

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

October 8, 2013

1. Call to Order – The Chairperson called the regular meeting to order at 9:05 a.m.
2. Pledge of Allegiance – Kathy Fuller led the flag salute.
3. Roll Call – Present: Commissioner District 1 - Randy Neatherlin; Commissioner District 2 – Tim Sheldon; Commissioner District 3 – Terri Jeffreys.
4. Correspondence and Organizational Business
  - 4.1 Correspondence
    - 4.1.1 The Bureau of Indian Affairs, US Dept. of the Interior will acquire in trust for the Squaxin Island Tribe the following two parcels: Parcel 31930-12-00020; 11-acre tract "Griswold Property"; and Parcel 31918-44-00010 3.76-acre tract "Lopeman Property".
    - 4.1.2 Wave Broadband gave 30-day advance notice of a rate adjustment in Mason County, starting November 1, 2013.
    - 4.1.3 Mason County has been recognized as a StormReady County for the period of 2013 – 2016 by the Washington State StormReady Advisory Board.
  - 4.2 Loretta Swanson presented the news release soliciting two additional members for the Skokomish Flood Control Zone (FCZD) Advisory Committee.
  - 4.3 Kathy Fuller presented the proclamation for National 4-H Week.
5. Open Forum for Citizen Input –
  - 5.1 Dennis McDonald provided a report from the task force for the Shelton Area Regional Water and Sewer Plan and Projects. The plan is 80% complete.
  - 5.2 Tom Davis talked about Mason County designated forest land, the property tax collected and the importance of economic diversity.
  - 5.3 Annette McGee expressed support of the 4-H program and that is a reason the County should support the Mason Area Fair. She also noted there is a petition being circulated supporting the fairgrounds. Cmmr. Jeffreys pointed out the fairgrounds property belongs to the Port of Shelton and there is not unanimous support from the Port Commission for keeping the fairgrounds. The Skookum Rotary has indicated they will take the lead on discussing what to do about a future fairgrounds. Cmmr. Neatherlin stated the county is not interested in taking the fairgrounds property which is assessed at \$6.8 million. Cmmr. Sheldon stated he believes the fairgrounds will stay where it is and it is important the community speak as one voice to change the FAA regulations.
6. Adoption of Agenda - **Cmmr. Jeffreys/Sheldon moved and seconded to adopt the agenda adding Item 10.1, Proclamation of 4-H Week. Motion carried unanimously. N-aye; S-aye; J-aye.**
7. Approval of Minutes – September 9 and 16 briefing meeting minutes; October 1 regular meeting minutes and October 1 Skokomish Flood Control Zone District Board of Supervisors meeting minutes

**Cmmr. Sheldon/Jeffreys moved and seconded to approve the September 9 and 16 briefing meeting minutes; October 1 regular meeting minutes and October 1 Skokomish Flood Control Zone District Board of Supervisors meeting minutes . Motion carried. N-abstain; S-aye; J-aye.**

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8. Approval of Action Agenda:

- 8.1 Approval to sign a letter of support for the Forest Legacy Program funding proposal of Green Diamond Resource Company and The Trust for Public Land for the purchase of conservation easements. This is continued from September 24.
- 8.2 Approval to set a public hearing on October 22 at 6:30 p.m. to consider amendments to Title 17 as it relates to the regulation of businesses with a state issued license to produce, process, or sell recreational marijuana.
- 8.3 Approval to execute a Memorandum of Understanding as part of a four-party agreement that would fund the necessary studies and reports in preparation of an application to expand the Shelton Urban Growth Area (UGA). County budget impact is \$47,250.
- 8.4 ~~Approval to create a .5 Program Coordinator to serve as the Substance Abuse Prevention Coalition Coordinator under the terms of the Prevention Redesign Initiative. This is subject to the approval of the contract with Thurston County Public Health and Social Services.~~  
REMOVED
- 8.5 Approval of the Veterans Assistance Fund applications for Food \$150.00 and Utilities \$95.00 for a total of \$195.00 as recommended by the Veterans Assistance Fund Screening Committee.
- 8.6 Approval of Coordinated Prevention Grant Agreement G1400120 between Department of Ecology and Mason County Public Health to support the Mason County solid waste program. Contract period July 1, 2013 to June 30, 2015 in the amount of \$187,096.
- 8.7 Approval of accepting the recommendation of the Hearing Examiner and Granting the Vacation of a portion of Hannegan Street, plat of Hood Canal Land & Improvement Company's Plan of Union, platted right of way, Vacation File No. 387.

Items 8.1 and 8.3 were removed for a separate vote.

**Cmmr. Jeffreys/Sheldon moved and seconded to approve action items 8.2, 8.5, 8.6 and 8.7. Motion carried unanimously. N-aye; S-aye; J-aye.**

Item 8.1 - Eric Schallon, Green Diamond, presented information on Green Diamond's Mason County Conservation Plan. The Trust for Public Land and Green Diamond are requesting a letter of support for conservation easement. This would prohibit development on the property. At Commissioner Neatherlin and Jeffrey's request, 360 acres have been removed from the conservation easement area near Pickering Road/SR 3 intersection. Mr. Schallon stated Green Diamond will still manage timber on the property and there will be public access.

Connolly Watson talked about the wildlife habitat that forests provide and asked how the conservation easement would be impacted.

