

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

APRIL 1, 2008

1. Call to Order – The Chairperson called the regular meeting to order at 9:02 a.m.
2. Pledge of Allegiance – The flag salute was led by Dave Loser, Director of Equipment Rental & Revolving Fund.
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 Ron Meyers PLLC sent an outline of the proposed exchange of tidelands between Seaview Farms, Inc. and Mason County to allow for park enhancement by Mason County. (copy to Parks)
    - 4.1.2 Peggy Johnson submitted her resignation from the Timberland Regional Library Board of Trustees, effective May 30, 2008.
    - 4.1.3 The Washington State Liquor Control Board sent notice of a special occasion license application for Shelton Mason County Chamber of Commerce.
    - 4.1.4 John B. Noble submitted his comments and suggestions regarding the re-formation of a Mason County Water Conservancy Board.
  - 4.2 News Release – Mason County Civil Service Commission Vacancy was announced by staff Emmett Dobey. The term will expire December 31, 2012 and applications are being accepted until April 18, 2008
  - 4.3 Emmett Dobey, Utilities & Waste Management Director read aloud the News Release on behalf of Coroner Wes Stockwell. The Mason County Criminal Justice Working Team is interested in how citizens of the county view criminal justice services and has created a Citizen Survey. The survey is on-line until April 30. The results will be used to plan future services in the County.
  - 4.4 County Engineer Bill Tabor read aloud the News Release Announcement of the Public Works 2008 Spring Spray Program/Vegetation Control beginning on or after April 30, 2008, weather permitting. A detailed list of the roads involved in the program is available at the Public Works office.
  - 4.5 News Release – Latimers Landing Boat Launch Project Update was provided by John Keates, Parks & Trails Director. It was announced that the renovated boat launch is now open for public use. The boat ramp will remain open until the gangway and ramp are completed. The facility will again be closed for approximately 2 days. The estimated dates to complete the gangway and dock are April 23 and 24.
5. Open Forum for Citizen Input - None
6. Adoption of Agenda – **Cmmr. Ring-Erickson/Gallagher moved and seconded to adopt the agenda as published. Motion carried unanimously. G-aye; RE-aye; S-aye.**
7. Approval of Minutes – **Cmmr. Gallagher/Ring-Erickson moved and seconded to approve the regular meeting minutes for March 25, 2008. Motion carried unanimously. G-aye; RE-aye; S-aye.**
8. Approval of Consent Agenda: All items listed under the “Consent Agenda” are considered to be routine by
  - 8.1 Approval of the resolution amending Resolution 127-00, Mason County Auditor’s Office Cash Drawers. The total cash remains at \$600 but shall be divided into four drawers at \$150 each, as recommended by the Mason County Treasurer. **Resolution No. 40-08 (Exhibit A)**
  - 8.2 Approval of Veterans Assistance Fund applications for: Kimberly Mougous - utilities \$169.19; David Hunt (Violet) - burial \$600.00; Robert Ramar - utilities \$117.35; Pou Noa - utilities \$51.64; and Windell Lawson (Martha) - burial \$600.00 for a total of \$1,538.18 as recommended by the Veterans’ Assistance Screening Committee.

