talk to the BOCC about the mix, their opinion was not to set a percentage on the mix due to issues with enforcement. He mentioned that they would like to come back later with a Tiny Homes within UGAs Workshop, using Allyn as an example with no maximum of coverage on lots, beside the setbacks.

Dave mentioned work being done in other places on the topic of tiny homes, they are approaching it as a pathway to ownership, rather than rentals.

Rob asks if there are questions for staff.

Dave mentions the Allyn UGA zoning map that is posted on the wall.

Public Comment opened up at 6:15 p.m.

None

Public Comment closed at 6:16 p.m.

Marilyn reads off what the primary and secondary purposes of the zoning are in the Allyn UGA. She stated that 50% mix was probably not a good figure and that it should be more like 30% or 40% residential. She believes it should have a limiting percentage because residential is not the primary zoning. And that it should be rezoned if residential is sought after. If no restriction is put on it, the character of what the zone was intended for may be lost. She mentions affordable housing opportunities and the need for density limits.

James Thomas mentions that density limits will have an upward pressure on rents. Marilyn suggests a minimum of 13 dwelling units per acre, which would turn out to be 650 sq. ft. apartments, average; and a maximum of 16 dwelling units per acre.

James Thomas asks Dave if there is a density limit in that vicinity. He mentions that businesses are desperately needed there.

Rob Drexler believes the market should take care of the percentage of mix regarding residential and commercial. He mentions that he was involved in the current plan for the area and the good intentions for the area have not developed.

Dave chimes in that there is no minimum density in that area.

Rob Drexler says the current plan took about 4 years to put together by citizens and staff, and there are still no new shops in the UGA. Best method, Rob believes, is to allow the use in the zone, and then the market will take care of the percentages. If the people need a little more space for commercial/residential they will come back to the PAC for a rezone.

Marilyn says that if a percentage is not agreed upon, then she suggests scratching residential altogether, stating that a big part of that area is already residential. Rob disagrees with completely doing away with residential.

James Thomas asks Mr. Isley to explain the financing issues that he has had.

Bill Isley talks about how he built a building, based on the current zoning, and looked for a tenant for 3 years and could not find one. The top floor ended up residential and the bottom they called "home business", since there were no home business regulations in Mason County. Mr. Isley talks about the configuration of the building, the setbacks, and density. Mr. Isley says that the banks won't loan. James Thomas asks if it's something in the County's zoning that deters the bank from loaning. Mr. Isley says that once the banks see that the zoning is Mixed Use they turn it away. The bank's explanation, according to Mr. Isley, is that after the recent financial crisis, funding to such projects was shut down or highly limited. States that his commercial to residential, is 2 to 1, a much greater percentage than what Seattle mixed use was getting loans for, which he states as 8 % to 12% (commercial).

Marilyn mentions that she talked with a commercial loan agent in California and that they have softened up on allowing loans for 40% or even 50% commercial, in regards to mix use. Of course, this is dependent on location, local banks may have other ideas.

Rob Drexler mentions that six or seven months ago, when he was checking into the same type of loans, the availability was not there, locally.

Marilyn asks Dave what the boundaries are for the Allyn UGA on the map hanging on the wall. Dave and Rob explain it is the whole portion marked in different colors. Dave explains that most of the commercial is along Highway 3, goes on to point out the different zoning on the map. Marilyn asks the group, if they do not require a percentage and all of these sections that Dave pointed out fill up with residential, where does commercial locate? Rob Drexler, mentions the option of rezoning again.

Rob Drexler talks about the zoning with the first draft, before the current plan, and the mess it was with literally every 35 foot lot color coded a different color. Continues to talk about the more restrictions put on the zoning in the Allyn UGA, the less interest there will be and people will run to Belfair.

Bill Isley talks about the 3 years it took him to get water to the site he owns. He says that without water, there is no fire flow, without fire flow there is no commercial. He talked about the 5 water systems they have in the district and about the current consolidation efforts. Also, talked about the desires of developers, their need for infrastructure and clear zoning.

Marilyn asked Mr. Isley if he had an opinion about removing residential entirely. Mr. Isley believes zero allowances for residential just adds to the impediment.

James Thomas asks Mr. Isley to imagine taking the residential aspect out of the building he already built. If it's all commercial, Mr. Isley may be able to find financing quickly. Mr. Isley answers that the market would suggest it would be vacant. James mentions Lakeland Village as a market that could be served by more commercial development in Allyn.

Dave asks what the incentive is for a business to locate 2 blocks off Highway 3. James points out that businesses a few blocks off the highway are highly visible because they are all on a hill. Rob Drexler talks apartment buildings in the current commercial district and how they would fill up quickly.

Marilyn wants to set limits on residential, apartments of at least 6 units. She mentions the conversation she had with the commercial loan agent in California, they discussed mixed use and the idea that you have to have a high enough residential population to support the neighborhood shops. Bill Isley reminds them that the setbacks and the heights will determine density.

James Thomas asks why there hasn't been more commercial development along Highway 3. Rob Drexler mentions the ice cream shop with the hotel room, with the foundation near the water. He mentions there is not enough room on the waterside to meet the new Shoreline Management Act. Rob and James talks about the availability of commercial land, at the moment.

