

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

JULY 22, 2003

1. Call to Order - Chairperson Herb Baze called the meeting to order at 6:02 p.m.
2. Pledge of Allegiance - The flag salute was led by Chairperson Herb Baze.
3. Roll Call - Present: Cmmr. Dist. 1 - Herb Baze; Cmmr. Dist. 3 - Jayni L. Kamin; Absent: Cmmr. Dist. 2 - Wesley E. Johnson.
4. Approval of Minutes – **Cmmr. Kamin/Baze moved and seconded to approve the regular meeting minutes of June 17, 2003 and briefing minutes of July 14, 2003. Motion carried unanimously. B-aye; J-absent; K-aye.**
5. Board's Calendar for week of July 22 – August 5, 2003.
6. Correspondence and Organizational Business
 - 6.1 Correspondence
 - 6.1.1 Mason County Planning Advisory Commission applications were received from Terri M. Jeffreys and Andrew (Andy) Bell.
 - 6.1.2 Olympic Region Clean Air Agency submitted notification of Mason County's contribution amount for 2004. (Copy referred to Budget & Finance)
7. Open Forum for Citizen Input
 - 7.1 Jeff Carey, Vice-President of Allyn Community Association, expressed that the Association is reasonably satisfied with the response from the County on the questions they asked previously about the North Bay treatment plant. However, they do not support Belfair being included in the service area as currently proposed. They still have five (5) issues that they would like addressed. (1) Taking water from one watershed and putting it into another watershed. He commented whether they tie the treatment plant in Allyn or not; in either case they would go into different watersheds. In the case of Allyn treatment plant, it is in Sherwood Creek Watershed. In the case of the other one, which was proposed for Belfair, it is in the Coulter Creek watershed. (2) What is the criterion used in determining whether Belfair would be included in the service area. There are a number of people concerned that Allyn is residential and would like to know how the County will handle the potential for heavier metals and heavier substances which would come from processing Belfair's septic. Belfair has a bigger industrial area as compared to Allyn. (3) If they still go ahead with the process of connecting Belfair why not install new technology currently before the cost goes up and get some processing time and see how it performs in the Allyn soils. They could possibly know before they tie the two systems together. (4) Identify the problem that is causing the harvest of shellfish to be prohibited. As of yet from the Allyn dock south and out 256' from the dock the area is prohibited from shellfish harvesting. They would like to see that problem identified and work towards that before compounding another 550 equivalent residential units (ERU)'s to the Allyn Treatment Center. (5) Capacity - There are approximately 900 connections currently tied into the system and it is proposed that approximately 550 connections from Belfair would be added and more than likely another 220 connections from the North Shore area. Given the zoning work with Allyn, the build out of the current urban growth area (UGA) boundaries (given residential, commercial and tourist zoning) would allow 2,300 and 2,500 ERU's. They would like to know the expansion. There have been two years of 7.3% growth in the number of structures within the community of Lakeland. Belfair is working on its Development Regulations. Belfair has a UGA that is twice the size of the Allyn UGA in acreage, and it is conceivable that there could be 4,000 - 5,000 ERU's over time.
8. Adoption of Agenda - **Cmmr. Kamin/Baze moved and seconded to adopt the agenda as presented. Motion carried unanimously. B-aye; J-absent; K-aye.**

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9. Approval of Consent Agenda:
- 9.1 Approval of Warrants
 - Claims Clearing Fund 58210-58498 \$1,158,640.38
 - Salary Clearing Fund 131872-132129 \$230,206.68
 - 9.2 Approval of Veterans Assistance Fund applications for Gary Driscoll - housing \$400.00 and Douglas A. Drinkall - utilities \$311.41 = \$711.41.
 - 9.3 Approval of Supplement Agreement #3 to the Skillings-Connolly, Inc. for CRP 1380/1381, Grapeview Loop Road, for acquisition services. There is no cost change.
 - 9.4 Approval of a reimbursable agreement between the City of Shelton and Mason County for BST surfacing.
 - 9.5 Approval of a resolution amending the Washington Community Economic Revitalization Team (WACERT) list to include two new projects. **Resolution No. 76-03 (Exhibit A)**

Cmmr. Kamin/Baze moved and seconded to approve Consent Agenda Items 9.1 through 9.5 as read. Motion carried unanimously. B-aye; J-absent; K-aye.

10. 9:30 a.m. Public Hearings and Items Set for a Certain Time

- 10.1 Public hearing to consider the removal of the utility and drainage easements between Lots 219 and 220 of Division 2, Lake Limerick, for the purposes of a declaration of parcel combination as requested by Warren & Gail Hoffman.

Michael MacSems, Planner, presented a summary of the staff report, which recommended approval of the utility and drainage easement removal. Letters have been received from those parties that have interest in the easement relinquishing their rights. He also noted that Stephanie Forsberg at 2431 St. Andrews Drive was supportive of the request.

No public comments were received.

