

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

APRIL 8, 2008

1. Call to Order – The Acting Chairperson, Cmmr. Ring Erickson, called the regular meeting to order at 9:03 a.m.
2. Pledge of Allegiance – The flag salute was led by Vicki Kirkpatrick, Public Health Services Director.
3. Roll Call - Present: Cmmr. Dist. 1 – Lynda Ring-Erickson; Cmmr. Dist. 3 – Ross Gallagher. Excused
Absence: Cmmr. Dist. 2 – Tim Sheldon
4. Correspondence and Organizational Business
 - 4.1 Correspondence
 - 4.1.1 The Economic Development Council of Mason County is moving forward with their 2008-2009 Community Economic Development Strategy project list update.
 - 4.1.2 The Washington State Liquor Control Board sent notice of a Special Occasion License application for St. Edwards Catholic Church.
 - 4.1.3 James Naismith is seeking appointment to the Lodging Tax Advisory Committee.
 - 4.1.4 Olympic Mountain Lodge #23 thanked the Commission for their decision to provide the Sheriff's Office with space at the 3rd and Pine building.
 - 4.1.5 The Mason County Public Hospital District #2 Commission sent a response to a letter dated October 22, 2007 regarding negotiations with Harrison Medical Center.
 - 4.1.6 Richard and Kathleen Earl expressed their concerns regarding a proposed DNR Geoduck Aquaculture Environmental Monitoring Site.
 - 4.1.7 The Columbia -Pacific Resource Conservation and Economic Development District is seeking a letter of support for their Post December 2007 Storm Regional Economic Recovery Project.
 - 4.2 Planner Barbara Adkins read aloud the Proclamation for April 22, 2008 as Earth Day in Mason County urging citizens to be mindful of ways in which to protect our environment.
 - 4.3 Charlie Butros, Public Works Director, stated that three staff are being recognized for outstanding service from a constituent on Valley Rose Road: Rick Blake, Cathe Bennett & Amy Braakman. The County Commissioners presented the staff with Green Stars for their outstanding service.
 - 4.4 News Release - Mason County Facilities Update -- Betty Wing, Director of Central Operations, read aloud the news release announcing the County's plan to relocate the Sheriff's office and the Coroner to the Parish Hall Building. The County recently purchased property at 3rd & Pine Street (formerly the St. Edward's Catholic Church, Parish Hall & Rectory). The Courthouse will then be able to provide more courtroom space for Superior & District Courts. A grant has been obtained to renovate the exterior of the courthouse and improve ADA (American Disability Act) access. It is anticipated this will begin the end of the year.
 - 4.5 News Release – Timberland Regional Library Board of Trustees Vacancy. Applications are being accepted until April 30, 2008.
 - 4.6 Proclamation – Presenter Katie Doyle, Shelton School District, read aloud the proclamation for Week of the Child; April 30 – May 7, 2008. She announced there are two events planned this year: Dia de los Niños (4/30/08 at Evergreen Elementary School) and the 12th Annual Mason County Children's Festival that take place during the "Week of the Child."
5. Open Forum for Citizen Input
 - 5.1 Jeff Carey spoke regarding Consent Agenda Item 9.2 stating he is opposed to adoption of one section. 17.03.030 (C).

Acting Chairperson Ring-Erickson stated there will be opportunity for questions during the staff presentation.
 - 5.2 Rhoda Pykonen, professional landscaper, asked that the County not apply herbicides to the roadsides. She felt that any amount of toxins is bad no matter what kind is used. She voiced concern that the

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chemicals do get into the water eventually. She stated that mowing is an acceptable environmental way of taking care of weeds. The blackberries are killed over the years by mowing every year. Putting herbicides along the roadway is overkill. The children and pets are affected. She felt strongly and urged the County not to use herbicides along the county roads.

She was thanked for her comments and urged to follow up with the Public Works Department who handles the roadside management program.