Mr. Schallon stated the Green Diamond land is under the federal habitat conservation plan.

Tom Davis asked if the County has received any written support of this plan from other groups.

Cmmr. Neatherlin has heard verbal support and the little bit against the plan are based on concern with making sure there is property available for economic growth.

Cmmr. Sheldon has heard a lot of support for the conservation plan. He pointed out there are 3,897 jobs that rely on the timber industry in Mason County.

Cmmr. Jeffreys stated she has not received a lot of support for this plan, but agreed with Cmmr. Sheldon's comments on the importance of working forests.

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Annette McGee noted the true definition of conservation is the wise use of natural resources.

Tom Moore asked about ATV recreation use.

Mr. Schallon stated ATV use is a liability, but trying to locate an area where it could work. ATV use is not compatible with the intended recreation use.

**Cmmr. Jeffreys/Neatherlin moved and seconded to approve signing the letter of support for the Green Diamond proposal.**

Cmmr. Sheldon believes the county should be involved because of the jobs it provides. Mason County is a huge forest products county. He has an issue with the Pickering Passage area because that is a zoning issue but he supports the concept. He would sign a letter of support but not if it has conditions.

Mr. Davis asked why the county is involved with this transaction, it is private property and Green Diamond can do what they want with their property. He does not believe the County should be involved with a private transaction.

Cmmr. Neatherlin understands it is a private venture. He sees his role as Commissioner to make sure there is a public benefit.

The Board recessed for 15 minutes to locate the most recent version of the letter of support.

Cmmr. Jeffreys read aloud the letter.

Cmmr. Sheldon supports this version of the letter.

**Motion carried unanimously. N-aye; S-aye; J-aye.**

Item 8.3 - Cmmr. Jeffreys explained she has been meeting with the City of Shelton, Green Diamond Resource Company, and the Hunter Family, LLC to discuss an application for expansion of the Shelton UGA. The total estimated cost for the necessary studies and reports to prepare the application is \$189,000 and the cost would be shared, with the County's share being \$47,250.

Tom Davis confirmed the development rights will stay with private landowner.

Cmmr. Sheldon questioned whether it is appropriate the county to pay for a share of the EIS and then deliberate on the property.

Barbara Adkins stated the Comprehensive Plan amendment is a legislative issue, any zoning changes would be quasi judicial. She did discuss with MRSC legal staff and was referred her to Tim Whitehead and he does not see this as conflicting with current law.

Cmmr. Jeffreys stated this is a legislative decision; case law does not answer the question. She pointed out the county did assessments for the initial Comprehensive Plan and this is not unlike that. She reiterated that the expansion of the Shelton UGA is a legislative issue and zoning is quasi-judicial.

Cmmr. Jeffreys suggested the \$47,250 be paid from timber sales revenue.

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Brian Matthews has a concern with losing tax revenue once the property is in the Shelton UGA and the City of Shelton annexes it. He asked if the \$47,250 could be reimbursed if that happens.

Cmmr. Jeffreys stated she understands there is no plan to annex this property into the City limits in the near future. She thinks the community will gain a lot more through development.

Tom Davis believes this has a perception of conflict of interest for the county. He believes the cost should be entirely the landowner's responsibility with no city or county involvement.

Eric Schallon, Green Diamond, stated this property is currently zoned as RR20 and the Port of Shelton supports the land being commercial property that will be for sale. This is a cooperative way to allow economic diversity.

Cmmr. Neatherlin gave some history of this transaction. One of the problems is lack of commercial property for sale in Mason County.

Cmmr. Jeffreys stressed the importance to give incentives for economic development and believes \$50,000 is a very inexpensive way to do this.

Cmmr. Sheldon provided economic development history in Mason County including the location of the Washington State Correction Center. He does think this is a good idea but he doesn't support spending county money on it. He has personally done a rezone that he paid for.

Tim Whitehead, Chief Deputy Prosecuting Attorney, stated there is not a clear law to address this. His opinion is that it does not run afoul of current law and does not see it as a gift of public funds. The County is not the applicant.

**Cmmr. Jeffreys/Neatherlin moved and seconded to execute a Memorandum of Understanding as part of a four-party agreement that would fund the necessary studies and reports in preparation of an application to expand the Shelton Urban Growth Area (UGA). County budget impact is \$47,250. Motion carried. N-aye; S-nay; J-aye.**

9. 9:30 a.m. Public Hearings and Items Set for a Certain Time –  
No public hearings were scheduled.
10. Other Business (Department Heads and Elected Officials) –
  - 10.1 **Cmmr. Sheldon/Jeffreys moved and seconded to adopt the Proclamation proclaiming October 6-12, 2013 as National 4-H Week. Motion carried unanimously. N-aye; S-aye; J-aye.**
  - 10.2 Bob Simmons reported the Extension Office is offering a free septic system maintenance workshop at the Public Works facility next Wednesday, October 16 from 5:30 p.m. to 7:30 pm.
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 11:10 a.m.

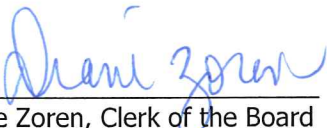
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BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
\_\_\_\_\_  
Randy Neatherlin, Chair

  
\_\_\_\_\_  
Tim Sheldon, Commissioner

ATTEST:

  
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Diane Zoren, Clerk of the Board

  
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Terri Jeffreys, Commissioner