

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

DECEMBER 4, 2007

1. Call to Order – The Chairperson called the regular meeting to order at 9:00 a.m.
2. Pledge of Allegiance – The chairperson led the flag salute.
3. Roll Call - Present: Cmmr. Dist. 1 – Lynda Ring Erickson;; Cmmr. Dist. 3 – Ross Gallagher. Cmmr. Dist. 2 – Cmmr. Sheldon/ was unable to attend due to landslides/flooded roads but listened to the first part of the meeting by speakerphone.
4. Correspondence and Organizational Business
 - 4.1
 - 4.1.1 2008 budgets were received from the Port of Grapeview and the Port of Shelton.
 - 4.1.2 The Washington Farm Bureau officially requests that they are notified of hearings, meetings, proposed ordinances and any other related information when changes are considered to critical area ordinances, comprehensive plans or any other law that may affect agriculture in Mason County. (Copy to Planning.)
 - 4.1.3 Michael Kinley expressed his concerns regarding development on a neighboring property.
 - 4.1.4 C.M. Tucker expressed her concerns regarding issues she is having with the Environmental Health Department.
 - 4.1.5 K. Lund expressed his concerns regarding issues he is having with the Sheriff's deputies.
 - 4.1.6 The Washington State Auditor's Office sent their Accountability Audit Report for Mason County.
 - 4.1.7 The Grapeview Community Association concurs with the Port of Grapeview regarding the need for a crosswalk on Grapeview Loop Road near the Port of Grapeview boat ramp and parking area. (Copy to Public Works)
 - 4.2 Bill Tabor presented the news release inviting citizens to apply for the 2008 Transportation Improvement Program Citizens Advisory Program (TIP-CAP). Applications will be accepted until December 17, 2007.
 - 4.3 Mr. Tabor then reported on the status of roads in Mason County. The entire county was hit very hard, two county bridges were lost, the Belfair Tahuya Bridge and the middle bridge on Finch Creek. Public Works engineers are inspecting all bridges this morning. Public Works is working towards obtaining a temporary bridge for Tahuya. There are many landslides and washouts and crews are attempting to move slide material. Mr. Tabor read a list, from the WA State Department of Transportation, of roads that are closed.
Cmmr. Sheldon suggested the Board not approve the 6-year Transportation Improvement Program and Annual Construction Program until the storm damage is known.
5. Open Forum for Citizen Input

John Rogers, Sunset Road, spoke about Agate Loop Road, which has a washout due to a culvert he believes is too small. He stated it washes out in this area annually.

Jane Raush commented that she believes the Commissioners are doing a good job. She believes the top responsibilities of the Commissioners are integrity and responsibility. She thanked everybody in the county for their work.
6. Adoption of Agenda

Cmmr. Gallagher/Ring Erickson moved and seconded to adopt the agenda as published. Motion carried. RE-aye; S-absent; G-aye.
7. Approval of Minutes – regular meeting minutes for November 20 and 27, 2007

Cmmr. Gallagher/Ring Erickson moved and seconded the regular meeting minutes for November 20 and 27, 2007. Motion carried . RE-aye; S-absent; G-aye.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
DECEMBER 4, 2007 - PAGE 2**

8. Approval of Consent Agenda:

- 8.1 Approval to set a public hearing on Tuesday, December 18, 2007 at 9:30 a.m. to consider a revised fee schedule to increase fair vendor fees for the Mason County Fair.
- 8.2 Approval to enter into an agreement with AAA Septic, LLC to provide Mason County Parks and Trails Department with portable toilets for 2008 and 2009.
- 8.3 Approval to reappoint Frank Benavente and Elizabeth Jahnke to the Mason County Historic Preservation Commission for a new three-year term.
- 8.4 Approval of Veterans Assistance Fund applications for: Brian Cozzie - utilities \$600.00; Ronald Radford - utilities \$154.01; Raymond Morris - utilities \$600.00; David Stucke - food \$200.00; Jimmy Williams - food \$61.67; and Charles Belander - utilities \$88.58 for a total of \$1,704.26 as recommended by the Veterans' Assistance Screening Committee.
- 8.5 Approval of Amendment No. 2 to Ecology Agreement No. G0600378 (Mason County Septic System Surveys and Database Enhancement grant) between the Department of Ecology and Mason County.
- 8.6 Approval to set a public hearing on Tuesday, December 18, 2007 at 9:30 a.m. to consider a fee increase for building and planning/land use permit fees.
- 8.7 Approval of the organizational chart of Mason County Department of Public Works.
- 8.8 Approval of Warrants
Claims Clearing Fund Warrant #s 132207-132638 \$673,910.55
- 8.9 Approval of the resolution imposing the 1/10 of 1% sales and use tax for emergency communications system and facilities that was voter approved in the November 6, 2007 election.
Resolution No. 130-07 (Exhibit A)

Cmmr. Gallagher/Ring Erickson moved and seconded to approve the Consent Agenda Items 8.1 through 8.9. Motion carried. RE-aye; S-absent; G-aye.

