

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

JULY 19, 2005

1. Call to Order – The meeting was called to order by Acting Chairperson Lynda Ring Erickson.
2. Pledge of Allegiance – Cmmr. Erickson led the flag salute.
3. Roll Call - Present: Cmmr. Dist. 1 – Lynda Ring Erickson; Cmmr. Dist. 2 – Tim Sheldon; Excused
Absence: Cmmr. Dist. 3 – Jayni L. Kamin.
4. Approval of Minutes – **Cmmr. Sheldon/Ring Erickson moved and seconded to approve briefing minutes of April 4, April 25, May 2, May 9 and May 16, 2005. K-absent; RE-aye; S-aye.**
5. Correspondence and Organizational Business
 - 5.1 Correspondence
 - 5.1.1 Planning Advisory Committee Applicant: Rose Swier
 - 5.1.2 Mark Woytowich expressed appreciation for the staffing at Hoodspout Ranger Station visitor center.
 - 5.1.3 Received a revised Initial Order from Washington State Department of Health reclassifying a portion of Annas Bay from Approved to Prohibited.
 - 5.1.4 Notice that Jayni Kamin was appointed to the Affordable Housing Advisory Board by Governor Gregoire.
 - 5.1.5 The City of Shelton expressed thanks for the offer of assistance and continued support in seeking funding for the implementation of the City of Shelton Regional Water and Wastewater Program.
 - 5.1.6 Washington State University Extension thanked the County for continued support and interest in the Extension educational programs.
 - 5.1.7 United Way invited Cmmr. Ring Erickson to their Annual Meeting on July 21.
 - 5.1.8 Fire Protection District No. 9 Commissioner Applicant: Marvin C. Anderson.
 - 5.2 Proclamation – Mason County Fair and NPRA Rodeo Week -- Gretchen Jankauskas-Stewart, Director of Mason County Fair/Convention Center, noted that the Mason County Fair & Rodeo will take place on July 29 – 31, 2005. The first fair of record in Mason County was 1912. The first rodeo was in 1915. Kirsten Hanzik 2005 Mason County Rodeo Queen, invited the Commissioners to ride in the Grand Entry opening ceremony at the Rodeo on Saturday. The Grand Marshal will be June Sims. The rodeo starts at 6 pm. The fair theme is “Party with the Animals.” The Board proclaimed the week of July 24 – 31 as Mason County Fair and NPRA Rodeo Week.
 - 5.3 Proclamation – Dalby Waterwheel Week – Cmmr. Tim Sheldon read aloud the proclamation for the week of July 24 – 31 as Dalby Waterwheel Week and recognize Mason County’s signature landmark. Steve Levette, President of Hood Canal Improvement Club (HCIC), presented the board with Dalby Waterwheel buttons. It was noted that the HCIC is working to relocate the historic Dalby Waterwheel. Valerie Johnson, granddaughter of Edwin Dalby, explained how her grandfather had the current waterwheel shipped to Hood Canal from Seattle. She gave a brief history of the original wheel, which was made in 1922. They want to put the same number of buckets as was on the original wheel.
6. Open Forum for Citizen Input – Ralph Lartz, North Mason Community Voice representative, referred to the recent News Release announcing the community meeting on July 30 regarding their formation. This will be the end of the steering committee and the beginning of the new Board of Directors.
7. Adoption of Agenda – **Cmmr. Sheldon/Ring Erickson moved and seconded to adopt the agenda as presented. Motion carried unanimously. K-absent; RE-aye; S-aye.**
8. Approval of Consent Agenda:
 - 8.1 Approval of the program agreement No. 0563-76555 between Mason County Juvenile Court/District Court Probation Services and Juvenile Rehabilitation Administration, DSHS. The amount available is \$10,000 and will be used for the Aggression Replacement Training (ART) program.

