

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

MARCH 5, 2002

The meeting was called to order by Chairperson Wesley Johnson who led the Pledge of Allegiance. Commissioners Bob Holter and Herb Baze were in attendance.

### APPROVAL OF MINUTES

**Cmmr. Holter/Baze moved and seconded to approve the briefing minutes of February 11, 12 and 19<sup>th</sup>. Motion carried unanimously. B-aye; J-aye; H-aye.**

### C O R R E S P O N D E N C E

#### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Washington State Office of Community Development submitted a fully signed contract for Mason County's CDBG Planning Only Grant for development of a housing needs assessment. Copy forwarded to Community Development/Planning.

#### DEVELOPMENT REGULATIONS FOR RURAL LANDS

Comment letters were received concerning the Development Regulations from the following: Mason County Community Development Council, Advocates for Responsible Development, Dennis L. Pickard, Drew Noble and Glen Juges

### B U S I N E S S

#### PUBLIC WORKS BUSINESS

Chair Johnson presented Dmitri Suslikov with a Commission mug for his achievement in passing his Professional Civil Engineers License.

Bill Tabor, Public Works Deputy Director, made the following requests:

Requested authorization to advertise for, interview and hire a GIS Technician for the Public Works Department.

**Cmmr. Baze/Holter moved and seconded to authorize the Public Works Department to advertise for, interview and hire a GS Technician. Motion carried unanimously. B-aye; J-aye; H-aye.**

Presented a resolution for the Board's approval for CRP 1721-1727 for one or two applications of BST on all or portions of the following roads: Beerbower Road, Beeville Loop, Eells Hill, Anthony Road, Gallagher Road, Lillie Road and Ford Loop.

**Cmmr. Holter/Baze moved and seconded to execute the attached resolution approved County Road Projects 1721 through 1727 for application of Bituminous Surface Treatment on all or portions of seven Mason County roads. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 18-02 (Exhibit A)**

Requested review and approval of CRP 1720, Satsop Cloquallum Road, for culvert replacement project at milepost 6.32.

**Cmmr. Baze/Holter moved and seconded to execute CRP 1720, Satsop-Cloquallum Road. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 19-02 (Exhibit B)**

Requested review and approval of CRP 1719, Belfair Tahuya Road, for engineering and right-of-way acquisition.

**Cmmr. Holter/Baze moved and seconded to execute CRP 1719, Belfair Tahuya Road, for engineering and right of way acquisition only in the amount of \$5,000. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 20-02 (Exhibit C)**

Requested permission to select consultant from 2002 Consultant Roster to provide geotechnical services on CRP 1563, Bear Creek-Dewatto Road.

**Cmmr. Baze/Holter moved and seconded to authorize the Public Works Department to select a consultant from the 2002 Consultant Roster for geotechnical services on County Road Project 1563, Bear Creek-Dewatto Road, and negotiate a contract with the company selected. Motion carried unanimously. B-aye; J-aye; H-aye.**

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**SET HEARING – EASEMENT REMOVAL**

Kristen Riebli, Planning, requested the Board set a hearing for Frank and Dorothy Query, at Lake Limerick Division 1.

**Cmmr. Holter/Baze moved and seconded to set a hearing on 4/9/02 at 9:15 a.m. in the Commission Chambers to consider the removal of utility and drainage easements between tax parcel numbers 32127-509-00065 and 32127-50-00066, lots 65 and 66 of Lake Limerick Division 1. Motion carried unanimously. B-aye; J-aye; H-aye.**

**RECESS**

The Board recessed for 2 minutes.

**HEARING – Consider the removal of the utility and drainage easement between lots 13 & 14 (Parcel #s 51908-53-00013 & 00014) in Star Lake, Division 4 as requested by Gale & Barbara Brooks.**

Kristin Riebli, Planning, requested the Board approve the resolution to remove the utility and drainage easement between tax parcel numbers 51908-53-00013 and 51908-53-00014, lots 13 and 14 located in the plat of Star Lake Division 4 as requested by Gale & Barbara Brooks for the purpose of combining the lots through a Declaration of Parcel Combination.

**Cmmr. Baze/Holter moved and seconded to approve the removal of the utility and drainage easements between tax parcel numbers 51908-53-00013 and 51908-53-00014, lots 13 and 14 located in the plat of Star Lake Division 4. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 21-02 (Exhibit D)**

**HEARING – SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT – Proposal to replace an existing pier, ramp and float system with a pier and ramp at Cady's Sunrise Beach. Applicant: Joseph Galando**

Rick Mraz, Planner, presented the staff report. The proposal is to replace an existing 20' pier, 17' ramp and 90' float system with an 88' pier and 36' ramp. The original moorage float and pilings are to remain intact. Ten pier and float pilings will be replaced with ten pier pilings, beginning at 20' from the face of the bulkhead. The site address is 10911 NE North Shore Road.