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- 8.3 Approval of the resolution setting a public hearing on Tuesday, April 15, 2008 at 9:30 a.m. to consider the establishment of a Mason County Water Conservancy Board. **Resolution No. 41-08 (Exhibit B)**
- 8.4 Approval for the Chair to sign the interlocal purchasing agreement with the Washington State Department of General Administration in order for Mason County to utilize their purchasing contracts.
- 8.5 Approval of the Resolution to close North Shore Road to allow storm damage repairs resulting from the December 2007 winter storms effective Wednesday, April 2, 2008 until further notice. The Belfair Tahuya Road will be used as the detour route during the closure. **Resolution No. 42-08 (Exhibit C)**
- 8.6 Approval of an Inter-Governmental Request and Agreement for reimbursable work by Mason Conservation District to provide environmental services, as needed, for 2008.
- 8.7 Approval to accept the recommendation of the Hearing Examiner and grant the vacation of a portion of Main Street in the Plan of Union, Vacation File No. 357, as petitioned, subject to the conditions contained in the Findings, Conclusions and Recommendations of the Hearing Examiner.
- 8.8 Approval to accept the recommendation of the Hearing Examiner and grant the vacation of the right-of-way as petitioned for a portion of Second Street, alley and platted right of way in the Plan of Union, Vacation File No. 363, subject to the conditions contained in the Findings, Conclusions and Recommendations of the Hearing Examiner.
- 8.9 Approval of the amendment #2 to the contract between Mason County and Mason County Shelter allowing \$10,000 for the Rental Assistance Program from the Homeless Prevention funds (SHB2163), as recommended by the Mason County Housing Coalition.
- 8.10 Approval of Amendment A to the Community Development Block Grant Contract No. 06-64006-058. This grant supports the Turning Pointe Domestic Violence Services facility in Shelton and transfers \$202,600 from Street Improvements to Neighborhood Facilities in the grant and does not change the total amount.
- 8.11 Approval of the Mason County Public Records Procedures Policy. **Resolution No. 43-08 (Exhibit D)**
- 8.12 Approval of the resolution declaring that an index of all current Mason County public records will not be published and maintained pursuant to RCW 42.56.070 (4) because it would be unduly burdensome and costly to develop and maintain. **Resolution No. 44-08 (Exhibit E)**
- 8.13 Approval for Public Works to select a consultant from the Professional Services Roster and enter into an agreement for architectural and engineering services for designing the fuel facility at the new Public Works complex. The consultant selection will be announced during a regular scheduled Commissioner meeting.
- 8.14 Approval of Warrants
- |                      |                          |                |
|----------------------|--------------------------|----------------|
| Claims Clearing Fund | Warrant #s 138314-138810 | \$1,414,256.88 |
| Direct Deposit Fund  | Deposit #s 1286-1715     | \$ 617,069.75  |

The following consent agenda items were pulled for discussion:

Item 8.9

Approval of the amendment #2 to the contract between Mason County and Mason County Shelter allowing \$10,000 for the Rental Assistance Program from the Homeless Prevention funds (SHB2163), as recommended by the Mason County Housing Coalition.

Cmmr. Ring Erickson asked if the County is paying \$10,000 to actually provide rental assistance to people or rather paying for staff to do case management for rental assistance.

Carolyn Malanowski, Mason County Shelter Office Manager, stated the \$10,000 is going to be paid for direct provision of services. It is basically stop gap funding. They do have a grant that should be received from the state at any time now. It is a continuance of last year's locally funded rental assistance program. Funding was obtained from the state level and expanded the program tremendously this year. There has been a delay in the contract execution date. They do have requests from the community for rental and housing assistance and do not want to put those on hold.

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Item 8.10

Approval of Amendment A to the Community Development Block Grant Contract No. 06-64006-058. This grant supports the Turning Pointe Domestic Violence Services facility in Shelton and transfers \$202,600 from Street Improvements to Neighborhood Facilities in the grant and does not change the total amount.

Cmmr. Ring Erickson asked for clarification why the money dedicated to the Turning Pointe domestic shelter was in the street improvements category. She is in agreement with this, but just wanted an understanding.

Barbara Robinson, Director of Community Development, responded she has not worked on the project and is not familiar with it.

Chairperson Sheldon understood this to be just a transfer between line items.

**Cmmr. Gallagher/Ring Erickson moved and seconded to approve all of the items (Items 8.1 – 8.14) on consent agenda. Motion carried unanimously. G-aye; RE-aye; S-aye.**

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

- 9.1 Public hearing to consider revising Ordinance 30-08 to amend Mason County Code Title 17 governing the management of sewage in the Belfair and Allyn Urban Growth Areas (UGA) and consider revising Ordinance 133-04 to change the R-3 zoning designation in Belfair to a R-4 zoning designation which allows for a development density of 4 dwelling units per acre.

Emmett Dobey, Director of Utilities & Waste Management, stated there is a revised staff report with a new recommended action with some new language changes. He summarized that the Board conducted a public hearing on March 11, 2008 and adopted changes to the ordinance which governs the use of septic tanks and drainfields in the Belfair area as they transition into the sewer system.

