

PLANNING ADVISORY COMMISSION

MEETING AGENDA

April 17, 2017

Mason County Building 1

411 N 5th St. Shelton, Wa 98584

Commissioners Chambers

6:00 PM

1. Call to Order

2. Roll Call

3. Regular Business

- a. Adoption of Agenda
- b. COI Inquiry
- c. Approval of minutes
- d. Public Comment

4. Public Hearing – Chester and Deborah Loudin, have filed an application for a request to rezone Parcel 12317-41-00060/ 12317-41-00050, totaling 8.71 acre from Rural Residential 5 to Rural Industrial. Portions of each parcel currently include both Rural Residential 5 and Rural Industrial. The change consolidates all portions of both parcels as Rural Industrial. The applicant does have plans for future development of the property.

Presenter: Paula Reeves, Department of Community Services

5. Comprehensive Plan Update, 2017 Work Plan - Mason County (County) is in the process of reviewing and updating its comprehensive plan and development regulations as required by RCW 36.70A, the Growth Management Act (GMA). Work related to the update has been underway since June of 2014. The County received a grant in 2015 from Washington State Department of Commerce to start the update process, and recent staff turnover coupled with several new legal developments have delayed completion. The purpose of this briefing is to present the remaining tasks and timeline necessary to complete the 2016 update of the Mason County Comprehensive Plan and bring Mason County into compliance restoring eligibility for grant funding.

Presenter: Paula Reeves, Department of Community Services

6. New Business

7. Adjournment



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Request for Rezone and Amendments to Comprehensive Plan Future Land Use Map

Mason County Rural Residential 5 to Rural Industrial

April 3, 2017

DDR2017-00008

SEP2017-00005

Rural Mason County
CHAPTER 17.05 – Administrative Procedures
REZONE CRITERIA, §17.05.080

Staff Contact

Paula Reeves, AICP CTP
Ext #286

Applicant

Chester and Deborah Loudin
PO Box 2326
Belfair, WA 98528

Summary of Proposal

Applicants have made a non-project request to rezone parcel 12317-41-00050/12317-41-00060, totaling 8.71 acres from Rural Residential 5 to Rural Industrial. Portions of each parcel currently include both Rural Residential 5 and Rural Industrial as the result of a Boundary Line Adjustment made by Mason County in 2008. The change consolidates all portions of both parcels into Rural Industrial zoning. The applicant does have plans for future development of the property.

This parcel is located in Section 17, north of the Belfair Urban Growth Area and would, if approved, require amendments to the Comprehensive Plan Future Land Use map. Access to the site is from Old Belfair Highway and will not be affected. The figure below illustrates a small map section showing the location of the parcels outlined in red. The yellow shading indicates the Rural Residential 5 zoning, the gray shading indicates Rural Industrial zoning, and the green shading is Agricultural Resource Lands zoning. While the surrounding area represents primarily Rural Residential 5 zoning, Rural Industrial use is also present.

Zoning Information (continued)

Proposed Zoning Designation:

RI – Rural Industrial

This district provides for isolated areas of primarily existing industrial type uses. Rural industrial is not required to be principally designed to serve the existing and projected rural population. However, isolated LAMIRDs ("D2 and D3 LAMIRDs") of an industrial nature shall protect rural character, which is defined at RCW 36.70A.030(14), by containing and limiting rural development, by not being in conflict with surrounding uses, and by assuring that such development is visually compatible with the surrounding area. The county's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, height, and floor to area ratios in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

Rationale

The primary objective for this request is to reconcile zoning after a Boundary Line Adjustment made in 2008 left the parcels with a mix of Rural Residential and Rural Industrial zoning and allow buildings on the property to be used for Rural Industrial uses as originally intended.

Analysis

Mason County Code Section 17.05.080(a) describes the **eight rezone criteria** used to review a rezone proposal. These criteria have been established and adopted specifically for Mason County to establish standards by which each rezone is to be reviewed. The Code requires that each rezone be evaluated in light of these standards; however it does not require that they all be met. Below is *Staff's response* to the proposed request, together with those provided by the *Applicant*:

1. Development allowed by the proposed rezone designation shall not damage public health, safety and welfare.

This criterion is met as the applicant's proposed future use of the property is regulated in accordance with the Mason County Municipal Code and other applicable state laws and policies. Amending the Future Land Use Map and rezoning to Rural Industrial for the subject parcels would not damage public health, safety, and welfare, assuming that all current planning and health development regulations are followed during any future reviews and development. The greatest concern would be for adequate protection of Union River if any future development is evaluated and undertaken.

