

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

JANUARY 23, 2007

1. Call to Order – The regular meeting was called to order at 6:02 p.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 – Ross Gallagher.
4. Correspondence and Organizational Business
 - 4.1 Correspondence
 - 4.1.1 Washington State Department of Archaeology & Historic Preservation submitted the Certification Agreement for local government status.
 - 4.1.2 United States Department of the Interior Bureau of Indian Affairs has an application for acquisition of land to be held in trust for the use and benefit of the Skokomish Indian Tribe. The current use of the property is an expansion of Lucky Dog Casino.
 - 4.1.3 Shelton Boy Scout Troop 110 expressed willing to assist the community using their basic first aid outdoors survival skills, and some search and rescue training. (Copy to Emergency Medical Services).
 - 4.1.4 Advocates for Responsible Development submitted comments on the proposed revisions to Regulations for the Belfair and Allyn Urban Growth Areas. (Copy to Planning)
 - 4.2 News release – Mason County Project Benefits from National Park Service Assistance - - John Keates, Parks Manger, stated the county will receive technical assistance for help in developing a Mason County Regional Trails Plan.
 - 4.3 Condition of Roads – Charlie Butros, Public Works Director, reported on the road restrictions, which were imposed on Thursday of last week on most county roads. This was a result of the extended cold weather that they experienced prior to that and the thawing conditions.
 - 4.4 Committee Assignments – The Board announced their individual committee assignments for 2007, which are also posted on the website.
5. Open Forum for Citizen Input - None
6. Adoption of Agenda – **Cmmr. Gallagher/Sheldon moved and seconded to adopt the agenda. Motion carried unanimously. G-aye; RE-aye; S-aye.**
7. Approval of Minutes – none
8. Approval of Consent Agenda:
 - 8.1 Approval for Public Works to advertise, interview candidates and appoint the preferred candidate for an additional Accountant position.
 - 8.2 Approval for Public Works Director/Engineer to advertise, set bid opening dates, and award the contracts for County Road Projects 1717, 1854, 1855, 1872, 1873, 1875, and the 2007 Manufacturing and Stockpiling of Mineral Aggregate and authorize the Chair to sign all pertinent documents. Contract awards will be announced during a regular meeting of the Board of County Commissioners.
 - 8.3 Approval of a revised resolution for County Road Project 1729, Grapeview Loop Road - McLane Cove Bridge replacement project, and authorize for Public Works to advertise, set bid opening date, award contract, and authorization for the Chair to sign all pertinent documents. Contract award will be announced during a regular meeting of the Board of County Commissioners. **Resolution No. 6-07 (Exhibit A)**
 - 8.4 Approval for the Public Works Director to solicit bids for the logging and sale of logs from the site for the new Public Works Facility and Maintenance Shop and award contracts to the most competitive

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 2**

- bidders. An option may be added to the scope to also include logging and sale of log with property owned by mason county utilities.
- 8.5 Approval to set a public hearing for February 13, 2007 at 9:30 a.m. to consider the Detroit #2 Water System waterline franchise application.
 - 8.6 Approval to set a public hearing on February 13, 2007 at 9:30 a.m. to consider realignment and construction of a portion of Capital Hill Road (County Road No. 50710), contingent on the outcome of the hearing, authorize the project and execute the development agreements between the County and the Port and between the County and Manke Lumber, Inc.
 - 8.7 Approval for Utilities & Waste Management to seek professional engineering services to develop an arsenic removal system for Well #2 at the Hartstene Pointe water system.
 - 8.8 Approval of the resolution establishing a Mason County Parks and Trails Advisory Board. **Resolution No. 7-07 (Exhibit B)**
 - 8.9 Approval of a contract with Foster and Williams Associates, P.S. Architects for the development of a new shop facility at the Mason County Recreation Area. The contract amount is \$14,245.
 - 8.10 Approval to adopt a resolution setting a hearing on Tuesday, February 27, 2007; 6:30 p.m. to consider public comment on the petition for vacation of all that portion of Tacoma Street and Pine Street as shown in the "Plan of Gray's Harbor and Union City Railroad Addition to Union City", Mason County, Washington, as filed in Volume 2 of Plats at Page 1, described as follows:
The East half of Tacoma Street and the North half of Pine Street, lying southerly of the North line of Lot 1, Block 15, extended Westerly to the centerline of said Tacoma Street and Westerly of the East line of Lot 15, extended Southerly to the centerline of Pine Street. **Resolution No. 8-07 (Exhibit C)**
 - 8.11 Approval to adopt a resolution setting a hearing on Tuesday, February 27, 2007; 6:30 p.m. to consider public comment on the petition for vacation of the North half of Fir Street adjoining Lots 29 through 32, inclusive, Block 8 as shown in the "Plan of Gray's Harbor and Union City Railroad Addition to Union City", Mason County, Washington, as filed in Volume 2 of Plats at Page 1. **Resolution No. 9-07 (Exhibit D)**

