

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

MAY 20, 2008

1. Call to Order – The Chairperson called the regular meeting to order at 9:02 a.m. in the Mason County Commission Chambers, Building I at 411 North Fifth Street, Shelton, WA.
2. Pledge of Allegiance – The flag salute was led by Mason County Engineer Bill Tabor.
3. Roll Call - Present: Cmmr. Dist. 2 – Tim Sheldon; Cmmr. Dist. 3 – Ross Gallagher. Excused Absence: Cmmr. Dist. 1 – Lynda Ring Erickson
4. Correspondence and Organizational Business
 - 4.1 Correspondence
 - 4.1.1 The Washington State Parks and Recreation Commission responded to questions regarding the potential acquisition of the Scott property on Harstine Island. (Copy to Parks.)
 - 4.1.2 The United States Department of Commerce National Oceanic and Atmospheric Administration sent their Draft Environmental Impact Statement for Proposed Authorization of the Makah Whale Hunt.
 - 4.1.3 The United States Federal Energy Regulatory Commission granted an order for extension of time for the City of Tacoma to file a plan to design, construct and maintain a bridge to replace the Richert Ranch wet crossing on the North Fork of the Skokomish River.
 - 4.1.4 The Washington State Department of Natural Resources (DNR) sent a copy of their response to a letter from Ms. Elizabeth Berndt, which concluded that the area in front of DNR Government Lot 2 is not suitable for a geoduck aquaculture environmental monitoring lease. (Copy to Planning and Health Department.)
 - 4.1.5 The Washington State Liquor Control Board gave notice of establishments in Mason County with liquor licenses due to expire on August 31, 2008.
 - 4.1.6 The City of Shelton gave notice of action for the threshold determination for Saint Edwards Catholic Church new sanctuary, parish hall and religious education building.
 - 4.1.7 Lisa Cook expressed her concerns regarding work on a culvert in front of her property in Shelton. (Copy to Public Works.)
 - 4.1.8 Patrick Allen expressed his concerns regarding a proposed geoduck aquaculture lease on Stretch Island.
 - 4.1.9 Robert M. Johnson is seeking appointment to the Oakland Bay Clean Water District Advisory Committee.
 - 4.1.10 Kenneth Martig expressed his concerns regarding problems with Geotechnical Report Requirements.
 - 4.1.11 Carolyn Kuske expressed her concerns regarding the consistency of school zone speed limit signs in the state.
 - 4.2 Jill Evander was present to introduce herself. She stated she has been with the department for 25 years and was appointed as the Shelcom E 911 Coordinator as of April 14, 2008. The Board congratulated her and wished her well in her new position.
 - 4.3 News Release - Mason County Parks and Trails Advisory Board Opening - John Keates, Parks Director, read aloud the news release announcing the opening for an at large alternate position and that applications are due by Friday, June 13, 2008.
5. Open Forum for Citizen Input
 - 5.1 Allan Tahja introduced himself as a Consultant Engineer and as having been employed by Mason County Public Works Department for over 20 years. He gave the Board two handouts (letter dated May 20, 2008 from Mr. Tahja to the Commissioners and a letter dated May 19, 2008 from Byron Swanson to Tammi Wright.)

He asked that the Board look into the Department of Community Development's procedures and policies regarding their review and approval or rejection of Geotechnical Assessments and

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Geotechnical Reports prepared to address issues required in Mason County's Resource Ordinance Section 17.01. He would like to see the policy changed to provide some relief to the community and professional community concerning these reports. He understood there is no appeal process.

Chairperson Sheldon thanked Mr. Tahja for doing research and providing his comments. He stated the Commissioners are in active discussion with the Planning Department and are working for a solution. They acknowledge there is a problem and it needs to be corrected. He commented that an error becomes a mistake if you don't correct it and they are working at making some changes to improve the process.

