

**Minutes**  
**BOARD OF COMMISSIONERS – GRAYS HARBOR COUNTY**  
**REGULAR MEETING**

**December 14, 2015**

The Commissioners met in regular session in the Commissioners' Meeting Room, Administration Building, Montesano, Washington, on Monday, December 14, 2015, at 2:00 p.m. Commissioners present were Frank Gordon and Wes Cormier. Jenna Amsbury, Clerk of the Board, was present to record the meeting. Prosecutor Katie Svoboda and Deputy Prosecutor Norma Tillotson were also present.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

A motion was made, seconded and passed to excuse Commissioner Raines from the meeting.

Commissioner Gordon chaired the meeting.

**BIDS:**

None

**HEARINGS:**

**1. Clayton Homes 6-lot long subdivision along Mox Chehalis Road:** A public hearing was held on December 14, 2015 to consider a proposal by Clayton Homes 6-lot long subdivision pursuant to Grays Harbor County Code (GHCC) Title 16. Notice of this hearing was published in the Montesano Vidette on December 3, 2015 and December 10, 2015. Commissioner Gordon called for a staff report. Jane Hewitt, Planner, reported that this permit would allow the applicant to subdivide approximately 57.1-acres of land into six (6) residential lots. The proposed lots range in size from 4.9-acres to 2.5-acres along Mox-Chehalis Road and one lot of 40.5 acres with frontage on Foreman Road. Included in the proposal are 973.62 linear feet of private road improvements. All lots are proposed to be served by individual wells and two-party wells and individual on-site septic systems. On November 3, 2015, the Grays Harbor County Planning Commission heard the application for Preliminary Plat. The Planning Commission voted unanimously to recommend approval. She entered into the record the staff report and planning commission report along with attachments 1-6. Ms. Hewitt noted that the property was previously City of McCleary jurisdiction, but was de-annexed back to the county years ago.

Commissioner Gordon called for public comment.

Michelle Belcher, adjacent property owner, provided history from 15 years ago on this property when the prior owner did illegal clearing and grading that caused flooding on her property. She stated the application for subdividing the property was not approved 15 years ago. She stated the SEPA report was done incorrectly, not reporting any wetlands on the property. She was not invited to the Planning Commission meeting on November 3, 2015 when this hearing was held. As an adjacent property owner she has a large interest in what happens on this property. She

stated she wrote a letter to the Planning Commission regarding this application. There was discussion on SEPA and that the Department of Ecology stated a wetland delineation is needed for the site and that is also listed in the conditions of approval from the Planning Commission. She noted that has not been completed to date. She would like the Army Corp. of Engineers and the Department of Ecology to review this property for violations of the Clean Water Act. She stated the application needs to be updated to include the wetlands.

Teri Franklin, Powers Creek, Elma, stated she is a relative of Ms. Belcher and is an interested party in this case. She provided pictures of the wetlands on Ms. Belcher's property prior to the clearing 15 years ago and pictures of the wetlands afterwards. The pictures showed muddied waters after the land was cleared on the subject property. She provided information on best practices that Ms. Belcher has used for management of her wetlands and stated that what occurs on the northern property has negative effects on her property. She stated she did not receive notice of the Planning Commission hearing and is upset that she did not get to present her information to them, as they may have made a different decision. She contacted the Department of Ecology and asked Rick Moraz to look into the property's wetlands. She stated there are buffers that must be followed and development is not allowed in certain areas. She believes the SEPA needs redone and the wetlands need to be added to the maps. She asks that the Commission deny the application in order to complete the wetland delineation and reconfigure the lots.

Randy Madison, Mox Chehalis Road Resident, stated the property is not used as pasture land, nor has it ever been used for that purpose, as stated on the SEPA. He noted the land is soggy most of the year.

There was no further public comment.