6. Adoption of Agenda – **Cmmr. Gallagher/Ring-Erickson moved and seconded to adopt the agenda as published. Motion carried unanimously. G-aye; RE-aye; S-absent.**
7. Approval of Minutes – **Cmmr. Gallagher/Ring-Erickson moved and seconded to approve the regular meeting minutes for March 11 (correction on page 3, par. 2 – Cmmr. Ring Erickson asked ~~if this is Community Development Block Grant funds~~ for clarification why the money dedicated to the Turning Pointe domestic shelter ~~was~~ is transferred from in the street improvements category to neighborhood facilities; also correction on page 5, par. 6, Mr. Emmett Dobey), and April 1, 2008 (correction on page 5; par. 3 - Union River; and briefing minutes for the week of March 3, 2008. Motion carried unanimously. G-aye; RE-aye; S-absent.**
8. Approval of Consent Agenda:
 - 8.1 Approval for Public Works to select an appraisal consultant from the Professional Services Roster; to enter into an agreement for appraisal services to establish the value of property surplus to the needs of Public Works; and to pay for the appraisal from the Real Estate Excise Tax (REET) Fund. Public Works will announce the consultant selection during a regular scheduled Commissioner meeting.
 - 8.2 Approval of the Homeland Security Region 3 Mutual Aid agreement, enabling Grays Harbor, Lewis, Pacific, Thurston, and Mason Counties to provide assistance to each other as requested.
 - 8.3 Approval of the Local Agency Federal Aid Project Prospectuses approved Federal Highway Administration (FHWA) funding for storm damage repair projects.
 - 8.4 Approval of the Veterans Assistance Fund applications for: James Smith - food \$200.00; and Terry McFarlane (Kathleen) - housing \$250.00 for a total of \$450.00 as recommended by the Veterans Assistance Fund Screening Committee.
 - 8.5 Approve revision of existing Watershed Resource Inventory Area (WRIA) 16 Phase IV Watershed Implementation Grant agreement between Mason County (recipient) and Washington State Department of Ecology, to increase the total funds from \$80,000 to \$100,000. (Ecology Grant No. G0800033).
 - 8.6 Request approval of contractual agreement with Northwest Land & Water in the amount of \$24,956, to develop the WRIA 16 Groundwater Ambient Monitoring Plan. The project is entirely funded through Phase 4 watershed planning funds from Department of Ecology.
 - 8.7 Approval of Amendment No. 2 to the interlocal agreement with Thurston County to provide Health Officer services to Mason County for 2008. The maximum amount paid by Mason County is \$49,933.
 - 8.8 Approval of the contract between Mason County and Choice Regional network to provide outreach and linkage for the Cover All Kids contract, which is for Medicaid eligible clients.
 - 8.9 Approval of the Union County Park Attendant agreement with Dianna Timm Dryden at a monthly fee of \$300.
 - 8.10 Approval of a United Way Mini Grant in the amount of \$750 to Mason County Public Health for the Nurse Family Partnership program.
 - 8.11 Approval of the \$491,400 Homeless Grant Assistance Program (HGAP) grant from the Department of Community, Trade and Economic Development for the Rental Assistance Program.
 - 8.12 Approval of the 2008 grant agreement awarded to the Mason County Shelter for cash match funding for the following: \$5,000 for the operating and maintenance grant from Department of Community, Trade and Economic Development (CTED) for the emergency shelter at 212 North 1st Street and

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\$5,000 for the duplex/triplex used as transitional housing funded by CTED. This is approved in the Mason County Homeless Plan, Phase Two and is paid from the Senate House Bill (SHB) 2160 fund.

- 8.13 Approval of Warrants
- | | | |
|----------------------|--------------------------|--------------|
| Salary Clearing Fund | Warrant #s 1240-1270 | \$262,896.94 |
| Claims Clearing Fund | Warrant #s 138811-139076 | \$848,115.48 |

Cmmr. Gallagher/Ring-Erickson moved and seconded to approve Items 8.1 through 8.13 as read. Motion carried unanimously. G-aye; RE-aye; S-absent.