Cmmr. Sheldon/Ross moved and seconded to approve the consent agenda. Motion carried unanimously. G-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 the adoption of an ordinance revising the Mason County Development Regulations, Section 1.03.030 and Section 1.03.031, concerning Development Requirements and Performance Standards in the Belfair UGA and Binding Site Plan Requirements in the Belfair and Allyn UGA's.

Barbara Robinson, Deputy Director of Community Development, presented the staff report for the above noted revisions and recommended the Board approve the amendments.

No public was present to testimony.

Cmmr. Gallagher/Sheldon moved and seconded to approve the proposed revisions as prepared by staff and adopt an ordinance revising the Mason County Development Regulations, Section 1.03.030 and 1.03.031, concerning Development Requirements and Performance Standards in the Belfair and Allyn UGA's and Binding Site Plan Requirements in the Belfair and Allyn UGA's. Motion carried unanimously. G-aye; RE-aye; S-aye. Ordinance No. 10-07 (Exhibit E)

- 9.2 Public hearing to consider an amendment to the Belfair/Lower Hood Canal Water Reclamation Facilities Plan (Belfair Facility Plan), including establishing a Limited Area of More Intensive Rural Development (LAMIRD) along the North Shore/Hood Canal area.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 3**

Emmett Dobe, Community Development Director, noted there are two considerations before the Board. The first consideration is to amend the existing Belfair/Lower Hood Canal Water Reclamation Facilities Plan and the second consideration is to establish a Limited Areas of More Intensive Rural Development (LAMIRD) in certain parts of the North Shore/Hood Canal area.

Tom Perry, Murray Smith & Associates, explained that his company has been involved in sewer planning for Belfair for a couple of years. He presented a power point presentation with the scope and facility plan changes. The initial facilities plan for wastewater was developed and approved by the Department of Ecology in 2002. That plan originally called for a sewer in Belfair and having a reclamation facility (treatment plant) in the Belfair area. That plan was amended in 2004 to include service to the North Shore area and then to send wastewater to the facility near Allyn for treatment. Murray Smith & Associates became involved in the process after the 2004 amendment was approved with the Belfair urban improvement project where they looked at transportation, storm drainage, utility improvements for Belfair area. They were to look at how to implement the current facility plan. As they did that, they recognized two limitations in the facility plan. 1) It did not reflect the current growth numbers projected by the County for the Belfair UGA; and 2) It did not define the service to the North Shore area. The amendment proposed is a supplement to the existing plan. The objective of a facility plan is to define wastewater management for a certain area. In this case, the Belfair Urban Growth Area. Also, to define the service area; define the methods of collection and treatment to that area; and define how wastewater will be disposed of as well. The ending objective is to improve water quality in Hood Canal and support the Urban Growth in the Belfair UGA. He displayed a map of the Belfair UGA. They divided it into two sections to show the proposed facilities: the southern half of the UGA. They proposed that the core area of Belfair be served initially. This would include construction of sewers and pump stations to collect and convey wastewater to a treatment facility that is located east of the UGA. This is where the plan deviates from the previous plan. The previous plan recommended conveying wastewater to the Allyn facility. Based on the growth anticipated in Belfair, that volume of wastewater is significantly greater than identified in the previous plan. With the additional volume of wastewater they feel it is more feasible and practical to treat wastewater in close proximity to the Belfair UGA and recommend this area.

