

## BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

December 8, 2009

1. Call to Order – The Chairperson called the regular meeting to order at 9:03 a.m.

2. Pledge of Allegiance – Michael MacSems led the flag salute.

Cmmr. Ring Erickson called for a moment of silence in honor of the fallen Lakewood police officers.

3. Roll Call – Present: Commissioner District 1 - Lynda Ring Erickson; Commissioner District 2 – Tim Sheldon; Commissioner District 3 – Ross Gallagher.

4. Correspondence and Organizational Business

4.1 Correspondence

4.1.1 2010 budgets were received from the Port of Shelton, The Timberland Regional Library Board, and Fire Districts 2, 4 and 8.

4.1.2 Kay Pearson expressed concerns regarding a rezone request for a property on Eells Hill Road.

4.1.3 The Belfair Water District #1 Commissioners asked that the Belfair Wastewater Reclamation facility be connected to available municipal water and provided notice that they will no longer provide free services to any County department.

Cmmr. Sheldon commented that the Utilities and Waste Department has stated there would be a significant cost to connect to the Belfair Water District system.

Tom Moore added that there would be an expense to the County of a couple hundred thousand dollars.

4.2 News Release – Household Hazardous Waste Program. David Baker presented the new release announcing that as of January 1, 2009, household hazardous waste will only be accepted on Fridays from 8:00 a.m. to noon.

4.3 News Release – Mason County Stormwater Implementation Task Force. Barbara Adkins announced that applications are being accepted from Mason County residents interested in serving on the Stormwater Implementation Task Force.

4.4 News Release – Mason County Historic Preservation Vacancy. Michael MacSems presented the new release seeking applicants to fill a vacancy on the Mason County Historic Preservation Commission.

4.5 New Release – WSU Mason County Extension Office Relocation. Bob Simmons read a news release announcing that the Extension Office is relocating to County Building No. 4 on December 16, 2009.

5. Open Forum for Citizen Input –

5.1 Ron Gold stated he has a small business in the Skokomish Valley and he has had problems with the bridges in the valley. There have been weight restrictions on the bridges for the last two years and it has been a burden on the community. The alternative route isn't the greatest road to bring a dump truck and trailer down. It has really impacted his business. In the last two years it has cost him over \$50,000 in lost wages and time. It has also impacted all of the residents in the valley. He is here seeking help to find a way to get equipment in and out of the valley. He talked to the US Forest Service this morning and they had a concern about getting contractors to do work in the National Forest. They would also like help if possible.

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- 5.2 Carl Black stated he and his wife have been running Olympic Mountain Ice Cream for 25 years. Right now they get a dairy delivery once per week. They have to off load 6,000 pounds by hand on to a truck and then off load it again. They are in their 60's and it is a real burden. It adds two and half hours to their day. They cannot get their containers for ice cream up the valley. It is lucky that this didn't happen in the summer. It is almost an unworkable state right now.

Cmmr. Sheldon asked Bob Thuring to give an update on the status of the two damaged bridges.

Mr. Thuring explained that there is a contract about to be awarded to Sergeant Engineering for design services for the replacement of the Weaver Creek Bridge. They have been funded by the Federal Highways Administration for about 1.2 million dollars for bridge replacement for the B\bridge. The goal is to get it designed and permitted this year with construction to begin in 2011. They are also seeking funding through the same program for replacement of the Hunter Creek Bridge. If there is a call for projects through DOT, he has been assured that the Hunter Creek Bridge would be funded. If there were a call for projects this winter there would be a replacement project for that in 2012. He has heard several concerns expressed and he is trying to pursue a means of a one-lane reversible travel pattern on both of the bridges. The inbound lane on Weaver Creek Bridge has been identified as capable of handling full legal loads. The question he needs to get resolved by the structural engineer is whether it can handle regular repeated legal loads. If it can, they can narrow both Hunter Creek and Weaver Creek down to one lane roads and reopen them to full loading. The real decision will be on the structural capability of Weaver Creek. The bridge consultant will take a look at it again.

Mr. Gold commented that if the structural engineer determines that Weaver Creek is not suitable there are ways to lay a bridge over it so people can go across. He knows there is a limited budget but this has an economic impact to the community.

Cmmr. Sheldon stated there is a potential solution with the one way traffic. He asked when Mr. Thuring would have an answer.

Mr. Thuring replied that they should be able to get the structural engineer out there in about a week or so. Public Works does own an 80 foot Big R Bridge that is sitting on the Belfair-Tahyua Road as a detour bridge. That should become available this month. He believes that Weaver Creek may be longer than the 80 foot bridge could handle. It would be a couple hundred thousand dollars to buy a 100 foot bridge.

6. Adoption of Agenda - **Cmmr. Gallagher/Ring Erickson moved and seconded to adopt the agenda as published. Motion carried unanimously. RE-aye; S-aye; G-aye.**
7. Approval of Minutes – Briefing minutes for November 2, 9, and 16, 2009 and regular meeting minutes for November 24, 2009.

**Cmmr. Ring Erickson/Gallagher moved and seconded to approve the briefing minutes for November 2, 9, and 16, 2009 and regular meeting minutes for November 24, 2009. Motion carried unanimously. RE-aye; S-aye; G-aye.**

8. Approval of Consent Agenda:
- 8.1 Approval of the Veterans Assistance Fund applications for: Scott Kaylor - Food \$200.00 as recommended by the Veterans Assistance Fund Screening Committee.

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- 8.2 Approval of the resolution appointing the current Mason County representatives to the Washington Counties Risk Pool. Commissioner Ross Gallagher is the County's representative and Monty Cobb is the alternate representative. **Resolution No. 107-09 (Exhibit A)**
- 8.3 Approval to appoint Randy Neatherlin as a member of the Mason County Planning Advisory Commission under RCW 36.70.100. This appointment fills a vacant position that expires 12/31/2012.
- 8.4 Approval to rescind the Mason County Fairgrounds Petty Cash Fund Resolution #47-09 in the amount of \$100, the Change Fund Resolution #83-06 in the amount of \$100, and the Revolving Fund Resolution #71-07 in the amount of \$15,000. The Revolving Fund is currently below the established amount of \$15,000 and will not be replenished due to the anticipation of closing the account. Rescinding the Resolutions allows the funds to be deposited into the Fairgrounds Fund#100-000-000. **Resolution No. 108-09 (Exhibit B)**

Cmmr. Sheldon commented on item 8.2. He noticed that there are 28 counties that belong to the Risk Pool. About half have a Commissioner as a Director. Only two counties have two Commissioners serving as a Director and an Alternate. This item would appoint Commissioner Gallagher as the Director and Monty Cobb would be the alternate. Dawn Twiddy would be the Risk Manager and Safety Manager, and Shannon Goudy would be the Claims Administrator.

**Cmmr. Ring Erickson/Gallagher moved and seconded to approve Consent items 8.1 through 8.4. Motion carried unanimously. RE-aye; S-aye; G-aye.**

9. 9:30 a.m. Public Hearings and Items Set for a Certain Time. –
  - 9.1 Public hearing continued from November 17, 2009 to review the request by Sharon Morris and John Robinson Estate to rezone one parcel (11.38 ac.) at end of Robinson Rd. west of the Lilliwaup Hamlet; request involves Comprehensive Plan map change from Long Term Commercial Forest designation to Rural Lands, and then zone parcel to Rural Residential 5.

