

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

AUGUST 2, 2005

1. Call to Order – The meeting was called to order at 9:05 a.m.
2. Pledge of Allegiance – The flag salute was led by the chairperson.
3. Roll Call - Present: Cmmr. Dist. 1 – Lynda Ring Erickson; Cmmr. Dist. 2 – Tim Sheldon; Cmmr. Dist. 3 – Jayni L. Kamin.
4. Approval of Minutes - None
5. Correspondence and Organizational Business
  - 5.1 Correspondence
    - 5.1.1 United States Dept. of Energy/Bonneville Power Administration has informed the County that Jones & Stokes of Bellevue will conduct noxious weed surveys before and after construction of the Shelton-Kitsap transmission line from single circuit to double circuit, starting approximately August 1, 2005.
    - 5.1.2 Mason Conservation District has offered to fund the participation of one of its staff members to the Kennedy Creek Salmon Trail project (not to exceed a financial outlay of \$3,000 per year).
    - 5.1.3 The Port of Shelton has requested the Mason County Commissioners to create a Boundary Review Board, in response to the plans to annex Sanderson Field.
    - 5.1.4 A note of appreciation was received from Vivian E. Mitchell for the “beautiful” work done on Crestview Drive.
    - 5.1.5 Planning Advisory Commission Applicant: Jay Hupp
    - 5.1.6 Letter from WCC – support of regional water & sewer Carol Porter Supt of WCC
  - 5.2 Dave Loser, Equipment Rental & Revolving Fund Manager, introduced a new employee Rick Barham,
  - 5.3 Introduction of new employee Shannon Goudy, PBX Operator/Receptionist was presented by Betty Wing, Central Operations Director.
  - 5.4 Hood Canal Bridge Planned Closures. Charlie Butros, Public Works Director, noted that there will be two closure dates for the Hood Canal Bridge for a total of 80 hour closures. Beginning at 8:00 pm on Thursday, August 11, 2005 through 4:00 am on Monday, August 15, 2005 and beginning at 8:00 pm on Sunday, August 21, 2005 through 4:00 am on Thursday, August 25, 2005.
  - 5.5 News Release – Betty Wing, Central Operations Director, announced that Cmmr. Ring Erickson was reappointed to the Washington State Association of Counties Legislative Steering Committee.
6. Open Forum for Citizen Input
  - 6.1 David Overton asked that Item 8.5 be removed from the consent agenda for further discussion.
  - 6.2 Annette McGee questioned if there will be a discussion on Item 8.19

The Board responded they would be removing Item 8.19 from the agenda for further discussion.

Mrs. McGee also congratulated the Commissioners for establishing a real voice at the end of the telephone line. It was nice to enter zero and reach an operator.

Cmmr. Kamin expressed appreciation to the Facilities & Grounds staff for arranging to set up the central receptionist in Building I.

7. Adoption of Agenda – **Cmmr. Ring Erickson/Sheldon moved and seconded to adopt the agenda as published. Motion carried unanimously. K-aye; RE-aye; S;-aye.**

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8. Approval of Consent Agenda:
  - 8.1 Approval of Local Economic Development Program Application for the Shelton Regional Water and Wastewater Project to appropriate the sum of \$2,079,360 plus interest over a 20 year period; and authorize the chair to enter into an interlocal agreement with the City of Shelton to specify final conditions of payment.
  - 8.2 Approval of Warrants