The water reclamation facility they have identified will be a state of the art membrane type filtration system producing high quality Class A effluent. It is the highest standard they can treat to. Proposing at this time land application to forest site. As development occurs in the Belfair UGA there is definitely potential for this water to be used elsewhere with respect to irrigation of parts and industrial uses. It is treating to a standard that could be reclaimed and have beneficial use. They have designed the facilities to accommodate the collection pipes with design to accommodate build out. That is taking into account future development as it extends out.

The map displayed proposed current sewer and future extensions of the sewer system. They have developed the size of the pipes to accommodate the future ultimate growth in the Belfair UGA. The pump station and treatment facility they are recommending sizing for a 10-year growth period. The reason only for a 10-year growth period is the growth in Belfair, based on the county projections to 2025, is average of 10% per year. They tend to look at a 20-year window. That would create the facilities needed for 20 years of growth at 10% or significant. To accommodate the project and make it reasonable for financing they recommended a 10-year growth. They are looking at making sure as they only design for 10 years they have space that can accommodate the 20-year ultimate build of the Belfair UGA.

Cmmr. Sheldon questioned how much of the proposal is on the highway right-of-way

Mr. Perry replied that the SR3 improvement project scheduled to begin in 2011-2013 they have concluded to coordinate both those projects is not practical with respect to their sewer project which

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 4**

needs to go sooner than that. They are recommending that for a significant portion of the project the sewer be located outside the right-of-way with an easement acquired on private property adjacent to the right-of-way. Along the corridor there is a significant amount of utilities. As they put the sewer in the right-of-way and impact the utilities, the relocation of the utilities become a sewer cost. There is a significant amount of utility relocation associated with putting down the right-of-way. Also, the Washington State Department of Transportation has indicated they do not want or prefer the sewer within the travel lane. It limits where the County can put the sewer. They have proposed to put it adjacent to the existing WSDOT right-of-way. The details of it need to be worked out as it gets into final design.

There was discussion that they need to maintain a specific distance from the Belfair water district lines that are within the right-of-way.

Mr. Perry noted the project costs identified include acquisition of the easements.

The project cost estimate is approximately \$33 million. At this point, based on current funding, sewer rates are, depending on the financial strategy, from \$155 - \$224 per month. At those levels they do not have a viable project at this time. There is plenty of work to do get additional money to make it a working project.

There is a proposed connection coming into the UGA from SR 300. It would be a line that connects to the LAMIRD. It would convey wastewater from the LAMIRD area into the system. It depends on the amount of funding received for the project. It would indicate whether the sewer rates would go up or down in the Urban Growth Area, depending if the LAMIRD was included or not. With the level of funding, the rate would go up in the UGA, if the LAMIRD were not included. As they get more funding, they are anticipating the rates would go down in the UGA.

Cmmr. Gallagher asked if there was discussion about the connection fee (hookup rate).

Mr. Perry stated it has not been defined. The rates quoted do not assume a current connection fee. There are some private costs associated with the project. The abandonment of the septic tanks on private property and the connection of side sewers. Those are some private costs, which need to be considered.

Emmett Dobe explained a LAMIRD is a growth management technique that recognizes existing patterns of development and does not enable growth beyond infilling opportunities. It is a way to provide urban services to an area, which have become more densely populated before the Growth Management Act was in place. Generally, there is one opportunity to do that. The initial boundary was divided into two areas: Phase 1 & 2. There was public comment heard by the Board and Planning Advisory Commission. As a result the PAC has made a recommendation to modify that boundary. Staff still believes there are existing conditions and the first boundary may be the one they are recommending. The major changes that occurred from the Planning Advisory Commission was the addition of parcels that are north of Belfair State Park and the elimination of a 4.5-acre parcel. That was the boundary changes that both the county staff and the Planning Advisory Commission recommended.

The major difference between the Planning Staff's recommendation and the Planning Advisory Commission is that the PAC recommended stronger language to reduce impervious surfaces within the particular area. They eliminated any references to septic tanks and drainfields as being a water quality issue within the area. They indicated that sewerage should not occur until more monitoring and documentation of problems in areas A & B are developed.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 5**

Staff still believes there is an issue within the area. That sewers within the North Shore area can make a difference in the water quality in Hood Canal. The Health Department has declared this a health hazard area and still continues to do that. A letter from Department of Health updates that particular discussion. Because of poor soils and other environmental factors they think that development of sewers in the area is appropriate. More important, the proposed extension of sewers in Belfair does give the best opportunity to move forward at this time. Along with development of sewers, they also recognize they have to look at septic tank management within this area. There are new requirements that go into effect this summer. A plan is being developed by staff that looks at data management coordination and identification since the areas developing operation and maintenance techniques and defining special areas. All of the North Shore area will be a part of that designation.

