

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

November 22, 2011

1. Call to Order – The Chairperson called the regular meeting to order at 6:01 p.m.
2. Pledge of Allegiance – Tim McKern led the flag salute.
3. Roll Call – Present: Commissioner District 1 - Lynda Ring Erickson; Commissioner District 2 – Tim Sheldon; Commissioner District 3 – Steve Bloomfield.
4. Correspondence and Organizational Business
  - 4.1 Correspondence – None
  - 4.2 Barbara Adkins, Department of Community Development, read a news release announcing that Mason County is seeking volunteers for the Planning Advisory Commission.
  - 4.3 Charlie Butros, Public Works, read a news release announcing that Mason County is seeking volunteers for the Transportation Improvement Program Citizens Advisory Panel.
5. Open Forum for Citizen Input – There was no citizen input.
6. Adoption of Agenda - **Cmmr. Sheldon/Bloomfield moved and seconded to adopt the agenda as published. Motion carried unanimously. RE-aye; S-aye; B-aye.**
7. Approval of Minutes – October 24 and 31 and November 14 briefing meeting minutes; October 31 budget workshop meeting minutes; November 15 regular meeting minutes.

**Cmmr. Bloomfield/Sheldon moved and seconded to approve the October 24 and 31 and November 14 briefing meeting minutes; October 31 budget workshop meeting minutes; November 15 regular meeting minutes. Motion carried unanimously. RE-aye; S-aye; B-aye.**

8. Approval of Action Agenda:
  - 8.1 Approval of the resolution to Close Fund #125-000-000 Emergency Communications System (911) Sales and Use Tax Fund. The sales and use tax will be receipted directly to the MACECOM fund for efficiency and clear accountability. **Resolution No. 81-11 (Exhibit A)**
  - 8.2 Approval to appoint Jean Farmer to the Mason County Lodging Tax Advisory Committee (LTAC).
  - 8.3 Approval for the Chair to sign a contract with Victoria Adams, Terra Valuations, LLC in the amount of not to exceed \$4,000 to perform an appraisal review for the Coulter Creek Project acquisition. Two grants from the Recreation and Conservation Office (RCO) will reimburse the County for the appraisal review costs.
  - 8.4 Approval to post Request for Proposal for the Mason County Parks and Recreation Comprehensive Plan Update, selection of consultant and authorization to enter into contract with consultant. Contract amount will not exceed \$25,000 and the project is funded by REET II Parks Capital Funds.
  - 8.5 Approval of the Veterans Assistance Fund applications for: Kim Kenyon – Housing \$600.00; Richard D. Salomaki – Housing \$600.00 and Wayne W. Kallio – Utilities \$600.00 for a total of \$1800.00 as recommended by the Veterans Assistance Fund Screening Committee.
  - 8.6 Approval to execute County Road Project 1963, Elfendahl Pass Road, authorizing the Chair to sign all pertinent documents and authorize the Public Works County Engineer to advertise, set bid dates/times, and award contract. Also authorize Public Works to hire a consultant for the design phase of this project. Contract for project and consultant selection will be announced during a regular meeting of the Board. **Resolution No. 82-11 (Exhibit B)**

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**  
**November 22, 2011 - PAGE 2**