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- 8.2 Approval of Veterans Assistance Fund applications for: Virgil Vant – housing \$215.42; George (Mrs. Charla) Roberts – food \$200.00; Michael O. Weeks – utilities \$494.11 and food \$100.00 for a total of \$1,009.53.
- 8.3 Approval of Warrants
- | | | |
|----------------------|---------------|----------------|
| Salary Clearing Fund | 149269-149741 | \$1,266,868.44 |
| Claims Clearing Fund | 91302-92262 | \$1,936,121.85 |
- 8.4 Approval of the following contracts for the 2005 Mason County Fair & NPRA Rodeo: Jerry Harris Hypnotist; BackStage Pass- Danny Vernon; Let's Pretend Circus, Elisa Hays; Evergreen Dancers – Dianna Root; Chris Wedes – J.P. Patches; CelloDad – David Pierik; Strangers with Candy – Jack Hughes; Null & Soup; NJROTC Booster Club – Parking; Great American Carnival; and Lazy HK Bar Rodeo Company – Stock Contractor.
- 8.5 Approval of Supplement Agreement No. 10 to the contract with Skillings-Connolly, Inc. for CRP 1380/1381, Grapeview Loop Road, to extend the time for completion from March 31, 2005 to December 31, 2005. The cost remains the same.
- 8.6 Approval of Supplemental Agreement No. 4 to Intergovernmental Agreement No. 5398, with Oregon Corrections Enterprises, providing additional Data Services in support of Geographical Information Systems (GIS). The cost is \$15,000 and is budgeted.
- 8.7 Approval to assign Jayni L. Kamin, Chairperson, to serve on the Advisory Board for Surface Transportation (STP).
- 8.8 Approval of County Road Project #1850, Agate Road (Uncle John's Creek Culvert). This is to replace a metal culvert to allow fish passage and the work will be performed at approximately milepost 2.19 to 2.27. **Resolution No. 70-05 (Exhibit A)**
- 8.9 Approval to set a public hearing on Tuesday, August 2, 2005 at 9:30 a.m., to consider proposed amendments to Title 17 of the Mason County Code, adding a new Chapter (17.40) entitled Mason County Historic Preservation Ordinance.

Ray Hansen, referred to Item 8.7 and questioned how many transportation boards there are in the County.

It was noted there is the Transportation Improvement Program (TIPCAP) and the Surface Transportation Board at the county level.

Cmmr. Sheldon/Ring Erickson moved and seconded to approve the consent agenda items 8.1 through 8.9. Motion carried unanimously. K-absent; RE-aye; S-aye.

9. 9:30 a.m. Public Hearings and Items Set for a Certain Time
- 9.1 Public hearing to consider testimony on the 2005 Comp Plan Update Review Proposed 2005-2006 Work Program.

Barbara Adkins, Community Development/Planning Division, noted the Work Program shows a list of items that are both mandated and not mandated which are targeted for update and review in 2005 and 2006. The list is a result of staff review and the suggestions received through the public involvement process. The Planning Advisory Commission recommended this document be forwarded on to the County Commissioners without change.

There are items of significance the Planning staff would like to bring to the Board's attention because they are more time/labor intensive than other items. Population allocations; urban growth area boundaries updates; urban growth area zoning regulations for Shelton and Allyn; and the economic development element.

There are some changes due to concerns about the time it will take for the Board, public, and staff to review items on the list and complete the mandated requirements. They have moved some items. An

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addendum to the staff report was presented which shows they have moved four items from 2005 to 2006. A detailed 2005 project timeline was submitted to the Board. The items being moved are: major industrial areas, sign regulations in Belfair, finalize county interim sign ordinance, and finalize SEPA administrative appeal process.

David Overton wanted to address two issues that stand out that would be useful. They don't feel it would add a lot of staff time to the process of the comp plan update. They have been placeholders in the existing comp plan for a long time, but never fully formed. One issue is are there the right tools in place to steer growth towards urban areas or at least accommodate them. As the infrastructure is developing in Belfair and funding from the State is becoming more available for this type of development. Some critical pieces of that long list of what is needed to accomplish in urban development are missing. The two things they see; one was struck down in the last Belfair Village planning effort. That was to change a large area of land on the plateau above Belfair for mixed use into more restrictive zoning. Mostly focusing on housing. The planning effort was steered in the direction of not recognizing the Belfair Bypass as a viable project.

What has happened in the interim is the Bypass that has been largely funded by state gas taxes. The project is competitive. The county has put in the time and effort to bring the project from theoretical to fully formed. If the funding is repealed, he felt there is a good chance the project will get some form of funding during the next transportation package.

He felt that there needs to be a comprehensive look at the Bypass route and the zoning around there. They need to reflect market opportunities and change it back from more restrictive housing to mixed use.

The first proposal is to take the area that was not looked at and studied in the Belfair Village Plan and put it back to mixed use.