The Board has three possible decisions for consideration:

- 1) Reject the LAMIRD proposal.
- 2) Approve the LAMIRD proposal, but modify the facility plan to allow Phase I, in accordance with the Planning Advisory Commission's recommendation.
- 3) Approve the LAMIRD and include the North Shore in the Phase I plan (staff's recommendation).

Molly Adolfson stated there are two major pieces included in the programmatic Environmental Impact Statement (EIS). The LAMIRD and the proposed facility's plan amendment. The programmatic EIS evaluates a program. It is the first phase in what is known as phased review under SEPA. The programmatic EIS is used to bracket the impacts reviewed in more detail, as a project becomes very specific. There are still details and specific components that need to be worked out; exactly where the pipe will go; where the land application area is. These things would be studied in a subsequent environmental document under SEPA. The EIS looks at two service area options: Option 1: Belfair UGA (the part that is separate from the LAMIRD); Option 2: includes LAMIRD Phase 1 that can be either with or without Option 1. They can't have Option 2 without Option 1. They took a broad look at three basic alternatives in the EIS. 1) The preferred alternative (treatment plant at Belfair with the land application of reclaimed water). 2) Send the wastewater to the Allyn treatment plant with land application; 3) The no action alternative (This is an alternative required by SEPA)

She summarized the major findings. Alternatives 1 & 2 are discussed together, because they are action alternatives. The water reclamation and land application alternatives result in minimal impacts to surface and ground water. This is because of the high level of treatment that the reclaimed water receives. It will be land applied agronomic rates so there will not be run off. There are very minimal impacts to surface or groundwater. Odors are a concern when they talk about wastewater treatment plants. Odors are not a concern with this facility. There are not very many receptors adjacent to where the treatment plant or land application site is located. It is also a minimal odor process. There are construction-related impacts associated with putting in the pipelines (forcemains). Because they are temporary impacts, they can be mitigated. What the public really sees, these can be very annoying inconveniences to people, especially when they talk about roads being ripped up. This has been a big concern about SR3.

Alternative 2 of sending the effluent to the Allyn Treatment Plant has a longer pipeline and has a greater potential for construction related impacts. The removal of taking the wastewater from the onsite system and sending it to a high level of treatment will reduce bacterial and nutrient loading to Lynch Cove, especially in the LAMIRD area from those malfunctioning or failing existing systems located in the near shore area. There is additional monitoring, a study that would be needed to determine the level of impact that this will result in. Just the removal of these sources is likely to be a beneficial impact. On the other side, if they put in the wastewater treatment collection system and that

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 6**

allows the development to correlate Belfair UGA, which is not allowed to occur, now they could see some impacts from stormwater impacts and non-point sources. They will be eliminating the impacts from the on-site but they could get offsetting impacts from non-point sources. That is an area that will need to be managed carefully. Traffic impacts during construction is likely to be a major concern to the community.

The LAMIRD North Shore area is already 80% developed. The potential for additional development is not significant. The zoning currently is five acres for the lots. The zoning will go to 2.5 acres and many of the areas developed are less than that at this time. The greatest potential for growth will be associated with redevelopment. Those homes that have been limited by their failing septic systems can now expand.

Cmmr. Ring Erickson asked if they are talking about failing systems or the capacity of the existing systems.

Ms. Adolfson stated that failing systems are defined in a couple of different ways. The answer is both, there are some systems that are currently malfunctioning or not functioning at all, not removing much in the way of pollutants. There are also the existing systems, because of the small lot size, that are limited by their capacity of the system in terms of the number of bedrooms and bathrooms they can have. Some of the systems which are failing, there are limited availability of things that can be done to improve them. In order to improve them such as to replace or upgrade, there is not any room for an expanded drainfield for example.

Cmmr. Gallagher asked if there are still people that just spend the weekend or summer at Hood Canal as a vacation playground. He asked if this has been taken into consideration about the load on the septic system.

