

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

OCTOBER 10, 2006

1. Call to Order – The regular meeting was called to order at 9:00 a.m. by the Chairperson.
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 - None
 - 4.2 News Release – Planning Advisory Board Vacancy—Applications are being accepted, until October 27, to fill a vacant position.
 - 4.3 News Release - Housing Authority of Mason County Board of Commissioners Vacancy—Applications are being accepted, until October 27, 2006, to fill a vacant position.
5. Open Forum for Citizen Input
 - 5.1 Wayne Case – Presented a petition from residents to form a Road Improvement District for a portion of Alderwood Road in Belfair.
6. Adoption of Agenda – **Cmmr. Kamin/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/Kamin moved and seconded to adopt the regular meeting minutes for August 22 and October 3, 2006.**
8. Approval of Consent Agenda:
 - 8.1 Approval to make the following Lodging Tax awards, per the recommendation of the Lodging Tax Advisory Committee: \$30,000 to the Annas Bay Music Festival and \$5,000 to Oysterfest for the advertising and promotion of these events. Also to reimburse \$24,516.74 to the Mason County Current Expense for money previously paid to the Annas Bay Music Festival.
 - 8.2 Approval for the Department of Community Development to request letters of interest for land use options and conceptual designs for a 9.69 acre piece of property Mason County owns on Harstine Island. The letters of interest must be received by November 3, 2006.
 - 8.3 Approval of Amendment No. 1 to the professional services agreement with Hammond Collier Wade Livingstone to upgrade the Rustlewood Wastewater Treatment Plant in the amount of \$51,242.33.
 - 8.4 Approval to authorize the Utilities & Waste Management Department to post for quotes for a portable sewer camera and locating equipment.
 - 8.5 Approval for the Equipment Rental & Revolving Fund Manager to purchase a truck, dump body, plow and sander from the Washington State contracts to replace vehicle #301.
 - 8.6 Approval of the resolution setting a public hearing on November 7, 2006 at 9:30 a.m. to consider supplemental appropriations in the Wastewater System Development Fund and the Storm Water System Development Fund and an Operating Transfer from the Capital Improvement REET 2 Fund in the total amount of \$184,750. **Resolution No. 102-06 (Exhibit A)**
 - 8.7 Approval of a resolution to transfer responsibility for the Emergency Management Department from the Sheriff to the Public Works Department. **Resolution No. 103-06 (Exhibit B)**
 - 8.8 Approval of the resolution establishing an interfund loan in the amount of \$15,947. This loan is from the ER&R Fund 501-000-000 (Equipment Rental & Revolving Fund) to the Parks Department/Current Expense Fund 001-147-000 for the purchase of a John Deere Commercial Diesel Mower. **Resolution No. 104-06 (Exhibit C)**
 - 8.9 Approval of Warrants

Claims Clearing Fund Warrant #s 112375-112937	\$ 777,954.60
Salary Clearing Fund Warrants #s 160587-160862	\$1,416,768.38

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- 8.10 Approval to cancel the October 24, 2006 Commission meeting due to the Rural and Intercity Bus Transportation Conference.
- 8.11 Approval of Amendment No. 2 to the agreement with Murray Smith & Associates for the Belfair/Lower Hood Canal Water Reclamation Facility Plan supplemental information for Mason County in the amount of \$84,800.

Cmmr. Kamin/Sheldon moved and seconded to approve Items 8.1 – 8.11 as read. Motion carried unanimously. K-aye; RE-aye; S-aye.

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

- 9.1 Public hearing to receive comments on Ordinance No. 85-06, adopted on August 22, 2006, that enacts an interim ordinance that makes changes to the Mason County Development Regulations concerning recreational vehicle use standards and property sales offices; this ordinance would remain in effect to February 20, 2007.

Allan Borden, Planner, explained the Ordinance was adopted by the Board and per RCW 36.70A.390 requires a public hearing to receive comments of the interim measure within 60 days of adoption. The recreational vehicle use standards covers occupancy of RV's in RV Parks.