Cmmr. Kamin/Baze moved and seconded to approve the removal of the utility and drainage easements between Lots 219 and 220 of Division 2 of Lake Limerick, for the purposes of a declaration of parcel combination, as requested by owner Warren and Gail Hoffman. The property is located at 70 E. Connemara Way, Shelton, WA in Section 27, Township 21, Range 3W., and W.M. Motion carried unanimously. B-aye; J-absent; K-aye. Resolution No. 78-03 (Exhibit C)

- 10.2 Public hearing to consider the removal of the utility and drainage easements between Lots 12 and 13 of Division 7, Lakeland Village, for the purposes of a declaration of parcel combination as requested by Ronald & Joanne Quiring.

Planner Michael MacSems explained that letters of approval were received from parties having an interest in the easement.

No public comments were received.

Cmmr. Kamin/Baze moved and seconded that the Board approve the removal of the utility and drainage easements between Lots 12 and 13 of Division 7 of Lakeland Village, for the purposes of a declaration of parcel combination, as requested by owner Ronald and Joanne Quiring. The property is located at 30 E Westlake Place, Allyn, Washington in Section 19, Township 22., Range

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1W., W.M. Motion carried unanimously. B-aye ;J-absent; K-aye. Resolution No. 79-03 (Exhibit D)

- 10.3 Public hearing to review the proposed revisions to Title 15 Mason County Development Code, reflecting certain changes to the appeal process that deletes the references of appeal review by the Board of County Commissioners and adds text to notice of appeal hearings, as part of the Title 15 review processes.

Planner Allan Borden, explained the hearing and noted that Title 15 contains application review, approval and enforcement procedures for land development within Mason County.

The Board of County Commissioners would be removed from the appeal process and the appellants would appeal directly from the Hearings Examiner to Superior Court for those permits other than shoreline development related.

The Board commented that it is difficult for them to have an appearance of fairness because a lot of time the Commissioners have been closely involved in the process.

No comments were received from the public.

Cmmr. Kamin/Baze moved and seconded the Board of County Commissioners approve Ordinance No. 80-03 to revise the Mason County Development Code Title 15 to reflect certain changes to the appeal process that deletes the references of appeal review by the Board of County Commissioners and adds text to notice of appeal hearings, as part of Development Code Title 15 review processes; and move that the chair sign the findings of fact on this decision. Motion carried unanimously. B-aye; J-absent; K-aye. (Exhibit E)

- 10.4 Public hearing for consideration of amendments to Mason County Code Chpt. 2.19 in order to rename the Disaster Assistance Council, to rename the Director of Emergency Management, to create a county-wide emergency management planning team, and assign appropriate duties.

Bob Fink, Planning Manager, reported that the County, City of Shelton and other local public entities have been reviewing the emergency management program and developing an all hazards mitigation plan. There are some changes, which are being recommended which, include creating an advisory body with the suggested name of "emergency management planning team"

Cmmr. Kamin/Baze moved and seconded to continue the public hearing until August 19, 2003 to allow for additional opportunity for public comment. Motion carried unanimously. B-aye; J-absent; K-aye.

11. Other Business (Department Heads and Elected Officials)

- 11.1 Bid award for three aluminum culverts to be used for Satsop Cloquallum Road project, CRP 1720, and Kamilche Point Road project, CRP 1795. Public Works Director Jerry Hauth announced that the County opened bids last Friday, July 18, 2003 for three aluminum culverts that Public Works is trying to secure

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and install in 2003. One bid was received from CONTECH Construction Products for \$85,169.86 and was approximately \$10,000 below the engineer's estimate.

Cmmr. Kamin/Baze moved and seconded to award the culvert supply contract to CONTECH Construction Products, Inc. at their bid amount of \$85,169.86 and authorize the chairperson to execute all pertinent documentation. Motion carried unanimously. B-aye; J-absent; K-aye.

- 11.2 Approval of an interim ordinance which provides for a process for the removal of public utility and drainage easements and disposing of the county's interest therein; and scheduling of a Public Hearing on September 9, 2003 at 9:30 a.m. to consider the interim ordinance.

Bob Fink, Planning Manager, explained that Community Development is recommending an interim ordinance that would implement RCW 58.17.215 and RCW 58.17.330 dealing with plat alterations; plat applications and modifications. The purpose of the removal of the drainage and utility easements in most cases is for the purpose of combining lots so a landowner could build across what would have been a lot line. The current process is unclear and ineffective. The interim ordinance would clarify the process for disposing of the easements and clarify the authority of the hearing examiner.

Deputy Prosecutor Darren Nienaber questioned if they need to specify an effective period or if it is automatically six months.

Mr. Fink noted that the interim ordinance would be effective through January 22, 2004. There is a provision, which allows for adoption of interim ordinances and provides for them to be six months in duration. They could be a year in duration if there is a specific plan for adopting the permanent ordinance.

Cmmr. Kamin/Baze moved and seconded to adopt Ordinance No. 77-03, which provides for an interim process to handle the removal and disposal of drainage and utility easements and further move to set a public hearing on this interim ordinance for September 9, 2003. Motion carried unanimously. B-aye; J-absent; K-aye. Ordinance No. 77-03 (Exhibit B)

12. Administration - None

13. Adjournment - The meeting adjourned at 6:48 p.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Herb Baze, Chairperson

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Absent 7/22/03

ATTEST:

Wesley E. Johnson, Commissioner

Rebecca S. Rogers, Clerk of the Board

Jayni L. Kamin, Commissioner