Analysis (continued)

2. The zone designation shall be consistent with the Mason County Comprehensive Plan, Development Regulations, and other county ordinances, and with the Growth Management Act; and that designation shall match the characteristics of the area to be rezoned better than any other zone designation.

This criterion is met as the applicant's use of the property is currently Rural Industrial preserving the rural character, protecting rural community identity, is compatible with surrounding land uses, and minimizes infrastructure needs. Further, the zoning change corrects inconstancy created by a Boundary Line Adjustment made in 2008 and reconciles zoning on these two parcels.

3. No rezone shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase sprawling, low-density rural development, or to significantly increase uses incompatible with resource-based uses in the vicinity.

The proposed rezone does not change the use and therefore would not increase incompatibility; it will have no additional impacts that its current designation. This criterion is met as staff believes the rezone of these parcels would not increase sprawl or low density development or cause it to occur. The cumulative impacts of rezoning the subject parcels would not change the existing land uses and the character of bordering these properties.

4. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase demand for urban services in rural areas, including but not limited to streets, parking, utilities, fire protection, police, and schools.

This criterion is met as the request does not result in a more intensive land use. Any future development would be reviewed in accordance with Mason County's Resource Management regulations.

5. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.

This criterion is met as the request does not interfere with the GMA. See criterion #2.

Analysis (continued)

6. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage retention of open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality.

This criterion is met as the request does not interfere with the GMA. See criterion #2.

7. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to create pressure to change land use designations of other lands or to increase population growth in rural areas as projected in the Mason County Comprehensive Plan.

This criterion is met as the request would not increase pressure to change land use or increase population. The current use is Rural Industrial and this change reconciles the zoning, a combination of Rural Industrial and Rural Residential, that occurred as the result of a 2008 Boundary Line Adjustment.

8. These criteria shall not be construed to prevent corrective rezoning of land necessitated by clerical error or similar error of typography or topography committed in the original zoning of such land.

The proposal is requesting a reconciliation of zoning after a Boundary Line Adjustment in 2008 caused the new parcels to have both Rural Residential and Rural Industrial zone designations.

State Environment Protection Act (SEPA)

A SEPA checklist was prepared for this project. A formal SEPA Determinations of Non-Significance was made on March 29, 2017. Comment and appeal periods for these determinations closed on April 12, 2017. A copy of the SEPA Environmental Checklist is attached.

Public Notification

A list of interested parties has been maintained by staff to ensure that notifications of public meetings and comment periods are addressed specifically to those individuals. All public meeting notices will be mailed to all parties of interest and posted in accordance with MCC 15.07.030.

Summary and Recommendation

Staff recommend that the Planning Advisory Commission consider this proposal together with Staff's Report and public testimony, and forward for approval to the Board of County Commissioners.



MASON COUNTY
Department of Community Services
Planning Division
615 W Alder St, Shelton, WA 98584
(360)427-9670

DETERMINATION OF NONSIGNIFICANCE
(WAC 197-11-340)

SEP2017-00005

Description of Proposal: SEPA SUBMITTED FOR REZONE FROM RURAL RESIDENTIAL 5 TO RURAL INDUSTRIAL (DDR2017-00008) PARCELS 12317-41-00060 & 12317-41-00050

Proponent: CHESTER LOUDIN

Location of Proposal:

Parcel Number: 123174100060

Legal Description: TR 6 OF NE SE

Directions to Site: ST RT 3 TO BELFAIR, L ON ST RT 300, STRAIGHT ONTO OLD BELFAIR HWY TO SITE ADDRESS 1986 NE OLD BELFAIR HWY

Lead Agency: Mason County

The Lead Agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

Please contact Paula Reeves at ext. 286 with any questions. This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date shown below, when the determination is final. Comments must be submitted to Dept. of Community Development, 615 W Alder St, Shelton WA 98584 by 4/12/2017. Appeal of this determination must be filed within a 14-day period following this final determination date, per Mason County Code Chapter 15.11 Appeals.