- 8.7 Approval to execute the Reimbursable Agreement between Public Works and Mason County Parks and Recreation Department for survey work during the 2012 calendar year.
- 8.8 Approval to set a public hearing for December 13, 2011 at 9:30 a.m. to reopen a hearing tabled on December 7, 2010 considering adoption of a Future Roads Map for the Belfair Urban Growth Area.
- 8.9 Approval to set a public hearing for December 13, 2011 at 9:30 a.m. to consider adoption of revised Mason County Comprehensive Plan Chapter VI (Capital Facilities) in accordance with RCW 36.70A.70.
- 8.10 Approval to set a public hearing on December 13, 2011 at 9:30 a.m. to consider amendments to the Mason County Comprehensive Plan policies with respect to Long Term Commercial Forest and In-Holding Lands.
- 8.11 Approval to reject all proposals to furnish the Mason County Treasurer with a replacement financial system.
- 8.12 Approval of Interlocal Agreement for Fire Investigation Services between Mason County and the Mason County Fire Chiefs Association. The cost of this Agreement shall not exceed \$79,768.00 and shall be administered through the Department of Community Development.
- 8.13 Approval of Warrants
- |                      |                          |                |
|----------------------|--------------------------|----------------|
| Claims Clearing Fund | Warrant #s 194473-195747 | \$5,821,786.39 |
| Salary Clearing Fund | Warrant #s 5222-5313     | \$ 511,437.63  |
| Direct Deposit Fund  | Deposit #s 33439-34163   | \$1,089,809.92 |
- 8.14 Approval to award Finkbinder Equipment Co. of Burr Ridge, IL the bid to furnish Mason County with one used year 2009 used Gradall XL4100 Series 3 excavator for Public Works. The cost is \$262,000.00 plus tax and is budgeted in the Equipment Rental & Revolving (ER&R) capital replacement budget and will be funded by ER&R.
- 8.15 Approval to set a public hearing on Tuesday, December 20, 2011 at 9:30 a.m. to adopt final sewer regulations and establish monthly charges for the Belfair Sewer.
- ~~8.16 Approval to award the bid and authorize the Director of Utilities & Waste Management to sign the contract for the Belfair Sanitary Sewer Lateral Improvements County Hook Up Program, Group 1. This is for individual connections to the Belfair Sewer System. The bid award is to Zephyr's Incorporated as the apparent low bidder in the amount of \$93,411.50. REMOVED~~
- 8.17 Approval of the resolution for the Hazard Mitigation Grant Application for Little Mission Creek culvert replacement project on North Shore Road (County Road Number 70390) that designates Martin Best, Department of Emergency Management Manager, as the Applicant Agent and Karen Dowling, Public Works Finance Manager, as the Alternative Applicant Agent.
- Resolution No. 83-11 (Exhibit C)**

Tom Davis asked if the public hearing in item 8.10 is relevant to the Green Diamond rezone.

Ms. Adkins replied that it was not related.

Ken VanBuskirk asked if item 8.6 refers to Lower Elfendahl Pass Road.

Cmmr. Ring Erickson stated that it did.

Mr. VanBuskirk thought the road project was already completed.

Mr. Butros explained that the first portion of the project was completed. The road was then evaluated and the result was that the culvert was undersized and needed to be replaced.

Mr. VanBuskirk asked if the item could be tabled until the TIPCAP made a recommendation on the project.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**  
**November 22, 2011 - PAGE 3**

Cmmr. Sheldon noted that there was grant funding for a bridge for the project that would be better for fish and cheaper than a culvert replacement.

Cmmr. Ring Erickson was comfortable with the briefing from Public Works.

Cmmr. Sheldon didn't think the result would be any different if the item was delayed.

Cmmr. Sheldon commented on item 8.17. He thanked staff for their work and the citizen that had been asking for the culvert replacement for their involvement.

Mr. VanBuskirk asked if the public hearing in item 8.15 could be tabled until after the new year so more people could be involved.

Emmett Dobey, Utilities and Waste Management, stated that the hearing was scheduled for that time because the utility needs to move ahead to collect the revenue to begin to run the sewer next year. He noted that there would also be a discussion in Belfair on November 29<sup>th</sup>. A company was hired to send out a mailing with the notice of the hearing and the November 29<sup>th</sup> discussion to all of the parcels within the UGA.

Cmmr. Sheldon was concerned about delaying the hearing. He noted that there has already been two separate hearings regarding establishing the interim rate.

Pat Loudin asked if the rate would affect people in phase two as well.

Mr. Dobey replied that it would.

Mr. Loudin stated that he didn't receive a mailing and was concerned that his neighbors wouldn't know about the hearing.

Mr. Dobey noted that the mailing was just sent out. He would like to be notified of anyone who was missed so he could add them to the mailing list.

Bob Harris didn't think people were being notified of the hearing because he received a mailing about it but others that would be affected did not. He was concerned that people weren't aware of the sewer coming in. He thought the hearing should be delayed and a better way of communicating with people should be determined.

