

## **BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**

**NOVEMBER 20, 2001**

The meeting was called to order at 9:00 a.m. by Chairperson Herb Baze with the flag salute. Commissioners Wesley E. Johnson and Bob Holter were also in attendance.

**APPROVAL OF MINUTES:** Cmmr. Johnson/Holter moved and seconded to approve the November 5, 6 & 13 briefing minutes. Motion carried unanimously. B-aye; C-aye; O-aye.

### **CORRESPONDENCE**

#### **CENSUS 2000 BLOCK MAPS**

A copy of the Census 2000 Block Maps for Mason County was received from the United States Department of Commerce Bureau of the Census. Filed with Community Development/Planning.

#### **VETERANS ASSISTANCE**

As required by law, the VFW Post 1694 submitted a report for veterans served during the period of November 2000 through October 2001.

#### **NORTH BAY/CASE INLET WASTEWATER**

Notification was received that the amendment to the grant agreement for North Bay/Case Inlet Wastewater Facilities Construction Project Grant No. G9700035 in the amount of \$200,000 has been signed.

#### **AT&T BROADBAND**

AT&T Broadband announced upcoming changes to their analog and digital channel line-ups effective December 6, 2001.

A formal written acceptance of the cable television franchise was received from TCI Cablevision of Washington, known as AT&T Broadband.

#### **FPD #2**

Fire Protection District #2 asked the County to be amenable to their position as a junior taxing district and the level of fire service available.

#### **IRON HORSE HOUSING PROJECT**

A letter of support was received from Richard Bell, Windermere Real Estate, for the Iron Horse Housing project within the Belfair UGA.

#### **BUREAU OF INDIAN AFFAIRS**

Correspondence was submitted by the Squaxin Island Tribe regarding fee-to-trust transfers of Squaxin Island Tribal lands.

#### **GAMBLING TAX**

Vickie Shurr noted her opposition to the gambling tax.

### **BUSINESS**

#### **HEARING EXAMINER CONTRACTS**

Bob Fink, Planning Manager, presented proposed contracts for hearing examiner and deputy hearing examiner.

The Board noted that the County will be sharing the same Hearing Examiner as the City of Shelton, which will make it consistent in the community regarding land use issues.

**Cmmr. Holter/Johnson moved and seconded the Board approve the proposed contracts with Phil Olbrechts as**

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**VETERANS ASSISTANCE APPLICATIONS**

Ronald Sherman – VFW 1694 – Food \$100.00; Utilities \$146.25 = \$246.25  
Terrance Lee – VFW 1694 – Housing \$400.00  
William Coward – VFW 1694 – Food \$200.00

The Veterans Assistance Screening Committee is recommending approval on the above listed applications totaling \$846.25.

**Cmmr. Holter/Johnson moved and seconded to accept the recommendations for Ronald Sherman - Food \$100.00; Utilities \$146.25 = \$246.25; Terrance Lee – Housing \$400.00; William Coward –Food \$200.00 for a total of \$846.25. Motion carried unanimously. B-aye; H-aye; J-aye.**

**HEARING – SUPPLEMENTAL APPROPRIATION**

The Board held a hearing to consider a supplemental appropriation to the 2001 budget for Current Expense Fund \$27,932 due to a grant for equipment in the Sheriff's Department; Health Services Fund \$112,689 due to grant amendments to cover the medical passport program for children in foster care, program to reduce tobacco use, early intervention for at-risk families, alternative response system, immunization program and source water assessment program; Wastewater/North Bay/Case Inlet \$1,311,461 due to a Department of Ecology grant/loan for the wastewater facilities construction project.

Ione Siegler, Budget & Finance, recommended the Board approve the above supplemental appropriation.

**Cmmr. Holter/Johnson moved and seconded the Board approve a supplemental appropriation to the 2001 budget in the amount of \$27,932 for the Current Expense Fund, \$112,689 for the Health Services Fund and \$1,311,461 for the Wastewater North Bay/Case Inlet Fund. Motion carried unanimously. B-aye; H-aye; J-aye. Order signed (Exhibit A)**

**ESTABLISH REET 2**

The Budget & Finance Director presented a proposed resolution to establish an additional ¼ of 1% Real Estate Excise Tax (REET).

**Cmmr. Johnson/Holter moved and seconded the Board approve Resolution No. 121-01 and establish an additional 1/4 of 1% real estate excise tax. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 121-01 (Exhibit B)**

**ESTABLISH CAPITAL IMPROVEMENT FUND**

Ione Siegler, Budget & Finance Director, also submitted a proposed resolution to establish a Capital Improvement/REET 2 Fund which would be required for the additional real estate excise tax.

