

PLANNING ADVISORY COMMISSION AGENDA

September 17, 2018 - 6:00 p.m.
Mason County Building 1 - Commission Chambers
411 N. 5th Street, Shelton, WA 98584

1. 6:00pm - Call to Order

- a. Roll Call
- b. Welcome new PAC member (tentative)
- c. Approval of Meeting Summary(s) – August 20, 2018
- d. Approval of Changes to Agenda by Commissioners or Staff (if any)
- e. Conflict of Interest Inquiry
- f. Next Meeting Date – October 15, 2018
- g. Committee/Staff Updates
- h. Other Business

2. 6:15pm—Public Comment on topics associated with the mission of the Planning Commission for which a public hearing is not being held. Please limit comments to 3 minutes.

3. 6:30pm—Public Hearings: One Rezone Request and Continuation of Public Benefit Rating System (PBRs)

- Staff Presentation/Brief
- Questions for Staff
- Public Testimony
- Commissioner Deliberation
- Commissioner Vote

4. 7:30pm—Work Session: Rezone request to Master Planned Resort or Rural Tourist Campground

What is the Planning Commission?

The Mason County Planning Commission is a citizen advisory commission that is appointed by and advisory to the Mason County Commission on the preparation and amendment of land use plans and implementing ordinances such as zoning.

- The actions tonight are not final decisions; they are Commission recommendations to the Board of County Commissioners who must ultimately make the final decision. If you have any questions or suggestions on ways the Planning Commission can serve you better, please contact the Planning Office at 360-427-9670

Americans with Disabilities Act (ADA) accommodations will be provided upon request, with reasonable, adequate notice.

Agendas are subject to change, please contact the Planning Office for the most recent version. The agenda was last printed on 9/7/2018 12:50 PM

REQUEST FOR REZONE

APPLICANT PROPOSAL – PROPOSED REZONE OF 10 ACRES FROM MEDIUM DENSITY RESIDENTIAL (R-5) TO MULTI FAMILY RESIDENTIAL (R-5) IN THE BELFAIR UGA

STAFF CONTACT

Kell McAboy, Planning Manager
Ext #286

APPLICANT

Dean Mauerman
1415 College Street
Lacey, WA 98503

PROPERTY OWNER

Same

SUMMARY OF PROPOSAL

Rezone parcel 12328-23-00011 from Medium Density Residential (R-5) to Multi Family Residential (R-10). This parcel is in the Belfair Urban Growth Area (UGA). This does not require an amendment to the Future Land Use Map.

PARCEL INFORMATION

Parcel No. 12328-23-00011: is 10 acres in size and is located at the north end of Roy Boad Rd, where the pavement ends and west of and adjacent to State Route 3 in the Belfair Urban Growth Area.

ZONING INFORMATION

CURRENT ZONING DESIGNATION:

R-5 Medium Density Residential

The purpose of the R-5 district is to provide a medium density housing option within the Belfair urban growth area. Locations are restricted to sites not significantly impacted by critical areas and slopes. Locations should generally be away from development nodes and commercially zoned areas, beyond a normal walking distance of one-half to three-quarters of a mile. The district allows for a density of five dwelling units per acre, except where "critical lands" are present—which reduce the permitted density. Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Multi family dwelling units are permitted as long as they do not exceed the density requirement and minimize impacts to adjacent single family dwelling units.

PROPOSED ZONING DESIGNATION:

R-10 Multi Family Residential

The purpose of the R-10 district is to provide a high-density residential-area housing option within the Belfair urban growth area. Locations should be within or adjacent to development nodes and commercially zoned areas within a normal walking distance of one-half to three-quarters of a mile. Locations generally are areas not significantly impacted by critical areas and slopes. The district allows for a density of ten dwelling units per acre, except where "critical lands" are present—which reduce the permitted density. Clustering of the dwelling units and properties

is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Design standards are important to minimize environmental and visual impacts of developments and provide amenities for residents. Protection of creeks and wetlands is critical—these features should be preserved and integrated into the development as an asset and amenity for residents. Open space and play areas will be important, particularly for young families. Pedestrian access—between developments and to provide access to parks, open space, commercial, and civic uses—is also very important.

BACKGROUND

The applicant (property owner) submitted a rezone application and fees to the Permit Assistance Center on July 31, 2018.