Paula Reeves

Authorized Local Government Official

3-29-17

Date

SEPA Environmental Checklist

- NO FEE-REZONE**
- Single Family DNS: \$385
 - Other DNS: 0 to 9.99 acres: \$630
10 to 20 acres: \$755
Over 20 acres: \$945
 - DS / EIS: \$2,525 + 70 Per hr

For DDE 2017-00008

Mason County Permit Center Use:

SEP 2017 - 00005

Parcel #: 12317-41-00050

Date Rcvd: 12317-41-00060

RECEIVED
JAN 24 2017
615 W. Alder Street

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

REZONE PARCELS 12317-41-00060 AND 12317-41-00050

2. Name of applicant: [\[help\]](#)

CHESTER B DEBORAH LOUNDIN

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO BOX 2326
BELLEVUE WA 98028

- 4. Date checklist prepared: [\[help\]](#)
1-16-17
- 5. Agency requesting checklist: [\[help\]](#)
Mason County Community Development
- 6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
ASAP
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
NONE, Storm water in place

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
N/A

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
N/A

11. Give brief, **complete description of your proposal**, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
This proposal is a non-project action for the rezoning of two parcels, outside the Bellair UGA

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Parcel #(s): 12317-41-00060 AND 12317-41-00050
 Address: 1980/1984/2020
 Legal Description: BIA 07-72 NE 1/4 SE 1/4 17-23-1
 Twp/Range/Section and/or GPS location:
 Section(17) Township(23) North, Range(1) West

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

CLAY AND SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

The subject application is for a non-project action to amend zoning maps

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

25%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Storm water System IN

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

N/A

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Storm water Pond, Drains to Union River
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) *None*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Stormwater System In
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
corner of parcel
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Wells 3 septic in since 1986
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
*Domestic Sewage
septic in since 1986*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) *Stormwater Designed on w a State Program in for 10 years*

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Storm water system IN

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

NONE

c. List threatened and endangered species known to be on or near the site. [help]

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

All IN

e. List all noxious weeds and invasive species known to be on or near the site.

NONE

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other: UNKNOWN

mammals: deer, bear, elk, beaver, other: UNKNOWN

fish: bass, salmon, trout, herring, shellfish, other: UNKNOWN

b. List any threatened and endangered species known to be on or near the site. [help]

UNKNOWN

c. Is the site part of a migration route? If so, explain. [help]

NO

d. Proposed measures to preserve or enhance wildlife, if any: [help]

LARGE AREA LEFT NATURAL 15%

e. List any invasive animal species known to be on or near the site.

UNKNOWN

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electric

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

INSULATE TO CODE

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

NO

1) Describe any known or possible contamination at the site from present or past uses.

UNKNOWN

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

NONE

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NONE

4) Describe special emergency services that might be required.

NONE

5) Proposed measures to reduce or control environmental health hazards, if any:

NONE

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) *none*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
none
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
NA

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) *current, industrial and residential / NO*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe.
NO

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? *none*

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
none

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *NO*
- c. Describe any structures on the site. [\[help\]](#)
*50x100 AND 40x80 warehouse
24x30 Residence*
- d. Will any structures be demolished? If so, what? [\[help\]](#)
NO
- e. What is the current zoning classification of the site? [\[help\]](#)
Rural Industrial and Residential
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
R5
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Current Draft Recreational (Rural)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
Borders Union yes, Union River

- i. Approximately how many people would reside or work in the completed project? [help]
 25
- j. Approximately how many people would the completed project displace? [help]
 NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
 N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
 Rural Industrial in place
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
 Buildings in place

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
 NONE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
 NONE
- c. Proposed measures to reduce or control housing impacts, if any: [help]
 N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
 N/A Painted metal
- b. What views in the immediate vicinity would be altered or obstructed? [help]
 NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
 N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
 NONE
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
 NO
- c. What existing off-site sources of light or glare may affect your proposal? [help]
 NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: [help]
 N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
NONE
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
NONE

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
NO
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
NONE
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Access to site is from Old Belfair Hwy
Access will not be affected
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
Additional Parking will not be needed

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

NO

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

An Additional 10-15 employees will be onsite
Peak volume 8am to 6pm

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NO

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NO

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone,
sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

NO Additional utilities needed

C. SIGNATURE [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Chester A. Lordin*

Date Signed: 1-16-17

Print Name of Signee: Chester A Lordin

If applicable, Position and Agency/Organization: _____

Date Submitted: _____



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

2016-2036 County Comprehensive Plan Update DRAFT Work Plan for 2017

Introduction

Mason County (County) is in the process of reviewing and updating its comprehensive plan and development regulations as required by RCW 36.70A, the Growth Management Act (GMA). Work related to the update has been underway since June of 2014. The County received a grant in 2015 from Washington State Department of Commerce to start the update process, and recent staff turnover coupled with several new legal developments have delayed completion.