Claims Clearing Fund	92263-92905	\$1,403,404.01
Salary Clearing Fund	149742-150008	\$ 227,478.38
  - 8.3 Set public hearings to review the Shelton Bayshore Golf Club request and Arthur and Mildred Enger request to rezone properties in the Rural Area of Mason County, for the date of Tuesday August 23, 2005 at 6:30 PM.
  - 8.4 Approval of a resolution to affirm Mason County's election to receive National Forest Related Safety-Net Payments under P.L. 106-393 as approved by Resolution 84-01. **Resolution No. 75-05 (Exhibit A)**
  - 8.5 Adopt by Resolution the 2005 Comprehensive Plan Update Review Proposed 2005-2006 Work Program. **Resolution No. 76-05 (Exhibit B)**
  - 8.6 Authorize Facilities & Grounds to advertise and hire a Facilities & Grounds full-time seasonal aide through September and returning each year thereafter April through September.
  - 8.7 Approval of a Memorandum of Understanding with Teamsters Local 252 to add the classification of Interpreter/Clerical to the current Teamsters General Services Agreement.
  - 8.8 Approval of employment agreement with Tawnya Osborne for Gatekeeper duties at Phillips Lake Park.
  - 8.9 Approval of Amendment No. 1 to the November 9, 2004 Agreement with Financial Consulting Solutions Group for additional financial analysis services regarding the North Bay/Case Inlet sewer utility in amount not to exceed \$7,785.
  - 8.10 Authorization for County Engineer, Directors of Public Works, Utilities & Waste Management, and the Facilities & Grounds/Parks Departments to approve change orders as defined in the resolution that updates and replaces Resolution #65-04. **Resolution No. 77-05 (Exhibit C)**
  - 8.11 Execution of reimbursable agreement, between the Road Department and Utilities /Waste Management, for chipsealing and pre-leveling for 2005 oiling season.
  - 8.12 Execution of reimbursable agreement, between the Road Department and Mason County Fairgrounds, for asphalt (hot patch) repair.
  - 8.13 Approval of resolution to close Clifton Lane on August 13, 2005, from 6:30 am to 9:00 pm for the Belfair "Taste of Hood Canal" event. **Resolution No. 78-05 (Exhibit D)**
  - 8.14 Set public hearing on August 23, 2005, at 6:30 pm, to rename all of Mission Creek Lane (0.00 – 0.13 miles) County Road No. 83530, to Little Mission Creek Lane, County Road No. 83530.
  - 8.15 Approval of signature authorization forms for Mason County Drug Abuse Prevention - Mason County Extension Contract 2005-2007 (Contract No. 0001-0507).
  - 8.16 Approve and sign the contract amendment #5 between Mason County Department of Health Services and Mason Matters for the period of January 1, 2005 through December 31, 2005 in the Amount of \$25,000.
  - 8.17 Approve and sign Amendment #2 to the Professional Services Contract between Mason County Department of Health Services and Assured Home Health and Hospice.
  - 8.18 Appointment of Marvin C. Anderson as Fire Protection District #9 (Skokomish Valley area) Commissioner to fill the Position 3 unexpired term; until a qualified person is elected at the November 2005 election.
  - 8.19 Authorize the Real Property Exchange between Mason County Public Works and Manke Timber Company, to be forwarded to Mason County Superior Court for approval in accordance with R.C.W. 36.34.330, and further authorize the Board to sign and execute all pertinent documents associated with this matter.

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Cmmr. Sheldon requested that Item 8.1 dealing with the .08 funds and the Shelton Regional Water & Wastewater be removed for further discussion.

Steve Kutz, Public Health Services Director, clarified that 8.16 has a year listed, which should be 2005.

Cmmr. Ring Erickson asked that Item 8.19 be removed from the consent agenda for further discussion.

Also requested was Item 8.9 be removed for additional discussion.

Cmmr. Kamin clarified that Item 8.15 is a contract with Mason County Drug Abuse Prevention, but is for the Strengthening Families program that Washington State University/Cooperative Extension administers.

