

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

May 26, 2015

1. Call to Order – The Chairperson called the regular meeting to order at 6:04 p.m.
2. Pledge of Allegiance – Mr. David Chambers 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 Washington State Liquor Control Board sent a liquor license application for the Senior Activities Center, a special occasion license application for Skokomish Grange #379 and a list of businesses with liquor licenses due to expire on August 31, 2015.
 - 4.1.2 The Liquor Control Board also sent a marijuana license application for Canna-Best.
 - 4.1.3 Jason Dose submitted an application for the Solid Waste Advisory Committee.
5. Open Forum for Citizen Input – There was no citizen input.
 - 5.1 David Chambers AKA Moo Cow said he is concerned about the noise in the gravel pit near his house. He said he has no rest due to the noise.
6. Adoption of Agenda - **Cmmr. Jeffreys/Sheldon moved and seconded to adopt the agenda as published. Motion carried unanimously. N-aye; S-aye; J-aye.**
7. Approval of Minutes – April 20, 2015 briefing minutes, April 14, 2015 Skokomish Flood Control Zone Board meeting minutes and May 19, 2015 regular meeting minutes.
Cmmr. Sheldon/Jeffreys moved and seconded to approve April 20, 2015, April 14, 2015 Skokomish Flood Control Board meeting minutes and May 19, 2015 regular meeting minutes. Motion carried unanimously. N-aye; S-aye; J-aye.
8. Approval of Action Agenda:
 - 8.1 Approval to sign the letter of support for Mason Transit Authority's (MTA) request for 2015 TIGER Grant assistance with their proposed Regional Express Commuter Service and Park & Ride project.
 - 8.2 Approval of the resolution appointing Ross McDowell as the Safety Officer for the Washington Counties Risk Pool representative. **Resolution 25-15 (Exhibit A)**
 - 8.3 Approval of agreement to appoint Janice Bankson as the on-site Park Host at Mason Lake County Park in Grapeview.
 - 8.4 Approval of the Veterans Assistance Fund applications for Food \$150.00; Utilities \$77.61 and Housing \$1,925.00 for a total of \$2,152.61 as recommended by the Veterans Service Office.
 - 8.5 Approval of the agreement to appoint Aaron Saeger and Kacey Simmons as the Park attendants at Mason County Recreation Area (MCRA).
 - 8.6 Approval for the Chair to sign Amendment A to the Grant Contract between Mason County and the Washington State Department of Commerce for the Growth Management Act update.
 - 8.7 Approval for the Board to set a public hearing for Tuesday, June 16, 2015 at 9:30 a.m. to receive public comment on the private line occupancy permit for a waterline near 1870 Skokomish Valley Road for Mr. James Hunter.
Cmmr. Sheldon/Jeffreys moved and seconded to approve action agenda items 8.1 through 8.7. Motion carried unanimously. N-aye; S-aye; J-aye.
9. 9:30 a.m. Public Hearings and Items Set for a Certain Time –

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9.1 Public Hearing to consider adoption of revised Mason County Development Regulations Title 17 (Zoning), Chapter 17.04 Rural Lands Development Standards, Sections 17.04.602 and 17.04.612 with respect to Motorized Commercial Outdoor Recreation.

Barbara Adkins explained the proposed amendments. She said they are exempt to SEPA in this matter because this is not considered a re-zone.

Questions:

Cmmr. Sheldon asked if there are any other activity centers in the County that are the same size.

Ms. Adkins said not to her knowledge.

Testimony:

Allen Miller stated he is an attorney and is in attendance to represent Kathy Wilson. Ms. Wilson lives approximately one mile from the Ridge Motorsports track. There is concern this re-zone will take away the protection of public safety. He also stated he has a petition with 44 signatures against this. He said the staff report lacks SEPA. He said there are no check lists and alleges this violates Mason County Code. He asks that this proposal be denied at this time.

Cmmr. Neatherlin asked why he calls it a re-zone when it's just a modification in the same zone. They consider it a revision; not a re-zone.

Mr. Miller said it allows different uses under the zone but it's still under the State environmental law.

Cmmr. Jeffreys said she doesn't know how a code change is a re-zone and reiterated that nothing is being re-zoned. She believes it lies under the exemption.

Mr. Miller said they disagree and said it's still under SEPA and the documents have to be submitted.

Mayor Counce said he is expressing his own views. He said right now they are in desperate need for economic growth. He commented that the racetrack also bring tourism and opportunity.

Kathleen Wilson lives on a ledge above the racetrack. She doesn't want to close the racetrack. She said in 1992 she built her house to have peace & quiet. She said some days the noise from the track is worse than others and they can hear it inside the house. She said it hurts her ears. She said the owners told her there is no way they can lessen the noise.