As designed, the project is consistent with the Mason County Shoreline Master Program chapters regulating Piers and Docks. Staff recommends approval of the proposal, subject to the following conditions:

1. Debris or deleterious material resulting from construction shall be removed from the beach area and project site and shall not be allowed to enter waters of the State.
2. Water quality is not to be degraded to the detriment of the aquatic environment as a result of this project.
3. Residential developers and individuals shall be required to control erosion during construction. Removal of vegetation should be minimized and any areas disturbed should be restored to prevent erosion and other environmental impacts.
4. All future development of the proposed site will be subject to the conditions that are listed. However, this does not exempt future proposals from further review through the SEPA process.
5. The pier, ramp, float, and associated moorings shall be located to avoid shading of eelgrass and other aquatic vegetation.
6. Floatation for the structure shall be entirely enclosed and contained to permanently prevent the breakup or loss of the floatation material into the water.
7. The surface of floating structures shall be a minimum of eight inches above the surface of the water.
8. All floating structures shall include intermittent supports that run parallel to the shoreline to keep structures off the tidelands at low tide.
9. Pressure treated wood must be completely dry prior to placement in water. Use of creosote or pentachlorophenol is prohibited.
10. All other necessary permits from Mason County, Washington State and/or Federal Agencies that are required for this proposed development and construction must be obtained prior to same development and construction and adhered to upon completion of the development.

Cmmr. Baze commented this is an improvement in that the pier will no longer ground out on the beach.

**Cmmr. Holter/Baze moved and seconded to conditionally approve the Shoreline Substantial Development Permit with the findings of facts permit number SDP2001-00020, a proposal to replace an existing 20' pier**

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**Cmmr. Baze/Holter moved and seconded there are no objections to the new application for McGavick Nanstad Winery located at 171 E Okonek Road, Grapeview, WA; applicants are McGavick Nanstad Winery, Phyllis A. McGavick, Robert L. Nanstad; Privileges applied for are Domestic Winery <250,000 liters. Motion carried unanimously. B-aye; J-aye; H-aye.**

**ECONOMIC DEVELOPMENT COUNCIL**

The Economic Development Council of Mason County submitted a contract for calendar year 2002 in the amount of \$10,000 which Cmmr. Johnson read into the record.

**Cmmr. Holter/Baze moved and seconded to approve Resolution No. 22-02 as read by the Chairperson for the Economic Development Council for 2002 in the amount of \$10,000. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 22-02 (Exhibit E)**

**VETERANS ASSISTANCE APPLICATIONS**

- 1) Charles P. Sharpe – VFW 1694 – Utilities \$141.07
- 2) Jack L. Nielsen – VFW 1694 – Utilities \$205.54
- 3) Mariana Ruiz – VFW 1694 – Utilities \$265.12; Food \$65.00 = 330.12

The Veterans Assistance Screening Committee is recommending approval for the above in the amount of \$676.73.

**Cmmr. Baze/Holter moved and seconded to approve the Veterans' Assistance applications as submitted by the screening committee for Charles Sharpe, utilities, \$141.07; Jack Nielsen, \$205.54; Mariana Ruiz, utilities, \$265.12, food \$65 for a total of \$676.73. Motion carried unanimously. B-aye; J-aye; H-aye.**

**SR 101/LYNCH ROAD INTERSECTION**

Mel Williamson, representative of Fawn Lake, stated he wanted to bring the Board up to date on the efforts put into the SR 101/Lynch Road intersection. He read a letter into the record regarding a fatal accident that occurred at the Lynch Road/SR 101 intersection in April, 2000. A committee was formed to investigate what could be done to improve or correct this traffic safety hazard. The committee developed two main alternative plans, that if implemented, would improve or eliminate this potential dangerous situation. The two alternatives include an alternative route known as Simmons Road. The ultimate and safer alternative would be to construct an overpass for the SR 101 southbound traffic off of Lynch Road. DOT did construct a deceleration lane, allowing the northbound vehicles turning onto Lynch Road to make a safer exit although it did little to improve the hazardous crossover from Lynch Road to the SR 101 southbound lane.

Mr. Williamson asked the Board to maintain constant dialog with DOT to recommend and encourage the legislature to upgrade the priority of this project to a higher level of recognition as a safety hazard area.

Vicki Steigner, WSDOT Olympic Region Planning, stated she was the project manager for the study they completed two years ago. They selected two alternatives. The Simmons Road project is estimated to cost \$880,000 and the full blown overpass will cost a minimum of \$4,000,000. She noted the Simmons Road project would be paid out of a different pot of money and it wouldn't have to compete against high visibility projects. They have a new Olympic Region administrator and he is very much aware of the project and is very supportive. It is on the Capital Improvement and Preservation Plan, which is a list of projects the department would like to see funded within the next 10 years that they give to the legislature. They can't control which projects out of the list they choose. It is also included in their Rural Mobility Projects list. That is the new I-3 funding group that the legislature is considering creating this year. What they are proposing to do as the next step in the study, is preliminary engineering on the proposed Simmons Road route to answer some basic questions about slope stability, ground water paths and other issues that were identified during the study. This will help to determine if the Simmons Road is a viable alternative.

Cmmr. Baze understood the Simmons Road route had been closed due to artifacts found there.