**Cmmr. Sheldon/Ring Erickson moved and seconded to approve agenda items with the exception of 8.1, 8.5, 8.9 and 8.19. Motion carried unanimously. K-aye; RE-aye; S-aye.**

Item 8.19 Discussion

Mike Golat, Public Works Director for City of Shelton, explained they have been working on the Shelton Regional Water and Wastewater Project for the past five years. It started when the Washington Correction Center was looking for alternatives for continued growth and utility capacity at their facility. They approached the partners and asked them for support in developing a regional utility system for Shelton and the urban growth area. It is a four-phase \$42 million dollar multi-jurisdictional project that is projected to be completed by the year 2010. The partners: Port of Shelton, City of Shelton, Washington Correction Center, Washington State Patrol. The plan as envisioned would provide utility capacity for 20 year planning horizon and will help create over 1,000 additional jobs within six to ten years of completion generating an average wage of \$38,000 a year over \$38 million in wages for the area. In addition to economic benefits, the project also has some significant environmental benefits that are just as important. First is protecting our rich shellfish resource in Oakland Bay. Second, providing water to outlying areas where those watersheds and basins have low instream flows. Finally, stopping the proliferation of septic tank development over the critical aquifer recharge area. This project will help facilitate growth on the Kneeland property, across from Wal-Mart there is approximately 700 acres; the Port property; Washington State Patrol; Washington Correction Center and all the northwest portion of the urban growth area. It will allow for the continued infill and development within the City of Shelton as they upgrade their own wastewater treatment plant. There are a lot of old plats in Shelton and people are taking an interest in developing those.

They are requesting \$2,079,360 from the local economic development program to partially fund phase I. Phase I is the part of the project which will bring sewer to the northwest part of town. It will site a satellite treatment facility in the vicinity of the Port property and extend a collection line down US 101 to US 102 and out to the Washington Correction Center. The total for Phase I is projected at over \$15 million. The state legislature, with help from local legislators, has appropriated over \$15 million for this project. \$12.5 million will be used for Phase I. All partners have identified this as the most significant phase to start as quickly as possible.

Cmmr. Kamin clarified that the \$2 million would come out of the .08 Distressed Counties Fund specifically for economic development. It will be repaid over a 20 year time period by a loan from Public Works Trust Fund.

They are requesting \$121,000 per year over the next 20 years. They will try and secure a low interest Public Works Trust Fund loan for the \$2 million to be repaid back through an interlocal agreement.

Cmmr. Sheldon noted the fund is a state tax at 6.5% and the rural counties are able to retain .08% of the 6.5% and not remit it to the state. Those monies are to be used for infrastructure projects.

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Mr. Golat noted there would be a maximum of 1.5% interest for the Public Works loan.

The Board expressed they are happy to participate and provide funding to help the project work.

Matt Matyoshi, Economic Development Director, expressed his excitement about the regionalization project. Regionalization directly increases the ability to create new jobs for the economic future of Mason County.

Regionalization will pave the way for increased private sector development. The Economic Development Council expresses its thanks to the partners of regionalization that are insuring this major project is completed.

Cmmr. Kamin clarified that the fund is called the local distressed county fund. Mason County was officially removed from the distressed county list a year ago. This is the rural county fund.

Cmmr. Sheldon noted this is money that goes to rural counties. To be classified as rural they need to be less than 100 people per square mile. Currently there is \$1.2 million in the fund. It grows at \$400,000 per year approximately.

David Jansen, Dept. of Corrections Capital Programs Administrator, thanked the County to provide the local contribution required implementing Phase I of the regional system. It helps validate their decision to participate in the regional system in order to sustain their mission while improving the long term protection of the environment. The infusion of local funds combined with money provided by taxpayers around the state through the legislative appropriation will help leverage funding sources at the federal level as well. It opens the doors for more effectively to solicit funding assistance elsewhere.

It was acknowledged that a letter came from Carol Porter, Supt. of Washington Corrections Center, dated August 2, 2005.