Allan Borden, Department of Community Development, stated that this is a continuation of a public hearing held on November 17, 2009 concerning a request by Sharon Morris, who represents the John Robinson Estate. There is a portion of property near Lilliwaup that she has requested to be taken out of Long Term Commercial Forest designation, designated to Rural Lands and then have a zoning designation of Rural Residential. The property is just to the west of Lilliwaup. It is on the edge of a fairly extensive Long Term Commercial Forest designation. That designation was done in the early 90's. The mapping capabilities at that time were limited. Sharon Morris approached the County a couple of years ago to inquire about why the land was designation as such. Staff reviewed the history of the property and discovered that a deed and a boundary line adjustment created this 11.3 acre piece of property. It was not noticed that it did not meet Long Term Commercial Forest designation. The Planning Advisory Commission heard this request on September 21, 2009 and recommended approval. Staff also recommended approval on November 17, 2009. Because the request involves a change in resource lands designation, it is considered a Comprehensive Plan revision. Those revisions can only be done once per year. That is why it was recommended to continue the hearing to December 8, 2009. He has not received any additional comments regarding the rezone.

There were no questions for staff.

There was no public testimony.

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Cmmr. Ring Erickson commented that Mason County is a large and topographically complex county. Mapping gets better over the years and it is always helpful when citizens bring modest adjustments such as this forward. It brings a better understanding of this complex area.

**Cmmr. Ring Erickson/Gallagher moved and seconded to approve the request by Sharon Morris and John Robinson Estate to rezone one parcel (11.38 ac.) at the end of Robinson Rd., west of the Lilliwaup Hamlet; request involves a Comprehensive Plan map change from Long Term Commercial Forest designation to Rural Lands, then zone the parcel to Rural Residential 5 and have the Chair sign the Findings of Fact for this decision. Motion carried unanimously. RE-aye; S-aye; G-aye.**

9.2 Public hearing continued from November 3, 2009 to consider adopting zoning for properties previously and incorrectly determined to be part of the Olympic National Forest and amending the Comprehensive Plan's Future Land Use Map.

Barbara Adkins, Department of Community Development, stated this was also a mapping error. When the Development Areas Map was being digitized more errors were found with parcels in the Lake Cushman area, which were originally thought to be part of the Olympic National Forest. Interim zoning was applied to the parcels in 2008 and now permanent zoning, Rural Residential 5, 10 and 20, is being brought forward. All of the landowners have been notified. Communications with the National Forest Service have been made. The original hearing on this was November 3, 2009 and it is also a Comprehensive Plan amendment so it was continued to today. She has not received any additional comments.

Ken VanBuskirk asked if the Comprehensive Plan were amended, will the minutes be reviewed by a hearings board or anyone else.

Ms. Adkins replied that this has already gone through the Planning Commission and the property owners. This is the second time this has been brought to the Board. Everything is also submitted to the Department of Commerce. It is appeal-able, but it doesn't go through another review process.

Sandy Tarzwell asked the total acreage involved.

Ms. Adkins wasn't aware of the total acreage.

Cmmr. Sheldon added that it is substantial acreage, primarily on the west side of the lake. It is very difficult to get to.

Public Testimony

Ken VanBuskirk stated he submitted written testimony earlier about this issue and he also testified at the last public hearing. He remains concerned that the property to the north of the lake shouldn't be zoned as residential. It would be more appropriate to designate it as long term commercial forest. The properties on the west side of the lake are small, but they are landlocked with much of the same characteristics.

**Cmmr. Gallagher/Ring Erickson moved and seconded to adopt zoning for properties previously and incorrectly determined to be part of the Olympic National Forest and amend the Comprehensive Plan's Future Land Use Map. Motion carried unanimously. RE-aye; S-aye; G-aye. Ordinance No. 109-09 (Exhibit C)**

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- 9.3 Public hearing continued from November 3, 2009 considering the adoption of the Belfair Future Roads Map with text amendment into the Belfair Sub Area Plan.

Barbara Adkins, Department of Community Development, stated this is a continuation of a public hearing that was held on November 3, 2009. In 2008 Community Development received a grant from the Department of Commerce to help work with a group to create a future roads map for the Belfair area. A consultant was hired that worked with a committee that was put together to draft out this map. It is a policy document and there is also a small text amendment that goes with the Belfair Sub-Area Plan that references this map and incorporates it into the Sub-Area Plan. The Sub-Area Plan is part of the Comprehensive Plan, therefore any changes are Comp Plan amendments, which is why the hearing was held over to today. The map is a policy document. It is an idea of where roads should go in the future. It is a guide for future development and is in no way a project outline.

Cmmr. Ring Erickson noted that there is no proposed funding or plans for any specific roads on the map.

Ms. Adkins added that there were comments received regarding this issue and many of the people that submitted comments are here.

Questions for Staff

An audience member asked if property owners were contacted for their input.

Ms. Adkins replied that she was not on the committee but she doesn't believe that the property owners were contacted.

Ken VanBuskirk stated that he was on the committee and property owners were not contacted. The major developers in the area were talked to.

Emmett Dobey added that the Future Roads Map is coordinated with future sewer lines.

Cmmr. Ring Erickson asked if Belfair Water is considering a concurrency.

Mr. Dobey stated that the backbone of this is the corridors of where the future sewer lines might be located. Sewer lines are located so that each parcel comes within 500 feet. The roads corridor was overlaid on top of that, which would serve the sewer lines and future development.

Cmmr. Sheldon asked if the Department of Transportation was contacted.

Mr. Dobey answered that DOT was involved in the discussions. There are locations for where a future bypass might connect.

Bob Crayton asked if at some point in time the property owners would be advised if the maturation of the plan comes about.

Ms. Adkins responded that if any type road construction were to occur the property owners would be involved.

Cmmr. Sheldon asked what the purpose of the document is. Is it just for long range planning?

Cmmr. Ring Erickson asked if road concurrency is part of the Growth Management Act.

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Ms. Adkins stated that there isn't a requirement to have this type of an item. It was something that the community was asking for that the department was able to receive funding for.

Cmmr. Sheldon added that a couple years ago Tim Wing was involved with the Chamber and they wanted to do more planning on where future roads might be. He asked if this is an outgrowth from that conversation.

Ms. Adkins replied that it was.

Public Testimony

Robert Wilson-Hoss stated he is here representing clients that have properties in an effected area. They clearly understand that this is a policy document and they are not objecting to the document itself. They are also not objecting to the notice, although it was a process that didn't involve everyone. As Ms. Adkins said, it is an idea of where roads should go in the future. As such, there are lines drawn on the map and there are other areas that are not designated as future roads. Those are areas that are an idea of where roads should not go. They think the easement road in short plat 244 should be among the designations for areas of where roads should not go. There are three reasons his clients object to this. Factually, this is an area where a road cannot be built. As a matter of law there is no easement that goes to the top. The third reason is that according to the application of the developer of the property to the north the two roads he already has are sufficient. He is looking at this from the point of view of his clients. Belfair is expanding, but that doesn't mean that it shouldn't be done carefully so people who bought a piece of heaven can still have a little piece of heaven with growth still being workable.

Cmmr. Gallagher asked that the area in discussion be pointed out on the map.

Ms. Adkins showed the audience the area.