Mr. Dobey responded that there was a website, a hotline and a company was hired to identify the addresses in the Urban Growth boundary for the mailings.

Cmmr. Sheldon thought that people would have to know about the sewer project when their roads have been under construction for two years.

Mr. Dobey added that there have also been fifteen meetings in Belfair about the sewer project.

Cmmr. Sheldon stated that things needed to move ahead and the discussion needed to be started because time is money.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**  
**November 22, 2011 - PAGE 4**

**Cmmr. Bloomfield/Sheldon moved and seconded to approve Action items 8.1 through 8.17, with the exception of item 8.16, which was removed. Motion carried unanimously. RE-aye; S-aye; B-aye.**

9. 6:30 p.m. Public Hearings and Items Set for a Certain Time –

- 9.1 Public hearing for the request by CGR Enterprises LLC to redesignate one parcel (38.80 ac.) near Mission Woods Drive and Sand Hill Road in an Inholding Lands area to Rural Lands; then zone parcel as Rural Tourist Campground zone for potential recreational vehicle and camping park.

Allan Borden, Department of Community Development, explained that the request for rezone is for 38.80 acres. It is currently in Inholding Land designation due to the long term commercial forestlands in the vicinity. He pointed out the property on a map. The property is in timberland use by the current owner, Steve Johnson. CGR Enterprises wishes to purchase the property and the purchase is contingent on the rezone. The Planning Advisory Commission has heard the matter and recommended approval with a 5-0 vote. The intended purpose is to utilize the land as an RV campground. The zone that is most applicable for the intended purpose is Rural Tourist Campground. It would be a two-step request, first to redesignate from Inholding Lands to Rural Lands, and then to zone the parcel as Rural Tourist Campground. Mr. Borden went over the criteria used to evaluate rezone requests. He found that all of the criteria were met and recommended that the redesignation be granted. He noted that the two-step request requires changing the future land use map.

Questions for Staff

Tom Davis asked if there are other usages allowed in Rural Tourist Campground and if a development plan has been submitted.

Mr. Borden replied that the request for the RV campground isn't part of the current process. He listed the other uses allowed in the Rural Tourist Campground zone and noted that there would be an additional public hearing to consider the RV permit.

John Keates asked the surrounding forestlands are private or State forestlands.

Mr. Borden answered that it is DNR Tahuya State Forest. The primary use is off road vehicle and horseback recreation, so a RV campground facility would be suitable for the location.

Mr. VanBuskirk asked if there is a development moratorium associated with the Timberland designation.

Mr. Borden responded that he investigated that question with the Department of Natural Resources. The current property owner only forested an access road so a Class One Forest Practice permit was issued and no moratorium was put on the property.

An audience member asked if the development proposal is to be considered in the current hearing.

Cmmr. Ring Erickson clarified that the development activities would be discussed during the permit process.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**  
**November 22, 2011 - PAGE 5**

Bob Harris asked for clarification of the location of the property.

Mr. Borden clarified that it is off of Sandhill Road with access from a DNR use road.

Public Testimony

Bob Harris testified that he thought it would be a tremendous use of the property. Anything that brings commerce to the area is good. His only concern would be the speed trap near the campground. He thought campers should be notified of the speed enforcement in the area.

John Keates stated that that he is on a committee with the Department of Natural Resources regarding planning for the Tahuya State Forest. It has become clear during planning that camping opportunities are a big need for the forest.

Don Hess was a resident near the property. He felt that the rezone wouldn't meet the criteria for public welfare and safety. He doesn't agree that it is the best use of the land and he doesn't agree that there would be no effect on the environment. The property is surrounded by DNR land. The residents think the best designation would be for it to stay in Inholding Lands. There are creeks in the area that the RV park would have an environmental impact on. If the campground allowed large diesel RVs it wouldn't be in the interest of the public safety. He stated that there is a proposal to divert traffic to an easement that is used for harvesting timber products. If that could be changed it would do a lot to alleviate the safety hazards. The alternate ingress and egress would mean that ORV's would be sharing the road with regular vehicles, which wouldn't be safe either. There is already trouble keeping ORV traffic on the designated trails. The residents are worried about people exploring on their properties.