ANALYSIS

While the rezone criteria that Mason County uses are not dictated by state code, there remains a necessity that local jurisdictions adopt some type of standards by which to evaluate them. The courts require that the proponents of a rezone must establish that conditions have substantially changed since the original adoption and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. If a rezone implements the comprehensive plan, a showing that a change of circumstances has occurred is not required. 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 considering these standards; however, it does not require that they all be met. Below is *Staff and Applicant response* to the proposed request:

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 rezone of the property will not damage public health, safety or welfare. The proposed rezone will allow development that furthers the goals and vision of the Belfair UGA plan and the Mason County UGA Plan.

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.

Staff believes this criterion has been met as it is consistent with the Comprehensive Plan, development regulations and other ordinances. The location is less than three-quarters of a mile to the central core of Belfair.

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.

This criterion is met as the rezone of this parcel supports the alternative to an increase in sprawl or low-density development or cause it to occur. The public infrastructure and resources in the vicinity have been upgraded in recent years to support development consistent with the proposed rezone.

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.

N/A This is in an Urban Growth Area.

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 proposed rezone of this parcel would not 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. The rezone is within the Belfair UGA where public facilities exist including sewer facilities, which is currently underutilized.

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 proposed rezone would not 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. The parcel size and topography is sufficient to support development and meet the development regulations to protect critical areas.

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 proposed rezone is in a UGA and would not create pressure to change surrounding rural land uses and will not affect population growth in the rural areas.

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.

This criterion is not applicable and not being requested as the result of any mapping errors.

STATE ENVIRONMENT PROTECTION ACT (SEPA)

A SEPA checklist was prepared for this project. A formal SEPA Determinations of Non-Significance was made on August 31, 2018. Comment period for this determination closes on September 14, 2018.

PUBLIC NOTIFICATION

All property owners within 300 feet of the subject parcel was notified by mail informing them of the proposal to rezone the property. In addition, Public Notice of this public hearing was published in the Mason Shelton Journal on September 6 and 13, 2018. The Public Notice was posted onsite on August 31, 2018.

PUBLIC COMMENTS

Comments to-date have been regarding requesting information pertaining to this rezone request and to inform staff about specific critical areas on and near the site.