Mr. Dobey provided a map outlining the proposal.

Following the hearing, they found some housekeeping items that need to be altered for clarification of the ordinance. A second public hearing was scheduled for this date. Between the first hearing and this date a few more changes were found that need to be addressed. Staff recommended that the purpose of the hearing is to take testimony regarding the changes they have made; close the public hearing and continue accepting written testimony until April 7, 2008 and then take action on April 8, 2008 to adopt the proposed changes. The primary changes are:

Changing the R-3 zone prevalent in portions of Belfair to R-4 zone to allow achievement of density necessary to build the sewer systems. Chapter 17 to better clarify how they will manage onsite systems and transition out of onsite systems. The proposal would allow for one exception. Some of the new language added allowing for temporary use of holding tanks for certain industrial and commercial applications, but it does define those types of uses as not on-site septic systems.

A telephone call was received from the public regarding the existing lot consolidation boundary. There was a question about the reference number which was addressed. An email was sent by Ken VanBuskirk and he has not responded to date.

It was opened for questions about the ordinance to staff.

Cmmr. Gallagher referred to changing to R-4 and asked if they are talking about the blue colored area or the salmon colored area.

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Mr. Dobey responded it is all over. The primary area is in the salmon colored area.

Chairperson Sheldon asked that staff explain R-3 and R-4.

Mr. Dobey explained that with an individual lot the R-4 does not allow someone to achieve the density necessary to support a septic tank and drainfield. Someone would need more like four lots per acre to be able to support a sewer system. The language would change the low density residential zoning from R-3 to R-4 and defines that it is four units per acre.

It would increase the density and make sewer service more efficient and more affordable. It is not possible to be less dense in those zones. The only place allowed where densities less than that is in the future long term UGA where development is one unit in five acres.

The County is wrestling with a very large urban growth area (UGA) in Belfair. There is only one incorporated city in the county, Shelton. There are three urban growth areas, Shelton, Allyn and Belfair within the county.

The Growth Management Hearings Board is asking the County to clarify and give more specificity to how the county is planning for sewers in the future. The County has approximately \$29 million dollars available from the state and federal government for the project. The county is in the design phase. The Growth Management Hearings Board is questioning how the county will bring sewer service to the entire UGA and not just the main core of Belfair.

The initial sewer provides sewer for the blue colored area. The future phases are the salmon color, yellow color, dark-yellow color. The white-yellow color and green color on the map are for the long term UGA. This is for development for the last 20 years of the growth period.

A citizen asked if the Western Washington Growth Management Hearings Board is asking the county to cut down on UGA.

The Board responded the Growth Management Hearings Board is an elected board that rules on the land use plans. Cmmr. Sheldon stated if this proposal does not work with the Growth Management Hearings Board the only thing the County can consider is to reduce the size of the UGA. Mason County is hopeful they will not have to reduce the size of the UGA. Mason County has been considered the fastest growing county in Western Washington.

A question from the audience was how many hookups are being considered.

Mr. Dobey responded, initially, there will be approximately 500 hookups in the blue color area; 500 more hookups will follow that. When everything is completed there will be about 5,000 hookups (residential equivalents) through the whole area. There would be commercial and industrial development that would have more than one residential equivalent.

A comment from the public stated that for every hookup there would be 109,500 gallons of water pumped into North Bay and the different watersheds.

Mr. Dobey commented that there was a plan at one time to transfer water from the Belfair area to the North Bay area. Now the water will be contained totally within a water basin. There will be a water reclamation plant located with a spray irrigation field and water infiltration gallery that will supplement. No water will be taken out of the water basin into the Allyn basins.

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It was asked if the basin is in Coulter Creek.

Mr. Dobey stated the water will run into Coulter Creek, but will not go back to Union River. He added the water that is created is considered Class A reclaimed water. It can be used for augmentation of stream flows. If they had severe draughts and it was necessary to put water back in Union River it would not be that difficult. Currently, county staff is meeting with Washington State Department of Ecology looking at other options to move the water to other areas.

Ken VanBuskirk asked if the salmon area primarily R-3.

Mr. Dobey responded, yes.

Mr. VanBuskirk stated there are other areas in the UGA that area also R-3.