**Cmmr. Sheldon/Ring Erickson moved and seconded to approve the Local Economic Development Program Application for the Shelton Regional Water and Wastewater Project to appropriate the sum of \$2,079,360 plus interest over a 20 year period; and authorize the chair to enter into an interlocal agreement with the City of Shelton to specify final conditions of payment. K-aye; RE-aye; S-aye.**

Item 8.5 Discussion

Courtney Flora, Land Use Attorney representing the Overtons, asked if the Board received a letter dated July 26, 2005. This letter was a proposal for a narrow limited addition to the work program for the Comprehensive Plan Update for 2005-2006. She addressed why they feel this should be added to the work program now rather than waiting until a later date. They have proposed an amendment that would apply specifically to those areas that need the benefit of some extra case by case attention and a long term vision for phased master plan development. They think the areas are specific areas located near the county lines. They think it would be a useful tool near the Belfair UGA area, near the Kitsap county line. There are certain projects and issues in Kitsap County that they are familiar with, including the south Kitsap industrial area planning process, NASCAR, the legislature's recent appropriation of money for the Belfair Bypass and for sewer planning in the area. These are all issues, which have happened after the Belfair UGA plan was adopted. They understand a lot of people worked hard on the Belfair UGA plan. One thing the plan does not have is the benefit of understanding some of the recent happenings. It doesn't have any mechanism for future integrated long term planning. She felt there would be growth pressure on the borders outside the county. It will extend into Mason County.

They are asking for a mechanism to allow the Planning Division to look at large parcels near the border areas and think about performance standards, phased projects, what is appropriate in that specific area. They would

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like to put this on the work program. They would be happy to work with the Planning Division to see how it plays out in the long term. They felt it would be proactive to anticipate this type of development.

Cmmr. Sheldon questioned if the county incorporated the mixed use designation into the work plan is specific to any property in the county that might be so designated and not just the Overton's property.

Ms. Flora responded, that is correct. It is important to mandate this mechanism on certain larger parcels in different areas of the county so there is a tool to impose performance standards and design standards.

Cmmr. Kamin stated she did not attend the hearing in July regarding the comprehensive plan update review. She felt that what they are looking to adopt is an update review which was proposed by the Planning Division. She was not sure they want to add to the work program list today. It is something that could be done regardless whether they add it into the comprehensive plan update.

Courtney Flora added the county is subject to a once a year restriction on comprehensive plan amendments. They would suggest it would be easier and more efficient to look add it to the work program now. It could be another year and a half before something like this is adopted. There is a lot going on right now. The resort master planning is mentioned in the county's comprehensive plan and development regulations. There is no mechanism that makes that work.

Cmmr. Sheldon interjected that if the designation was included in the planning it doesn't mean it has to be adopted. He felt it could be included for consideration.

Cmmr. Ring Erickson asked for the staff's comments on this proposal. She did not have a problem with the master plan.

Emmett Dobey, Community Development Director, stated that generally they are in agreement with the approach. Their concerns are it may be more than just a little staff time required. They believe it is a correct approach and needs to be applied county-wide as opposed to one parcel within the county. It is a more complicated issue than simply taking a plan ordinance from another community and adopting it. They would like time to study it thoroughly.

Cmmr. Ring Erickson questioned if it is an issue of staffing or the technicality of bringing it together.

Mr. Dobey responded he felt it is both the issues. The staff is very taxed at the moment as they are on a very ambitious schedule for the year.

Cmmr. Ring Erickson stated she did not want to sacrifice the staff for this one issue. If there were a place that would allow the resources to get it done and not burn out the existing staff. The request is worth considering.

Cmmr. Sheldon asked if there is any requirement that this item be adopted. It could be included in the work program.

The Board discussed that the staff could review this item over the week.

**Cmmr. Ring Erickson/Sheldon moved and seconded to adopt the Resolution for the 2005 Comprehensive Plan Update Review Proposed 2005-2006 Work Program, and table for one week the work plan component to reflect the information from staff on needs for the Master Plan. Motion carried unanimously. K-aye; RE-aye; S-aye.**

Item 8.9 Discussion

Doug Micheau, Director of Parks, Utilities & Waste Management, noted that last November they entered into a contract with Financial Consulting Solutions Group to do some analysis of the North Bay/Case Inlet sewer

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utility. They pulled together some scenarios involving potential rate and refinancing options, which were presented to the Board in June. This amendment is a follow up to that meeting. The items are to rework one of the rate scenarios to reflect the existing financial terms they have for their outstanding debt. In addition, to provide adequate O & M support to the system. It also provides a rate analysis of comparison of typical utility bills from similar systems.

