



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

May 20, 2019

MINUTES

1. CALL TO ORDER AND ROLL CALL

Marilyn Vogler, Planning Advisory Commission Chair, called the meeting to order at 6:02 p.m. The following commissioners were in attendance:

**Morgan Ireland
Marilyn Vogler
Aaron Cleveland**

**Deb Soper
Brian Smith**

Guest: Loretta Swanson – Public Works

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Smith pointed out a typo on page 7 stating “boarders” should be “borders.”

Motion was made by Commissioner Smith and seconded by Commissioner Cleveland to approve the minutes from the April 15, 2019 regular meeting as ammended.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

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.

B. CHANGES TO THE AGENDA

Commissioner Smith made a motion to approve the agenda as presented, seconded by Commissioner Ireland.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

June 17, 2019

Kell stated she had a rezone on the schedule for the June meeting and was considering not having a July meeting due to staffing restraints. Kell said she would know for sure by the June meeting whether a July meeting would be necessary.

Commissioner Smith said he would be absent from the June meeting. Commissioner Vogler asked that the other commissioners keep that in mind as all others would need to be present for a quorum.

E. COMMITTEE/STAFF UPDATES

Commissioner Vogler asked for an update of the rezone from the April meeting. Kell said it is on the BOCC Agenda for June 4, 2019 and that Impact Northwest, the owner, had written a letter regarding intent of use, clearing up questions they had had.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:09 p.m.

- **Constance Ibsen** –Constance particularized her concern as proposed code updates being a reaction to development rather than concurrency with Growth Management. She then asked Kell to give an update on the proposed 100-unit development off Roy Boad Rd. Kell stated that the property in question is currently going through the moratorium release process in which a hearing will be held on May 22, 2019 in front of the Hearings Examiner.

Public Comment Closed – 6:16 p.m.

4. PUBLIC HEARINGS - 6:19 p.m.

Amending Title 14, Chapter 14.22 and Title 8, Chapter 8.52, Section 8.52.130 to incorporate Flood Damage Prevention – 6:019 p.m.

Kell explained that FEMA updated their floodplain maps for the National Flood Insurance Program (NFIP). As Mason County is enrolled in NFIP, it is required that these changes be adopted by June 20, 2019 in order to stay in the program allowing for citizens to purchase flood insurance or a property in a floodplain through a loan.

Commissioner Vogler referenced the letter written to County Commissioner Neatherlin from FEMA regarding adopting the floodplain management measures, which states if language is included in the current floodplain management measures to automatically adopt the most recent available elevations, then they may already be in compliance. Kell stated that there were additional changes made that required the update to these chapters than just the elevations.

Public comment opened and closed – 6:24 p.m.

Commissioner Cleveland made a motion to recommend approval, seconded by Commissioner Smith.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Adoption of the Allyn and Belfair Mobility Plans – 6:25 p.m.

Loretta Swanson of Public Works began by giving a brief overview of the mobility plans explaining how they tie into the comprehensive plan through the transportation element.

Commissioner Vogler asked about the realistic probability and timeline of a rumored traffic circle in Belfair and whether it is included as part of the mobility plan. Loretta explained that it was and expanded on how which projects are chosen for development and when. She also stated the Mason County is not required to adopt Level of Service standards due to Mason County not having primary arterials under their jurisdiction as they are state highways.

Public comment opened - 6:33 p.m.

- **Ken VanBuskirk** – Ken first asked a couple clarifying questions before making his comment. Ken asked whether the commission was considering both the Belfair and Allyn plans as one or separately and confirmed that TIP-CAP had approved the plans. With the understanding that the PAC was considering both the Belfair and Allyn mobility plans at once, Ken expressed his concerns about the Belfair Mobility Plan not being in compliance with the Belfair Sub Area Plan and pointed out mistakes in the

data. He expressed specific concern about a new connector being in the works on Romance Hill while the majority of the Belfair Sub Area Plan recommendations from 2003 have not been completed.

- **Constance Ibsen** – Constance expressed concern about the funding for such large projects as the proposed connector.

Public comment closed – 6:55 p.m.

Loretta responded to public comments by reiterating that they are just plans at this point in time and that there is a well thought out process for deciding which projects are a priority and how to fund them. She continued to explain that topography was a crucial factor in deciding placement of the connector project, and that the need stemmed from inadequate emergency service access routes in response to questions posed by Commissioner Smith.