Dave interjects with, "Is it the plan that is restricted growth, or is growth restricted for some other reason."

Bill Isley mentions that he had a grocery market study done, and the results were that there wasn't the population to support it. Stores under 5000 sq. ft. can't buy wholesale groceries, making it too expensive to run.

Rob mentions the number of units in Lakeland Village, 800-820. James Thomas adds that the retirement population within the Village is slowly turning into families.

Constance Ibsen talks about Union and the specialty shops that they have, something that draws people because it is unique to the area.

Marilyn states that they need to change something but also need to stick as faithfully as they can to the current zoning, since this was not a request to rezone.

Deb Soper asks, if they add the suggested language in 17.12.110 and 17.12.120, eliminating the percentage in 120, would that be adequate to address the situation that Mr. Isley has found himself in.

Marilyn clarifies that the new document adds “Multi-Family dwelling units (min 4 units)”. The percentage at the beginning of 17.12.120 had also been added.

Dave asks for clarification on 17.12.160, about dropping line (3) A. All agree that that is correct.

James Thomas wants to keep the amendments that were made but take out the following that was added to 17.12.120:

No more than fifty percent (50%) of the total parcels in this zoning district shall be permitted to develop as residential uses.

James Thomas then makes the following motion: “So with those exceptions noted, the striking the no more than 50%, I would move that we then adopt this as it stands”. Marilyn seconds the motions. All in favor. Motion carried.

Public Hearing – Revisions to Chapter XII (Health and Human Services) of the Mason County Comprehensive Plan.

Presenter: David Windom, Department of Community Services

Dave mentions that the document he revised was essentially the entire State Health Care Improvement Plan in one chapter. He has gone through and taken out pieces that they are already doing the best required by law, they do not necessarily need to be addressed by the COMP Plan. Through continued review the director cut the excessive detail to some of the listed goals in order to provide more flexibility. His revisions were geared toward a concept called Foundational Public Health Services.

Marilyn talks about internal linkages and the plan demonstrating this. Dave says if you look at all health 20 percent is clinical, therefore how is the other 80 percent addressed. Marilyn decides to wait till discussion to address this topic further.

Page 14 of the original document, number 1.1, Deb Soper asks Dave why *from land use activities and development* was removed. Dave says that using that phrase limits how one can protect water quality. Marilyn mentions lack of inspection of septic systems. Deb also asks about the removal of 1.9 from the same page.

1.9 The County will work to keep current on the risks to ground and surface water resources posed by human activities and update its rules and policies to manage these risks to protect the public’s health.

The County will work with stakeholders to assure surface water resources are protected from land use activities, development and non-point pollution.

Dave mentions that he is trying to keep it somewhat vague and that it can change over the next ten years. Marilyn asks if they have been able to eliminate the ability to look at non-point pollution from health aspects. Dave answers no and that part of that falls to the health officer, as the ultimate public health authority in the county.

Deb asks about 1.10 on the same page, stating that as revised, it sounds vague and suggestive. Deb is concerned that revision could affect the home owner more intensively. Dave explains that significant public health risk, in that regard, is defined as contact with effluent. Dave mentions it is defined in the WAC 246.27 2a. Rob Drexler notes that it is also mentioned in the sewer regulations.

PAC agrees to scratch “urban growth areas” from 1.10.

1.10 The County will ensure that on-site sewage systems ~~in urban growth areas that cause significant surface water pollution or~~ pose significant public health risk are converted to sewer upon availability.

Opened to Public Comment at 7:14 p.m.

Teri King asks about the tobacco section and whether it was cut out of the chapter because it is a mandatory requirement of another document. Dave mentions that in 2009 all the tobacco money that they received from the state in taxes got put in the general fund. He didn’t want to add language about tobacco when they may not have funding to follow up on. Teri then mentions section 2.6 on page 15 – 22, she is wondering if unused medicines includes needles. James Thomas suggests using the phrase “**medical devices**” or “**medical waste**”.

Regarding page 16, goal 2, Teri asks if institutions include recreational parks.

Constance Ibsen has a comment about page 3 on the revised “clean” Chapter XII, states that she thinks sources should stand out more in the document. Would like the City of Shelton to be included somewhere in the chapter.

Marilyn stated that under the section Authority and Origins of Planning in Public Health, “Dave has differentiated between the Board of Health, which enforces the state’s laws in its jurisdiction, which in it includes the city. But this is a comprehensive plan for the county, not the Public Health Department.”

Closed Public Comment at 7:22 p.m.

Teri King with Washington Sea Grant begins testimony. She appreciates the streamlining that staff has achieved with the new document. She asks that under goal 1 on page 14 of the original document, that *recreation* be changed to *fishing*.

Protection and preservation of Groundwater Quality and Drinking Water Supplies; Surface Water Quality protection for safe recreation and shellfish harvesting.

The following was an agreed substitution:*safe fishing, shellfish harvesting, and recreational contact.*

Marilyn asks Teri if she is content with “should” and then asks Dave about the inconsistency of using “will” and “should”. Dave mentions that he cannot force, there must be voluntary compliance, thus the wording.