Cmmr. Sheldon asked if she hears the gun range at the State Patrol as well.

Kathleen Wilson said she believes she hears it occasionally.

Jay Hupp said he is encouraged about the code changes. He said he would like the County to be business friendly. He said Mason County did have car racing once before in the 60's and it brought a lot of tourism from all over the world. It's an opportunity to become a mecca in the Pacific Northwest. He added he would hate to see this opportunity squandered.

Linda Wilson is Kathleen Wilson's daughter. She said a racetrack requires a special use permit. She said she notices the noise at her mother's house and they can hear it inside the house through the double paned windows. She said it's unfortunate that the County would think of economic aspects over the citizens that moved to the Country for peace and quiet.

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Steven Bloomfield stated that he thinks the pluses outweigh the minuses and he is in favor of this growth.

Kathleen Wilson's neighbor said they didn't move out to the country and pay for acreage to have it destroyed. She added that they were told there would be buffers. She said it's not right.

Lynn Longan from the Mason County Economic Development Council (EDC) stated that The Ridge owners have worked well with EDC and they feel fortunate to have such an investment in Mason County. She said the total direct impact is 30.4 million dollars.

An audience member asked if a wall could be put up to protect them from the noise.

Attorney William Lynn represents the race track. He stated this is purely a procedural change and it's a change in "process only" and it will not affect noise. He said some people just want to get rid of the race track altogether but that is not what we are here to discuss. The Ridge has gone through SEPA and has been one of the most reviewed SEPA in recent years. He said there would be another SEPA review if there were changes being proposed at the track. He also mentioned that they are not changing the zone and that land use has already been approved. He would like to clarify that the Ridge owners and operators are following the rules. He said every requirement has been met by The Ridge Motorsports Park.

Cmmr. Neatherlin asked about the racing being exempted in the noise ordinance.

William said he believes this is part of the state law.

Virgil Mott said he is not opposed to the track but he is opposed to the noise. He thinks the racetrack is wonderful but he thinks there has to be some way to muffle the noise.

Testimony closed.

Commissioner Deliberations:

Cmmr. Sheldon thanked everyone for coming. He said with all new projects there are impacts but there are also benefits. He commented this is not a drag strip. He said the advisory board did review this plan and did recommend this. He feels comfortable with this action.

Cmmr. Jeffreys said it's a tough decision and places like this are never located somewhere to make everyone happy. She stated that as a community, we have embraced tourism and we need to take these opportunities. She stated that she is in favor of this and we have to support the owners and recreation opportunities in the County.

Cmmr. Neatherlin said he has been in favor of this since the beginning. He said he is in favor of possibly changing the language. He said there needs to be a limit on what the neighbors are expected to live with.

Cmmr. Sheldon/Jeffreys moved and seconded to approve the revised Mason County Development Regulations Title 17 (Zoning), Chapter 17.04 Rural Lands Development Standards, Sections 17.04.602 and 17.04.612 with respect to Motorized Commercial Outdoor Recreation. Motion carried unanimously. N-aye; S-aye; J-aye. Ordinance 26-15 (Exhibit B)

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10. Other Business (Department Heads and Elected Officials) –
10.1 Nominations for Pacific Mountain Workforce Development Board of Directors.
1. Lynn Longan
2. Tanya Dierick

Cmmr. Sheldon/Jeffreys moved and seconded to approve nominations of Lynn Longan and Tanya Dierick and to keep the nomination time period open for a third nomination. Motion carried unanimously. N-aye; S-aye; J-aye.

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 7:25 p.m.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

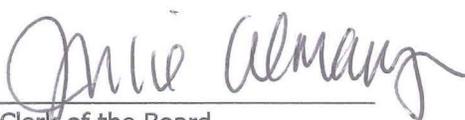


Randy Neatherlin, Chair

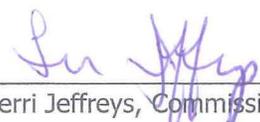


Tim Sheldon, Commissioner

ATTEST:



Clerk of the Board



Terri Jeffreys, Commissioner

RESOLUTION No. 25-15

AMENDS RESOLUTION 26-14

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:

WCRP Relationship	Name	County Position	Email	Telephone #
Director:	Tim Sheldon	Commissioner	tims@co.mason.wa.us	360-427-9670 ext 419
Alternate Director:	Randy Neatherlin	Commissioner	randyn@co.mason.wa.us	360-427-9670 ext 419
Alternate Director:	Terri Jeffreys	Commissioner	terrij@co.mason.wa.us	360-427-9670 ext 419
Alternate Director/Risk Manager:	Dawn Twiddy	HR/Risk Manager	dawnt@co.mason.wa.us	360-427-9670 ext 422
Claims Administrator:	Julie Almanzor	COB/Claims Administrator	juliea@co.mason.wa.us	360-427-9670 ext 589
Safety Officer:	Ross McDowell	Emergency & Information Services Manager	rrmcdowell@co.mason.wa.us	360-427-9670 ext 806
Prosecuting Attorney:	Michael Dorcy	Prosecutor	michaed@co.mason.wa.us	360-427-9670 ext 417
(Civil) Deputy Prosecuting Atty:	Tim Whitehead	Chief Deputy Prosecuting Atty	timw@co.mason.wa.us	360-427-9670 ext 417

