

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

AUGUST 23, 2005

1. Call to Order – The meeting was called to order at 9:02 a.m.
2. Pledge of Allegiance – The chairperson led the flag salute.
3. Roll Call - Present: Cmmr. Dist. 1 – Lynda Ring Erickson; Cmmr. Dist. 2 – Tim Sheldon; Cmmr. Dist. 3 – Jayni L. Kamin.
4. Correspondence and Organizational Business
 - 4.1 Correspondence
 - 4.1.1 An invitation was sent to Cmmr. Kamin to attend the Pacific Northwest Salmon Center art show and auction at Union on August 19.
 - 4.1.2 Washington State Department of Community, Trade and Economic Development announced the appropriation of \$8 million to Mason County for the Belfair Sewer Improvements Project.
 - 4.2 News Release – Steve Kutz, Public Health Services, read aloud the news release on Shellfish Handling Information. Encouraging people to eat only well cooked shellfish, especially in summer months.
 - 4.3 News Release – Cmmr. Jayni Kamin presented the announcement that the county is interested in persons to apply for the Historic Preservation Commission.
 - 4.4 Dave Loser, Equipment Rental & Revolving Fund Manager, announced that Tozier Brothers of Shelton has been awarded the post for quotes for 50 pieces of 12” by 30’ aluminum culvert and 20 connector bands for Public Works. The cost is \$13,580.91.
5. Open Forum for Citizen Input – No comments.
6. 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.**
7. Approval of Minutes – **Cmmr. Sheldon/Ring Erickson moved and seconded to approve the briefing minutes of June 6, 13 and June 20, 2005 and regular meeting minutes of July 19, August 9 and August 16, 2005. (Cmmr. Kamin abstained on the approval for July 19, 2005 as she was absent). Motion carried unanimously. K-aye; RE-aye; S-aye.**
8. Approval of Consent Agenda:
 - 8.1 Approval of DSHS Program Agreement 0585-79570, between Department of Social & Health Services (DSHS) Medical Assistance Administration (MAA) and Mason County Department of Health Services for the period of August 15, 2005 through August 15, 2006. This is the General Terms and Conditions contract.
 - 8.2 Approval of DSHS Agreement 0563-80308, between Department of Social & Health Services (DSHS) Medical Assistance Administration (MAA) and Mason County Department of Health Services for the period of July 1, 2005 through December 31, 2005. This is for the Alternative Response System and the Early Intervention program.
 - 8.3 Approval of DSHS Program Agreement 0563-75735, between Department of Social & Health Services (DSHS) Medical Assistance Administration (MAA) and Mason County Department of Health Services for the period of July 1, 2005 through June 30, 2007. This is for reimbursement of the Medicaid Administrative Match, not to exceed \$20,000.
 - 8.4 Approval of Veterans Assistance Fund applications for: Randolph P. Parker – utilities \$200.00; George W. Roberts – housing \$200.00; and Mansfield B. (Mrs. Ellen L.) Ross – burial \$600.00.
 - 8.5 Approval of Warrants

Claims Clearing Fund #'s	93052-93767	\$2,930,167.92
Salary Clearing Fund #'s	150503-150761	\$214,257.00

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- 8.6 Approval of the resolution setting a hearing on Tuesday, October 11, 2005, 9:30 a.m. to consider public comment on the petition for vacation of the north 40 feet of Olympic Avenue beginning at the centerline of Prospect Ave. (vacated) and extending westerly to the west side of Willard Ave. (vacated) in Hoodspert, WA; as recorded on August 1, 1890 in the Mason County Auditor's office Book of Plats, Volume 2, Page 6. **Resolution No. 80-05 (Exhibit A)**
- 8.7 Approval of the resolution setting a hearing on Tuesday, October 4, 2005, 9:30 a.m. to consider public comment on the petition for vacation of (Per Legal Description For Road Right-of-Way Vacation dated May 31, 2005 by Dan E. Davidson, in Madings Sunny Shore). **Resolution No. 81-05 (Exhibit B)**
- 8.8 Approval of the resolution setting a hearing on Tuesday, October 4, 2005, 9:30 a.m. to consider public comment on the petition for vacation for that portion of Port Townsend Street adjacent to Lots 1 and 16 of Block 19 of the Plat of Grays Harbor & Union City Railroad Addition to Union City; as recorded on June 23, 1890 in the Mason County Auditor's Office Book of Plats, Volume 2, Page 1. **Resolution No. 82-05 (Exhibit C)**
- 8.9 Approval of an operating transfer from the Capital Improvement REET 2 Fund (351-000-000) to the Wastewater Development Fund (405-000-000) in the amount of \$80,000 for the Belfair Sewer Facility Plan. **Resolution No. 83-05 (Exhibit D)**
- 8.10 Approval of agreement between Hill Investments, LLC and Mason County for placement of ditch spoils and similar material on parcel number 32201-32-00000 at no cost to either party.
- 8.11 Approval for the Equipment Rental and Revolving Fund to recruit, via the Mason County High Schools, and hire one part-time shop assistant for the Central Shop.
- 8.12 Approval for the Equipment Rental and Revolving Manager to utilize the post-for-quotes/telephone bid procedures to purchase a 42" wide format scanner. Total cost not to exceed \$14,000 plus tax.

