

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

**NOVEMBER 5, 2002**

The meeting was called to order at 9:00 a.m. by Chairperson Wes Johnson. Commissioners Herb Baze and Wes Johnson were also in attendance.

Approval of Minutes – Cmmr. Holter/Baze moved and seconded to approve the briefing minutes of August 5, August 19, August 27, September 3, September 10, September 20, September 24; and regular minutes of July 9, August 13 & 20; September 17. Motion carried unanimously. B-aye; H-aye; J-aye.

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

#### **GROWTH MANAGEMENT ACT**

Alan Roy wrote a letter concerning the Growth Management Act asking the County to consider how property is divided. (Copy forwarded to Community Development/Planning)

#### **HOTEL/MOTEL TAX REVENUE**

The Shelton-Mason County Chamber of Commerce, Inc. has requested \$25,000 from the county's hotel/motel 2% tax revenue account. (Copy forwarded to Budget & Finance)

#### **CHRIST LUTHERAN CHILD CARE CENTER**

A letter was received from Carol Novak expressing appreciation for supporting the issues with the Christ Lutheran Child Care Center.

#### **WASHINGTON STATE MILITARY/EMERGENCY MANAGEMENT DIVISION**

Received a fully executed copy of the FY 2002 operational contract Amendment A from the Washington State Military/Emergency Management Division. (Contract No. E 03015)

#### **NOXIOUS WEED CONTROL BOARD APPLICATIONS**

Gerald Lester & Charlene Miller  
(Copies sent to WSU/Coop. Ext.)

### **B U S I N E S S**

#### **PROCLAMATION**

Betty Wing, Loss Control Coordinator, read aloud a proposed proclamation recognizing November as Mason County United Way Month.

**Cmmr. Holter/Baze moved and seconded to proclaim the month of November 2002 as Mason County United Way month. Motion carried unanimously. B-aye; H-aye; J-aye.**

#### **OPEN FORM FOR CITIZEN INPUT**

No citizen input.

#### **ADOPTION OF AGENDA**

**Cmmr. Holter/Baze moved and seconded to adopt the agenda as set out on Draft 2. Motion carried unanimously. B-aye; H-aye; J-aye.**

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**ANNUAL BRIDGE REPORT**

Jerry Hauth, Public Works Director, reported that there were no change in the status of the 30 bridges which were inspected in October 2002. It was recommended the Board adopt a resolution which has load limits on two bridges.

**Cmmr. Holter/Baze moved and seconded the Mason County Board of Commissioners adopt Resolution No. 144-02 establishing bridge limits on the Hliboki bridge and the Rock Creek #3 bridge. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 144-02 (Exhibit A)**

**CRP 1767 – RASOR ROAD WEST**

Public Works Director Jerry Hauth recommended approval of CRP 1767 for improvement to Rasor Road West. It was explained that Rasor Road West was added to the County Road Log on March 20, 2001. Portions of the road were initially developed and dedicated in conjunction with the plat of Trails End during the late 50's. The CRP will allow for minor widening of the older section which has stayed the same since the 1950's.

**Cmmr. Baze/Holter moved and seconded the Board of Commissioners approve Resolution No. 145-02 and establish CRP 1767 for improvement to Rasor Road West. Motion carried unanimously. B-aye; H-aye; J-aye. Resolution No. 145-02 (Exhibit B)**

**MASON COUNTY FREE DUMP DAY**

Gary Yando, Utilities & Waste Management, reported on the Free Dump Day on October 19, 2002. The County has held two free dump days each year in the spring and fall since 1999. There were a total of 1,201 tons of garbage brought into the solid waste facility from 1999 to present. It was noted that for four years two days per year it would have cost the taxpayers a total of \$115,756.70. There were a total of 385 participants this year.

**APPROVAL OF CONSENT AGENDA ITEMS**

**Cmmr. Holter/Baze moved and seconded to approve Consent Agenda items 9.1 – 9.16. Motion carried unanimously. B-aye; H-aye; J-aye.**

9.1 Schedule a public hearing on November 19, 2002 at 9:30 a.m. to review the proposed amendments to the Mason County Development Regulations regarding binding site plans in urban growth areas; and revisions to portions of Title 16 Plats and Subdivisions regarding public interest and third party interests in land divisions.

9.2 Schedule a public hearing on November 19, 2002 at 9:30 a.m. to review the proposed ordinance which adds revisions to Title 15 Mason County Development Code, regarding the permit review and decision-making processes stated in the Mason County Shoreline Master Program.

9.3 Approval to request bid proposals for an autoclave for the water lab. Bids must be received by 3:00 p.m. on Friday, November 15, 2002 and will be awarded on November 19, 2002.

9.4 Schedule a public hearing on December 10, 2002 at 9:30 a.m. to consider the removal of the 5 ft utility and drainage easements between Lots 71 and 72 of Lake Land Village, Division 7 for the purpose of a declaration of parcel combination.

9.5 Schedule a public hearing on December 10, 2002 at 9:30 a.m. to consider the removal of the 5 ft utility and drainage easements between Lots 21 and 22 of Alderbrook Golf & Yacht Club Estates, Division 7 for the purpose of a declaration of parcel combination.