Ms. Adolfson noted there is a mix of uses. What started out as a vacation home has become more to a full-time residential.

Emmett Dobe, Community Development Director, stated they did a study that looks at the mix between the transition of recreational housing to more permanent housing.

Ms. Adolfson commented there was discussion that one issue associated with alternatives one and two that they heard in the public meetings is people are very concerned about the cost. If the sewer goes in, people have indicated they will have to sell their home.

With Alternative #3, No Action, because there is no large scale project being built, there won't be as many construction related impacts, there won't be pipes in the roads. Any water quality degradation that is currently occurring from the loading of the near shore septic systems or malfunctioning septic systems will continue.

Similar to what they described for the action alternatives, additional monitoring, a study is needed to determine what the mix of loading is and how much of a specific contributor it is. As Mr. Dobe described, there are new regulations that are being implemented for on-site septic systems. Many of these systems within the North Shore area as well as the Belfair UGA are not compliant with those regulations. There would be a significant effort needed in order to come into compliance with those regulations. In terms of land use, if there is no action, the suitability of the area for septic systems will be what drives the land development, as opposed to the land use plan. The County will be reacting based on soils and other lot size suitability as opposed to being able to comply with adopted land use comp plan. The upgrading of the malfunctioning or failed septic systems, which are currently within the county and project area specifically, will be a significant financial hardship as well. The costs associated with

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 7**

repair and replacement are quite substantial. The no action alternative will still have needs to comply with state requirements.

As required by SEPA, there are a number of public meetings and public hearings where public comment was received. Five written letters were received: 2 state agencies; 3 citizens. The comments from citizens relate to the applicability of the severe health hazard declaration. The comment has been made it is not an applicable declaration; it is no longer valid because it is a 2002 declaration; the data are no longer valid. The comments have also been made that the water quality in Lynch Cove is improving; there is no need to go in and construct a large sewer system; things are getting better without the need for this major expenditure. There are a number of requests for economic analysis. People have asked that this be included. It is not something that is required by SEPA. SEPA is focussed on the environmental aspects. They have talked about the socioeconomic implications, but the economic and financial evaluations are being done as other parts of the analysis. There were a number of comments requesting coordination with the Washington State Department of Transportation associated with SR 3. All of the comments received are included in the final EIS with responses and in some cases text changes were made to clarify things that were not clear or add additional information. The final EIS will be published on January 29, 2007. There will be printed copies available in the libraries for purchase as well as CD's and on-line.

Cmmr. Ring Erickson expressed concern about the septic systems in the area.

Dr. Yu, Mason County Health Officer, stated perhaps the report should have said "suspected" septic systems. These are not failing systems. They do know that some systems are in the ground that have been there a long time and do not meet current standards. The current standard is to improve the way the effluent is treated before it starts percolating down into the groundwater. There may be systems that are not functioning in the best possible way. They technically would not be considered failing systems. If a system is known to be failing it is one they would take action on. Even with the concern about financing, they have been working with financial institutions to help get loans for fixing their on-site systems.

On the LAMIRD area where they substitute sewers for existing septic systems a citizen question if there are no failing systems, if those people will be paying a hook up charge and \$200/month for a septic system they don't need.

Mr. Dobeey replied there is not a hook up fee associated with this, but there would be a monthly charge. The concern is that there are poor soils, high ground water tables, older systems on very small lots that don't comply with the current standards. Taking all of that together, they believe it creates a situation where extension of the sewer and other urban services are necessary.

A question was raised whether the analysis of the change brought about by the sewer and increased impervious surfaces and stormwater runoff and adverse impact. How does that measure against what is evidently some future failing analysis.

Molly Adolfsen responded there is not a quantified difference in the document. SEPA says they should focus on impacts that are probable and not speculative. It is difficult to try and quantify future development without knowing what that will be. At this point, given it is a programmatic impact statement they want to point out that there will be impacts associated with development. Many of those can be mitigated by complying with stormwater regulation and other types of low impact development. As the development starts to unfold, they could get a more quantitative estimate of how those might compare. They need to be balanced.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 8**

Mr. Dobey added the staff and Planning Advisory Commission is very concerned about this issue. That is why they added the stronger language to require the county to develop more comprehensive, stormwater requirements and to look for low impact development techniques to be required in this particular area.