**Cmmr. Holter/Johnson moved and seconded the Board approve Resolution No. 122-01 and establish the Capital Improvement/REET 2 Fund. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 122-01 (Exhibit C)**

**INTERIM AGREEMENT #2 – REGIONAL WATER & WASTE WATER FACILITIES**

Gary Yando, Community Development Director, recommended the Board approve an Inter-Government Agreement for Regional Water and Wastewater Facilities Interim Agreement No. 2 with the City of Shelton, Port of Shelton, Washington State Department of Corrections, Washington State Patrol and the Public Utility District No. 1.

The agreement clarifies what the City of Shelton will be charging each participant for administrative services for the regional water and wastewater facilities. The original \$932.00 figure is subject to a 10% increase to bring the total of the administrative cost to \$1,025.00 for the County.

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**Cmmr. Holter/Johnson moved and seconded to approve Resolution No. 123-01 as it relates to the Hartstene Pointe Water and Sewer System Connection Assessments and monthly fees. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 123-01 (Exhibit D)**

**HEARING – COMPREHENSIVE PLAN & DEVELOPMENT REGULATIONS**

The Board held a hearing to consider a variance from the density requirements of the Mason County Comprehensive Plan and Development Regulations for Mr. Mike Huson.

Michael MacSems, Planner, reported that Mike Huson submitted a letter asking that the variance be put on hold until the Planning Department decides what will happen with the density requirements in the town of Tahuya.

**Cmmr. Holter/Johnson moved and seconded to continue the Mike Huson hearing to February 26, 2002 at 6:30 p.m. Motion carried unanimously. B-aye; H-aye; J-aye.**

**HEARING RESCHEDULE - KARPPINEN**

Rick Mraz, Planner, requested the Board rehear a shoreline permit case SHR2000-00027 to allow for adequate notice.

**Cmmr. Johnson/Holter moved and seconded to rehear the shoreline permit case #SHR2000-00027, an application for a variance to site a hydraulic boat lift within the 5-foot sideyard setback by Kimberly Karppinen. The new hearing date will be November 27, 2001 at 7:00 p.m. Motion carried unanimously. B-aye; H-aye; J-aye.**

**VETERANS ASSISTANCE**

Ned Forrest – VFW 1694 – Utilities \$104.05

**Cmmr. Holter/Johnson moved and seconded to accept the recommendation of the Veterans Assistance Fund for Mr. Ned Forrest in the amount of \$104.05 for utilities. Motion carried unanimously. B-aye; H-aye; J-aye.**

**RECESS**

The Board recessed at 9:43 a.m. until 10 am

**HEARING CONT. – DEVELOPMENT REGULATIONS ORDINANCE VARIANCE - BURKE**

The Board held a continuation hearing from 11/6/01 to consider a variance from the Mason County Development Regulations Ordinance No. 82-96, for construction in excess of the dimensional requirements for a rural activity center land use designation. Applicant: Patrick Burke, owner of American Cushion Industries. The proposal is to exceed the square footage maximum of 10,000 square feet slightly below 12,000 square feet.

Rick Mraz, Planner, presented the staff report and noted the addition will create approximately 12,000 square feet of structures on the parcel. The parcel size is 1.05 acres or approximately 46,000 square feet.

The Planning Commission and Planning Staff recommended approval of the proposal with the following conditions:

- 1) The proposed size of the building will exceed the fire protection resources in the RAC. Additional fire protection will be required.
- 2) The conditions of the environmental health variance/waiver shall be adhered to in the construction and operation of the addition.
- 3) The proposal will conform to all standard landscape and stormwater management requirements.
- 4) Construction will conform to all standard setback requirements.

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**RECESS**

The Board recessed at 10:10 a.m. until 10:30 a.m.

**HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT**

The Board held a public hearing to review community development and housing needs, inform citizens of the availability of funds and eligible uses of the state Community Development Block Grant (CDBG) and receive comments on proposed activities, particularly from low- and moderate-income persons residing in Mason County.

Kimberly Klint, Mason Matters and Mason County Continuum of Care for Emergency Transitional Affordable Housing, explained that the purpose of the hearing is to obtain citizens views and response to a community development block grant planning only grant. The grant is to be submitted to the Office of Community Development. The City of Shelton is the other partner in the grant joint application.