- 5.2 Frank Kenny, North Mason Chamber of Commerce President/CEO, stated he is just speaking extemporaneous off the comments from Mr. Tahja. At a Government Affairs meeting he attended recently they were talking about what other issues there are in the community. This issue, mentioned by Mr. Tahja, came up several times. There were examples that it was a problem.
6. Adoption of Agenda – **Cmmr. Gallagher/Sheldon moved and seconded to adopt the agenda as published. Motion carried unanimously. G-aye; RE-absent; S-aye.**
7. Approval of Minutes – **Cmmr. Gallagher/Sheldon moved and seconded to approve the regular meeting minutes for May 6, 2008. Motion carried unanimously. G-aye; RE-absent; S-aye.**
8. Approval of Consent Agenda:
- 8.1 Approval of signature authority form for the Department of Ecology Discharge Monitoring Report for the operators of the Hartstene Pointe, North Bay, and Rustlewood Wastewater Facilities.
- 8.2 Approval of the resolution to cancel outstanding warrants in the total amount of \$736.31 that are unpaid and over one year old, pursuant to RCW 39.56.040 and as recommended by the Mason County Treasurer. **Resolution No. 57-08 (Exhibit A)**
- 8.3 Approval to set a public hearing on June 10, 2008 at 9:30 a.m. to consider adoption of Mason County Code Chapter 17.80, Low Impact Development.
- 8.4 Approval of Veterans Assistance Fund applications for: Gregory VanSapp - housing \$600.00; Karla Anderson - utilities \$170.00 and food \$430.00; Martin Triplett - utilities \$575.45; Thomas Page - utilities \$189.10; Douglas Drinkall - utilities \$158.77; Scott Kaylor - housing \$300.00 for a total of \$2423.32 as recommended by the Veterans' Assistance Screening Committee.
- 8.5 Approval of the agreement with the City of Shelton to jointly develop and implement the Solid Waste Management Plan and the Hazardous Waste Plan.
- 8.6 Approval to set a public hearing on June 17, 2008 at 9:30 a.m. to consider the formation of a Storm and Surface Water Utility to initially serve the Belfair and Allyn Urban Growth Management Areas of Mason County.
- 8.7 Approval to adopt two new ordinances amending Ordinance Numbers 45-08 and 46-08 to comply with the procedural requirements of RCW 36.70A.106 (60-day Notice of Intent to Adopt to WA State Department of Community, Trade and Economic Development). This is for Title 17, Mason County Code and Development regulations for on-site disposal requirements for the Belfair and Allyn Urban Growth Areas. **Ordinance No. 58-08 (Exhibit B) and Ordinance No. 59-08 (Exhibit C)**
- 8.8 Approval of the Lodging Tax Fund applications for the North Mason Chamber of Commerce: \$10,500 for rental fees for the expansion of the North Mason Visitor Information Center and \$5,000 for remodeling and start up costs for a total of \$15,500.
- 8.9 Approval of Warrants
- | | | |
|----------------------|--------------------------|----------------|
| Salary Clearing Fund | Warrant #s 1369-1440 | \$ 317,385.75 |
| Claims Clearing Fund | Warrant #s 140666-141234 | \$1,072,461.47 |

Cmmr. Gallagher/Sheldon moved and seconded to approve the consent agenda items 8.1 through 8.9 as read. Motion carried unanimously. G-aye; RE-absent; S-aye.

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9. 9:30 a.m. Public Hearings and Items Set for a Certain Time
9.1 Public hearing to review the request by South Shore Enterprises to rezone one 2.00 ac. parcel at 320 E Dalby Rd. from Rural Residential 2.5 zone to Rural Commercial 3 zone in the Union Rural Activity Center.

Kell McAboy, Planner, presented the staff report on behalf of Allan Borden who was unable to be present.

The applicant is requesting a rezone which is consistent with the adjacent properties. The applicant owns the adjacent property which is zoned as rural commercial 3 and is the location of the Union Square. It has Union Square Deli, some office space, and Union Post Office adjacent to Dalby Road. This parcel is on the western corner of the rural activity center and is a likely candidate for rural commercial 3 zoning. The reason they are going through earlier than normal process is the applicants were told the property was already zoned rural commercial 3. They had made all of their development plans in accordance with that understanding. It was not discovered until later that the property was zoned Rural Residential 2.5. The Planning Advisory Commission and Planning Staff both are recommending approval of the rezone.

Cmmr. Gallagher noted the property is surrounded by commercial property.

Ms. McAboy stated the property is on the western side of Sharp Street off of Dalby Road.

The Chairperson opened the public comment portion of the hearing.

Michael Oblizalo, representing Rick Buechel, stated the driveway at Sharp Street is an existing driveway that is used for commercial access to the lower part of a piece of property. It is established, they have a county access for commercial access so they can contain their own vehicles without going into the other lane of traffic on Dalby Road.

Cmmr. Sheldon asked what businesses are present.

Mr. Oblizalo responded that currently there is the post office, deli, Union Community Church and a rehabilitation center in Union Square 1. In Union Square 2 they are proposing a workout center, accounting office, construction office, and possibly a physical therapy office.

The public hearing was closed due to no further comments.

Cmmr. Gallagher noted the Planning Advisory Commission almost had a unanimous vote.

Cmmr. Sheldon stated it has been a really successful development which fits with the character of Union City. It is in a safe spot to get in and out.

Cmmr. Gallagher/Sheldon moved and seconded to approve the request by South Shore Enterprises to rezone one 2.00 acre parcel at 320 E. Dalby Road from Rural Residential 2.5 zone to Rural Commercial 3 zone in the Union Rural Activity Center, and have the chair sign the Findings of Fact for this decision. Motion carried unanimously. G-aye; RE-absent; S-aye.

10. Other Business (Department Heads and Elected Officials) - None
11. Board's Reports and Calendar – The Board shared some of the highlights of meetings attended the past week (May 13 – 20, 2008). Cmmr. Gallagher and Sheldon announced their calendars for the upcoming week of May 20 – 27, 2008.

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12. Adjournment – The meeting adjourned at 9:38 a.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Tim Sheldon, Chair

Absent 5/20/2008

Lynda Ring Erickson, Commissioner

ATTEST:

Rebecca S. Rogers, Clerk of the Board

Ross Gallagher, Commissioner