Mr. Parrott stated in 1974 with individual hook-ups there was no hook-up fee. He asked if the landowner is responsible for putting in a concrete pump tank, trash pump, and abandon old septic tank.

It was noted there are private costs associated with that.

Mr. Dobey responded there is no hook-up fee. Generally, utilities can charge a fee to connect to the system. They are not proposing that fee.

The pumps are considered a public cost because they are a treatment component. They condition the wastewater so it is compatible with the public system. It is part of the system cost.

Mr. Dobey presented the recommendation of the staff that the Board continue the hearing until February 6, 2007. They do have a work session scheduled for Belfair on January 30, 2007. They have not proposed for any testimony to be presented, but that they would repeat the presentation. On February 6, 2007 they ask that the Board make two decisions to look at the facility plan and look at the LAMIRD discussion by amending the Comprehensive Plan to include those two things.

Cmmr. Sheldon commented they have done a lot of work and appreciate the hard work of the department and consultants as well as the citizens' participation. They still have to consider costs. They are in the preliminary discussion with the legislature and governor about costs and what the County can acquire from the state of Washington specifically. In 2005, they had \$16 million appropriated for Belfair sewers. They had \$4.8 million of that in 2006 taken out of the capital budget appropriation to be used for state park improvements. The Governor's budget and the legislature budget are committed to restore that \$4.8 million. Hopefully they will be back to \$16 million. In the conversations with the Governor and Puget Sound Action Team and other entities that propose funding for Puget Sound, the County's strong position is that the state should not begin new projects until they finish projects they have already started. This is a project that the state has invested in heavily. The County has invested more than \$600,000, which is a considerable amount of money for a small rural county, which struggles to, run three sewer systems. It is an obligation, but difficult financial obligation. They talk about land use and some of the restrictions and some of the comments made into the future projecting what things are. The Board has made a strong commitment to the public that they need assistance from the state and federal government in order to implement some of the solutions.

Cmmr. Ring Erickson added she does not know of any community that could or should accept a \$200 month sewer rate. They have to put together a package that is affordable.

Mr. Dobey stated that for every \$1 million more they could raise, they can reduce the rates by \$7 or \$8 dollars. If they can get \$16 million they can get the rates down to approximately \$90 a month.

The facility plan in place right now talks about sewers going to Allyn. They are modifying the plan to change that portion.

It was clarified that if the LAMIRD was not included, the rates may go down for the people in the UGA. It depends on the funding. With the current funding level, the rates would go up. As the project gets more grant money, there is a line they would cross and the rates would start going down.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 9**

Duane Fagergren, Puget Sound Action Team Director of Special Projects, presented a letter commenting on the sewer project. The Action Team and Governor have thought highly of Mason County's work and the important work that needs to go on in sewer projects. He recommended that the county not limit itself to excluding sections or segments of the canal from consideration for more advanced wastewater treatment via cluster systems or more centralized, high technology systems, before they have a chance to test their hypotheses, or "what if" scenarios.

Ken VanBuskirk noted he is a steward of a family farm in Belfair. He stated he did not believe there is valid reason to establish a LAMIRD at this time. Once scientific research is complete there might be a need to reconsider a LAMIRD designation. There is no reason why a LAMIRD has to be established before the need for a sewer is established.

Gary Parrott, Lynch Cove, presented a letter with comments concerning the "2002 Declaration of Severe Public Health Hazard." He expressed that it is hard to prove the Declaration. It is an opinion not supported by a single test. They have fishable, diggable, swimmable waters in Lynch Cove. By putting in a sewer with stormwater runoff they will make Lynch Cove less livable for the marine community.

Phil Best, Hood Canal Environmental Council Director, they are in support of the recommendation from the Planning Advisory Commission. Balancing the environmental protection they are charged with and economic costs they have and economic opportunities to deal with it in different ways and the potential environmental hazard that might occur in stormwater runoff. It might pay to sit back and take another look at it. Perhaps by limiting the LAMIRD area the Board might focus on the urban growth area in Belfair and reach a deadline to solve the immediate problem.