Cmmr. Sheldon/Ring Erickson moved and seconded to approve consent agenda items 8.1 through 8.12 be approved as read. Motion carried unanimously. K-aye; RE-aye; S-aye.

9. 6:30 p.m. Public Hearings and Items Set for a Certain Time
 - 9.1 Public hearing to consider a supplemental appropriation in the amount of \$15,270 and a budget transfer of \$79,612 to the 2005 budget for the Current Expense Fund.

Ione Siegler, Budget & Finance Director, explained the budget transfer would come from the ending fund balance in a total amount of \$79,612. \$6,295 would be used for establishment of Director of Operations position; \$19,100 for re-instatement of Receptionist/PBX Operator position; \$6,000 for bleachers at the Fairgrounds/Convention Center; \$3,000 for Mason County Tourism Web Site; and \$45,217 for two additional deputies in the Sheriff's office. The appropriation of \$13,000 is received from a grant for Driving under the Influence (DUI) task Force in the Sheriff's Office for a vehicle; \$2,000 donation from the Simpson Timber Company for handicapped accessible picnic tables at the Fairgrounds/Convention Center; and \$270 reimbursement from a vendor for repairs to a deck at the Fairgrounds/Convention Center for a total of \$15,270.

The Board noted they are responding to needs of the community to add the two additional deputies for the Sheriff's Department.

Denny Temple, retired state employee from Washington Correction Center, voiced his support for additional funding for additional deputies. He felt that the County is far behind with the number of deputies on the road. Staffing levels are what they were a number of years ago and the county population has grown.

Cmmr. Ring Erickson stated she shares Mr. Temple's concerns. The population of the county has really grown and the population can triple during the summer on weekends.

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Cmmr. Ring Erickson moved and seconded to approve a supplemental appropriation in the amount of \$15,270 and a budget transfer in the amount of \$679,612 to the 2005 Current Expense Fund Budget. Motion carried unanimously. K-aye; RE-aye; S-aye. Order (Exhibit E)

- 9.2 Public hearing to consider renaming all of Mission Creek Lane to Little Mission Creek Lane.

Charlie Butros, Public Works Director, explained that the county staff noticed there is an anomaly in the county records relating to the name of a road. In the Public Works road log the road is called Mission Creek Lane and in the addressing log the road is named Little Mission Creek Lane. It is proposed to correct the anomaly and rename the road Little Mission Creek Lane to be consistent in the County records.

There was discussion that there is a Little Mission Creek and a Mission Creek. The road that is being proposed for renaming is adjacent to Little Mission Creek. There is also a Mission Creek Road. With the current labeling of the roads it becomes confusing. With the renaming there will be a Mission Creek Road and a Little Mission Creek Lane which differentiates the two roadways so there is no confusion.

There was no public comment.

Cmmr. Sheldon/Ring Erickson moved and seconded to execute the resolution to rename all of Mission Creek Lane to Little Mission Creek Lane. Motion carried unanimously. K-aye; RE-aye; S-aye. Resolution No. 84-05 (Exhibit F)

- 9.3 Public hearing to review the request to rezone properties in the Rural Area of Mason County. The rezone requests are from Shelton Bayshore Golf Club (Rural Residential 5 to Rural Tourist zone) and Arthur and Mildred Enger (Rural Residential 5 to Rural Tourist Campground zone).

Allan Borden, Planner, provided copies of the staff report for those in attendance.

Rezone Request Number 04-01 – Shelton Bayshore Golf Club

The request is to rezone parcel 32003-42-00030 (1.03 acres) from Rural Residential 5 to Rural Tourist zone.

The applicant would like, in the future, to create a recreational vehicle park on a portion of their total ownership. If the rezone is approved, the subject parcel would become a part of that operating RV park.