Cmmr. Kamin stated she did not realize there was an additional cost for finishing the report.

Cmmr. Ring Erickson asked if they are on schedule or if they are anticipating any more additions.

Mr. Micheau responded they are close to being done.

**Cmmr. Sheldon/Ring Erickson moved and seconded to approve Amendment No. 1 to the November 9, 2004 Agreement with Financial Consulting Solutions Group for additional financial analysis services regarding the North Bay/Case Inlet sewer utility in an amount not to exceed \$7,785. Motion carried unanimously. K-aye; RE-aye; S-aye.**

Item 8.19 Discussion

Mick Sprouffske, Public Works, presented a staff report that Mason County Public Works and Manke Timber Company have come to an agreement as to the exchange of real property. The County would receive approximately 85 acres of land (tax parcels 42002-10-00010, 42002-10-00020 and 42002-21-00000) which are located north of Highway 102 and west of Highway 101. Manke would receive the property that is the current site of the Mason County Public Works Shop, (tax parcel 32003-33-60000) which consists of approximately 34 acres.

Manke has paid for the appraisals and timber cruises on both properties. The value of the exchange is Manke would be receiving a total value of \$681,516 and Mason County would receive \$801,045.

Cmmr. Kamin clarified that the Mason County shop is not including the fuel facility the county owns.

Mr. Sprouffske concurred it does not include the fuel facility as it would be something the County would take with the move.

There is also an agreement with Manke that the county can use the fenced area and the old pit, recycling bins, stockpile sites and the shop facility for the next 20 years rent free.

The Johns Prairie property was purchased with Road Funds and consequently the trade would be owned by Public Works and only available for either Public Works to sell or use for their general purposes.

Mr. Sprouffske stated they would be able to have other county facilities on site with a rent or lease agreement.

Cmmr. Sheldon noted the new property is located at Airport Dayton Road and Highway 102 and Highway 101 and inside the Urban Growth boundary. The property used to belong to Wash. State Dept. of Natural Resources as a scientific trust for Washington State University. It was traded to Manke in a large land exchange several years ago.

It was noted that if the Board approves the exchange, it would proceed to Superior Court. There would be a hearing notice published and public comment would be accepted up to that time of the court hearing. The judge will consider the facts presented to him, including any public comments.

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The Board discussed that they will be looking long term for where they can develop and build a long term facility for public works. That is the highest priority at this time. The present location at Johns Prairie is not the best location with the traffic patterns and the road conditions onto State Route 3.

Cmmr. Sheldon noted the County is getting the better part of the deal by giving up 34 acres and receiving 85 acres inside the Urban Growth Area fronted by two state highways. The County appreciates the Manke family for working with the County on this.

Annette McGee questioned if this is an even trade.

The Board responded that the county is not giving any money for the exchange. Timber is left on both parcels.

Mrs. McGee also noted that the county shop facility at Johns Prairie Road was built over 50 years ago when the County had shops and Public Works garages all over the county (Matlock, Beverly Heights, Belfair, Skokomish Valley). She also suggested the possibility of trading part of the exchange property to the Port of Shelton for the property the Fairgrounds is now located on.

**Cmmr. Ring Erickson/Sheldon moved and seconded to approve Item 8.19 to authorize the real property exchange between Mason County Public Works and Manke Timber Company, to be forwarded to Mason County Superior Court for approval in accordance, with RCW 36.34.330, and further authorize the board to sign and execute all pertinent documents associated with this matter. Motion carried unanimously. K-aye; RE-aye; S-aye.**

The Board recessed from 10:30 a.m. – 10:41 a.m.