Cmmr. Sheldon stated that he believes it would be difficult to build a road in the area.

Cmmr. Ring Erickson asked if there is no right of way or easement to the area at this time.

Mr. Wilson-Hoss stated that is correct.

Cmmr. Sheldon asked if Mr. Wilson-Hoss' clients want the reference to that road deleted because the old plats would prohibit a road through the property.

Mr. Wilson-Hoss explained that his clients believe the original plat wouldn't allow a road. The plat has been amended.

Ken VanBuskirk stated he has also submitted written testimony on this. He mentioned that if the Future Roads Map were adopted he would like the critical areas overlay added so that planners, developers and the public can have clearer picture of the UGA. He is concerned that when the UGA boundaries were drawn and the proposed sewer lines were drawn the group only looked at lot sizes. They didn't look at what was on the ground. He got involved with the TIPCAP Committee and the Planning Advisory Committee because several years ago he attended a public meeting and saw a purposed road that was bisecting his entire farm. He was quite concerned and he invited the County engineer to come out and look at it. The engineers came out and looked at it and it was removed. In regards to these future roads, the committee that developed this was never given an opportunity to look at what was on the ground.

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Randy Neatherlin stated that he was also at some of these public meetings. When he first arrived at the meeting he was surprised to find out that the roads were developed by one realtor driving around a DOT person to specific areas. He had pointed out several things on the initial document that were changed. The people in the committee never walked the land.

Brenda Hirschi stated that based on what Mr. VanBuskirk has said this document isn't ready to be approved. While it may be a policy document, it is also a planning document. These documents can move along and become concrete. She would like the Board to hold off on this approval.

Judy Scott concurred with Mr. VanBuskirk. There is a property adjacent to hers that shows a road going through it. It is a policy document, but policies have weight. At the end of an existing road there are other roads that be a good alternatives. She agrees that there needs to be more time. It's not written in stone, but if it well thought out and planned it can go farther.

Cmmr. Ring Erickson asked if there were a proposal for a road in the area, would not having this plan in place prohibit its construction.

Ms. Adkins replied that not adopting the document wouldn't prevent roads from being put it. It wouldn't create compliance issues either.

Cmmr. Ring Erickson stated she understands this was something the community pressed for. Taking a little more time and revisiting some of the context might help.

Mr. Dobey noted this document would help to make sure a road isn't put where it shouldn't be. It doesn't preclude a road from being built, but it does give a suggestion of where roads should go.

Cmmr. Sheldon stated that there are several questions that need to be answered. He understands Mr. VanBuskirk and Mr. Dobey's concerns. He doesn't see anything in the road plan that would be affected by this.

Bob Thuring commented that Public Works has no stake in this. He understands that one of the goals of this study was to ensure that access be provided to properties that lie further back in an area.

**Cmmr. Ring Erickson/Gallagher moved and seconded to table the public hearing to consider the Belfair Future Roads Map and text amendment to the Belfair Urban Growth Area Plan to December 2010. Motion carried unanimously. RE-aye; S-aye; G-aye.**

9.4 Public hearing to consider adoption of revised Mason County Comprehensive Plan Chapter VI (Capital Facilities).

Barbara Adkins, Department of Community Development, stated this is not a continuation of another hearing. This is the first hearing before the Board on this. A Comprehensive Plan amendment is done once per year, every year. Under the Growth Management Act there are certain mandated elements to the Comprehensive Plan. Capital Facilities is one of the mandated elements. It is also mandated within the State Code that any portion of the Plan that contains budget must be updated every year. The Capital Facilities chapter contains several projects that contain six-year budgets. The procedure for updating this each year is to divide up the chapter in June. The Department of Community Development doesn't have any projects so they are not in the document. They are just in charge of compiling the information and bringing it forward. The sections are sent out to the Sheriff's department, Utilities, Public Works, Parks and Facilities and Grounds. The departments send their updates to the Department of Community Development where they are compiled and brought before the Planning Advisory Commission for review.

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The document before the Board this morning has gone through that process. It went before the Planning Advisory Commission in September. They suggested some edits, which have been made. It has come to briefings before the Board and additional edits were made. The budgets items aren't up to date because the budgets have been constantly amended. There are three tables in the back for the REET and .09 funds, which haven't been amended. They are being worked on now. Dawn in Central Operations and Theresia in the Auditor's office are working on the document. It is important that the items are correct because grant, State and Federal funding all depend on the projects being listed properly.

Cmmr. Ring Erickson asked if Ms. Adkins was referring to Appendix C and asked if Appendix C could be amended after the Comp Plan is adopted.

Ms. Adkins replied that she is referring to Appendix C. There are items in the Comp Plan that are budget and some are text amendments. This particular chapter can be updated at any time during the year as long as it is related to budget items. Her recommendation is that because there were two other items that were adopted today that are part of the annual update, this be adopted because of the text amendments. The other changes regarding the budget information could be submitted over the next couple of weeks. That way they can continue on track with the other items that were adopted today. Even though there are errors, the budget items can be revised in early January when the tables are updated.

Cmmr. Ring Erickson asked if that has been the process in the past.

Ms. Adkins replied that they have generally had the budget numbers prior to this time. Budget and Finance did the tables in the past and they may have been adopted before when they were not correct.

Questions for Staff

Brenda Hirschi asked about the administrative space portion of the document. She would like to know the "as of" date for administrative space.

Ms. Adkins responded that this was done by an outside consultant last year. The consultant is now reevaluating the space needs again.

Ms. Hirschi asked who the consultant is and how much the County pays them

Mike Rutter replied that the consultant is Foster and Williams. He would hate to guess at how much they are paid but he can get the proper number.

Ms. Hirschi asked what the timeframe for this is.

Mr. Rutter answered that the latest update was in conjunction with remodeling the courthouse. It should be completed any time.

Ms. Hirschi asked if the numbers would totally change.

Mr. Rutter replied that the numbers wouldn't change drastically. The plan is based on the space now. It will depend on the number of employees. It is a plan for now and where we should be in ten years. The County lost a lot of employees, but the plan should only change a little bit.



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Ms. Hirschi stated what she has gleaned from this is that it appears this goes back to 2007. There was a larger budget then. If this were redone for 2009 there would be fewer employees. It appears there will be more employees throughout this timeframe. The documents show that the County needs additional administrative space.

Mr. Rutter responded that the document doesn't reflect what the County is going through this year. It gives a framework for the future. Economics are not part of the Capital Facilities Plan, future growth is.

Ms. Hirschi commented that the plan is showing a factor of 250 square feet per employee, which is a Washington State guidance. Federal guidance has reduced the number to 200 square feet. She is suggesting this now be looked at and changed to just 200 square feet. It would make a big difference.

Cmmr. Sheldon asked about the Sheriff's office now that they have moved to a new facility. It shows their needs were at 45% and he would like to know if that was before the move.

Ms. Adkins stated that was correct.

Cmmr. Ring Erickson noted that she noticed the same thing with the WSU Extension office and Public Health, but this is a living document.

Cmmr. Sheldon commented that some of these things are pretty outdated. He asked if the consultants are working on updates.

Mr. Rutter stated this shows what was done last year. The update he is working on is for what will be done in the courthouse.

Ms. Hirschi asked if the 61,000 square feet for Public Works includes the entire facility.