The purpose of this document is to present the remaining tasks necessary to complete the 2016 update of the Mason County Comprehensive Plan and bring Mason County into compliance restoring eligibility for grant funding.

1. Review and Update Comprehensive Plan as required by RCW 36.70A

The following Chapters will be reviewed and updated consistent with the adopted Public Outreach Plan including:

III. Countywide Planning Policies (CWPP)

Update consistent with RCW 36.70A.210 and WAC 365-196-305. The act requires counties and cities to collaboratively develop county-wide planning policies to govern the development of comprehensive plans. The primary purpose of county-wide planning policies is to ensure consistency between the comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of county-wide planning policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties. At a minimum, CWPP must include policies addressing:

- Designation of urban growth areas;
- Selection and allocation of population between cities and counties as part of the review of an urban growth area;
- Amendments to urban growth areas, including the review required by RCW 36.70A.130(3);
- Consultation between cities and counties regarding urban growth areas; and
- If desired, policies governing the establishment of urban service boundaries or potential annexation areas.

- Contiguous and orderly development and provision of urban services to such development;
- Siting public facilities of a county-wide or statewide nature, including transportation facilities of statewide significance;
- County-wide transportation facilities and strategies;
- The need for affordable housing such as housing for all economic segments of the population and parameters for its distribution;
- Joint city/county planning in urban growth areas;
- County-wide economic development and employment;
- An analysis of fiscal impact; and policies governing the buildable lands review and evaluation program.

IV. Land Use Element – Including the Shelton-Mason County Joint Plan

This Element has been approved by the Planning Advisory Committee with administrative edits and has a targeted adoption date of June 27, 2017.

V. Housing Element

This Element has been approved by the Planning Advisory Committee with administrative edits and has a targeted adoption date of June 27, 2017.

VI. Capital Facilities Plan

This Element was adopted, but needs additional detail to year 2036. The prior Element was updated consistent with the Capital Improvement Program which has a 10-year planning horizon.

VII. Utilities Element

Update the discussion of GMA goals and Countywide Planning Policies as needed. Update general location, proposed location and capacity for gas, electric, cable TV and telecommunications to year 2036. Add a new section on broadband/high speed internet service benefits and needs, and incorporate provisions of the Hazard Mitigation Plan as appropriate.

IX. Shoreline Master Program

This Element has been approved by the Planning Advisory Committee and requires a second public hearing. It has a targeted adoption date of September 2017.

X. Economic Development Element

This Element is being updated in partnership with the Economic Development Council and has a targeted date for completion of June 15, 2017 and adoption by September 2017. Revisions will include updating demographic and economic data, updating policies consistent with the Countywide Planning Policies, integrating public input and focusing on target sectors for business attraction, retention and development.

XII. Health and Human Services

This Element has been approved by the Planning Advisory Committee with administrative edits and has a targeted adoption date of June 27, 2017.

Shelton- Mason County Joint Plan

Update the discussion of GMA goals and County-Wide Planning Policies, including references to new Shoreline Master Program, Economic Development Element, and other applicable Elements. Add a goal and supporting policies that addresses new State requirements for Low Impact Development. Update land supply analysis and UGA 20-Year Population Forecasts, buildable land and dwelling unit estimate at build-out, and update Future Land Use Maps as needed.

Sub-Are Plans

Mason County has three Urban Growth Areas, each with subarea plans to be incorporated into the Comprehensive Plan. These subarea plans will be updated to be consistent with applicable state requirements and the updated Countywide Planning Policies.