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

- 9.1 Public hearing to consider the franchise applications between Mason County and Maggie Lake Water System, Bel-Aire Cove Water System, Lynnwood Community Association, and Lake Christine Water System and four Private Line Utility Occupancy Permits with Wagon Wheel Estates Improvement Club, Potlatch Beach Mutual Water System, Nelson Waterfront Tracts, and Michael J. Bowie.

Rick Hirschberg, Public Works Project Support Services Mgr. and explained these are more franchise agreements for small water systems within the county. Four of the agreements are private line utility occupancy permits which is a long name for franchise agreements for very small systems that have minimal impact on county roads or right-of-way. For example, Michael J. Bowie, is a water line underneath the road.

It was opened for questions from the public and the commissioners.

A question was raised from the audience about the Wagon Wheel Estates Improvement if it is about rights or about the line that goes under the road.

Mr. Hirschberg explained all of the franchises are granting right of occupancy, as well as outlining the conditions under which work is done in the county road right-of-way. It only applies to county property. It refers to pipes that run through county property (roads).

The chairperson opened up the hearing for public testimony. No public testimony was provided.

Cmmr. Gallagher/Ring-Erickson moved and seconded to approve the utility franchise applications between Mason County and Maggie Lake Water System, Bel-Aire Cove Water System, Lynnwood Community Association, and Lake Christine Water System and four Private Line Utility Occupancy Permits with Wagon Wheel Estates Improvement Club, Potlatch Beach Mutual Water System, Nelson Waterfront Tracts, and Michael J. Bowie. Motion carried unanimously. G-aye; RE-aye; S-absent.

- 9.2 Public hearing continued from April 8, 2008 to consider amendments to 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.

The process will be a staff presentation followed by opportunity for questions from the public or commissioners. The oral testimony has been closed previously and additional correspondence has been received.

Tom Moore, Deputy Director of Utilities & Waste Management, summarized the process to date. On April 1, 2008 a public hearing was held to review the changes in sewage management requirements in the Belfair and Allyn Urban Growth Areas and proposed zoning changes in Belfair. Only one

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comment from the public was received for consideration at that hearing. The Board determined that additional time to receive and consider written public comment was appropriate. Additional written comments were received from Ken VanBuskirk, Rob Drexler and Jeff Carey.

The changes proposed are also necessary to fulfill the requirements of the Western Washington Growth Management Hearings Board compliance order.

The Board asked Barb Robinson, Community Development Director, if she had any further comments.

Mrs. Robinson stated Mr. Carey had some issues which were also raised in the written correspondence and she would be happy to respond to questions from the Board regarding those issues.

Cmmr. Ring-Erickson noted the correspondence raised some good points. They asked Mr. Carey if he had questions.

Mr. Carey asked that the Board address his written correspondence. He is opposed to the proposed language in 17.03.030 C. "Existing Lot Consolidation or Boundary Adjustment"

Within the Belfair and Allyn UGA, consolidation of existing residential lots to form a single lot greater than 6,000 sq. ft. will not be allowed except to the extent that site conditions and site constraints impede the individual development on the lots combined by the consolidation, in accordance with Section B above.

Mr. Moore stated the R-4 zoning changes is for approximately 10,000 square foot lots; take out 20% for roads and easements and it they could probably go to 8,000 square feet. He thought this would be consistent for Mr. Carey with combining two of the 40 X 100 lots to make one reasonable lot. It still is consistent with the zoning in Allyn and Belfair Urban Growth Areas (UGA).

Cmmr. Ring-Erickson stated they had a good conversation this morning that to some extent were generated by the written testimony. She understood if they went to an 8,000 square foot lot for a single lot they still can accommodate the four lots per acre which is required to keep the county within the UGA's and Growth Management requirements.