Mr. Thuring replied that the reference for 61,000 square feet is the structure for the Belfair shop.

Ms. Hirschi asked where the space for the new facility is listed.

Mr. Thuring stated he doesn't believe that is listed.

Mr. Neatherlin asked if this plan is not accurate, what is the impact of putting it forward.

Ms. Adkins stated the impact would be if the numbers were used to obtain grant funding. If this doesn't need to be accurate over the next 12 months to apply for grants there won't be an impact.

Cmmr. Ring Erickson commented that the square feet per employee or the number of employees may be debatable but the actual square footage of the buildings should be accurate.

Ms. Adkins stated the size of space wouldn't change, just the estimated needs for space.

Cmmr. Sheldon noted this would need to be accurate for the courthouse because the County is applying for funding for renovations.

Mr. Neatherlin asked if the numbers being used right now will be beneficial for the next year.

Ms Adkins responded that they are not all accurate so it could be a problem if the numbers were used to determine spacing needs when applying for funding.

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Ms. Hirschi asked why this is scheduled for public hearing if the information is not accurate.

Ms. Adkins replied that there is a timeline. This has gone through the process and review. There are constant changes so she hasn't had a solid document. There is an obligation to update this every year or there are GMA compliance issues. Everyone has had a chance to review their section for corrections.

Ms. Hirschi asked when this needs to be approved by.

Ms. Adkins answered that it needs to be approved by the end of the month.

Ms. Hirschi stated at this point the numbers for the budget aren't going to change that much. This document doesn't even match up with the current budget. She doesn't think this has been seriously looked at by staff.

Cmmr. Sheldon noted that long range planning has been cut back. The focus the last few months has been short term. He would like to know if the document could be adopted with some sort of caveat.

Cmmr. Ring Erickson added that the Board needs to be in compliance with the State so the standards will need to be looked at. This becomes a moving target. On any given day there is a different number of employees. There have been moves between the different buildings. It might be a good idea to adopt the document and then revisit the appendixes after the first of January.

Ms. Adkins replied that would be doable. Diminishing staff has made this difficult to keep up with to say the least. They do the best they can but they also have to rely on other departments that have also had their staffing cut. It would be reasonable to let the Planning Advisory Commission look at it earlier as well.

Cmmr. Sheldon noted the needs of the courts are also changing constantly. He is concerned that the section on the courthouse needs to be accurate because there are funds available for that.

Mr. Rutter commented that the Capital Facilities Plan is a working document. New buildings have not been built downtown. There have been properties purchased, but if people travel around to the County buildings they will see that they don't even meet the minimum standards of the State. What the Board has done is look at space and redesign it. They are trying to give the Courts the proper space, including open space. There is a campus plan, but there is also a cost to it. It is a plan that changes every year. Just because employees have been lost doesn't always mean there is more space. The Clerk's office, for example, has very inadequate space. The employees don't even have a 10 x 10 area. It is a living working document and the decision to do any work out of the document falls on the Commissioners. He has mainly focused on remodeling through his career.

Mr. Dobey asked about Appendix C. It looks like it hasn't been updated since 2007 or 2008. He knows there are several errors on it and he would like to know the process for making changes to it.

Ms. Adkins replied that those tables were furnished by the Budget and Finance Director. She can only assume how the numbers were put together. Now there are other people working on the list so it is up to date and accurate. She did receive a new document last year but she cannot testify to whether it was accurate or not.

Mr. Dobey noted that the Hoodsport Project is listed, but it is now being carried by the Tribe. There is also an \$82,000 Stormwater Implementation grant that is not listed and the 2009 Allyn Pump Station is not listed.

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Cmmr. Sheldon asked if those projects could be added.

Mr. Dobe stated the sheets are correct, just the funding is incorrect.

Public Testimony

Brenda Hirschi stated she doesn't understand why a document would come in for a public hearing and be under consideration without being ready. The Board is considering approving a document that clearly isn't ready. It is inaccurate throughout. She doesn't understand what the rush is. She has also heard the difficulty of keeping up with the changes. A very simple correction would be to add an "as of" date. If something is worth doing, it is worth doing right.

Cmmr. Sheldon commented that the County is a creature of the Growth Management Act. One of the things that has driven this process is the inflexibility of the State. Some of the deliverables are hard to do and expensive to do. In the last several months the County has had to focus on other priorities. There have been reductions in staff and there have been difficulties putting together the budget. He doesn't disagree that it is inaccurate, but there are other considerations. It is driven by the system.

Cmmr. Ring Erickson noted she is concerned about Appendix C. She doesn't know what the Board is legally allowed to do. If Appendix C cannot be removed she would recommend that this be tabled.

Ms. Adkins recommend that the document be approved without Appendix C because there were already two other amendments approved today. Appendix C is budget information and it can be adopted at a later date.

**Cmmr. Ring Erickson/Gallagher moved and seconded to adopt the revised Mason County Comprehensive Plan Chapter VI (Capital Facilities) in accordance with RCW 36.70A.70, with the reconsideration of Appendix C on or before December 22, 2009. Motion carried unanimously. RE-aye; S-aye; G-aye. Ordinance No. 110-09 (Exhibit D)**

10. Other Business (Department Heads and Elected Officials) –

- 10.1 Bob Simmons thanked the League of Women Voters for suggesting the Extension Office's new building space. He also noted there is a Christmas Tree sale on 1<sup>st</sup> and Grove Street to benefit 4-H.
- 10.2 Emmett Dobe commented regarding the Capital Facilities Plan. It is a complicated document and the process has always been very fragmented. It relies on getting information from various departments in a timely manner, which doesn't always happen. It also requires a close coordination with the Budget Director. It has been a very difficult year. Even in the good year, it was a very complicated document to put together.
- 10.3 Tom Moore commented that he received a letter from the Port of Allyn that requested the commitment of reclaimed water. The issue will be discussed at briefings, but he doesn't see any problems with the request.

11. Board's Reports and Calendar - The Commissioners reported on meetings attended the past week and announced their upcoming weekly meetings.

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12. Adjournment – The meeting adjourned at 10:59 a.m.

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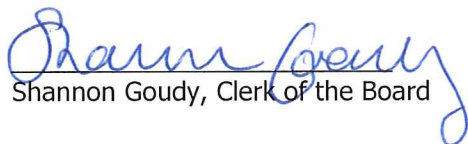


\_\_\_\_\_  
Tim Sheldon, Chair

ATTEST:



\_\_\_\_\_  
Lynda Ring Erickson, Commissioner



\_\_\_\_\_  
Shannon Goudy, Clerk of the Board



\_\_\_\_\_  
Ross Gallagher, Commissioner

**RESOLUTION No. 107-09**

**AMENDS RESOLUTION 20-09**

**IN THE MATTER OF CONTINUING RELATIONSHIPS WITH THE WASHINGTON COUNTIES RISK POOL AND THE RELATED APPOINTMENTS AND DESIGNATIONS OF/FOR EACH MEMBER COUNTY.**

**WHEREAS**, several Washington counties agreed to the creation of the Washington Counties Risk Pool ("Pool"), organized and operating under Chapters 48.62 and 39.34 RCW, to provide to its member counties programs of joint self-insurance, joint purchasing of insurance, and joint contracting for or hiring of personnel to provide risk management, claims handling, and administrative services; and

