

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

JUNE 15, 2004

1. Call to Order – The meeting was called to order at 9:01 a.m. by Chairperson Wesley E. Johnson.
2. Pledge of Allegiance – The flag salute was led by the Chairperson.
3. Roll Call – Present: Cmmr. Dist 1 – Herb Baze; Cmmr. Dist. 2 – Wesley E. Johnson; Cmmr. Dist 3 – Jayni L. Kamin.
4. Approval of Minutes – **Cmmr. Kamin/Baze moved and seconded to approve the regular meeting minutes of June 8 and briefing minutes of June 4, 2004. Motion carried unanimously. B-aye; J-aye; K-aye.**
5. Board's Calendar for week of June 15 – June 22, 2004.
6. Correspondence and Organizational Business
  - 6.1 Correspondence
    - 6.1.1 Information was received concerning the Olympic Province Implementation Monitoring Team agenda on June 24 in Mason County concerning the South Fork Skokomish Watershed, Brown Creek Campground Relocation Project and LeBar Horse Camp Project.
    - 6.1.2 The Commissioners were invited to attend the Annual Shelton Relay for Life 2004 on June 18 & 19 at the Shelton High School Track.
    - 6.1.3 Washington Counties Risk Pool submitted a copy of the annual state financial audit of the Risk Pool for the fiscal year ending on September 30, 2003.
    - 6.1.4 Allyn View Partners, LLC has requested a change in zoning status for their property in the proposed Allyn Urban Growth Area.
    - 6.1.5 A letter was received from Naomi Brummett asking the County to emphasize the county burning regulations.
    - 6.1.6 Mason County Forest Festival thanked the Commissioners for their participation in the 60<sup>th</sup> Forest Festival.
  - 6.2 Proclamation – Amateur Radio Week -- Mark Henderson, Mason County Amateur Radio Club, read aloud a proposed proclamation for Amateur Radio Week June 21 – 27, 2004 in Mason County. The Amateur Radio Field Day is set for June 26 & 27 at Fir Creek Guard Station.

The Board expressed appreciation of the work of the amateur radio operators.

**Cmmr. Baze/Kamin moved and seconded to adopt the proclamation for Amateur Radio Week for June 21 – 27, 2004 in Mason County. Motion carried unanimously. B-aye; J-aye; K-aye. Proclamation (Exhibit A)**
  - 6.3 Announcement of the selection of the Prothman Company to conduct a search for candidates for the Mason County Public Works Director.

Skip Wright, Human Resources Director, announced that the Board authorized the post for quotes on May 11, 2004. Three quotes were received and the lowest quote was from Prothman Company. The county will be awarding to Prothman Company. Their business is mostly public sector. This is the same company, which did the search for the City Administrator.
7. Open Forum for Citizen Input - Ken Vanbuskirk referred to a notice he received from the Commissioners that his rezone request with the County is being referred back to the Planning Advisory Commission for their consideration for the Belfair UGA Planning. He explained that when he was in attendance at the Planning workshop last night and asked about the UGA boundary being reviewed, they were not familiar with this.



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Ione Siegler, Budget & Finance Director, explained that the Sheriff's Department needs to establish an extra help line item to assist with the crime prevention program. The program is funded by a block grant and this would be a transfer of \$13,041, which will not increase the Sheriff's bottom line budget. The Coroner's office has need for additional staff hours which would be funded by unbudgeted beginning fund balance in the amount of \$3,490.

**Cmmr. Baze/Kamin moved and seconded to approve the supplemental appropriation to the 2004 budget for the Current Expense Fund in the amount of \$3,490 for the Coroner's office for unexpected staffing requirements. Motion carried unanimously, B-aye; J-aye; K-aye. Order (Exhibit C)**

- 10.2 Public hearing (continued from June 8, 2004) to review the proposed Title 15 Mason County Development Code standards regarding the public review process for the removal of drainage and utility easements.

Allan Borden, Planner, presented a staff report. He explained that the proposed revision to Title 15 for the removal of drainage and utility easements was held out from last week's hearing to allow Public Works to further review and make comments on the proposal. The recommended changes have been incorporated into the language. It was also noted that there was repetitive language, which was clarified.

The public hearing was closed.

