

Mason County Public Meeting on Rasor RID

County held a Public Meeting November 20, 2024 regarding the Road Improvement District (RID) proposal for East Rasor road connection to West Rasor Rd and HWY 3. The meeting held at the North Mason High School Commons at 5:30 PM.

These are notes BATA secretary attempted to capture at the meeting.

Substantial turnout. Appeared to be 50 – 70 residents. County had a sign in sheet but not everyone signed in. County encouraged those who wanted follow up information to provide email contact information on the sign in sheet.

Meeting opened by County Commissioner Randy Neatherlin

Randy provided the following points:

- The purpose of the meeting is to discuss the potential collaboration with the County to establish a Road Improvement District (RID) for East Rasor Road.
- The term CRID is sometimes used which is County Road Improvement District and is the same thing.
- Rasor is a residential road and many residents have asked Randy over the years and recently about the possibility of the County taking over the Roads.
- He has also been asked about Alderwood but Alderwood won't happen if Rasor doesn't.
- When you pay into an RID, there is a 10 year payment limit, so the amount would be added to property taxes for 10 years from construction and then you would be done and the County would maintain the road and you wouldn't have any further payments.
- If the residents want to proceed, would need a super majority.
- If the residents decide you are interested, the County will come back with numbers.
- County would contribute funds toward the project but can't fund the whole thing.
- County recently completed a small RID that is the first one that they've done in the last 50 years, so they now have a better handle on the process, making this a good time to consider it.

Randy turned floor over to the other representatives from the County to provide additional info. Mark Goherty (sp?), the County Administrator and David Smith, from the Public Works Dept.

Mark explained that with a project like this, there is one central location where it is financed. A map was shown as a proposed example (showed East Rasor connected through to West Rasor on one end and Hwy 3 on the other end). He said, they would work with the community to establish the Boundary of the improvement district. State Law requires that 51% of the residents who have property frontage to the road have to agree to it. Under State Law, the values of the properties have to increase by at least as much as the cost paid to improve it. To explain the process, he said:

- The first step would be a petition from the neighbors.
- Then once they verify the names and contact the people if it is found that it is still wanted, they would then look at the costs and boundaries.
- Then come up with design and alternatives and the costs for each alternative.
- Then it is brought to the County Commissioners for vote and if approved they would obtain financing for the construction.
- Once the construction is done the county would start collecting the payments with property taxes. Community can decide to pay it in 5 years or 10 years.

Randy – Even though state requires 51%, the Commissioners will want a super majority. It could go over 10 years to keep the annual cost down. County would pay a portion (for the end connections). County is not here to force this on anyone. Said “We think we’re doing it for you.” If you want it, asking you the community to start

the process. County would have to get a bond to pay for the construction initially, and then the payments from residents would pay off the bond over time.

Randy opened the floor for questions.

? Would it take 10 years to construct? – Mark -No, the 10 years is the time to pay off the cost to construct. The road bed is good and solid. It's been there a long time, so that will help keep the cost down.

? Does the County need this road change for emergency services for Trails end? -Randy – No. This could be an access while they fix Trails end, but that is not the driver for this project. If the community doesn't want this, it's not going to happen.

? Is this part of the Belfair Mobility Plan? If the County is looking at it why are we paying now? – Randy – County is always looking at ways to improve things. County is not going to improve a private road. Lower Razor would likely not be in the RID.

? Can the West Razor people pay in? – Depends on the boundaries of RID.

? Does the County then take ownership of the part of the residents property that is the easement for the road? – Randy – Yes and that has value that would be taken into consideration.

? Has the County looked at the lake that is in the area? – Randy – yes, the County has looked it it but we're not there yet. Design is further into the process.

? Heard that the owner can gift the property of the easement? – Randy – there are various ways it can work.

PUD representative said they very much support this idea! ? Asked if the SR3 side could be adjusted due to the SR3 Transmission line at the entry point of the road? – Randy – yes, they drew the example where they used to use the road but could go closer to the trestle.

? What is the process to move forward? – David – Community has to take charge and get the signatures to show the support. Randy – The county is willing to help you but you'll have to get the support.

? How many more cars would this add to the road? – Randy – no way to answer that. Have not done any traffic analysis.

A resident expressed thanks to the County representatives for bringing this proposal and having the meeting.

? If you go on the County assessor website and look at Hwy 106 to the water tanks it says it is owned by Mason County. Is that a factor? Randy – they look at that and it appear to be a mistake in the assessor's office on the GIS.

? What about other improvements like mail delivery or fire hydrants? – Randy – Don't know about mail. Did get a letter discussing improvement benefits for trash removal.

? What about Alderwood? People will go up through Alderwood to get to Shelton so won't that add traffic to Alderwood? Randy – it's possible but only if Razor is done.

? If Alderwood is included could cut our dues to almost nothing. – Randy – he knows about the \$759 annual dues and got calls on it. Remember that if the County takes over the road, the payments would end after 10 years or the time period of the RID payoff and then you don't have ongoing payments. Maybe you can work with your HOA on the dues.

? If there is a water well in the easement or very close to it, will that be an issue? – David – will either grandfather the lines in or move them if needed.

? Will be impossible for people to make a decision because of a lot of state laws. Will there be a survey for the added traffic on Alderwood? Will we get that info before taking a vote? Randy – won't make a decision until have more info. Regarding paying for a traffic study, they would not if not part of the RID.

? Dues are super high so already strapped. – Randy – don't see how you'll do this if don't get the HOA on board. Don't see how you should pay twice.

? What if a resident has 2 properties along the road but one is vacant and one has a house? Do we pay for both? – Randy – the payment would be assessed per parcel like the property taxes.

? If the property is split across the road, does the assessment change? – Randy – could split it into two parcels. ? Is there a minimum acreage? – Randy – depends on zoning and room for well and septic.

? Live on the West Razor side and am concerned about safety. Asked for reflectors and there was just an accident there. – Randy – asked the resident to follow up with him after or call him. Need to bring it to standards if it isn't.

? Drawing has a line from Hwy 3. Is that a ditch? – Randy – don't know. Will have to be looked at.

? Any possibility of grants from the Transportation Department, like mass transit? – David – don't know of any. Randy – he has talked to Dan Griffey but can't put in request until have numbers. Griffey is supportive

? What about the 83 acres between east and west Razor? – Randy – It's not one owner, one pay. It's based on other factors. ... ? If that owner says no, does it kill it? Randy – No but do need a super majority.

? I have two properties with power and water. If I put in (?access?), I pay but if the County screws it up they pay? Ans – Yes

? Is a petition the next step? Randy – yes. Recommend you have an HOA meeting and discuss.

? Could be majority interested in getting more info and once costs come in could back out at a future stage? Randy – yes.

? Do we pay for 10 years and then they build the road? Randy – No. It gets constructed and then the payments start.

? A lot of good information put out at this meeting. Can you send us an email to share some of this information? – Randy – yes if you provide your email in the sign in sheet.

Randy also provided his phone number 360-490-7389

David provided his email PWProjects@MasonCoWA.gov (not sure if I captured this correctly but there is a link on the County website to send an email which might be better to try) David requested that we put "Razor Road" in the subject line so they can get the email to the right people.

They asked for a quick show of hands of who lives on Razor and of those who raised their hand are they interested. More than half kept their hands up it appeared.

Mark thanked everyone for being good participants and asking good questions.

Meeting broke up around 7 and some people stopped to talk to Randy and the County reps as they departed.