The Chairperson opened the hearing for testimony.

Ken VanBuskirk noted he became involved with the Belfair Sub-Area Planning process because his wife and mother-in-law were involved with the Growth Management Act (GMA) process back in the mid-1990's.

He was part of the first Belfair Sub-Area Planning Committee that had about 12 stakeholders on the committee to include residents, property owners and business owners. The former county administrator and county commissioners did not like the way the planning process was going and expanded the committee to a super committee of approximately 26 people with very few residents and primarily property and business owners. They hired a consultant and spent over \$100,000 in the planning process. During that time, the first phase of the sewer was laid out. Various county officials and staff sat down with a map of the Urban Growth Area and looked at all the small lots in the downtown core and along State Route 3. They did not look at what was on the ground, the critical aquifer recharge area or the stream. The Belfair Sub-Area Planning group worked long and hard on the zoning for that. At one point in the process they had R-10 zoning which is 10 units to the acre right up next to his family farm. Part of the reason they established the R-3 zoning was they recognized there were steep slopes and critical areas that some of the committee did not care to recognize. He fought very hard to get the critical aquifer recharge area included as part of the sub-area plan. He continues to work with the consultant, CH2MHill, to identify where the streams are located. The critical aquifer recharge area was included in part of the plan. A good portion of it already has been covered with impervious surface in the downtown core. There were approximately 100 people in attendance when the Belfair Sub-Area Plan was approved. He understood the Growth Management Hearings Board approved the plan with the zoning contained.

He suggested the Board compromise the proposed action. He asked that the areas currently zoned R-3 and that are also part of the critical aquifer recharge area, be removed from the Urban Growth Area. Primarily, the areas mostly concerned with that meet the criteria are within the Union River valley. Most of it is zoned R-3 and sits on top of the critical aquifer recharge area.. To zone it at a greater density will mean more impervious surface.

Cmmr. Ring-Erickson stated she was not in office when the Belfair Sub-Area Plan was approved. There have been some difficult and on-going conversations regarding the density. At this point, they have tried a number of what they believe are thoughtful and workable compromises to keep the sewer money coming in and satisfy the Growth Management Hearings Board. To date those have not worked. They are still looking for a solution that works for the long term best interest of the community but brings in the \$29 million funding that is the kind of funding for a sewer project that

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almost no other community in the nation has. They will continue to take comments and testimonies. They have struggled looking for compromises that are thoughtful, long term interest for the community.

Cmmr. Gallagher added that none of the present Board members was in office when the boundary set up was made. They have been dealing with this for a number of months. He commended the Community Development Director, for trying to make this system work. The City of Tenino is pursuing sewers. They have only secured \$1 million dollars for a \$16 million dollar project. This commission has gone to bat for the community up in Belfair funding the sewers at the lowest impact of financing for the individual residents.

**Cmmr. Ring-Erickson/Gallagher moved and seconded to accept the testimony today and close the public hearing and continue to accept public comment in written form until 5:00 p.m., Monday, April 7, 2008. All oral and written testimony will be considered by the Board before a final decision is reached at April 8, 2008; 9:30 a.m. Board of Commissioners' meeting.**

Mr. Dobey again stated that his staff is meeting with Washington State Department of Ecology and the county's consultant looking at the design of the system and they are planning a community forum to update people on the progress of the sewer sometime late April or first of May. They are still moving towards a groundbreaking for the spray irrigation system sometime early this summer. They are still on schedule and have had little drawbacks, but progress is being made. They believe the sewer will be online around 2010. They have a hotline open if there are questions.

10. Other Business (Department Heads and Elected Officials) - None
11. Board's Reports and Calendar – The Board gave reports on meetings attended the past week (March 25 – March 31) and announced calendar appointments for the upcoming week (April 1 – 8). Cmmr. Sheldon announced he will be on vacation and will not be in attendance at next week's meeting on April 8.
12. Adjournment – The meeting adjourned at 9:56 a.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

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Tim Sheldon, Chair

ATTEST:

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Lynda Ring Erickson, Commissioner

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Rebecca S. Rogers, Clerk of the Board

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Ross Gallagher, Commissioner