2. Review Municipal Code for compliance as required by RCW 36.70A

The Comprehensive Plan Update will include a review and revision of the County's Municipal Code, specifically zoning code and development regulations, to ensure compliance with state requirements and address public comments received during the update process. The County's critical areas regulations are also being updated based on best available science. Several specific revisions will be made to meet the minimum requirements, including:

- Family daycare providers are allowed in areas zoned for residential or commercial uses. Zoning conditions should be no more restrictive than those imposed on other residential dwellings in the same zone, but may address drop-off and pickup areas and hours of operation. Further review needed to determine if residential and commercial zoned districts consistently allow for daycare centers.
- Electric vehicle battery charging stations in all areas except those zoned for residential or resource use, or critical areas. Further review needed to determine appropriate language needed, if any, to comply with this update.
- Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years - MCC 16.16.06 currently allows for five year, needs to be updated to seven years).

Timeline

The timeline for completing the periodic update of the County's comprehensive plan and development regulations by December 2017 includes the following:

- April 2017 – Work Plan Approval for 2017.
- May 2017 – Finalize Land Use Element, Housing Element, Health and Human Services Element, and Capital Facilities Plan.
- June 21, 2017 – Joint Public Hearing on Draft Comprehensive Plan.
- July and August 2017 – Develop and finalize Joint Plan, Utilities Plan, Economic Development Element, and Shoreline Master Program.
- September 2017 – State Environmental Policy Act (SEPA) Review for Impacts of Planned Development and Review of Development Regulations for necessary updates only.
- September 27, 2017 – Joint Public Hearing on Full Set of Amendments, SEPA and Citizens Guide to the Comp Plan.
- October 2017 – Finalize and Adopt.
 - Planning Advisory Commission proposes recommendation to the Board of County Commissioners regarding draft revisions to the Comprehensive Plan and Development Regulations.
 - Staff finalize draft updates to the Comprehensive Plan and Development Regulations and submit to the Department of Commerce to initiate the 60-day review and comment period required by RCW 36.70A.106.
 - Final action by Commissioners to adopt updated Comprehensive Plan and Development Regulations.



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

DRAFT 2016-2036 Comprehensive Plan Update Timeline

Lead	Task	Start	End	Duration (days)	Notes
CSD	GMA Update Grant Received from Commerce	2/22/2016	6/30/2016	129	Complete
PAC	PAC Approves 2017 Workplan	4/18/2017	4/18/2017	1	
Commission	County Commission Approves 2017 Workplan	4/25/2017	4/25/2017	1	
CSD	Citizen's Guide to the Comprehensive Plan	4/1/2017	6/21/2017	81	1st Draft in May
CSD	Public Outreach Plan	2/1/2014	3/5/2015	397	Complete
CSD	Land Use Element	6/1/2015	6/27/2017	757	Approved by Planning Commission
CSD	Housing Element	2/1/2015	6/27/2017	877	Approved by Planning Commission
CSD	Health and Human Services Element	2/1/2015	6/27/2017	877	Approved by Planning Commission
PW/CSD	Capital Facilities Plan (Long Range CIP)	10/27/2016	9/27/2017	335	Ord 101-16 Complete- Revisions Needed
CSD	Utilities Element	3/22/2017	9/27/2017	189	
PW/CSD	Transportation Element	6/21/2016	6/21/2016	1	Complete (ORD 034-16)
ECD/CSD	Economic Development Element	2/2/2017	9/27/2017	237	
	Development Regulations	4/1/2017	9/27/2017	179	*Limit Scope to GMA Update requirements
CSD/Shelton	Joint Plan	4/1/2017	9/27/2017	179	
CSD	Shorelines and Conservation Element	2/1/2015	9/27/2017	969	
CSD	SEPA Review	7/1/2017	9/27/2017	88	
PAC/Commission	Joint Meeting - Public Hearing	6/21/2017	6/21/2017	1	
Commission	Commission Hearing - Full Update	9/26/2017	9/26/2017	1	
PAC/Commission	SEPA Review - Public Hearing	9/27/2017	9/27/2017	1	
CSD	Publish Final Draft -Notice of Intent to Adopt	6/30/2016	9/1/2016	63	60 Day Period Required
Commission	County Commission Adopts Revised Comp Plan	10/24/2017	10/24/2017	1	
CSD	Publish "Notice of Adoption" - 60 day appeal	8/15/2017	10/20/2017	66	60 Day Period Required
CSD	Submit final update ordinance to State Department of Commerce (required 10 days after final action)	10/24/2017	11/3/2017	10	10 Days Post-Action Required



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

DRAFT 2016 Comprehensive Plan Update Timeline

8/31/2016 12/29/2016 4/28/2017 8/26/2017 12/24/2017