Mike Boier, Sovegin Indian, stated his understanding is that the Tribe's position is they do not believe there are any

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it is a valuable alternatives. One of the other issues is the impact to businesses and she emphasized that the study did look at that problem. The only movement they would be closing is the southbound turn from Lynch to Olympia, so three movements would still be open. They do believe the morning commute route would change from Lynch Road to Simmons Road, the evening commute route would remain the same.

Cmmr. Baze asked about the state and county partnering.

Ms. Steigner replied it would be important to have at least the county's support. If it becomes only a DOT project, it would be very hard to fund.

Cmmr. Johnson asked how long the Simmons Road route would be.

The Simmons Road route is slightly over a mile.

Mike Poier, Director of Community Development for Squaxin Island, stated the Tribe is in support Simmons Road project for safety reasons, it would allow Tribal members to access the Arcadia Pointe boat launch without having to use the freeway and they do not believe it would impact any Indian burial grounds. They would participate in a full investigation of the area and they have a Cultural Resource Management Office.

Cmmr. Baze noted this could be a three-way partnership.

Austin Docter, Plant Manager at Taylor Shellfish, voiced their support of the Simmons Road project. Their semi-trucks have a difficult time crossing SR 101 safely. About 80% of the proposed road goes across the 80 acres that Taylor Shellfish owns. About 1/10 of the proposed route is owned by Simpson and the last part goes onto Tribal property.

Mr. Williamson asked for a letter of support from the Board to DOT.

The Board acknowledged that is a dangerous intersection and find it interesting that Simmons Road is still a viable route. They will consider Mr. Williamson's advise.

**SALVAGEABLE METALS**

Gary Yando, Utilities & Waste Management, requested the Board set a bid opening date for the removal of salvageable metals from the Mason County Solid Waste Facility and Belfair Drop Box Station.

**Cmmr. Baze/Holter moved and seconded to schedule a bid opening date for Tuesday, March 19, 2002 at 9:30 a.m. at which time we will open bids as they relate to the removal of sorted salvageable metals at the Mason County Solid Waste Facility and Belfair drop box station. Motion carried unanimously. B-aye; J-aye; H-aye.**

The Board recessed until 10:45 a.m.

**Consider action on amendments to the Mason County Development Regulations and to the Mason County Comprehensive Plan regarding rural lands, open space planning, and development urban growth areas. (Written comments received until March 4, 2002 at 5 p.m)**

Ron Henrickson requested an additional hour before presenting the staff report. The item was postponed to 10:45 a.m. At 10:45 a.m. the Board reconvened to consider action on amendments to the Mason County Development Regulations and to the Mason County Comprehensive Plan. The public hearing has been closed however written comments were received until March 4 at 5:00 p.m.

Rob Fink Planning Manager presented the staff report. The following recommendations were made: Accessory

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Mr. Fink stated a description of the proposed zoning process to determine the proposed districts was prepared by staff. The county identified all commercial, industrial or recreational properties in the rural lands based on Assessors records and public comment.

The rezone provisions have been revised since the February 26<sup>th</sup> draft for clarity consistent with existing policies and requirements. These provide guidance on conditions when a rezone is appropriate.

He pointed out that final future open space maps have been prepared that incorporate the draft amendments previously proposed. The maps better define the open space, show the proposed open space corridors, bike ways, and railroad right-of-way that might become available.

Although the public comment period was short between public hearings, the county made an effort to hold early workshops in several places in the county which laid out the fundamental changes proposed. The final changes dated March 5 are seen as clarifications based on existing requirements. The proposal is intended to balance the goals of the GMA and the county plan.

He reviewed the fifteen letters that were received and the department's recommendations to the letters.

Mr. Fink asked the Board to approve the February 26<sup>th</sup> draft of the development regulations, with the March 5<sup>th</sup> amendments, together with the proposed plan amendments, the future land use maps and future open space maps and the list of parcels proposed for zoning in the rural areas. He also asked the Board approve findings of fact that will be prepared consistent the decision.

**Cmmr. Baze/Holter moved and seconded to approve the February 26<sup>th</sup> draft of the development regulations, with the March 5<sup>th</sup> amendments, together with the proposed plan amendments, the future land use maps, development areas maps, future open space maps with the list of parcels for the zoning as proposed in the rural areas. We further move that the Board approve findings of fact as prepared consistent with this decision. Motion carried unanimously. B-aye; J-aye; H-aye. Resolution No. 23-02 (Exhibit F)**

The Board thanked the staff and public for their efforts that have been put into this process.

**APPROVAL OF WARRANTS**

<b>FUND NAME</b>	<b>WARRANT NUMBER</b>	<b>AMOUNT</b>
Claims Clearing	36147-36277	\$323,836.31
	36278-36332	\$79,168.86
Salary Clearing	119252-119694	\$1,014,188.51
	119695-119780	\$46,107.12
	119781-119782	\$265.99

**ADJOURN**

The meeting adjourned at 11:20 a.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Weslev F. Johnson, Chairperson