

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

FEBRUARY 4, 2003

1. Call to Order - The regular meeting was called to order at 9:00 a.m. by Chairperson Herb Baze.
2. Pledge of Allegiance - Chairperson Baze led the flag salute.
3. Roll Call - Attendance: Cmmr. Dist. 1, Herb Baze; Cmmr. Dist. 2, Wesley E. Johnson, Cmmr. Dist. 3, Jayni Kamin.
4. Approval of Minutes - **Cmmr. Johnson/Kamin moved and seconded to approve the briefing minutes of August 14, 2002; November 5, 2002, November 25, 2002; January 6, 2003; January 13, 2003. Motion carried unanimously. B-aye; J-aye; K-aye.**
5. Board's Calendar for week of February 4 - 11
6. Correspondence and Organizational Business
 - 6.1 Correspondence
 - 6.2 For Information Only – Public Works will be removing and disposing of the old Matlock shop due to poor condition.
7. Open Forum for Citizen Input - No comments
8. Adoption of Agenda - **Cmmr. Kamin/Johnson moved and seconded to adopt the agenda as presented. Motion carried unanimously. B-aye; J-aye; K-aye.**
9. Approval of Consent Agenda - The board read aloud the following items:
 - 9.1 Authorize the chairperson to sign the road plans for Log Yard Road NE located in the Overton large lot subdivision.
 - 9.2 Approval of Veterans Assistance Application for Joseph L. Whitener - rent \$400; Russell Hoan - rent \$400; Lloyd D (Mrs. Joyce) Berg - rent \$400; Joe P Laudenschlager - food \$150 for a total of \$1,350.
 - 9.3 Call for bids for one new 2003 cab and chassis with service body for the Sign Shop. Bid opening to be Friday, February 28, 2003 at 9:00 a.m.; bid award to be announced on Tuesday, March 4, 2003.
 - 9.4 Approval of amendment #1 to the existing DSHS agreement #0062-44810 for the period of 11/1/00 – 12/31/04 for the Medicaid Administrative Match for the ABCD (Access to Baby and Child Dentistry) program. The total maximum amount is \$90,000.

Cmmr. Johnson/Kamin moved and seconded to approve the four consent agenda items 9.1 to 9.4 as read. Motion carried unanimously. B-aye; J-aye; K-aye.

RECESS - The board recessed at 9:11 a.m. until 9:30 a.m.

10. 9:30 a.m. Public Hearings
 - 10.1 Public Hearing continued from December 10, 2002 & January 7, 2003. Review of an after-the-fact shoreline Conditional Use Variance permit application by Scott Woodward for two 6ft high chain link fences with privacy slats on easterly and westerly property lines of applicants shoreline lot.

Cmmr. Kamin stated that she would remove herself from the decision on this proposal because of a potential conflict of interest.

Pat Bennett-Cummings, Planner, stated there is no further information, so staff has no further comments.

The applicant had no further evidence or comments.

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It was recommended that the permit be denied based on inconsistency with variance criteria and adopt findings of fact as prepared by staff.

Cmmr. Johnson/Baze moved and seconded that the Woodward shoreline conditional use variance permit request No. SHR 2002-00018 for two 6ft high chain link fences with privacy slats located waterward of the shoreline setback line be denied on the basis of inconsistency with the variance criteria and to adopt findings of fact as prepared by staff. Motion carried unanimously. B-aye; J-aye; K-abstain.

10.2 Public Hearing (written comment only) continued from December 30, 2002 and January 21, 2003 to consider amending Resolution 115-99, Fairgrounds Rental Fees and Vendor Fees.

Gretchen Stewart-Jankauskas, Fair Manager, commented that they are currently in draft four of the resolution and have met with various user groups. The fair advisory board finally saw the resolution regarding the section on fair fees. With regards to convention center, the goal is to bring revenues more in line with expenses, and become more self-sufficient.

Ross Brewer, VP of Mason County Fair, felt there is a lack of communication regarding the fair and they need a more direct line to their president. The comments are separate from the convention center; they would like more input on what is going on with the fair. When not consulted, people in this position feel their comments do not have much value. They would like the fair kept as a separate entity from the convention center. There have been misunderstandings since all costs are currently under one category. They would like to see a separate division and become more aware of financial difficulties. They would like to know what is coming in and what is going out. Also, they would like to see more recognition for Mason County Fair volunteers as well as more encouragement for the community to get involved. In summary, they asked for input from the Board Commissioners regarding how to get more input from their president.