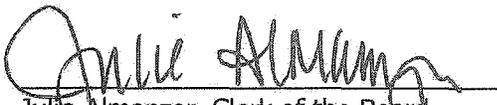
BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its passage and shall supersede any prior conflicting action(s); and

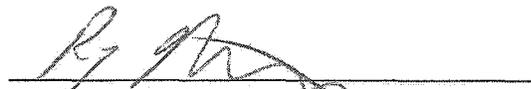
BE IT STILL FURTHER RESOLVED that the clerk of this body shall forward a copy of this resolution, once completed, to the attention of Executive Director Vyrle Hill at the Washington Counties Risk Pool, 2558 RW Johnson Rd. S.W., Suite 106, Tumwater, WA 98512-6103.

PASSED this 26 day of MAY 2015.

BOARD OF COUNTY COMMISSIONERS
 MASON COUNTY, WASHINGTON

ATTEST:


 Julie Almanzor, Clerk of the Board


 Randy Neatherlin, Chair

APPROVED AS TO FORM:


 Tim Whitehead, Chief Deputy Prosecuting Attorney


 Tim Sheldon, Commissioner


 Terri Jeffreys, Commissioner

ORDINANCE NUMBER 26-15

AN ORDINANCE AMENDING mason county code TITLE 17, chapter 17.04 Rural lands development standards, REVISING Sections 17.04.602 and 17.04.612

AN ORDINANCE amending Title 17, Chapter 17.04 Rural Land Standards of the Mason County Code under the authority of Chapter 36.70 and 36.70A RCW.

WHEREAS, this Ordinance amends Chapter 17.04 (Rural Lands Development Standards) to amend Sections 17.04.602 and 612 to amend uses permitted in Rural Tourist and Rural Tourist Campground zoning districts to allow some motorized commercial outdoor recreation without a special use permit; and

Whereas, with the adoption of this Ordinance all existing and approved Special Use Permits for motorized commercial outdoor recreation facilities will be considered dissolved and unenforceable; and

WHEREAS, the Mason County Planning Advisory Commission conducted a public hearing on _____ and recommended adoption of amendments by the Commissioners;

NOW THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby amends the Mason County Code Title 17 (Zoning) revising Chapter 17.04. (See Attachment A)

DATED this 26 day of MAY 2015.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:



Julie Alamy
Clerk of the Board



Randy Neatherlin, Chair

APPROVED AS TO FORM:



Terri Jeffreys, Commissioner



Tim Whitehead, Chief DPA



Tim Sheldon, Commissioner

Title 17 - zoning

Amending title 17, chapter 17.04, Sections 17.04.602 and 17.06.04.612

17.04.602 - USES PERMITTED.

(a) Uses. Marina - sales, service and storage; overnight lodging facilities, including motel, RV park, campgrounds, and bed and breakfast; golf course, restaurant, retreat centers, commercial or nonprofit recreational activity facilities (such as water parks, bicycle courses and racquet court sports), and motorized commercial outdoor recreation (limited to a single parcel or combination of adjacent parcels under single ownership no less than 100 acres total in size).

(b) Accessory Uses. Employee housing; retail and gas (one thousand square feet maximum building size); self-storage (contained space has one thousand square feet maximum building size; outdoor storage limited to recreation storage).

(c) Special Permit Required Uses. Motorized commercial outdoor recreation (on a single parcel or combination of adjacent parcels under single ownership less than 100 acres in total size); air transportation; and rifle ranges

17.04.612 - USES PERMITTED.

(a) Uses. Overnight lodging facilities, including RV park, and campgrounds; golf course, retreat centers, commercial or nonprofit recreational activity facilities (such as water parks, bicycle courses, and racquet court sports), and motorized commercial outdoor recreation (limited to a single parcel or combination of adjacent parcels under single ownership no less than 100 acres total in size).

(b) Accessory Uses. Employee housing; motel and bed and breakfast; Marina - sales, service and storage; retail, gas, self storage, restaurant.

(c) Special Permit Required Uses. Motorized commercial outdoor recreation (on a single parcel or combination of adjacent parcels under single ownership less than 100 acres in total size); and rifle ranges.