The Planning Advisory Commission, in their hearing, addressed areas of concern. They questioned whether the use of the recreational park associated with the golf course is appropriate; impacts from stormwater and septic systems on nearby properties; location of the campground use next to the golf course and retail land uses; and traffic from this land use and the effects on State Route 3 vehicle safety.

The Planning Staff and Planning Advisory Commission recommends approval of the rezone request from Rural Residential 5 to Rural Tourist Zone.

It was noted the parcel is next to the parking lot at the Golf Club.

Cmmr. Kamin stated it appears it fits in with the designation requested.

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Cmmr. Sheldon noted that it appears the rural tourist zone change would be consistent with the activity that goes on at the golf course.

Cmmr. Ring Erickson noted that she is familiar with this property and notes that it is consistent with the regulations. There will be additional detail to work through at the time of the permitting of the actual new use. It is consistent with the current and future use of the area.

Scott Alexander, one of the Shelton Bayshore Golf Course Owners, was present and noted they want to put a nice RV park in that would bring people into the Mason County area. They plan to put big stalls and wireless internet in the park.

Cmmr. Ring Erickson/Sheldon moved and seconded to approve the Rezone Request 04-01 for Shelton Bayshore Golf Club for 1.03 acres on parcel 32003-42-00030 as presented. Motion carried unanimously. K-aye; RE-aye; S-aye.

Rezone Request Number 04-04 – Arthur & Mildred Enger

Mr. Borden noted the rezone request is for parcel 22129-24-00000 (29.75 acres) from Rural Residential 5 to Rural Tourist Campground. This is located near the intersection of Pickering Road/State Route 3. It is within one mile of the Spencer Lake Hamlet.

It was noted the property is not contiguous with the Hamlet. If the rezone was approved the applicant would apply for a permit for campground and RV park on the parcel.

It was noted the Planning Advisory Commission was concerned about stormwater and septic impacts on nearby properties; location of the campground use next to the existing auto salvage and industrial land uses; and traffic from this land use and the effects on State Route 3 vehicle safety.

The County staff and Planning Advisory Commission reviewed the request and recommend approval of the proposal.

The question was raised as to the difference between Rural Tourist Campground Zone and Rural Tourist Zone.

Mr. Borden explained that Rural Tourist Zone is for a much greater spectrum of land uses such as marinas, hotels, golf courses, or uses oriented to destination recreation. The Rural Tourist Campground Zone is for larger pieces of property with a narrower scope that focuses mainly on lodging and camping type land uses. It allows retail to occur when it is not the intended primary use.

It was noted that all criteria have been met for the zoning request.

Cmmr. Ring Erickson noted that the report answered a number of questions about the placement of this kind of facility. It wasn't considered something that increased sprawl and is seen as inconsistent with the Growth Management Act. Part of the property is being left open space with walking trails.

There is a well on the property and it was questioned if it is an exempt well. There was a question about the water adequacy.

Mr. Borden responded it appears to be a private party well and could be considered exempt. Water adequacy will have to match the intended use, which will be addressed in the permit process.

Cmmr. Sheldon noted the Washington State Dept. of Transportation controls access to their highway. It appears there are other options for access to their property. Anthony Road was mentioned.

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Mr. Borden stated that in order to get to Anthony Road they would have to go through someone else's property. It is possible there may be a connection with a road that is associated with Anthony Road. Mel & Kathy Enger were present. Mr. Enger stated they have been in communication with Washington State Department of Transportation and have been given access to their road. They are not interested in making this a large scale RV park. They want the walking trails. There will be a nature habitat, commons area, and baseball fields for people to get together for family reunions, weddings, etc. There is a well that is putting out 25 gallons per minute but it would have to be brought up to the county's standards.

Cmmr. Kamin stated that it is an opportune time for tourism in Mason County. The County has been developing the Comprehensive Plan Update. They have been looking at tourism as a real growing industry in the community and making sure there are facilities to address that. This fits in well with the County.

Cmmr. Sheldon/Ring Erickson moved and seconded to approve Rezone Request 04-04 for Arthur L. & Mildred E. Enger with the associated findings of fact. Motion carried unanimously. K-aye; RE-aye; S-aye.

10. Other Business (Department Heads and Elected Officials)
11. Board's Reports & Calendar – The Board summarized meetings they attended over the previous week and announced calendar items for the upcoming meeting.
12. Adjournment – The meeting adjourned at 7:22 p.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Jayni L. Kamin, Chairperson

Lynda Ring Erickson, Commissioner

ATTEST:

Rebecca S. Rogers, Clerk of the Board

Tim Sheldon, Commissioner