**WHEREAS**, the Pool's Interlocal Agreement and Bylaws, and policies of its Board of Directors require appointees and/or designees from each member county; that is:

- a) **Director / Alternate Director** – officers or employees of each Pool member county that are appointed by and serve at the pleasure of the respective county's legislative authority (*Article 8 of the Interlocal Agreement and Article 2 of the Bylaws*);
- b) **County Risk Manager** – an employee of each Pool member county appointed to serve as a liaison between the County and the Pool as to risk management and who is responsible for the risk management function within the County (*Article 11(b) of the Interlocal Agreement*);
- c) **County Safety Officer** – an active employee designated by each Pool member county who, along with a related committee, are maintained to consider all recommendations concerning the development and implementation of a loss control policy to prevent unsafe practices (*Article 11(c) of the Interlocal Agreement*); and
- d) **County Claims Administrator** – each Pool member county's must designate someone to administer civil claims, with whom incidents should be immediately reported to, who is responsible for sending all claims and lawsuits and reporting various known incidents to the Pool, and with whom the Pool will coordinate the County's claims administration (*section B of the Pool Board of Directors' Claims Handling Policies and Procedures*);

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners for Mason County hereby confirms the appointment or designation of the following individuals for the applicable and required relationships with the Washington Counties Risk Pool:

Director: Ross Gallagher	County Title: Commissioner
Alternate Director: Monty Cobb	Title: Chief Deputy Prosecuting Attorney
Risk Manager: Dawn Twiddy	Title: Budget Analyst/Risk Manager
Safety Officer: Dawn Twiddy	Title: Budget Analyst/Risk Manager
Claims Administrator: Shannon Goudy	Title: Clerk of the Board/Claims Administrator

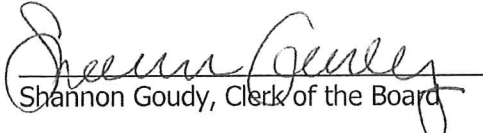
**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately upon its passage and shall supersede any prior conflicting action(s); and

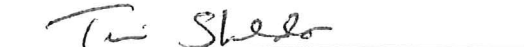
**BE IT STILL FURTHER RESOLVED** that the clerk of this body shall forward a copy of this resolution, once completed, to the attention of Executive Director Vyrle Hill at the Washington Counties Risk Pool, 2558 RW Johnson Rd. S.W., Suite 106, Tumwater, WA 98512-6103.

**PASSED** this 8<sup>th</sup> day of DEC. 2009.

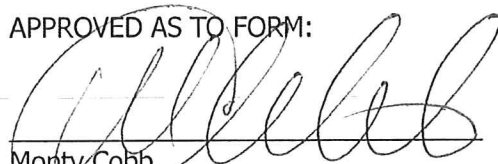
BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

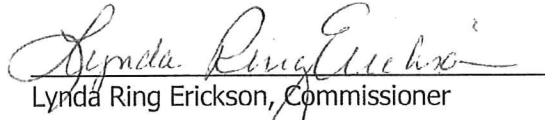
ATTEST:

  
Shannon Goudy, Clerk of the Board

  
Tim Sheldon, Chair

APPROVED AS TO FORM:

  
Monty Cobb,  
Chief Deputy Prosecuting Attorney

  
Lynda Ring Erickson, Commissioner

  
Ross Gallagher, Commissioner

**RESOLUTION NO. 108-09**  
**RESCINDING PETTY CASH, CHANGE FUND AND REVOLVING FUND FOR**  
**THE MASON COUNTY FAIRGROUNDS AS SET OUT IN**  
**RESOLUTION #71-07, RESOLUTION #47-90 AND RESOLUTION #83-06**

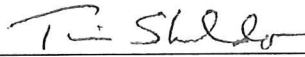
**WHEREAS**, the above listed resolutions set out the authority for the Mason County Fairgrounds to have a petty cash fund in the amount of \$100.00, a change fund in the amount of \$100.00 and a Revolving Fund in the amount of \$15,000.00. The Revolving Fund currently is below the established amount of \$15,000.00 and will not be replenished due to the anticipation of closing the account.

**AND WHEREAS**, the Board of Mason County Commissioners have agreed to close the Mason County Fairgrounds/Convention center negating the need for these funds.

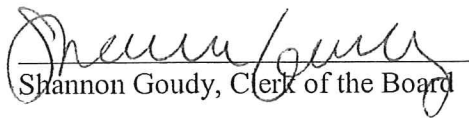
**NOW THEREFORE BE IT RESOLVED**, by the Mason County Board of Commissioner's that the Petty Cash Fund as set out in Resolution #47-90, the Change Fund as set out in Resolution #83-06 and the Revolving Fund as set out in Resolutions #71-07 for the Mason County Fairgrounds/Convention Center be rescinded and the funds be deposited into the Fairground Fund #100-000-000.

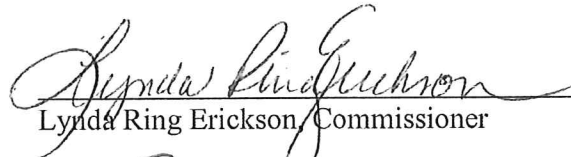
APPROVED this 8<sup>th</sup> day of December, 2009.

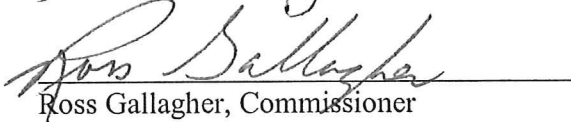
BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
\_\_\_\_\_  
Tim Sheldon, Chair

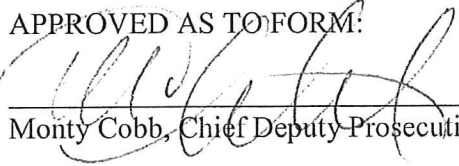
ATTEST:

  
\_\_\_\_\_  
Shannon Goudy, Clerk of the Board

  
\_\_\_\_\_  
Lynda Ring Erickson, Commissioner

  
\_\_\_\_\_  
Ross Gallagher, Commissioner

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Monty Cobb, Chief Deputy Prosecuting Attorney

Cc: Auditor, Financial Services, Treasurer, Commissioners

ORDINANCE NUMBER 109 - 09

ESTABLISH ZONING FOR LIMITED AREA and  
AMENDMENTS TO THE MASON COUNTY FUTURE LAND USE MAP

ORDINANCE assigning zoning to unzoned areas within County jurisdiction and amending the Comprehensive Plan's Future Land Use Map.

WHEREAS, the County can establish zoning under the authority of Chapter 36.70 and 36.70A RCW; and

WHEREAS, Mason County's previous "Development Areas" maps incorrectly represent several properties within the County's jurisdiction, mostly around the Lake Cushman area, as Olympic National Forest (ONF); and

WHEREAS, during the process of creating a digital Development Areas map with a parcel layer, the unzoned parcels were discovered; and

WHEREAS, zoning was selected following the criteria in the Mason County Comprehensive Plan Chapter III-3 Rural Lands Residential Policies RU 520 through RU 522; and

WHEREAS, the Comprehensive Plan's Future Land Use map has been amended for consistency; and

WHEREAS, all affected property owners were notified of the proposed changes; and

WHEREAS, on September 21, 2009 Mason County Planning Advisory Commission held a public hearing and passed a motion to recommend approval of proposed zoning to the Board of County Commissioners; and

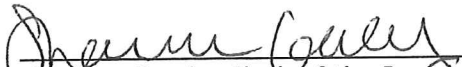
WHEREAS, the Mason County Board of Commissioners held a public hearing about the proposed zoning on November 3, 2009 to consider the testimony of the Mason County Department of Community Development and Mason County citizens; and

NOW THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS the new zoning as described by ATTACHMENT A and the amended Future Land Use Map as described by ATTACHMENT B.

