



MASON COUNTY

PLANNING ADVISORY COMMISSION

MASON COUNTY COMMUNITY SERVICES

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5th Street Shelton, Wa 98584

REGULAR MEETING

January 22, 2018

MINUTES

1. CALL TO ORDER AND ROLL CALL

James Thomas, Planning Advisory Commission Chair, called the meeting to order at 6:02 p.m. All of the currently appointed commissioners were in attendance:

Aaron Cleveland
Marilyn Vogler
James Thomas

Deb Soper
Brian Smith
Jason Bailey

Jamie Bariekman

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES AND AGENDA

Motion was made by Commissioner Bailey and Seconded by Commissioner Cleveland to approve the minutes of the December 18, 2017 Regular meeting as presented.

Vote:

7 in favor (Vogler, Bailey, Cleveland, Soper, Thomas, Smith, and Bariekman)

0 opposed

0 abstentions

Motion passed

B. CHANGES TO THE AGENDA

None

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

February 12, 2019 (due to holiday on February 19th and PAC member availability)

This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.

E. COMMITTEE/STAFF UPDATES

Paula mentioned that the Mason County Conservation District speaker would not be in attendance for the presentation on Stormwater – Low Impact Development.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

- **Constance Ibsen**

- Requested information regarding the process of sub-area plan creation and how it is incorporated into the Comprehensive Plan, noted interest within her community, and was curious who would be involved in that process within the County if a plan were possible.

4. BRIEFING – Water Adequacy Planning

Dave Windom, Community Services Director, presented slides regarding the Foster and Hirst decisions, talked about Mason County’s average rain fall and how the County received a lot of water, but returning the water to the aquifer was the issue. He talked about different methods of capturing water and using that water to mitigate through an LID approach to water recharge. He talked about septic system recharge and calculating accurate numbers. He mentioned possible volunteer metering on John’s Prairie. Many bills had been introduced in the Legislature to try to solve Hirst, bill 6091 was passed and then signed on January 19, 2018 by Governor Inslee. Dave talked about the next steps as a department in addressing the decision, which would include code revisions during the next 4 to 6 weeks. He went over the stipulations of Bill 6091 with the PAC. He noted that having a hydrogeologist on staff was a future goal; such staffing would build the County’s knowledge of the region’s water use and provide stormwater management expertise and review.

This complete briefing and resultant discussion is on file (via audio) and will be made available on the Mason County website.

5. BRIEFING/PANEL DISCUSSION – STORMWATER – LOW IMPACT DEVELOPMENT

Loretta Swanson, Public Works Technical Services Manager, mentioned that her presentation would be a quick explanation of LID, LID strategies, and the codes the County had regarding LID. She talked about the old Belfair Development Regulations regarding LID as too restrictive and possibly discouraged development. The new revisions to the Belfair Development regulations did not lose any protections with its specification of using the 2012 Stormwater Management Manual for Western Washington. She noted that LID was the hydrology situation after development. There were four strategies to achieve LID: conserving, good site planning, management planning, and maintaining the original conditions. She handed out fliers from the Department of Ecology and the EPA.

Ben Thompson, Department of Natural Resources Urban Forestry Specialist, presented on the impact of trees and vegetation on the control of water runoff and tree canopy as a means to reduce rainwater splash compaction. He talked about soil layer makeup and that in the development process removal of the O, A, and sometimes part of the B layer occur, and when soil is brought back after a project is completed it is often much less of the O and A type, creating a less porous and biologically rich layer. He also talked about some methods that developers and owners could take to aid the restoration and stewardship of their land.

Paula Reeves, Planning Manager, showed slides on examples of LID projects with pervious pavement, storage of water, reuse of the water, projects in Snohomish County and the use of bio-swales.

This complete briefing item and resultant discussion is on file (via audio) and will be made available on the Mason County website.

Break 7:55 – 8:02pm

6. BRIEFING – MULTI-FAMILY HOUSING IN ALLYN AND MASON COUNTY

Paula mentioned the case study that she had provided the PAC. She talked about how many of the Village Commercial zoned lots in Allyn could not support multi-family with a minimum of four units, the current code could be exclusionary. Commissioner Vogler communicated some ideas on the definition of multi-family. PAC had a discussion on what multi-family meant, square footage, and whether it could include the grouping of several tiny homes. The PAC also debated whether they should address the Village Commercial zone and multi-family issue just in Allyn or County wide. Paula will have a listing or map of where multi-family is allowed in the County by next meeting.

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7. ADJOURN

Commissioner Thomas called meeting adjourned at 8:47 pm.