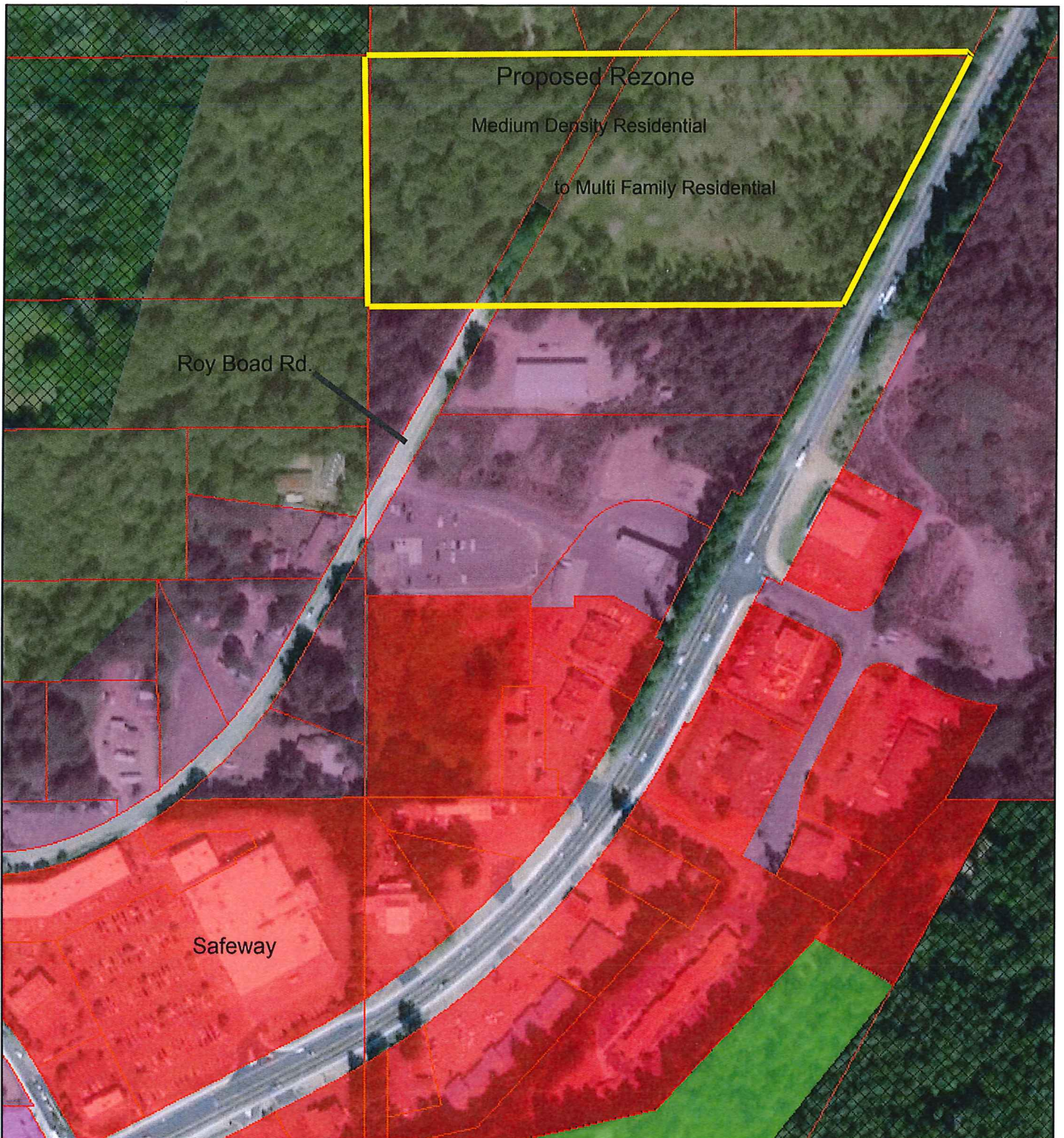
SUMMARY AND RECOMMENDATION

Staff recommends that the Planning Advisory Commission recommend approval of this rezone to the Mason County Board of Commissioners.

ATTACHMENTS

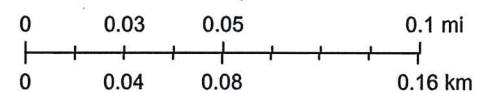
- Aerial map of property and vicinity
- SEPA DNS and Checklist
- Application with Description and Site Plan
- Notice of Hearing
- 60-Day Notice to Commerce
- Property owners within 300' who received notice by mail

Mason County WA GIS Web Map



8/31/2018, 3:07:21 PM

1:3,058



- | | |
|-----------------------------------|--|
| County Boundary | General Commercial |
| Tax Parcels (Zoom in to 1:30,000) | General Commercial & Business Industrial |
| Belfair Zoning | |
| Low Density Residential | Long Term Agricultural |
| Business Industrial | Mixed Use |
| Festival Retail | Single Family Residential |

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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)

SEP2018-00069

Description of Proposal: APPLICATION FOR REZONE WITHIN THE BELFAIR UGA: R-5
(medium density residential) TO R-10 (multifamily residential)

Proponent: PCI, LLC

Location of Proposal:

Parcel Number: 123282300011

Legal Description: TR 4 OF SW NW, W OF HWY

Directions to Site: END OF ROY BOAD RD, BELFAIR

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 Kell Rowen 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 9/14/2018. 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.



Authorized Local Government Official

8/31/2018

Date

SEPA ENVIRONMENTAL CHECKLIST

- ☒ Single Family DNS: \$600.00
- ☒ Other DNS: 0 to 9.99 acres: \$730
 10 to 20 acres: \$880
 Over 20 acres: \$1100
- ☐ DS / EIS: \$5000 + \$90 per hour

Mason County Permit Center Use:

SEP 2018 - 00069

Parcel #: 12328-23-0001

Date Rcvd:

RECEIVED

JUL 31 2018

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:

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.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A.

2. Name of applicant:

PCI, LLC.

3. Address and phone number of applicant and contact person:

1415 College Street, Lacey, WA 98503
Contact: Dean Mauerman, 360-280-0784

4. Date checklist prepared:

7/18/2018

5. Agency requesting checklist:

Mason County Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

Proposed zoning change: As soon as possible.
Proposed multi-family development: Following zoning change.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

PCI, LLC intends to build multi-family housing consistent with the vision of the Mason County Comprehensive Plan, similar to Hearthstone Apartments, Tumwater, WA. See www.hearthstonelife.com.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

If the zoning change is approved, a biologist and soils engineer will be used as required for site development.

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.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed zoning change only requires an Application for Comprehensive Plan Amendment.

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.)

PCI, LLC proposes to change the zoning density of the subject parcel from R-5 to R-10 to support development of multi-family housing. The parcel is 10.0 acres.

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.