**Cmmr. Kamin/Baze moved and seconded to support the recommendations of the Planning Advisory Commission and adopt Ordinance No. 52-04 that approves the proposed amendments to the Title 15 Mason County Development Code, as stated in the staff report by the Department of Community Development, and move to have the chair sign the Findings of Fact for this decision. Motion carried unanimously. B-aye; J-aye; K-aye. Ordinance No. 52-04 (Exhibit D)**

- 10.3 Public hearing to review proposed new development standards contained in the Mason County Resource Ordinance, Development Regulations, Telecommunication Towers Ordinance, and Forest Practices Moratorium Ordinance; topics under consideration include:  
Exemption of review of certain habitat enhancement projects and fish hatcheries in fish and wildlife habitat areas; additional application information needed for the review of special use permits; definitions and minor text changes in Telecommunication Towers Ordinance; and needed text changes in the waiver review process of the Forest Practices Moratorium Ordinance.

Allan Borden, Planner, presented the revisions for the four sets of regulations.

- Additional text was proposed under the Resource Ordinance, which emphasizes the incentive of habitat enhancement.
- New text in the Resource Ordinance on exempting fish hatcheries.
- New text in the Development Regulations that states needed information for proposal review and conditions of approval for special use permits in rural residential, rural tourist, and rural industrial zones.
- Prior to 2004 special use permits were only approved under limited circumstances. When they added provisions for land use such as large churches, cemeteries, outdoor recreation activities, they realized they needed to have better language in the regulations.

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They are proposing to add language in the special use provisions for the applicant to provide information such as location, size of lot, site plan, access to county roads, land uses on adjacent property, provision of parking and stormwater facilities.

The board questioned if these have been required in the past.

Mr. Borden responded, yes, in the application form they are to provide this information. There wasn't specific request for information to help staff evaluate the proposal.

The Board asked if there were any applications which were turned down because the special provision was not included.

Mr. Borden stated he was not aware of any.

Darren Nienaber, Deputy Prosecutor, stated the information is already required, but the proposed language would put the applicant on notice of some of the things the County is looking for.

Reference was made to the special provisions as they relate to the different rural residential areas. They have identified facilities which are affected by this and government operated day care centers are listed. Chairperson Johnson expressed he questioned the necessity for the term "government."

Mr. Nienaber stated that the government operated day care facility provision has a unique history. A couple years ago the Squaxin Tribe came to the County at the time that the County was invalid and could not permit any non-residential structure in a rural area and could not in a long time. In order to get approval they had to bring things on a case by case basis for approval at the Hearings Board and get an okay. When the Squaxin Tribe was proposing a substantial day care facility (approx. 10,000 sq. ft) it was determined a special regulation was needed which would allow 10,000 sq. ft. Ultimately, the Hearings Board approved this.

Bob Fink, Planning Manager, explained in the state law there is a distinction between childcare centers. A "family center" can have a certain number of children and operate out of a residence.

The board questioned about a day care center, which is operated by something other than government such as a church, community group, etc.

Mr. Nienaber added that the proposal is not substantially changing what is allowed by special use permit or not allowed. What has been advertised for the hearing is the contents of the application and the things which would be looked at when reviewing a special use permit.

Mr. Fink interjected that the provision for commercial day care centers is allowed within the special use permit provisions in the rural area RR5, RR10, RR20. It requires a special use permit and cannot exceed 3,000 sq. ft.

Mr. Borden briefly discussed the proposed change to the Forest Practices Moratorium Ordinance, which allows a waiver of a portion of the moratorium clarification under waiver review process.

The Board closed the public hearing.

**Cmmr. Kamin/Baze moved and seconded that the Board of County Commissioners support the recommendations of the Planning Advisory Commission and adopt Ordinance No. 53-04 that approves the proposed amendments to the Mason County Resource Ordinance, Development Regulations, Telecommunication Towers Ordinance, and Forest Practices Moratorium Ordinance,**

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**as listed in the Department of Community Development staff report, and move to have the Chair sign the Findings of Fact for this decision. Motion carried unanimously. B-aye; J-aye; K-aye. Ordinance No. 53-04 (Exhibit E)**

11. Other Business (Department Heads and Elected Officials)

12. Administration - None

13. Adjournment - The meeting adjourned at 10:13 a.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Wesley E. Johnson, Chairperson

ATTEST:

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Jayni L. Kamin, Commissioner

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Rebecca S. Rogers, Clerk of the Board

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Herb Baze, Commissioner