Dick Lorenz, Early Days Gas Engine Tractor Association, stated he has issues with the new price sheet. He was not informed of when the new prices would go into effect. His association puts on a two-day event at the fairgrounds. With the new price range, the price has gone up from \$1,950 to \$3,000, just for rental of the fairgrounds. There is also a new vendor fee of \$50, and those who handle the vendors say they cannot have this because some vendors only make \$100 in a weekend. Also, the ticket rate has increased from \$4.00 to \$5.00. The Association's ticket rate has always been around \$2.00. This is not a fair increase, since they have been trying to keep the price low for families so they can pay the ticket price and still have some money left over for other items. They are being priced out of the market.

On another issue, as a concerned property owner in Mason County, he understood that the airport wants to take over the fairground property. He also heard that the Commission would be building a new fairground and/or making a trade for something else. As a club association, they would like to put up a display building on the property and be staffed for events at the fair. He was concerned about justifying the lack of money and putting it on the backs of those like his club that bring in the dollars. He felt that if the County is trying to get the vendors to leave, then you cannot justify the fairgrounds, so just turn the fairgrounds over to the airport.

Cmmr. Baze asked Mr. Lorenz if he had talked with fairgrounds people to get an actual cost figure.

Mr. Lorenz stated that he had not been in contact with anyone.

John Eager stated that with regards to the price hikes, his understanding is that the reasoning for the price hikes is due to economics and hardships. In hindsight, the Commission had the opportunity, these hardships have not happened overnight, the County dollars are down, and the whole country is having hardships. He pointed out that Mason County is a rural county with a fairground and no industrial tax base. It is a country lifestyle. With regards to hardships, he felt the citizens deserve the fairgrounds even if it is operated at a small loss. The fees are outlandish and he hoped the Board would reconsider. He had hoped to see a chart today regarding income

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and expenses. Maybe the Board is justified in what it is doing. The County hired a full time administrator, and not sure if the County is ready for this. He had thought that the Commission would take care of these types of matters. And, then, the County also hired a full-time manager for the fairgrounds. He questioned if this was the full consensus of the Commission.

Jerry Obendorf, Skookum Rotary & OysterFest Chairman for 2003, listed five points of concern:

1) Non-profit groups have performed many thousands of dollars of work and it would be interesting to see the list and their value; and also questioned whether the donations would cease, 2) the issue of fees and expenses has been going on for years, he did not feel it is prudent to solve a financial gap in one fell swoop, but recommend to spread increases over time, 3) recognize the positive financial impact because of the thousands of visitors from outside the County to the events at the fairgrounds and then spend additional dollars in the community; the question was raised what would be the impact if the visitors did not come. He noted that maybe, the greater benefit to Mason County is to consider not making the fairgrounds self-sufficient; 4) rental increases are acceptable and at some point necessary. What is not acceptable is the additional fees for booths, exhibitors, vendors, and cost per person attending facilities, and 5) they urged the County to use the advisory board before taking any action.

Annette McGee urged the Commission to use the Convention Center Board and the Fair Advisory Board before raising any rates. She pointed out several reasons. She understood that one reason is the County needs to make the grounds self-sufficient, since lack of revenues coming in is due to citizens going to polls to decrease the car license tax; this is somewhat odd since the total current expense budget has increased from \$16.3 M to 22.9M in 2003.

Also, there have been increases in the ending fund balance of each year from 1998. She did not feel anyone is against raising the rates, but do it over a period of time. She felt money is in the budget. She commented there is an appropriation of \$2,790,492 of surplus, with about \$600,000 of surplus that is not budgeted yet. She urged the Board to bring in the citizens of the community through the convention center and advisory board.

Cmmr. Baze commented that when the figures were received from the auditor's office, he questioned if she was informed that the County has \$2.5 M in liabilities to retirees who will be retiring in the next several years and that money has not been earmarked yet and will be so this year.

Mrs. McGee stated this hardship did not happen overnight.

Dick Parrett, Mason County Master Gardeners, commented that he has a demo garden at the fair, with a total community service of between 4,000 and 5,000 volunteer hours per year. The only way to do these volunteer hours is to have new classes biannually and bring in 50-60 new volunteer gardeners. They had a commitment from prior management to have eight weeks use of Building 13 for \$300 on each Friday to train these people. If they do not have a place to train, they do not have volunteer hours.

The master gardeners run the vegetable judging at the fairgrounds. There will also be flower arrangements that are done by volunteer efforts. What they hear today is that there will be a lot of volunteer services go away if the Commissioners continue on the same course of action.

Roy Freese, President of the Northwest Chapter of the American Truck Historical Association, commented that there was an agreement to have a truck show this coming August despite the increase in fees. It was suggested the association have a swap meet for those looking for extra truck parts. The swap meet has not grown, because the vendors are limited to truck, tractor, and automotive related items. There is a charge of \$10 for a one-day show. This last year the association offered the vendors to use the buildings to stay out of the hot sun. With the upcoming vendor charge, they would not be able to do this. They will have to have the vendors deal

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directly with the fairgrounds. The association won't have to get the \$10 vendor fee and won't have to charge enormous building rental fees, either.