**ACTION: A motion was made, seconded and passed to continue the hearing and delay decision to January 18, 2016.**

**2. Ordinance imposing time limits for vehicles on right-of-way:** A public hearing was held on December 14, 2015 to consider an Ordinance imposing a time limit for parking or standing a vehicle upon a county roadway, including its shoulder, and/or right-of-way, amending Title 10 of the Grays Harbor County Code, known as the Grays Harbor Traffic Code. Commissioner Gordon called for a staff report. Kevin Varness, Public Services Director, explained this Ordinance will provide the county with better rules for managing vehicles/debris that are left in county right-of-way. Right now the language is not strong enough to allow the county to removed items that have been left there for an extended period of time. He noted this Ordinance follows state guidelines. Mr. Varness stated the Ordinance was reviewed by the Sheriff and Prosecutor.

Commissioner Gordon called for public comment. There was no public comment and the hearing was closed.

**ACTION:** A motion was made, seconded and passed to approve Ordinance No. 425 imposing a time limit for parking or standing a vehicle upon a county roadway, including its shoulder, and/or right-of-way, amending Title 10 of the Grays Harbor County Code.

**PUBLIC COMMENT:**

None

**CONSENT AGENDA:** Approval was requested for the following items:

Minutes:

Morning/Regular Meetings: December 7, 2015

Commissioners:

Reappointment – Noxious Weed Control Board – E. Nelson, R. Easton, L. Messmer, G. Stiller for terms ending January 1, 2020

Set Hearing – *December 28, 2015* – reconsider 2016 property tax levies and substantial need resolutions

Coroner:

Monthly Report for November 2015

Fairgrounds:

Facility Use – Grays Harbor 4-H Shooting Sports Club, Elma FFA Logging Rodeo, I-5 Quarter Midget Club, Top Dog Agility Club

Public Services:

One Year Extension Request to January 12, 2017 for Tom Webber, Original Preliminary Plat approval for Plat of Pacific Ridge

**Action:** A motion was made, seconded and passed to approve the consent agenda, as listed.

**COMMISSIONERS:**

1. **Resolution to adopt a new version of the Grays Harbor County Veterans' Relief Fund Policies and Procedures, as recommended by the Veteran Advisory Board:** A motion was made, seconded and passed to approve Resolution No. 2015-132 rescinding Grays Harbor County Resolutions 2011-067, 2015-037 and 2015-087 to adopt a new version of the Grays Harbor County Veterans' Relief Fund Policies and Procedures, as recommended by the Veteran Advisory Board.

**DEPARTMENTS:**

**Fair, Events and Tourism:**

1. **Request Approval, Resolution –amending Resolutions 92-23, 2013-130, and 2015-072 and amending the Fair Board By-Laws to decrease the Fair Board from 13 members to**

**11 members:** A motion was made, seconded and passed to approve **Resolution No. 2015-133 amending Resolutions 92-23, 2013-130, and 2015-072 and amending the Fair Board By-Laws to decrease the Fair Board from 13 members to 11 members.** The reason for the proposed change is that in 2013 the Fair Board had desired to increase the number of members from nine (9) to fifteen (15), in order to lessen the workload on each Board member and increase coverage during events that they volunteer for. That change was approved in December 2013; however, intent has not been realized, and it has been more difficult to find qualified citizens willing to serve on the Board. It is also believed that the Board functioned more efficiently and effectively with fewer members.

**Management Services:**

**1. Request Approval, Resolution, Budget Transfer – Miscellaneous Fund Tax Solid Waste Plan, \$155,000:** A motion was made, seconded and passed to approve **Resolution No. 2015-134 transferring items in the Miscellaneous Fund Solid Waste Plan in the amount of \$155,000.** This resolution authorizes budget for the payment of B & O taxes due to the Washington State Department of Revenue.

**Public Health & Services:**

**1. Request Approval, Amendment H to the Consolidated Homeless Grant Contract with Department of Commerce to de-obligate Housing and Essential Need funds available through December 31, 2015:** A motion was made, seconded and passed to approve Amendment H to the Consolidated Homeless Grant Contract with Department of Commerce. This amendment would de-obligate HEN funds available through December 31, 2015, which reflects actual utilization rates for qualified individuals referred by DSHS to Coastal Community Action Program for housing resources.

**2. Request Approval, Agreement with Department of Commerce for Homeless Housing Services Consolidated Homeless Grant for the period of January 1, 2016 through June 30, 2017, in the amount of \$885,359:** A motion was made, seconded and passed to approve Agreement with Department of Commerce for Homeless Housing Services Consolidated Homeless Grant for the period of January 1, 2015 – June 30, 2017. This agreement provides funding for emergency shelter, rental assistance, and case management for individuals experiencing homelessness or at imminent risk of becoming homeless. The total grant amount is \$885,359 and does not require matching funds.