9.6 Schedule a public hearing on December 10, 2002 at 9:30 a.m. to consider the removal of the 5 ft utility and drainage easements between Lots 61 and 62 of Alderbrook Golf & Yacht Club Estates, Division 4 for the purpose of a declaration of parcel combination.

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9.7 Schedule a public hearing on December 10, 2002 at 9:30 a.m. to consider the removal of the 5 ft utility and drainage easements between Lot 105, Division 5, and Lot 16, Division 8 of Alderbrook Golf & Yacht Club Estates, for the purpose of a declaration of parcel combination.

9.8 Approval of Memorandum of Agreement with Washington State Military Department/Emergency Management Division for Mitigation 20/20 Software for an All-Hazard Mitigation Plan.

9.9 Appoint Michael Madsen to the Lower Hood Canal Implementation Committee.

9.10 Approval of a GIS (geographical information system) data sharing agreement between the City of Shelton and Mason County.

9.11 Schedule a public hearing on November 19, 2002 at 9:30 AM for consideration of revisions to Mason County Ordinance 41-99 in order to change fees related to the processing of various Department of Community Development - Planning Division's land use permits, actions and approvals.

9.12 Approval of a resolution to revise the existing "Right of Way Acquisition" process resolution in accordance with the current standards within the Local Agency Guidelines Manual. Resolution No. 146A-02 (Exhibit D)

9.13 Schedule a public hearing for November 19, 2002 to consider an increase in building permit valuation criteria for establishing building permit fees.

9.14 Approval of an agreement between Guttormson Brothers, Inc. and Mason County for the installation of nine grinder pumps and connections for a total cost of \$20,804.43 for the Lakeland Village Sewer Collection System.

9.15 Schedule a hearing on November 26, 2002 at 6:30 p.m. to hear objections to LMD charges for Lake Management District No. 2 (Mason Lake).

9.16 Approval of Warrants: Claims Clearing Fund – Warrant #46375-46973 in the amount of \$591,845.69; Salary Clearing fund – Warrant #125173 – 125174 in the amount of \$650.

**HEARING – SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT - SAMUELSON**

The Board held a public hearing to consider a Shoreline Substantial Development Permit to Darnell Samuelson for an accessory living quarter at 2020 South Island Drive, Harstine Island.

Grace Miller, Planner, presented the staff report for Darnell Samuelson who has requested to use the second story of an existing two story garage as an accessory living quarter, approx. 400 sq ft in size.

No comments or concerns have been raised.

Staff recommended approval with the following conditions:

- 1) The accessory dwelling may only be used by guests, employees, or immediate family members of the occupant of the primary residence. No accessory living quarters shall be rented or leased.
- 2) The proposed project must be consistent with all applicable policies and other provisions of the Shoreline Management Act, its rules, and the Mason County Shoreline Master Program.

**Cmmr. Baze/Holter moved and seconded to approve the shoreline substantial development permit #SHR2002-00020 as presented, with conditions listed in the staff report; further move that the Board approve the Findings of Fact. Motion carried unanimously. B-aye; H-aye; J-aye.**

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**HEARING – ROAD VACATION**

The Board heard a staff report from Public Works Director Jerry Hauth for the consideration of vacation of unopened portions of Johnson Street, Pearl Avenue, and McArdle Avenue within the plat of Townsend Addition to the Union City.

It was noted that there is no evidence the roads were ever opened as county road and that the roads are unopened platted rights-of-way vacated by action of law (1905). It does not appear that the vacation of this right-of-way will landlock any property owners, nor is there a need to keep the right-of-way for further county road purposes.

Mr. Hauth recommended that the Board approve Road Vacation File #321 as recommended by the county engineer.

No comments were received from the public.

**Cmmr. Holter/Baze moved and seconded to approve Vacation #321, as recommended by the County Engineer. This vacation shall be subject to any easements of records. Motion carried unanimously. B-aye; H-aye; J-aye.**

**HEARING – REVISIONS TO MASON COUNTY DEVELOPMENT REGULATIONS**

The Board held a public hearing to review the proposed revision to Mason County Development Regulations Sec. 1.05.040 on Special Use Permit standards; proposed change is to delete ordinance text in subsection 1.05.048 Minor Amendments.

Allan Borden, Planner, recommend the Board approve the proposed revision to Mason County Development Regulations Sec. 1.05.040 on special use permit standards, by deleting the text in Mason County Development Regulations Section 1.05.048 minor amendments.

If someone had an approved permit and wanted to make a modification they would apply for a special use permit and go through notification and public review process.

**Cmmr. Holter/Baze moved and seconded to adopt Ordinance No. 146-02 approving the proposed revision of the Mason County Development Regulations Section 1.05.040 on special use permit standards by deleting the text in Mason County Development Regulations in Section 1.05.048 minor amendments and further approve the findings of fact. Motion carried unanimously. B-aye; H-aye; J-aye. Ordinance No. 146-02 (Exhibit C)**

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**ADJOURNMENT**

The meeting adjourned at 9:55 a.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Wesley E. Johnson, Chairperson

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Bob Holter, Commissioner

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Herb Baze, Commissioner

ATTEST:

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Rebecca S. Rogers, Clerk of the Board