Parcel 12328-23-00011 is located in the Belfair UGA, on Roy Boad Road, beginning where the road changes from asphalt to gravel. TR4 of SW NW, West of WA-3.

Maps of the parcel are shown on pages 5 and 6 of the Application for Comprehensive Plan Map Amendment.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

Unknown at this time.

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.

Unknown at this time.

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

There are no indications of unstable soils in the immedaite vicinity.

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.

N/A for zoning change application.

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

The parcel was logged about 5 years ago and no erosion has occurred.

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

N/A for zoning change application. Unkonwn for future uses.

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

N/A for zoning change application. Future development will be properly engineered and in compliance with Mason County Code.

2. Air [\[help\]](#)

- 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.

N/A.

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

None known.

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

N/A.

3. Water [\[help\]](#)

- 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.

No.

- 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.

N/A.

- 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.

N/A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A for zoning change application.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 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.

No.

b. Ground Water: [\[help\]](#)

- 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.

N/A for zoning change application.

- 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.

N/A for zoning change application.

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.

N/A for zoning change application.

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

N/A for zoning change application.

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

N/A for zoning change application.

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

N/A for zoning change application.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ 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?

N/A for zoning change application.

- c. List threatened and endangered species known to be on or near the site.

None known.

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

N/A for zoning change application.

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

None known.

5. **Animals** [\[help\]](#)

- 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:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

None known.

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

None known.

- c. Is the site part of a migration route? If so, explain.

None known.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A for zoning change application.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

- 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.

N/A for zoning change application.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

N/A for zoning change application.

- 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:

N/A for zoning change application.

7. Environmental Health [\[help\]](#)

- 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.

None known.

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

None known.

- 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 known.

- 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 known.

- 4) Describe special emergency services that might be required.

None known.

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

N/A for zoning change application.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A for zoning change application.

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.

N/A for zoning change application.

3) Proposed measures to reduce or control noise impacts, if any:

N/A for zoning change application.

8. Land and Shoreline Use [\[help\]](#)

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.

The site is vacant land. Adjacent properties are primarily residential. The proposed zoning change will have no effect on adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. 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? 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?

None known.

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.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

R-5. (medium residential)

f. What is the current comprehensive plan designation of the site?

Belfair UGA, zoned R-5.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None known.

i. Approximately how many people would reside or work in the completed project?

N/A for zoning change application.

j. Approximately how many people would the completed project displace?

N/A for zoning change application.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A for zoning change application.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed zoning change is consistent with vision of the Mason County Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A for zoning change application. Any future development by PCI, LLC would require 100 unit multi-family development and would strive for a mixture of low and middle income rents.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

N/A for zoning change application. Any future development would be consistent with vision of the Mason County Comprehensive Plan.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A for zoning change application. Any future development would not exceed 3 stories.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A for zoning change application.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A for zoning change application.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A for zoning change application.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A for zoning change application.

13. Historic and cultural preservation [\[help\]](#)

- 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? If so, specifically describe.

None known.

- 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.

None known.

- 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.

Detailed site visual inspection, records research, GIS data, historic maps, interviews with the family that previously owned the parcel for approximately 80 years.

- 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, see 13.a, 13.b, and 13.c above.

14. Transportation [\[help\]](#)

- 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.

The only public access is via Roy Boad Road. WA-3 runs along the East boundary of the site and is not affected by this zoning change application. Future developement would not change site access.

- 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?

The site is currently served by the nearby Mason County Park and Ride, approximately one block South on Roy Boad Road. Service includes Mason County Transit and Puget Sound Naval Shipyard Worker-Driver busses.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A for zoning change applicaton. Future developement would add parking spaces in accordance with Mason County Code.

- 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).

N/A for zoning change applicaton. Future developement would likely extend the paved portion of Roy Boad Road in accordance with Mason County Code.

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

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?

N/A for zoning change applicaton. Future developement would address traffic impacts.

- 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:

N/A for zoning change applicaton.

15. Public Services [\[help\]](#)

- 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.

N/A for zoning change applicaton. Future developement would address these impacts.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A for zoning change applicaton.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

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

- c. 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.

N/A for zoning change applicaton. Future developement would specifically address utility needs, however city water, sewer and storm drain systems are located nearby the site.

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: _____



Name of signee Dean Mauerman

Position and Agency/Organization Member, PCI LLC.

Date Submitted: 7/31/18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed zoning change is not likely to increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Storm water for future development will be in accordance with Mason County building/site development codes.