**Public Services:**

**1. Request Approval, Reclassification to Current Use Open Space Farm Conservation for Sharon Reynvaan, parcels 190927410020, 190932410010, 190933330030 and 190933320020, 52.79 acres:** A motion was made, seconded and passed to approve the Reclassification to Current Use Open Space Farm Conservation for Sharon Reynvaan, parcels 190927410020, 190932410010, 190933330030 and 190933320020, 52.79 acres.

**2. Request Approval, Reclassification to Current Use Open Space Farm Conservation for Judith and David Palmer, parcels 160434240020, 160434310050, 160434320040 and 160434230010, 26.07 acres:** A motion was made, seconded and passed to approve the Reclassification to Current Use Open Space Farm Conservation for Judith and David Palmer, parcels 160434240020, 160434310050, 160434320040 and 160434230010, 26.07 acres.

**3. Request Approval, Reclassification to Current Use Open Space for Confederated Tribes of the Chehalis, parcel 160503210000, 61.7 acre:** A motion was made, seconded and passed to approve the Reclassification to Current Use Open Space for Confederated Tribes of the Chehalis, parcel 160503210000, 61.7 acres.

**4. Request Approval, Reclassification to Current Use Open Space for Valentin and Geneva Tzenov, parcel 180535310020, 40.88 acres:** A motion was made, seconded and passed to approve the Reclassification to Current Use Open Space for Valentin and Geneva Tzenov, parcel 180535310020, 40.88 acres.

**5. Request Approval, Resolution – Local Declaration of Emergency due to flood event that began December 7, 2015:** A motion was made, seconded and passed to approve **Resolution No. 2015-135 Local Declaration of Emergency for the wind, rainfall and flood event that began on or about December 7, 2015.** County roads have sustained a significant amount of damage. The County has hired contractors to repair some of this damage.

**ANNOUNCEMENTS:** None

**PUBLIC COMMENT:** None

At 2:30 p.m. Commissioner Gordon announced a recess for the media session.

**Media Session:**

Commissioner Gordon reopened the meeting at 2:35 p.m. in Conference Room No. 1. Commissioners present were Wes Cormier and Frank Gordon. The media and Commissioners exchanged comments and questions on County business.

At 2:40 p.m. Commissioner Gordon adjourned the meeting.

**RECAP OF APPROVED RESOLUTIONS, ORDINANCES, AND  
INTERGOVERNMENTAL AGREEMENTS:**

**RESOLUTIONS:**

**No. 2015-132**

**Rescinding Grays Harbor County  
Resolutions 2011-067, 2015-037 and 2015-  
087 to adopt a new version of the Grays**

**Harbor County Veterans' Relief Fund  
Policies and Procedures, as recommended  
by the Veteran Advisory Board**

**No. 2015-133**

**Amending Resolutions 92-23, 2013-130,  
and 2015-072 and amending the Fair  
Board By-Laws to decrease the Fair  
Board from 13 members to 11 members**

**No. 2015-134**

**Transferring items in the Miscellaneous  
Fund Solid Waste Plan in the amount of  
\$155,000**

**No. 2015-135**

**Local Declaration of Emergency for the  
wind, rainfall and flood event that began  
on or about December 7, 2015**

**ORDINANCES:**

**No. 425**

**Imposing a time limit for parking or  
standing a vehicle upon a county  
roadway, including its shoulder, and/or  
right-of-way, amending Title 10 of the  
Grays Harbor County Code**

**INTERGOVERNMENTAL AGREEMENTS: None**

The meeting adjourned at 2:40 p.m.

BOARD OF COMMISSIONERS  
For Grays Harbor County

This \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
VICKIE L. RAINES, Chairman, District 3

\_\_\_\_\_  
WES CORMIER Commissioner, District 1

\_\_\_\_\_  
FRANK GORDON, Commissioner, District 2

ATTEST:

\_\_\_\_\_  
Jenna Amsbury, Clerk of the Board