5. 9:30 a.m. Public Hearings and Items Set for a Certain Time

- 9.1 Public hearing to take comment and consider approval of the 2006 applications for the Current Use Open Space and Current Use Timber Program.
Phil Franklin, Assessor's Office, presented the information for the ten 2006 applications for the Current Use Open Space program which includes 20 parcels. The applicants are Ken & Shannon Aries; Philip Barnett/Robert Tjossem; Gary D. & Kay Falk; Matthew & Arianne Hebden; Carl & Betty Mattus; Charles Rhodes; Sandee Simmons, Waketickeh Creek Camp Club; and William & Grace Wegener. Mark Drain has also applied, but has not turned in the justification form.

Mr. Franklin explained if a property qualifies for the program, the value is lowered, which in turn lowers the property tax amount.

John Rogers asked about pay back of taxes when property is sold.

Mr. Franklin explained the taxes have to be paid back plus interest and if not in the program at least 10 years, there is a penalty.

Cmmr. Gallagher asked if the properties on Wilson Way connect.

Mr. Franklin stated some do connect. They were developed by the Scott family and are near Scott Creek.

Mr. Franklin then presented the 12 applications for the Current Use Timber Land 2006 applications. The applicants are Virginia Odell-Eliason & Mark Eliason, Beverly Francel Leake Good, Thomas & Lynn Hamilton, Howard Jones, Michael La Placa, Manke Timber Company (three applications), Frances Pawley – Jayne Coe, Kevin Shearer, Virgil Shillam & William & Shirley Weaver.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
DECEMBER 4, 2007 - PAGE 3**

There was no public comment.

Cmmr. Gallagher/Ring Erickson moved and seconded to approve Current Use Open Space 2006 applications as recommended by the Assessor's office: Ken & Shannon Aries; Philip Barnett/Robert Tjossem; Gary D. & Kay Falk; Matthew & Arianne Hebden; Carl & Betty Mattus; Charles Rhodes; Sandee Simmons, Waketickeh Creek Camp Club; and William & Grace Wegener.

Further moved to approve the application from Mark & Kathleen Drain pending receipt of their justification form.

And to approve the following Current Use Timber Land 2006 applications as recommended by the Assessor's office: Virginia Odell-Eliason & Mark Eliason, Beverly Francel Leake Good, Thomas & Lynn Hamilton, Howard Jones, Michael La Placa, Manke Timber Company (3 applications), Frances Pawley – Jayne Coe, Kevin Shearer, Virgil Shillam & William & Shirley Weaver. Motion carried. RE-aye; S-absent; G-aye.

- 9.2 Public hearing to take comment on Mason County's Onsite Sewage System Management Plan. Vicki Kirkpatrick stated staff continues to prepare an amended On-Site Sewer Management Plan. She thanked all those who have made comments/suggestions. She requested the hearing be continued to December 11th to allow staff additional time to incorporate all the changes.

Bill Dewey, Taylor Shellfish, turned in written comments on the On-Site Sewage Management Plan.

Cmmr. Gallagher/Ring Erickson moved and seconded to continue the hearing to December 11, 2007 at 9:30 a.m. for the On-Site Sewage Management Plan. Motion carried. RE-aye; S-absent; G-aye.

- 9.3 Public hearing to review the request by Clint and Kelly Shumaker to rezone one parcel totaling 1.20 acres in the Belfair Urban Growth Area, from Residential 3 zone to Mixed Use zone; and possible change of the Belfair Urban Growth Area Zoning Map, if approved. Allan Borden, Planner, presented the staff report. The Shumaker's have requested one parcel in the Belfair Urban Growth Area (UGA) be rezoned from Residential 3 (3 dwelling units per acre) to Mixed Use (MU) zone. Staff evaluation has concluded the request meets all criteria for rezone consideration. The feed store land use on this property was begun prior to the Belfair Urban Growth Area Plan being finalized.

The Planning Advisory Commission heard the request and their recommendation is to approve.

Ken VanBuskirk, Davis Farm Road, agreed that this property had the feed store prior to the Belfair Urban Growth Area being approved. He believes mixed use makes much more sense than Residential 3. He is concerned that the boundaries drawn for the UGA follow lot lines and not what is on the ground. He noted that on the maps, there is a stream paralleling McKnight Road, however the stream does not exist and that Irene Creek, which does exist, does not show on the county maps. He supports establishing a planning group for Belfair much like Allyn has.