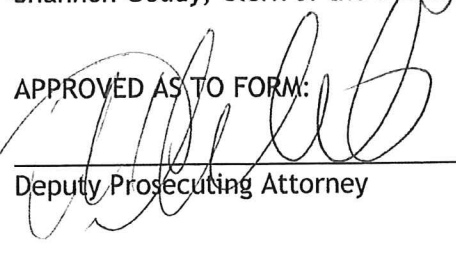
DATED this 8<sup>th</sup> day of December, 2009

Board of Commissioners  
Mason County, Washington

ATTEST:

  
Shannon Goudy, Clerk of the Board


APPROVED AS TO FORM:

  
Deputy Prosecuting Attorney

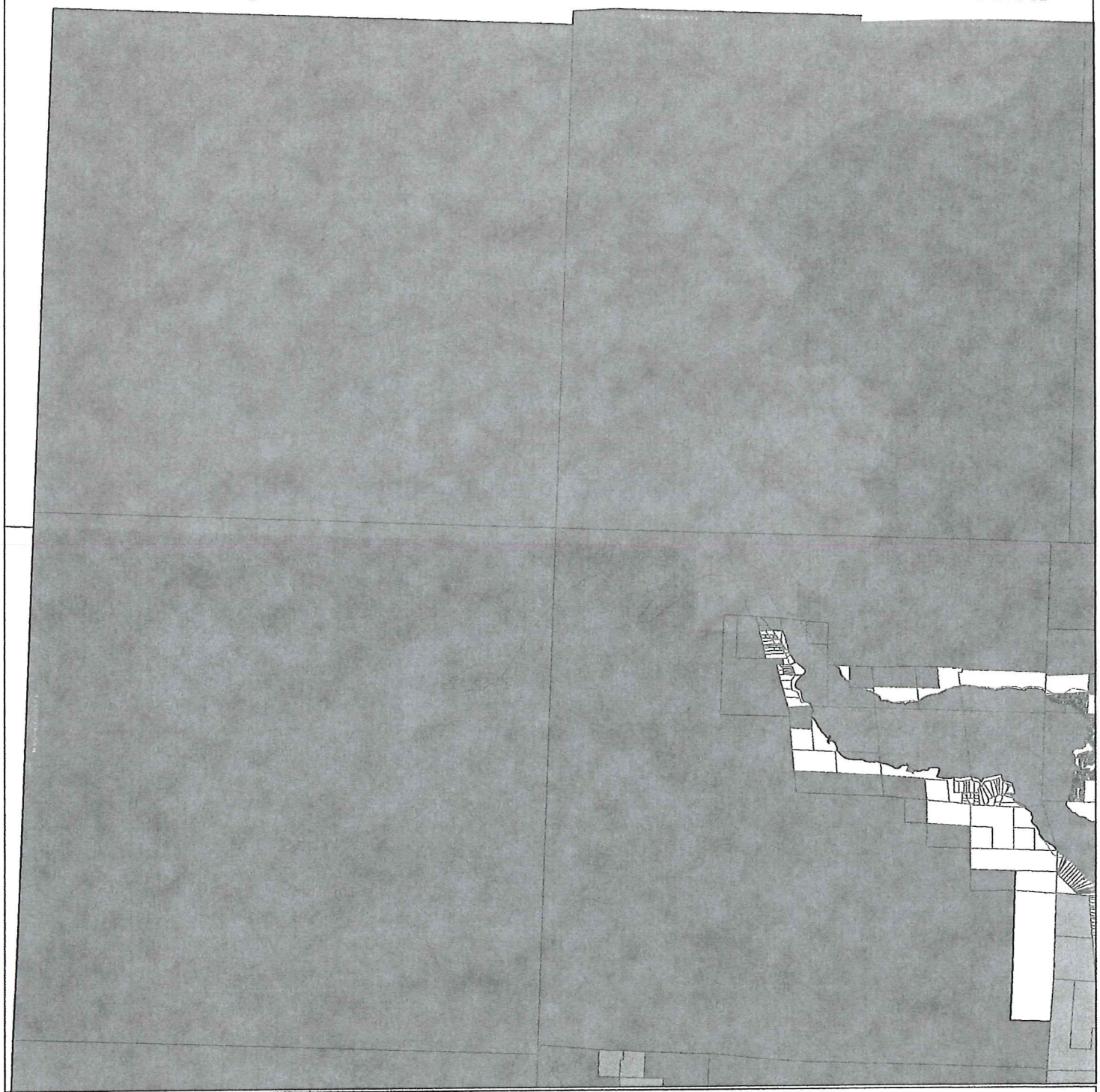
BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Tim Sheldon, Chair

  
Ross Gallagher, Commissioner

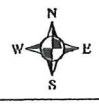
  
Lynda Ring Erickson, Commissioner



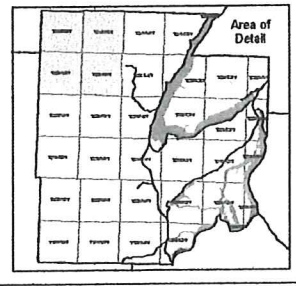


**Mason County  
Development Areas Map  
Panel 1 of 10**

County Commissioners	
Ordinance Number	Date
Lynne Ring Erickson, District 1	Date
Tim Sheldon, District 2	Date
Alissa Gallagher, District 3	Date
Rebecca S. Rogien, Clerk of the Board	Date



Legend			
Parcels	<b>Development Areas</b>	Long Term Commercial Forest	City
Townships	<b>Zoning Descriptions</b>	Rural Tourist	Shelton Urban Growth Area
Rural Multi Family	Rural Tourist-Campground	Rural Commercial 1	Urban Growth Area
Inholding Lands	Rural Residential 2.5 Acres	Rural Commercial 2	Indian Reservation
Rural Residential 6 Acres	Rural Residential 10 Acres	Rural Commercial 3	Olympic National Forest
Rural Residential 20 Acres	Rural Industrial	Rural Agricultural	Olympic National Park
Agricultural Resource Lands	Rural Natural Resource		Water



Map produced by Mason County GIS Department  
 Project file name: Development\_Areas\_Panel\_1.mxd  
 Publication Date: 12/16/2009  
 Map created with ArcGIS 9.3

Zoning information from the Mason County Planning Department  
 Parcel and Township information from the Mason County GIS Department

This map is intended to show the zoning designations of parcels and townships. Some information and water bodies are not shown or are partially shown.

NO CLAIMS AND LIABILITY BY STATEMENT

The data used in this map is the property of a private entity and may contain confidential information. The data is provided as a service to the public and is not intended to be used for any other purpose. The data is provided as a service to the public and is not intended to be used for any other purpose. The data is provided as a service to the public and is not intended to be used for any other purpose.