They have an agreement to rent Building 13 and the grounds. The association is different from other groups in that they don't charge a gate fee and they do invite the public.

Ed Johnson commented that before the antique engine and tractor show was held in Shelton it was held at Roy in a pasture with mud and dirt many years ago. Some of the organizations do not charge anything to the public to attend. However, the tourists are spending a lot of money here in Mason County to visit the local fairgrounds. There are other counties in the same financial shape as Mason County that would love to have the business.

Gertrude Beese, member of the Salty Sashayers (a square dance club), commented that with the raise hike, they would not be able to use the hall. They have used the hall for over 20 years. There are retired people coming to the County to dance. The rate for using Building 13 is being raised by \$40. The fairgrounds are for the people of the County and there is concern they will lose the people that are actually maintaining the grounds.

Craig Moss commented that he is hoping to be a seasonal employee for another year. He has worked at the fairgrounds for 3-4 mos., and would hate to see anything drastic happen.

Richard Byrd commented that as a taxpayer and voter in this County he questions why is it that when money is short that they have to go out and hire more expensive people, more full time people to solve these problems, when they have already voted to have their own representatives to take care of these problems.

Jean LeHoy commented that the rental fees are way off the record. He has 45 years in the commercial rental field, which includes banks, hotels, and office buildings. The rates were based on the CPI plus 1% that rate to make up for the implementation. He felt this is totally uncalled for.

Cmmr. Jayni Kamin stated that the Commission values all the hours volunteered by various community groups. The Board is committed to the fairgrounds and one example is that the County has hired a full time manager to work with the community. The County is reinstating a long range visioning committee.

John Eager questioned what the status is on the progress on the exchange of property.

Cmmr. Baze stated the County is in the middle of having appraisals done.

Cmmrs. Kamin/Johnson moved and seconded to approve the revised fee schedule for the fairground rental fees and the vendor fees as presented and adopt Resolution No. 8-03. Motion carried unanimously. B-aye; J-aye; K-aye. Resolution No. 8-03 (Exhibit A)

RECESS - The board recessed at 10:35 a.m. until 10:43 a.m.

10.3 Public hearing continued from December 30, 2002 to review the proposed amendments to the Mason County Comprehensive Plan and Development Regulations and the Mason County Resource Ordinance in response to the Western Washington Growth Management Hearings Board August 2002 Findings and Orders.

Bob Fink, Manager of Community Development, noted that the Planning Advisory Commission (PAC) recommendations on the issues of the Growth Management Hearings Board outside of the urban growth areas are as follows:

1) Rural land issues, changes include adding a rural commercial 4 zone in a rural tourism campground zone to control impacts of potential development of a few sites of existing development which contain large acreage

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tracts and to control the potential for urban sprawl at the sites by limited site coverage or development potential of sites; special use permits be required for the number of currently permitted uses in rural commercial & rural tourism zones, made minor changes to zones increasing the building setbacks recommending a change in recreational vehicle park provisions and rural commercial 3 and rural tourism district limiting long term stays in existing RV parks; adopting signage restrictions and a two story height limit restriction, the PAC deleted a plan policy that would allow the expansion of more intensive rural areas. The PAC also clarified the rezoned criteria adjusting the language to prevent sprawl in the rural areas and modifying the language to include the new zones proposed for adoption.

2) In the open space issues, the PAC recommends designating an open space corridor between the urban growth areas of Allyn and Shelton. This would include expanding the open spaces on both side of utility corridors and the railroad right-of-way by 600 feet on either side of the easement and the designation of the Grapevie w-Twanoh Trail corridor.

Cmmr. Johnson asked why the Grapeview-Twanoh Trail Corridor is needed.

Mr. Fink stated that is an area that serves a number of functions. This was based largely on the open space that was accepted by the Growth Management Hearings Board in the area between Belfair and Allyn. They designated large study areas, which might be used in the future for trail systems. Another purpose is to connect the critical areas; to provide recreational opportunities, which the trail system would. It also provides an open space area so the urban growth areas do not blend together. The overall purpose is to create a corridor network.

Cmmr. Baze asked if the alternatives be changed in the future.

Mr. Fink responded, yes, they can be studied again, maybe forming partnerships with other interested parties to determine open spaces needed in the future.

Darren Nienaber, Deputy Prosecutor, questioned if the impression of the Planning Advisory Commission after the adoption of the Comprehensive Plan changes and Development Regulations to come back and specifically look at open space maps to create outer bounds. They would gather more detailed analysis on the ground of what the conditions look like and formulate a refine the study.

Mr. Fink concurred. He noted in looking at the planning which occurred for an open space corridor is also part of the system being looked at within the Belfair UGA. They looked at a fairly large area and a number of alternate routes. One of the possible routes followed the power lines, which do not necessarily respect the topography.