Teri would like to see something about encouraging people with non-monitored wells to monitor on a routine basis, which is part of the state goal.

Closed the Public Testimony Portion at 7:28 p.m.

Marilyn would like the following sentence from the original version of the chapter to be kept in the revision:

Recognizing the impact of the built environment on the public’s health, the design of communities should be optimized in such a way that it protects the health of residents from environmental threats while encouraging healthy behavior.

Marilyn mentions that in the Assessment section on page 4 of the original document there is no assessment of aesthetically pleasing, which is listed on page 2. She suggests measuring it by the opportunities for engagement with arts, music, and culture. Dave suggests that in some ways it is addressed in the County Health Rankings. He suggests that you have to be careful about the County Health Rankings because things are scaled on incidence per 100,000. “To take our County to that level you have to have a multiplication factor in there, which also multiplies your margin of error.” Those aspects that had a high margin of error were taken out of the chapter.

Marilyn suggests coming up with our own assessment, Dave believes it is already address in the Parks and Recreation portion of the COMP Plan. Marilyn mentions it is not the built environment. It is mentioned again that recreational options are mentioned in another chapter of the COMP Plan.

Marilyn states that under Assessment we should have a reference to things that are done in the community to measure what’s available. Dave asks where the reference should go and Teri King recommends under Social and Economic Factors.

Under the Assessment section “Understanding of Interactions between the Built Environment and Health”, Marilyn has typed up specific language she would like added. She would like a bullet for Housing Options that reads,

“The availability of sufficient housing stock to provide choices in type, including studio and larger apartments, single family homes on small as well as large lots, duplex, triplex, manufactured mobile homes, and RVs designed for permanent residence. Affordability and location is critical to facilitate access to other systems influencing the social determinants of health.”

Marilyn gives a copy of this language to Dave, noting that not all of the items have to be included. Dave interjects to say RVs are not currently allowed as permanent residences and Marilyn states that RVs used in such a manner is forward thinking.

Dave mentions that sufficient housing stock is addressed in the Housing Chapter of the COMP Plan. Marilyn believes it is a critical part of public health.

James Thomas and Constance Ibsen have concerns about RVs being used as permanent residences. There is less of a problem if the RV is connect to a sewage system, not just utilizing a holding tank.

Bottom of Page 9 of the original document Marilyn would like to edit as follows:

The County has developed a Master Parks Comprehensive Plan in 2013, this plan integrates the parks and public trails called for within the various sub-area plans of the urban growth areas. ~~This should further support the development of walking or biking trails within the urban growth areas and~~ This Master Plan should be integrated into the overall Comprehensive Plan to ensure internal linkages among the systems influencing the social determinants of health, particularly housing and transportation and recreation in order to improve access to the many recreational facilities within Mason County.

Page 13 of the original chapter, under goal 3, Marilyn would like to add two points as 3.3 and 3.4, while reordering the points currently under those numbers.

3.3 Mason County will work with the court system, law enforcement, and the prosecutor's office to ensure best practices are employed with regard to reducing the correlation between poverty and the criminal justice system.

3.4 Mason County will collaborate with the court system to ensure persons receive appropriate and adequate care for mental health and substance use issues while incarcerated.

Rob Drexler asks Marilyn to define best practices with reference to her statements.

James Thomas believes that the language allows for best practices because professionals in any area understand what best practices in their area of competence are.

Tom Davis, Mental Health Coordinator for Mason County, "Usually best practices are identified through the public policy institute, that's what creates best practices and actually they are the creator of best practices, so you have a reference point to say *oh we will hear the best practices as defined by public policy institute in these matters.*" He believes that if the intent of the County was to adhere to best practices, as they relate to the court, they would have something to fall back on within the COMP Plan, giving it more weight.

Dave asks for advice on page 13 of the original document and the use of the word "assure" in 3.2 and 3.3. Teri suggest using "so" in both cases.

3.2 The County will collaborate with the provider community ~~to assure~~ so that the high risk population and most vulnerable population is served appropriate to the level of need.

3.3 The County will collaborate with the provider community, the funders, and will with funds under County control ~~assure equity of~~ so services meet the needs of all ages, ethnicities, and geographic locations of Mason County residents.

After a general discussion of people unable to access health care after incarceration, Marilyn and James encourage Dave to talk with Prosecutor Tim Whitehead on language concerning incarcerating someone, where they cannot provide for their own care and that it will be provided by the County.

Dave makes this statement to add to the Chapter on Health and Human Service,

The County will collaborate with the court system to enable persons to receive mental health and substance use treatment while incarcerated.

Rob Drexler asks the PAC if they are comfortable enough to pass the chapter with the following changes and punctuation changes. James Thomas asks that they might have another hearing on the chapter. Chapter XII Health and Human Services is tabled until the February Planning Commission Meeting.

New Business- Teri King asks Dave how many applicants they have received for the Planning Commission and Dave answers five with one retraction.

Adjournment

Rob adjourned the meeting at 8:09 p.m.