Ken inquired about the funding for the Romance Hill connector project to which Loretta responded it was really to early in the planning stages for funding to be discussed.

Commissioner Ireland asked about the prioritization of non-motorized projects. Loretta stated a future proposed sewer extension would provide for an opportunity to have a paved trail. She also explained that a portion of road fund is specifically set aside every year for non-motorized projects and that she would love to work with the Parks department in the future to come up with ideas.

Commissioner Ireland also asked if there was anything more comprehensive regarding trails than the mobility plan. Loretta said there was a Trails and Paths plan put together in 2009 that exists but would need updated.

Commissioner Smith asked about adding the adoption of a street ordinance as an agenda item to a future meeting. Loretta confirmed that is something she is aware of that needs done and stated it on the Public Works 2019 Work Plan but may get pushed to 2020.

Before asking for a motion, Commissioner Vogler reminded commissioners that it is not required for the county to adopt the mobility plans, but that adoption is important for implementation and funding further down the road.

Commissioner Smith made a motion to recommend approval of both the Belfair and Allyn mobility plans. Motion was seconded by Commissioner Ireland.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Adoption of the Belfair Basin Plan – 7:15 p.m.

Loretta began by stating in the matter of adopting the Belfair Basin Plan was not urgent compared to the mobility plans discussed previously, and as the Basin Plan is large, she understood if the commission needed more time to make a recommendation. She then went on to explain the basis and background for the Basin Plan.

Commissioner Vogler asked about the stormwater manual, concerned about the timing of adopting in conjunction with the Basin Plan. She asked that it be a priority for the 2019 Workplan. Loretta mentioned that the 2014 stormwater manual was adopted into the utility code, which isn't the first place someone would look for it, agreeing that it needs to be adopted into the correct place.

Commissioner Ireland asked about LID standards and if the intent is to replace them with the manuals. Loretta confirmed that the intent would be to replace the standards with the recommendations from the manuals and Kell explained further to say the plan would be to update all the codes with LID standards at once.

Commissioner Ireland also asked if there are any ecology designated impaired waterways in the Belfair UGA, and whether or not an MS4 permit would be triggered any time in the near future. Loretta confirmed there were impaired waterways and that Belfair doesn't trigger an MS4 permit as the population isn't large enough and isn't anticipated to be for many years.

Commissioner Vogler asked if there were any specific questions from the public to be addressed before opening public comment to which Ken asked about clarification on a few items. First, Ken asked if the buildout and modeling for the Basin Plan was part of the delay for Phase II of the sewer project. Loretta answered that the data had been shared with the planners of the Belfair sewer and therefore, probably did have something to do with the delay.

The second question Ken had was about the status of the Old Belfair Highway retrofit. Loretta said it was partially complete in the sense that there are plans for additional work to be done. Ken then asked if the six-inch drain in the completed portion was where the original waterflow was going. Loretta explained that that was the additional work they were planning on doing, adding treatment to the waterflow going into the Union River. She elaborated that part of the reason for adopting the Basin Plan is that it informs the Capital Facilities portion of the Comprehensive Plan, allowing the county to plan projects and funding in advance.

Public comment opened – 7:36 P.M.

- **Ken VanBuskirk** – Ken began by suggesting continuing the public hearing in order for the PAC to go into more depth of the Basin Plan. He emphasized that the modeling done in the Basin Plan was done on incorrect data, pointing out specific examples where elements were mapped wrong. He expressed concern about the data not being field tested and suggested it be sent back to the consulting company for a refund.

Commissioner Vogler asked if Ken felt the bigger problem was with the data used or if he thought there was a calculation problem. Ken answered that he felt there were many data gaps in the information that caused the problem.

Public comment closed – 7:49 P.M.

Commissioner Vogler confirmed with Loretta that continuing the hearing would not change the errors in the data, or that it would not be sent back to the consulting company. Loretta confirmed and stated that part of the funding came from Ecology. Commissioner Vogler also asked when the errors in the data would become an issue. Loretta explained that the sub-basin boundaries are the focus and that any development would trigger SEPA, addressing most concerns through the process.

Commissioner Ireland said she would be abstaining as she felt she hadn't had enough time to fully review the Belfair Basin Plan but trusted in the opinion of the fellow commissioners.

Commissioner Cleveland made a motion to recommend approval of the Belfair Basin Plan, seconded by Commissioner Smith.

Vote:

4 in favor

0 opposed

1 abstentions

Motion passed

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 7:56 pm.