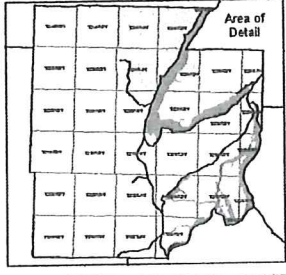


**Mason County  
Development Areas Map  
Panel 2 of 10**



County Commissioners	
Ordinance Number	Date
Lynda Fay Erickson, District 1	Date
Tim Sheldon, District 2	Date
Ross Galsgier, District 3	Date
Rebecca S. Rogers, Clerk of the Board	Date

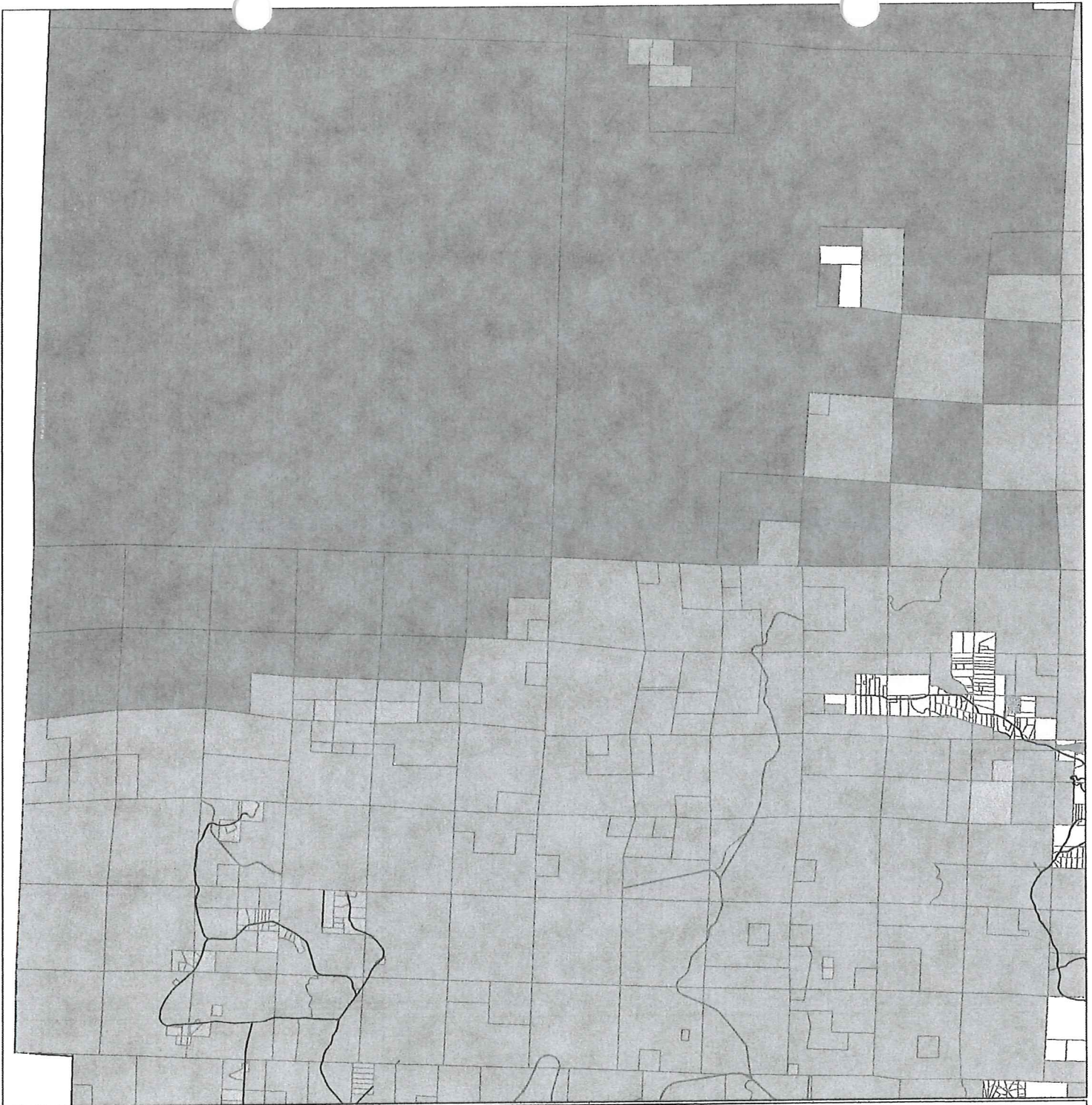
Legend	
Parcel	Township
Rural Multi-Family	Rural Tourist-Campground
Linking Lands	Rural Commercial 1
Rural Residential 2.5 Acres	Rural Commercial 2
Rural Residential 5 Acres	Rural Commercial 3
Rural Residential 10 Acres	Rural Commercial 4
Rural Residential 20 Acres	Rural Industrial
Agricultural Resource Lands	Rural Natural Resource
Long Term Commercial Forest	City
Rural Tourist	Shelton Urban Growth Area
Rural Natural Resource	Urban Growth Area
Indian Reservation	Olympic National Forest
Water	Water



Map prepared by: Mason County GIS Department  
 Project file name: Development\_Areas\_Panel\_2.mxd  
 Publication Date: 12/18/2008  
 Map on file with ArcGIS 9.3

Zoning information from the Mason County Planning Department.  
 Parcel and Township information from the Mason County GIS Department.

This map is intended to show the zoning designation of parcels and, therefore, is not a survey and water bodies are not shown to exact scale.

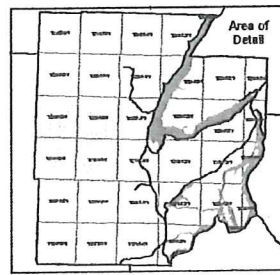


**Mason County  
Development Areas Map  
Panel 4 of 10**



County Commissioners	
Ordinance Number	Date
Lynda Ring Erickson, District 1	Date
Tim Sheldon, District 2	Date
Ross Gallagher, District 3	Date
Rebecca S. Rogers, Clerk of the Board	Date

Legend	
Parcel	Township
<b>Development Areas</b>	<b>Zoning Descriptions</b>
Rural Multi Family	Long Term Conservation Forest
Inholding Lands	Rural Tourist
Rural Residential 2.5 Acres	Rural Tourist Campground
Rural Residential 5 Acres	Rural Commercial 1
Rural Residential 10 Acres	Rural Commercial 2
Rural Residential 20 Acres	Rural Commercial 3
Agricultural Resource Lands	Rural Commercial 4
	Rural Commercial 5
	Rural Industrial
	Rural Natural Resource
	City
	Shelton Urban Growth Area
	Indian Reservation
	Olympic National Forest
	Olympic National Park
	Water



Map prepared by Mason County GIS Department  
 Project: Regional Development Areas Panel 4.mxd  
 Publication Date: 10/16/2003  
 Map created with ArcGIS 9.3

Zoning information from the Mason County Planning Department  
 Parcel and Township information from the Mason County GIS Department.

This map is intended to show the zoning designations of parcels, and, therefore, some shorelines and water bodies are not shown or are partially hidden.

**NOT A LEGAL DOCUMENT OR BASIS FOR A SUIT**

The County is not liable for any errors or omissions in this map. The County is not responsible for any damages or losses resulting from the use of this map. The County is not responsible for any actions taken by any person or entity based on the use of this map. The County is not responsible for any actions taken by any person or entity based on the use of this map.