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

9.1 Public hearing to consider proposed amendments to Title 17 of the Mason County Code, adding a new Chapter (17.40) entitled Mason County Historic Preservation Ordinance.

Barb Robinson, Planner, presented a staff report recommending approval of the amendments to Title 17 of the Mason County Code, adding a new Chapter 17.40 "Mason County Historic Preservation Ordinance." It was noted the model ordinance was provided by the State Office of Archaeology and Historic Preservation (OAHF).

The Skokomish Indian Tribe commented on the proposal before the Planning Commission and questioned the authority of the County to enforce the proposed ordinance within the exterior boundaries of the Indian Reservation and additional comments relating to participation by the Tribes in the historic landmark designation process. The Skokomish Indian Tribe is a tribal historic preservation office. They have an officer and are authorized by the federal government to have jurisdictions over those properties within the exterior boundaries of their reservation.

It was noted that the exterior boundary is considered the perimeter of the Indian Reservation. The Squaxin Island Tribe is also a historic preservation office and has an officer. Both of the tribes are entitled by the federal government to have authority over their reservation. The Planning Staff added language to the proposed amendment to add a tribal representative to the Mason County Historic Preservation Commission and also language referring to RCW's relating to Indian graves. There is language to address the tribal concerns.

Cmmr. Kamin added that the County does have a new source of funding from the state related to marriage license fee increase where \$1 will go toward the historic preservation.

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The County can have its own local historic register.

No public comments were received.

**Cmmr. Ring Erickson/Sheldon moved and seconded to approve the proposed amendments to Title 17 of the Mason County Code, adding a new Chapter 17.40 entitled the Mason County Historic Preservation Ordinance. Motion carried unanimously. K-aye; RE-aye; S-aye. Ordinance No. 79-05 (Exhibit E)**

- 9.2 Public hearing to take public testimony regarding the approval extending the adopted interim amendments for the Allyn Urban Growth Area, Mason County Development regulations, Mason County Code Chapters 17.10 to 17.17.

Steve Goins, Planner, noted this is a public hearing for action taken back in June. The Allyn area zoning regulations were to expire in July and the recommendation, at that time, was to extend the regulations to the end of the year. They also amended the language so there would be no misunderstanding of development occurring within the right-of-way areas until staff could complete a Capital Facilities studies and other studies for the sub-area planning.

Cmmr. Kamin stated this is something the community of Allyn has been working on this for quite some time. It will be good to get it formally adopted. She understands the concerns about trying to fit it in with the ambitious work schedule as it is right now; however, this deserves additional consideration. She is in favor of extending the amendments until March 31.

Jeanette Moore, Allyn Community Association Planning Committee Chair, expressed support of the staff's recommendation including the extension. They want to do this in an orderly manner. The Allyn Planning Committee has worked for approximately nine years on the Allyn plan due to shortage of county staff.

Jeff Carey, Allyn Community Association President, voiced support of the staff's recommendation. They would like to get it permanent at some time.

**Cmmr. Ring Erickson/Sheldon moved and seconded to extend the Interim Zoning Regulations for the Allyn UGA, including the proposed amendment protecting the Platted Allyn rights-of-way, to be effective until March 31, 2006. Motion carried unanimously. K-aye; RE-aye; S-aye.**

10. Other Business (Department Heads and Elected Officials) - None
11. Administration – None
12. Board's Reports and Calendar – The Board announced the individual meetings they attended since the last Commissioners' meeting and also shared individual appointments for the upcoming week.
13. Adjournment – The meeting adjourned at 11:29 a.m.

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BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

\_\_\_\_\_  
Jayni L. Kamin, Chairperson

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Lynda Ring Erickson, Commissioner

ATTEST:

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Tim Sheldon, Commissioner

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Rebecca S. Rogers, Clerk of the Board