Amy Cromer, applicant, addressed Mr. Hess' concerns. They are in negotiations with DNR to have the access go around the residents' properties. They are trying to make as little impact on the neighbors as possible. They would also put up a six foot fence around the campground. The resort will be as nice as possible and there will also be opportunities for vendors in the area.

Cmmr. Sheldon was familiar with the property. He stated it is a magnet for people who use off road vehicles. He noted that the hearing isn't about the project itself. The project would be addressed in another extensive hearing process.

Cmmr. Ring Erickson was also familiar with the area and thought the rezone could be appropriate to the recreational uses in the area.

Cmmr. Sheldon moved to redesignate one parcel (38.80 ac.) near Mission Woods Drive and Sand Hill Road in an Inholding Lands area to Rural Lands; then zone parcel as Rural Tourist Campground zone for potential recreational vehicle and camping park.

Cmmr. Ring Erickson noted that it would have to be part of the Comprehensive Plan amendment on December 13<sup>th</sup>.

Cmmr. Sheldon rescinded his motion.

**BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS**  
**November 22, 2011 - PAGE 6**

**Cmmr. Sheldon/Bloomfield moved and seconded to close public testimony and table the decision on the request to Tuesday December 13, 2011 at 9:30 AM. Motion carried unanimously. RE-aye; S-aye; B-aye.**


10. Other Business (Department Heads and Elected Officials) –
  - 10.1 Charlie Butros announced that Skokomish Valley Road was closed due to flooding.
11. Board's Reports and Calendar - The Commissioners reported on meetings attended the past week and announced their upcoming weekly meetings.
12. Adjournment – The meeting adjourned at 7:21 p.m.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Lynda Ring Erickson, Chair

  
Tim Sheldon, Commissioner

ATTEST:

  
Shannon Goudy, Clerk of the Board

  
Steve Bloomfield, Commissioner

Resolution No. 81-11  
Amending Resolution No. 17-08 and Resolution No. 12-09  
And Chapter 3.160 Sales & Use Tax for Emergency  
Communications Systems and Facilities  
Mason County Code

WHEREAS, Mason County has entered into an interlocal agreement with Mason County Emergency Communications (MACECOM) to collectively operate an emergency communications facility; and

WHEREAS, the Mason County Treasurer is designated to administer this fund and pay proper expenses from the fund as approved and directed by the Board of Mason County Commissioners;


WHEREAS, the Mason County Treasurer has determined that the Emergency Communications System (911) Sales and Use Tax Fund #125-000-000 is no longer needed; and

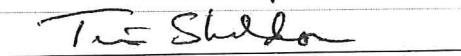
WHEREAS, the Mason County Treasurer will continue to administer the Emergency Communications System (911) Sales and Use Tax revenue and deposit such revenue directly to Mason County Emergency Communications (MACECOM) fund;

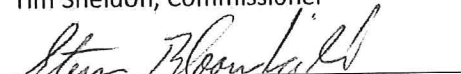
NOW THEREFORE, the Board of Mason County Commissioners approve the closure of Fund #125-000-000 Emergency Communications System (911) Sales and Use Tax Fund and agree with the Treasurer's assessment that future Emergency Communications System (911) Sales and Use Tax revenue be deposited directly to the Mason County Emergency Communications (MACECOM) fund.

Approved this 22nd day of November, 2011.