Darren Barry, Robinhood Village at Union, stated the proposed ordinance is dealing with a different issue than what he brought forward. The County has quite a few recreational vehicle (RV) parks. Around the country, they have become a place where people have migrated to live in recreational vehicles that were not designed for full time occupation. Some people that own RV parks allow these people to move in and pay very small amounts of rent. It is an economical way for them to live. The biggest issue is how to deal with these RV parks. A lot of the RV parks are bought and the number of spaces have come down dramatically. The other issue is in the baby boomer generation there are a lot more people with the intention of going RV'ing. One of the trends is for people to find a place that they like and lease a space long term. Also, one of the bigger trends is to put in a park model. He purchased the Robinhood Village and the intention is to build a premium place for people to go and recreate. His intention is not to have a full-time living park. He purchased two park models and brought them in and received a "red tag" from the county. He went in and talked with the Community Development Director. The new information is that he brought in two nice RV's and advertised to have people stay in them over the summer. In the 90 days, with the two park models, they had 108 nights of people that stayed at \$130 a night. It is not low cost housing. The challenge is the development regulations. No recreational vehicles are to remain in an RV park for a time period of more than 120 consecutive days. This time approach to try and control the activity is a challenge because they are trying to prevent an RV from turning into a slum neighborhood. Rather than saying people cannot live there full time they have focused on what they are living in, and saying you cannot have the recreational vehicle in a park more than a certain number of days. There is a problematic issue from an administrator perspective. It appears the regulations are trying to prevent these recreational vehicle parks from being turned into mobile home parks or full time living.

He has no issue with maintaining records and reservation books that show they are using the recreational vehicle park for people to come out for two or three days at a time and act as tourists and stay in a temporary fashion.

He introduced Bob McNealy who has been in the industry for a long time. He is the owner of Norwester Industries which is the manufacturer of these premium RV's. They are Washington based out of Chehalis.

Cmmr. Kamin questioned what the difference is between a park model and a mobile home.

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Mr. Barry explained there is a standard that has been developed by the federal government, ANSI 115, that defines what makes up a recreational vehicle vs. what makes up a manufactured home. A RV has to be 399 sq ft or less; it is not designed or intended for full time occupation. It is more suited to a couple of days of occupation and not full time living. They don't have HVAC systems that circulate the air in an appropriate way such as a manufactured home. They also have a lot of windows and are not necessarily energy efficient. A park model is not purchased to live in. You would get a lot more for your money to purchase a manufactured home than a recreational vehicle.

Bob McNeely, President of Norwester Industries, stated he started in the industry approximately 21 years ago. When he started there were no regulations. In 1987 and 1988 they started making rules about RV parks and park models. He was on the advisory board for the State of Oregon from 1991 – 2001. Since that time they rewrote the rules. Most of the main questions that evolve around this industry they have answered, and there have been very few changes in the administrative rules or the Oregon operating rules. One of the things they have done is they took the responsibility away from the counties. The rules are made at a state level and the county enforces those rules.

Last year in Oregon they passed a law that does not limit how long a person can have an RV in an RV park.

He questioned why an RV should only be located for 120 days. To say the RV cannot be parked does not seem to have any merit.

Their RV's are built to last in this area. The weather in the northwest is different than other areas in the country. He noted that the City of Olympia has approved their product for low income housing. There is a lot of diversity in the State of Washington on how they will handle this issue.

Park models do not increase sewer capacity. He asked that the County not make a rule they cannot enforce. If a rule is made a park model or RV can only be in an RV park for 120 days it would need to be enforced.

He is the only manufacturer in the State of Washington for RV's. He offered to sit on a committee if it would be beneficial. He is an RV manufacturer, dealer that owns, builds and manages RV parks.

It was noted the interim measure is in effect until February 20, 2007.

Cmmr. Ring Erickson stated she will work hard to come up with something that supports quality business and preserves the rural character and high quality of affordable living in Mason County.

The Board closed the public hearing for further testimony.

The Board would like to do more research.

Cmmr. Sheldon/Kamin moved and seconded to table this issue until Tuesday, November 7, 2006. Motion carried unanimously. K-aye; RE-aye; S-aye.

10. Other Business (Department Heads and Elected Officials)
11. Board's Reports and Calendar – The Board gave brief summaries of meetings attended the past week and announced calendar items for the upcoming meeting.
12. Adjournment – The meeting adjourned at 10:38 a.m.

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BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Lynda Ring Erickson, Chair

ATTEST:

Tim Sheldon, Commissioner

Rebecca S. Rogers, Clerk of the Board

Jayni L. Kamin, Commissioner