Mrs. Robinson summarized the reference of Mr. Carey in objecting to the 6,000 square foot was amended in the last proposal to the Board. They previously had 7,600 square feet. She was not sure where the change was made, but the reference to the 6,000 square feet was to make it consistent with the Comprehensive Plan. Also, the change was to make it consistent with Title 16 - Subdivision Ordinance requiring a minimum of 6,000 square feet for lots that are sewered.

If they amend Section C to form a single lot greater than 8,000 square feet. An acre is 43,560 square feet. The 8,000 square foot lot would be acceptable and would help with the 40' wide lots and still meet the compliance requirements of the Growth Management Act.

Cmmr. Ring-Erickson stated her concern was to be able to accommodate what might be called an urban grid which is access and appropriate ability for fire trucks.

Mrs. Robinson stated this one section (Section C) is only relative to lot combination, existing lots being combined or a boundary adjustment done. It has nothing to do with the subdivision portion.

Mr. Carey stated he understands the density issues being involved with the planning. The concern that does not seem to have been addressed is in Allyn they have right-of-ways. Everybody operates with the block that says they have ten lots in the block. You build within the lots and not within the right-of-

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way and those kind of issues. The number he was interested in is when you combine two lots. In a plat it makes it 9,600 square feet. The other question was, it is only on existing lots. In Allyn they have 258 residential lots that are existing that could be combined to make larger lots. In Belfair, he guessed there are less than 25 lots that are less than 6,000 square feet that could be combined. This is only for existing lots.

Mrs. Robinson interjected they still cannot exceed the density that is allowed in the zoning.

Cmmr. Ring-Erickson responded they will get a detailed answer to Mr. Carey's letter and also Mr. Drexler. Some of these are issues for another day.

Cmmr. Gallagher/Ring-Erickson moved and seconded to adopt an Ordinance amending Mason County Code Title 17, Chapters 17.20 through 17.35 to re-designate R-3 zoning in the Belfair Urban Growth Area as R-4 with a minimum development density of 4 dwelling units per net acre. Motion carried unanimously. G-aye; RE-aye; S-absent. Ordinance No. 45-08 (Exhibit A)

Cmmr. Gallagher/Ring-Erickson moved and seconded to adopt an ordinance amending Title 17, Section 17.03.030 and 17.03.031 for on-site disposal requirement of the Belfair and Allyn Urban Growth Areas and change 17.03.030 C from 6,000 square feet to 8,000 square feet. Motion carried unanimously. G-aye; RE-aye; S-absent. Ordinance 46-08 (Exhibit B)

10. Other Business (Department Heads and Elected Officials)

10.1 Vicki Kirkpatrick, Director of Public Health, announced she does not have a proclamation; however, it is National Public Health Week. She wanted to encourage people to take advantage of the National Public Health Week and think about nutritional food choices, physical activity, exercising, septic system maintenance and all kinds of things that impact our health on an everyday basis.

Cmmr. Gallagher/Ring-Erickson moved and seconded to proclaim this as Public Health Week in Mason County and direct staff to prepare a media release acknowledging some of the things going on in Mason County to improve the health of our community in environmental health and personal health. Motion carried unanimously. G-aye; RE-aye; S-absent.

10.2 John Keates stated he submitted the Mason County Trails Plan to the Recreation Conservation Office. It has been approved which means there is planning and grant eligibility for trails through the year 2014. It is a good development and hopefully will be a funding source for projects in the future.

Cmmr. Ring-Erickson stated they met with some representatives of the Shelton-Mason County Chamber. Both chambers are working to come up with a Recreational Map for Mason County. It is almost in print and will be available to the public during the summer.

11. Board's Reports and Calendar – The Board gave highlights of meetings attended the previous week (April 1 – 7, 2008) and announced appointments on their calendars for the upcoming week (April 8 – 14, 2008).

12. Adjournment – The meeting adjourned at 10: 09 a.m.

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BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Absent 4/8/2008

Tim Sheldon, Chair

ATTEST:

Lynda Ring Erickson, Commissioner

Rebecca S. Rogers, Clerk of the Board

Ross Gallagher, Commissioner