

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**

**DECEMBER 22, 2004**

9:00 a.m. Executive Session – RCW 42.30.110(1)(I) – Attendance: Darren Nienaber, Jayni L. Kamin and Wesley E. Johnson. Began at 9:01 a.m. and ended at 9:35 a.m. with no action.

The special meeting was called to order at 11:05 a.m. by Chairperson Wesley E. Johnson. Commissioner Jayni L. Kamin was in attendance.

Announcement of decision on the appeal to the Belfair Plan FSEIS – Appeal heard on Tuesday, December 21, 2004.

Cmmr. Johnson stated they note that if the County is not able to act on the underlying proposal, that is the Belfair Plan, and may not be able to act until late next year absent and exception to the once a year adoption rule in the Growth Management Act. This would be around the time of the 2005 Comprehensive Plan update currently scheduled for November 2005. The proposal generally speaking shifts industrial and moderately intense commercial away from Hood Canal critical aquifer recharge areas and residential wells. Zoning in this case may help to protect Hood Canal, a national treasure, from serious threats of contamination and a possibility of injury that is not repairable. It might also prevent a noisy all night industrial development from locating next to or within a well-established residential development. These are not entirely legal reasons to affirm the decisions below but rather practical reasons to act on the appeal in a reasonably prompt manner. They would consider the calamity if Hood Canal or residential wells were to become contaminated from pollutants from industrial or moderately intense commercial development. All too often people don't know what is lost until it is too late. For the reason set forth, the FSEIS and the decisions of the Community Development Department are affirmed. The Commissioners also recommend that the Community Development Department consider preparing a SEPA addendum to the FSEIS. That if reasonably possible and helpful consider the impact comments submitted by the council for the Overtons. Such an addendum might address many of their concerns with respect to the specificity and analysis of the FSEIS. The Department should also consider issuing a SEPA addendum to the FSEIS that includes the comments at the Planning Commission as described by the Overtons and their council. As a practical matter that might serve to mitigate some or all of their concerns.

Should the department choose to issue one or more SEPA addendums, they will have to decide what to do at that time.

**Cmmr. Kamin/Johnson moved and seconded to affirm the decision of the Community Development Department and deny the issues on appeal in this case and to sign the findings of fact, conclusions of law on the decision before us. Motion carried unanimously. B-absent; J-aye; K-aye.**

Adjourned  
The meeting adjourned at 11:10 a.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Wesley E. Johnson, Chairperson

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Jayni L. Kamin, Commissioner

Absent

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Herb Baze, Commissioner

ATTEST:

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Rebecca S. Rogers, Clerk of the Board