Bill Dewey, Taylor Shellfish and Chair of the Planning Advisory Commission (PAC), voiced his personal support of the recommendation from the PAC. As the PAC deliberated this issue and heard testimony it seemed there were considerable efforts over recent time on the North Shore to repair septic systems. He did not have good sense that the Health Department had adequate current information regarding what is or is not working as far as septic systems in the area but that there had been efforts to do considerable repairs. There was enough information presented, for him to cast doubt and suggest that the repairs were having an affect on improving water quality. He believes that looking at the cost of repairing and maintaining septic systems or potentially looking at cluster systems and different options available vs. sewerage might be quite reasonable compared to sewer costs. Another concern is the redevelopment issue with homes, small summer cabins that may or may not be adequate. With a sewer there is a potential for the bigger house. There is concern for increased impermeable surfaces, driveways, pet wastes, lawn fertilizers, etc. that may inadvertently make it worse than better. He felt that until there is further study and a better understanding of how the septic systems are performing in the area, it is important to come to the conclusion that sewerage is the best answer.

Dave Linning, Department of Health, Manages the Wastewater Management Program, and also lives within Mason County. He noted there was discussion on the Declaration of Public Health Hazard that was made back in 2002. He was not with the agency at that time, but he looked at the declaration and the conditions that resulted in the declaration being made, he concluded along with staff those conditions still exist so it is appropriate to maintain that declaration. Water quality has gotten better which is a sign of success, unfortunately it is not a sign they are all the way there. There was a drainfield at the state park that was repaired and that helped. There are a lot of existing systems installed in similar soil conditions. Many are old systems. Until mid 1970's or early 1980's rules did not recognize the need for treatment. That tied with the geologic conditions of poor soils, shallow soils, and rainfall it is not conducive to the soils being able to provide the kind of reduction in pathogens and fecal coliform that they are looking for. They don't expect a tremendous amount of

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
JANUARY 23, 2007 - PAGE 10**

removal of nitrogen from the typical septic tank systems. Which is the best way, the most cost effective, most consistent with how they want the area developed. From his standpoint that is an important first step to control the land use. The LAMIRD makes a lot of sense. Make a good determination as to which is the most cost effective. Is it cost effective or possible to upgrade existing septic tank systems? The reason for the declaration of the severe public health hazard was to say they have an area that is of concern. The concerns need to be mitigated. The first step is LAMIRD designation and the second step is the determination of what is the best way for resolving wastewater issues in that area.

Gary Parrott clarified that he is not one of those that say don't bring the sewer and do nothing. He believed there is a lot they can do. They need to enforce O & M on the existing septic. When it is appropriate to put in pressure systems in the LAMIRD. They all need to look at water conservation. They need to put in water saving toilets and showerheads and take the garbage disposals out. Stop using the fertilizer on the properties.

Cmmr. Sheldon/Gallagher moved and seconded to continue the hearing to February 6, 2007; 9:30 a.m. Informal workshop on January 30, 2007; 6:30 pm at Belfair. Motion carried unanimously. G-aye; RE-aye; S-aye.

- 9.3 Request to set a public hearing date to adopt an ordinance extending the Interim Zoning Ordinance for the Allyn Urban Growth Area until June 30, 2007. This item was previously scheduled for public hearing on January 23, 2007; however, legal notice has not been provided as required by State Statute. In order to allow sufficient time for legal notice the public hearing will need to be rescheduled until February 6, 2007 at 9:30 a.m.

Barb Robinson, Permit Center Manager, presented the request for the Board to set a public hearing as noted above.

Cmmr. Sheldon/Gallagher moved and seconded to set a hearing date for February 6, 2007; 9:30 a.m. to adopt an ordinance extending the Interim Zoning Regulations for the Allyn UGA until June 30, 2007. Motion carried unanimously. G-aye; RE-aye; S-aye.

10. Other Business (Department Heads and Elected Officials) - None
11. Board's Reports & Calendar – The Board gave highlights of meetings from the past week and announced meetings to attend in the upcoming week.
12. Adjournment – The meeting adjourned at 8:20 p.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Lynda Ring Erickson, Chair

ATTEST:

Tim Sheldon, Commissioner

Rebecca S. Rogers, Clerk of the Board

Ross Gallagher, Commissioner