She noted that the notice of hearing was published in the November 8, 2001 edition of the Shelton-Mason County Journal and was also referred to in the City of Shelton's public announcement of their participation in the grant application. It was published on November 15, 2001. A notice of the hearing was also communicated to the Spanish community through the local churches and KMAS public announcement. Handouts were made available describing the CDBG program in Spanish and English.

It was explained that the Washington State Small Cities Community Block Grant Program is designed to fund a variety of local housing, public and community facilities, economic development and planning projects which benefit low and moderate income households. All the local projects must meet one of three national objectives to principally benefiting persons of low income, preventing or eliminating blight or slum, and/or meeting urgent community development needs that pose a serious and immediate threat to public health and safety. Multiple jurisdiction programs involving two partners are eligible for funds up to \$40,000 to support a program priority.

The application is to complete a housing needs assessment for Mason County and the City of Shelton which includes a demographic profile, housing marketing conditions analysis, housing conditions survey; and an inventory of affordable housing. It will provide Mason County and appropriate housing service providers with the needed information to understand the nature and extent of the housing needs of the low and moderate income neighbors. The data will allow prioritization of housing services and programs and subsequent development implementation of appropriate solutions that address the communities priority needs. It will also help the City of Shelton complete the comprehensive plan as part of meeting and integrating with Growth Management and provide valuable data to the County in updating the Growth Management Plan.

There will be three regional meetings where interested parties and key stakeholders will be able to share their perception of need and vital information to the contractor who will be leading the work. There will be a public meeting scheduled when the draft of the fund report is completed for public comment and will conclude with another public hearing once the grant is completed.

Mason County is one of eight community organizations asked to donate in kind staff time to provide technical assistance to the contractor who will be doing the needs assessment. It would involve providing access to the data that the County holds that is necessary to be included in the needs assessment and reviewing work product as it comes out. Any grant does require some resource of staff time to manage the grant. The Community Action Council has agreed to take care of the day to day cost and activities associated in managing the grant and bill the County so it minimizes staff time in the Department of Community Development.

It was noted the amount of application is \$29,775.

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**WORLD AIDS DAY PROCLAMATION**

Ben Johnson extended an invitation to attend the World AIDS Day Candle Light Vigil at the Shelton Civic Center on December 1 at 7 p.m. He recommended the Board adopt a proclamation to declare December 1, 2001 as World AIDS Day.

**Cmmr. Holter/Johnson moved and seconded to adopt the proclamation and declare December 1, 2001 as World AIDS Day. Motion carried unanimously. B-aye; J-aye; H-aye. (Exhibit F)**

**HEARING SET – VARIANCE DEVELOPMENT REGULATIONS**

Grace Miller, Planner, requested the Board set a hearing on December 4, 2001 at 9:30 a.m. for Kamilla McClelland to the Development Regulations. It is a variance request to rebuilt a stair tower because of leaking and it is higher than the 35' restriction. It is located near Union.

**Cmmr. Holter/Johnson moved and seconded to establish a hearing on Tuesday, December 4, 2001 at 9:30 a.m. to consider a variance to the Development Regulations for Kamilla McClelland. Motion carried unanimously. B-aye; H-aye; J-aye.**

**SURPLUS PROPERTY**

Dave Loser, ER&R Director, recommended the Board adopt a resolution for surplus property. He noted that on August 7, 2001 the Board approved a surplus property list. He submitted another list with additional items to be surplus and requested the board adopt a resolution.

**Cmmr. Holter/Johnson moved and seconded the Board adopt Resolution No. 124-01 for surplus of property and the Mason County Treasurer is authorized to conduct the sale on December 15, 2001. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 124-01 (Exhibit G)**

**TRANSPORT OF LOGS**

Public Works informed the Board that it is not necessary to use the Small Works Roster to relocate some logs in the Bambi Farms area of Skokomish Valley. The Skokomish Tribe and Mr. Tom Schreiber paid for the relocation of the logs.

**HEARING SET - BELFAIR BYPASS STUDY**

Jerry Hauth, Public Works Director, recommended the Board set a public hearing to review and comment the environmental issues on the Belfair Bypass project.

**Cmmr. Holter/Johnson moved and seconded to set a public hearing on December 12, 2001 from 3:00 – 7:00 p.m. at the Belfair Fire Station for the Belfair Bypass project. Motion carried unanimously. B-aye; H-aye; J-aye.**

**ADJOURNED**

The meeting adjourned at 11:02 a.m. due to no further business.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Herb Baze, Chairperson