Cmmr. Gallagher/Ring Erickson moved and seconded to approve the request by Clint and Kelly Shumaker to rezone parcel number 12329-12-90081 in the Belfair Urban Growth Area, from Residential 3 zone to Mixed Use zone and to make the necessary change in the official zoning map for the Belfair Urban Growth Area to the Mixed Use zone for this parcel and to

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

have the Chair sign Findings of Fact for these decisions. Motion carried. RE-aye; S-absent; G-aye.

- 9.4 Public hearing to take comment on the Annual Construction Program for 2008 and the 2008-2013 Six Year Transportation Improvement Program.
Bill Tabor, Public Works Engineer, spoke to Cmmr. Sheldon's suggestion to continue the hearing in order to assess the damages due to the storm. Mr. Tabor asked the Board to keep in mind that the Annual Road Construction Program needs to be adopted before adopting the budget and the Six-Year Transportation Improvement Program (TIP) needs to be turned in to the CRAB. He pointed out that most of the money comes from outside sources. He recommends the Board approve the programs today and they can be adjusted.

Cmmr. Ring Erickson understands it is a combination of TIP CAP's work and we need to move forward with the programs.

Mr. Tabor distributed handouts of the Six-Year Transportation Improvement Program and reviewed the projects. He noted there were road projects added, Razor Road and Newkirk Road Extension, to compliment the state's work for the Belfair Bypass. The three streets in Allyn, Wheelwright Street, Wade Street and Masterson Street, were identified in the Comprehensive Plan last year as future county roads that we will want to develop in that community, so they were added.

Ken VanBuskirk complimented Charlie Butros and Bill Tabor. There was a Union River Bypass on the Six-Year Plan earlier this year and they came out on the farm and realized that wasn't going to work and it has been removed, which he appreciates. He is happy to see infrastructure improvements for the UGA although he would like them moved up in priority. He believes the Newkirk Road Extension makes sense, however he has still has concerns of where the Bypass will bring traffic into Belfair.

Jeanette Moore, Allyn Community Assoc., stated her interest has been the streets in Allyn and is pleased to see the movement of streets in the Allyn UGA. She stated Allyn has been privileged because the Allyn planning group has been encouraged by the county. She sees how difficult it is to move a rural area into an urban area. She stated the minimum is having three roads to allow development in the Allyn UGA. She urged the Board to adopt the program and move forward.

Jeff Carey, Allyn Community Assoc, stated it is very important to start the design standards of these roads in the Allyn UGA so the developers will know what they will have to develop to. He supports the three streets in the Allyn UGA although he wishes they were higher in priority.

Bill Dewey, Hiawatha Blvd, sits on the Planning Advisory Board and stated they have talked about the fact they need to address roads in the UGA's. He is pleased to see the UGA streets on the program and would like them moved up in priority.

Garrett Moore, Belfair, reported that part of Wade Street wound up on Highway 3 yesterday with the rains so the work really needs to progress from a public safety point of view.

Cmmr. Gallagher stated Item 6, Lynch Road/SR 101 Improvements, is a DOT project and funding is at a premium.

Cmmr. Gallagher moved to approve the resolution approving the Annual Construction Program and the Six-Year Transportation Improvement Program.

Mr. Tabor interjected that they need to be separate motions and to adopt the Six Year Program first.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS
DECEMBER 4, 2007 - PAGE 5**

Cmmr. Gallagher/Ring Erickson moved and seconded to amend his motion to approve the Six-Year Transportation Program for 2008-2013. Motion carried unanimously. RE-aye; S-absent; G-aye. Resolution 131-07 (Exhibit B)

Mr. Tabor then reviewed the 2008 Annual Construction Program, which is the first year of the Six Year Program. The construction total is \$7,119,000. At Cmmr. Ring Erickson's suggestion, Mr. Tabor described the safety improvements that are planned.

Cmmr. Ring Erickson commented on the excellent quality and safety of Mason County's roads.

There was no public comment.

Cmmr. Gallagher/Ring Erickson moved and seconded to approve the 2008 Annual Construction Program for Mason County Roads. Construction total is \$7,119,000; maintenance total is \$4,818,000 for a grand total of \$11,937,000. Motion carried unanimously. RE-aye; S-absent; G-aye. Res. 132-07 (Exhibit C)

10. Other Business (Department Heads and Elected Officials)
Cmmr. Gallagher commented on the participation of staff at the Department of Emergency Management. He stated it is very reassuring on how the County is addressing the emergency. He thanked Public Works and other staff.
11. Board's Reports and Calendar - The Board reported on meetings attended the past week and appointments for the upcoming week.
12. Adjournment – The meeting adjourned at 10:40 a.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Lynda Ring Erickson, Chair

Tim Sheldon, Commissioner

ATTEST:

Rebecca S. Rogers, Clerk of the Board

Ross Gallagher, Commissioner