The second thing they feel is lacking from accommodating large-scale growth or any amount of significant urban development inside urban growth areas is a Master Plan Ordinance. All the urban neighbors have a placeholder or a fully formed ordinance, which allows for master planning. That means that larger parcels (20 acres +) are allowed to go through the process. The trade off in asking the developer to rise to a higher standard and look at the large-scale regional issues is that it allows for a longer term vesting. The longest vesting available in Mason County is five years. The master planning process usually takes 2 years. That would leave approximately three years to build out the project before the vesting rights lapse. He did not feel it is a long enough time frame.

Jessie Farrington, resident of Pierce County, asked the Board's consideration of a rezone of a 300-acre parcel just north and east of Shelton Airport. It is the Farrington's intent to purchase the property from the current owners and move a commercial sky diving operation to it. They feel sky diving is more safely done when it is on an airport that is wholly contained for the purpose of sky diving. The property is currently zoned R20. Codes of the County do not allow any commercial airport activity in the R20 area. After viewing the area from the air the 300 acres would be suitable for the activity and compatible with the area. The proposal if feasible, would be to place approximately a 3,000-foot runway on the property and use it also for as many as eight residential parcels. It would be a private airport with commercial activity. It would not be in competition with the Shelton airport. Currently, they have an earnest money agreement on a 45-day feasibility study.

The Board urged Mrs. Farrington to continue discussions with Mr. Dobe. The County will look at this to see what is allowable.

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Cmmr. Sheldon noted there have been several sky diving operations over the past 20 years at the Port of Shelton. He asked if they had talked to the Port of Shelton.

Mrs. Farrington responded, yes, and they would consider a proposal.

Jeff Carey, President Allyn Comm Assoc, asked if they would be addressing population component.

Mrs. Adkins responded, yes.

Terri Jeffries, Mason Co Association of Realtors, explained she works up and down the Olympic Peninsula and have watched three counties go through this update process last year. She has come to the conclusion that the update process is simply overwhelmed by the need to get into compliance with any changes in the state laws. She felt that precludes any creative work, planning, and review of the policy put in place ten years ago. Looking at the work plan there is a lot of compliance issues to address. In order to keep the comprehensive planning process a locally driven bottom up process they need to be diligent, bold and creative with the planning efforts.

She felt that the County needs rural development that is creative and responsive to market needs. Also, rural development that is responsible to the needs and goals of the Act in protecting the environment, protecting rural character, and preventing sprawl. None of the issues are mutually exclusive. They can all be done creatively and identify the issues they are trying to address. Are they trying to protect the environment, or protect rural character. She felt the County needs to define rural character to inform the courts and Growth Management Hearings Board of what the County is doing. They can develop performance standards to meet the goals that meet the goals of the Act and the goals of the County and allow people to live in a rural environment in Mason County rather than shoving them in a UGA. The Association of Realtors would like, if not this year, at least the Commissioners and staff consider moving forward with more proactive creative and bold ideas to protect the rural character. She also asked that the plan be more proactive on how they coordinate the infrastructure with the growth plans. She asked that the board start discussion on redesignating Hoodspport as a UGA. Right now the density in Hoodspport is 2.5 (minimum density) That is not compact, land saving and it is becoming an attractive area to be. There might be sewers and she felt they need to be more proactive. They need to get ahead and have the zoning densities compact to save land.

Cmmr. Sheldon stated they hope to leave the comment period open for a week. There will be an opportunity for other written comments.

Cmmr. Sheldon/Ring Erickson moved and seconded to continue the hearing until July 26, 2005 for written comments. Motion carried unanimously. K-absent; RE-aye; S-aye.

10. Other Business (Department Heads and Elected Officials)

- 10.1 Bid award recommendation for 2006 Cab and Chassis with Service Body for Public Works was presented by Dave Loser, Equipment Rental & Revolving Fund Manager. The recommendation is to reject all three bids received. Two bids offered different specifications than requested and one had pricing errors.

Cmmr. Sheldon/Ring Erickson moved and seconded the Board of Mason County Commissioners reject all bids to furnish Mason County one new 2006 Cab and Chassis with Service Body for Public Works. Motion carried unanimously. K-absent; RE-aye; S-aye.

11. Administration - None

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12. Board's Reports and Calendar – Cmmrs. Sheldon and Ring Erickson reported on meetings they attended over the last week and appointments scheduled for the upcoming week.
13. Adjournment – The meeting adjourned at 10:01 a.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Absent 7/19/05

Jayni L. Kamin, Chairperson

ATTEST:

Lynda Ring Erickson, Commissioner

Rebecca S. Rogers, Clerk of the Board

Tim Sheldon, Commissioner