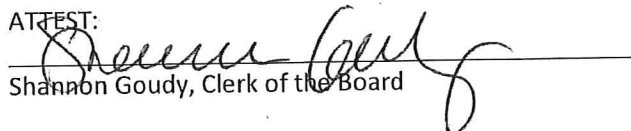
Mason County Board of Commissioners

  
Lynda Ring Erickson, Chair

  
Tim Sheldon, Commissioner

  
Steve Bloomfield, Commissioner

ATTEST:

  
Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:

  
Tim Whitehead, Chief Civil Deputy Prosecuting Attorney

MASON COUNTY  
COMMISSIONERS RESOLUTION NO: 82-11  
COUNTY ROAD PROJECT NO. 1963

WHEREAS, on Mason County Road No. 80610, known locally as the Elfendahl Pass Road and more specifically located in Sec. 3, T. 22 N, R 2 W, WM, at approximately mile post 0.165 mile; work defined as "construction" in the BARS Manual, Page II-63, et seq, is determined to be necessary and proper; and,

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS that it is their intention to:

Replacing the existing 9" diameter CMP culvert that is failing, with a new bridge that will provide fish access to habitat.

SAID WORK is to be performed by Contract and/or County Forces in accordance with Washington State Standard Specifications for Road and Bridge Construction as adopted by Mason County. (RCW 36.77.060 and/or RCW 26.77.065)

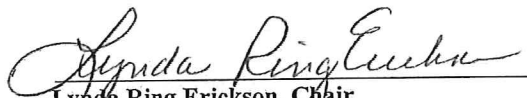
BE IT FURTHER RESOLVED that the described County Road Project is necessary and proper, and the estimated costs of said project are herewith set out as follows:

Engineering:	<u>\$ 100,000.</u>
Right of Way	<u>\$ 10,000.</u>
Construction	<u>\$ 450,000.</u>

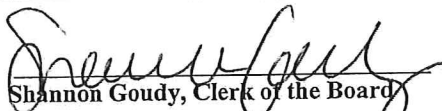
The County Road project herein described in HEREBY DECLARED to be a public necessity, and the County Road Engineer is HEREBY ORDERED AND AUTHORIZED to report and proceed thereon as by law, provided and in accordance with RCW 36.77.070 et. seq.

ADOPTED this 22<sup>nd</sup> day of NOV. 2011.


BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Lynda Ring Erickson, Chair

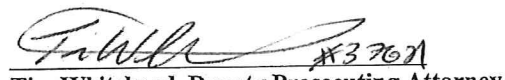
ATTEST:

  
Shannon Goudy, Clerk of the Board

  
Tim Sheldon, Commissioner

  
Steven Bloomfield, Commissioner

APPROVED AS TO FORM:

  
Tim Whitehead, Deputy Prosecuting Attorney

cc: Co. Commissioners  
Engineer  
JOURNAL: Publ. 1t: 12-8-11

Exhibit B

MASON COUNTY  
COMMISSIONERS RESOLUTION NO: 83-11  
HAZARD MITIGATION GRANT APPLICATION  
(Project Application DR #1963)  
Little Mission Creek Culvert Replacement Project

WHEREAS, for the state of Washington Hazard Mitigation Grant Program Applicant and Grant:

BE IT RESOLVED THAT Martin Best, Emergency Management Manager

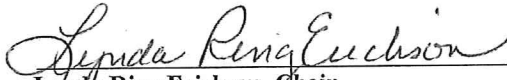
OR HIS/HER ALTERNATIVE Karen Dowling, Public Works Finance Manager

is hereby authorized to execute for and on behalf of Mason County, a local government entity, established under the laws of the state of Washington, this application, grant agreement, and payment requests to be filed with the Military Department, Emergency Management Division, for the purpose of obtaining and administering certain state and federal financial assistance under Section 404, of the Robert T. Stafford Disaster Relief and Emergency Act of 1988, P.L. 93-288, as amended.

BE IT FURTHER RESOLVED that the Mason County Board of Commissioner hereby authorizes its agent to provide to the State Emergency Management Division for all matters concerning such state disaster mitigation assistance the assurances and agreements required.

ADOPTED this 22<sup>nd</sup> day of NOV., 2011.

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Lynda Ring Erickson, Chair


ATTEST:

  
Shannon Goudy, Clerk of the Board

  
Tim Sheldon, Commissioner

  
Steven Bloomfield, Commissioner

APPROVED AS TO FORM:

  
Tim Whitehead, Deputy Prosecuting Attorney

cc: Co. Commissioners  
Engineering/Const.  
DEM  
PW Finance