Cmmr. Johnson asked if GMA requires the routes be mapped.

Mr. Fink stated it would be a designated map.

Mr. Nienaber questioned what a clustered sub-division is.

Mr. Fink responded the process does not put regulatory burdens on the property owners whose lands might be designated under the planning process. It is the beginning of a planning process. There is no immediate regulatory effect with some minor exceptions. The principal exception is if someone were to pursue a clustered subdivision there is a provision to allow developers to cluster their building lots and set aside half of their property or more as open space. In return, the County provides incentives to the property owners. This helps preserve the rural character and environment in the rural areas and advances a number of purposes for the County. If someone were to pursue a clustered subdivision in an area designated or adjacent to the designated land. In a designated area, the design could be affected by required open spaces. Developers can set aside 50% to open spaces. The planning process could fine-tune the open space requirement.

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Mr. Nienaber also asked what is the minimum lot size between Allyn and Shelton. Generally it is five or ten acre.

Mr. Fink stated that all the area between Allyn and Shelton UGA are either rural or resource land. It also crosses right-of-way areas of 10 and 20-acre rural residential zoning. Typically, most of the five-acre zoning is areas already developed.

Mr. Nienaber questioned if the area between Allyn and Shelton is already open space it is likely to remain that designation.

Mr. Fink replied that in the rural area, the natural landscape open space predominates over the built environment. This is one of the characteristics of the rural area. In a rural residential 5 typical development would not impact more than 5% of the lot.

3) With regards to resource ordinance issues, in frequently flooded areas, the PAC recommends amended language that requires dike inspection monitoring and regular biennial reports coming to Board of Commissioners. Also recommended that construction of a new structure or expansion of an existing structure be prohibited in the Skokomish FFA: that the FFA in the Skokomish river valley be designated floodway under County code (Flood Damage Prevention Ordinance); and that the FFA in the Skokomish River Valley be designated as an avulsion zone.

4) With regards to Fish and Wildlife Habitat Conservation Areas the PAC recommended enlarging the buffer on large lakes and salt-water shorelines from 75 feet to 100 feet as required by the Hearings Board. The PAC retained a 15-foot building setback from the buffer for this situation. The PAC also recommended eliminating the MCC blanket permit exemption for agriculture activities in the habitat area or its buffer. They recommended its replacement by a qualified exemption that would allow farming under best management practices or according to state permits to continue without permit requirements. They also modified the language for other situations that could not meet this exemption, requiring a permit and habitat management plan.

So, if new farming in the buffer would require a permit and a habitat management plan is prepared if to encroach in the habitat area.

The staff recommendation is to support almost all changes recommended by the PAC with some alternatives as follows:

- 1) The staff believes that the open space corridors over 1200 feet wide for the utility and railroad easements are excessive for the purpose and recommends 100 feet on each side of the easements.
- 2) The staff would remove the 15-foot setback requirement from the saltwater shorelines and large lakes as not being required by BAS and a better balance with the interests of the property owner.
- 3) The staff would recommend a shift from the minimal size or design review approach for sign regulations recommended by the PAC to an approach that would prohibit flashing or moving signs, and limit signs to 10% of the building façade with some additional height restrictions.
- 4) The staff recommends that only a few of the rural commercial uses be required to get a special use permit in rural commercial 2, 3, and 4 zones and rural tourism zones.

It was recommended the Board continue the hearing until February 11, 2003 at 9:30a.m.

The Board gave special recognition to the PAC for their long hours on the Orders issued by the Growth Management Hearings Board and intense work; as well as the Planning Department.

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Cmmr. Johnson noted he has some serious questions with the orders of the GMA and some have been referred to Superior Court for judgement.

David Overton noted his general concern is the open space areas and how the process was conducted. If open space areas to be considered study areas, then recommend to be called as such and identify the criteria used. He suggested putting some statutory language behind it. He felt the county needs to establish work dates for this to be studied.

Cmmr. Johnson/Kamin moved and seconded the hearing to be continued until February 11, 2003 at 9:30 a.m. and testimony will be taken at that time. Motion carried unanimously. B-aye; J-aye; K-aye.

11. Other Business (Department Heads and Elected Officials)

None

12. Administration

County Administrator Ron Henrickson, read two Press Releases. 1) Relating to fairground fees and 2) Establishment of a Future Fairgrounds Advisory Committee. Applications to be accepted until February 28, 2003.

13. Adjournment - The meeting adjourned at 11:18 a.m. due to no further business.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Herb Baze, Chairperson

Wesley E. Johnson, Commissioner

ATTEST:

Rebecca S. Rogers, Clerk of the Board

Jayni L. Kamin, Commissioner