# MASON COUNTY COMPREHENSIVE PLAN

## Future Land Use

### Legend

Townships

Sections

### Future Land Use

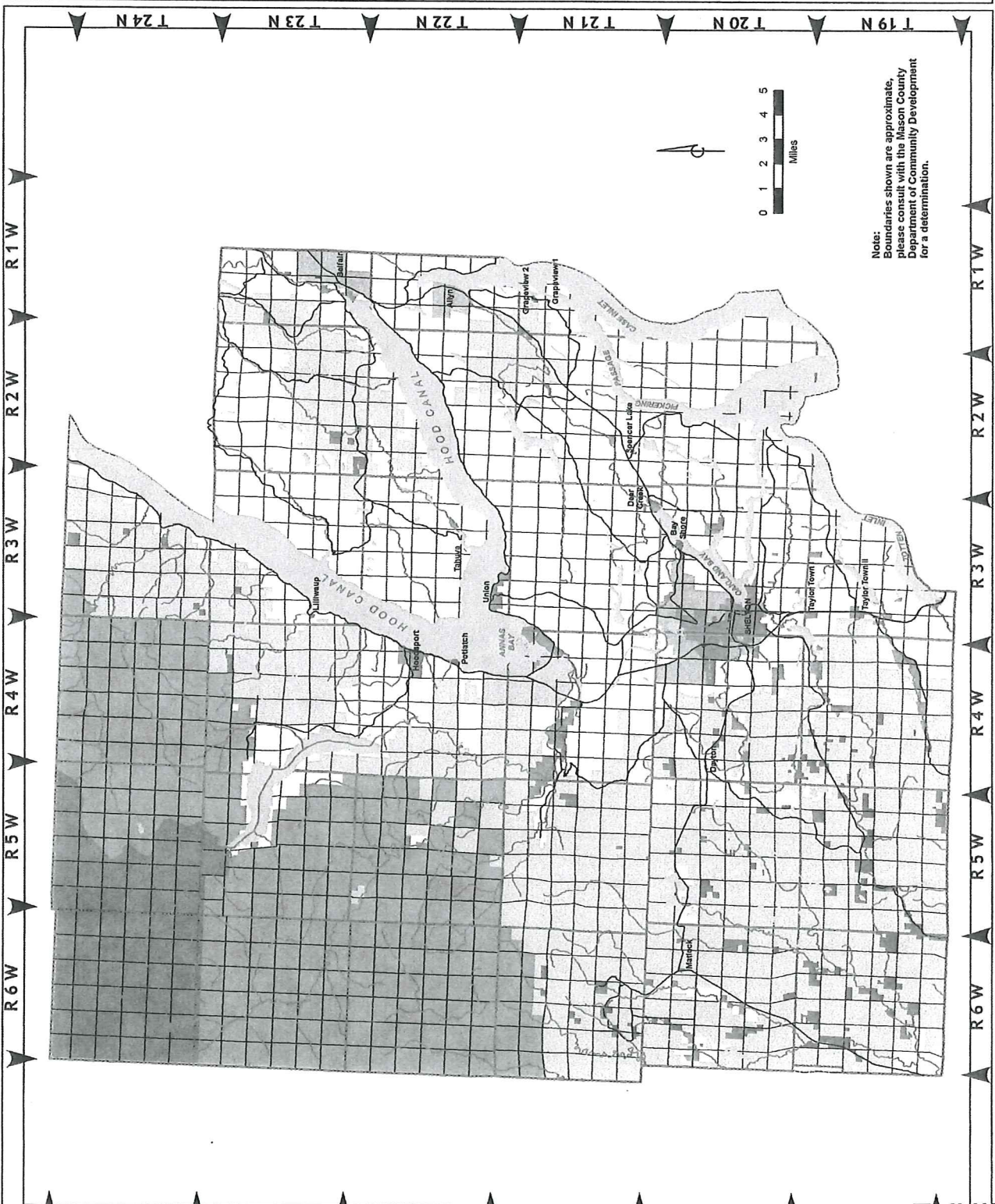
- Olympic National Forest
- Olympic National Park
- Long Term Commercial Forest
- Indian Owned Lands
- Rural Area
- Inholding Lands
- Agricultural Resource Land
- Agricultural/UGA Overlap
- Urban Growth Area
- Rural Activity Center
- City of Shelton
- Hamlet
- Water



Project File: Future\_Land\_Use\_11x17.mxd  
 Project Date: July 15, 2009  
 Map produced by: Mason County GIS  
 using ArcGIS 9.3.1

### DISCLAIMER AND LIMITATION OF LIABILITY

This map is intended to provide information for the public and is not intended to be used as a basis for any legal action. The County does not warrant or guarantee the accuracy or completeness of the information shown on this map. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any information contained herein. The County is not responsible for any information contained in this map.



**Note:**  
 Boundaries shown are approximate,  
 please consult with the Mason County  
 Department of Community Development  
 for a determination.

ORDINANCE NUMBER 110-09

**AMENDMENT TO CHAPTER VI (CAPITAL FACILITIES)  
OF THE MASON COUNTY COMPREHENSIVE PLAN**

ORDINANCE amending the Capital Facilities element (Chapter VI) of the Mason County Comprehensive Plan under the authority of RCW 36.70A.70.

WHEREAS, the Washington State Growth Management Act (RCW 37.70A.130) requires each county, including Mason County, to take legislative action to review and revise its comprehensive plan and development regulations to ensure that the plan and regulations continue to comply with the requirements of the Act; and

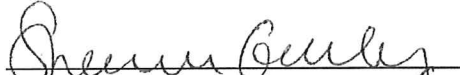
WHEREAS, the on September 21, 2009 the Mason County Planning Advisory Commission held a public hearing about the proposed changes to the Capital Facilities element of the Comprehensive Plan, and passed a motion to recommend approval of said changes.

NOW THEREFORE, BE IT HEREBY ORDAINED, THE Mason County Board of Commissioners hereby approves and ADOPTS revisions to Chapter VI (Capital Facilities element) of the Mason County Comprehensive Plan as described by ATTACHMENT A.

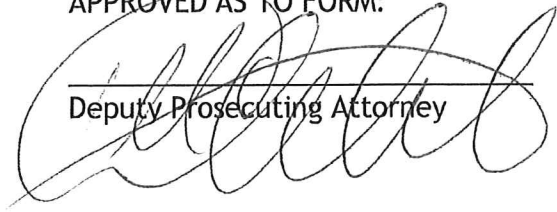
DATED this 8<sup>th</sup> day of December 2009.

Board of Commissioners  
Mason County, Washington

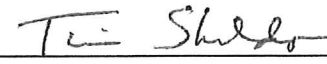
ATTEST:

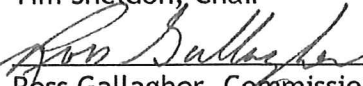
  
Rebecca S. Rogers, Clerk of the Board

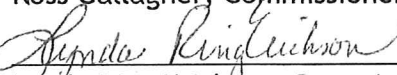
SHAWN GOUBY  
APPROVED AS TO FORM:

  
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Tim Sheldon, Chair

  
Ross Gallagher, Commissioner

  
Lynda Ring Erickson, Commissioner