Proposed measures to avoid or reduce such increases are:

N/A, see above.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed zoning change is not likely to change any affect plants, animals, fish or marine life because the land use will remain as multi-family residential and sufficient sewer and storm water services exist nearby. The proposed change only increases density.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A, see above.

3. How would the proposal be likely to deplete energy or natural resources?

Not Applicable. The proposed zoning consistent with the Belfair UGA plan in the Mason County Comprehensive Plan.

Proposed measures to protect or conserve energy and natural resources are:

N/A, see above.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed zoning change is not likely to affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. Preliminary research indicates that the only environmentally sensitive areas are moderate slopes on the East side of the property. Any development on moderate slopes would be appropriately engineered and in accordance with Mason County Codes. Proposed measures to protect such resources or to avoid or reduce impacts are:

See above.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed zoning consistent with the Belfair UGA plan in the Mason County Comprehensive Plan. The parcel does not contain any shoreline.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A, see above.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed zoning consistent with the Mason County Comprehensive Plan and is not likely to increase demands on public services. The Mason County Comprehensive Plan has been upgrading transportation and public services for years, specifically to support the kind of UGA development proposed by this application. Additionally, Mason County recently installed a park-and-ride facility just one block away from the subject parcel.

Proposed measures to reduce or respond to such demand(s) are:

See above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed zoning consistent with the Mason County Comprehensive Plan, there are no conflicts with local, state, or federal laws.

DTR 2018-00110

FEE: \$2,220.00

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615 W. Alder Street



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. - Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

APPLICATION FOR COMPREHENSIVE PLAN MAP AMENDMENTS (FUTURE LAND USE MAP AND ZONING CHANGES)

[One application per parcel or contiguous group of parcels. This application does not guarantee approval. To legally approve a rezone request, the submitted request must meet the rezone criteria listed in the Mason County Development Regulations. You should discuss your proposal with the County Long Range Planner prior to application.]

Applicant: PCI, LLC

Mailing Address: 1415 COLLEGE STREET

City: LACEY State: WA Zip: 98503

Telephone No.: 360 280 0784

Parcel Number(s): 12328-23-00011

Parcel Size and Legal Description: 10.0 ACRES

TR4 OF SW NW, W OF WA-3.

What kind of change in map information is requested?

REQUEST ZONING CHANGE FROM R-5 TO R-10.

Rationale for the Request: (include information on the property features, land use, and maps that will be used in considering your application) (see the attached information sheet)

SEE ATTACHED SHEET.

Dean Mawer 7/7/18
Signature and date

Rationale for the Request:

The Mason County Comprehensive Plan desires multifamily development in the Downtown Belfair area to support the vision of a walk-friendly, open-air type city center and prevent urban sprawl. PCI, LLC shares that vision and wants see it come to life with a viable, modern multifamily development.

The current UGA zoning does not support the Mason County Comprehensive Plan vision because most of the properties currently zoned for maximum density multifamily have characteristics that make multifamily development cost prohibitive, such as:

- Many properties are too small, and would require several adjacent properties to be purchased and combined, this quickly becomes cost prohibitive and overly complicated.
- PCI, LLC considers small multifamily complexes to be not economically viable. The cost of land acquisition, development, and construction is high, therefore the number of units must be large to balance those costs and be economically viable.
- Many properties have decent homes and accessories structures which command high values, and those structures would need to be immediately demolished at additional cost.
- Many properties are encumbered by Tidelands and/or Wetlands (properties West of WA-3), Steep Slopes (properties East of WA-3) and other critical areas that reduce buildable area and incur significant cost.
- Many properties are encumbered by poor access and egress. Unfortunately, WA-3 traffic through Belfair is often terrible and left turns onto WA-3 are difficult. Few properties allow metered and protected access to WA-3, or alternate egress routes (Old Belfair HWY).

PCI, LLC requests to rezone parcel 12328-23-00011, from R-5 to R-10 with the intention to develop a 100 unit apartment complex in accordance with the Mason County Comprehensive Plan and the Belfair UGA plan. The intended result would be modern style apartments similar to new apartments built in neighboring cities (See Hearthstonelife.com), within walking distance to groceries, fuel, restaurants and other community services.

Additional benefits to this site are close proximity to park & ride and protected access to WA-3. Environmental impacts for zoning change are negligible because requested land use is maintained as Residential, and the site is large enough to allow responsible development that preserves green spaces.

Response to Rezone Criteria 1-8:

- **17.05.080 - Rezone criteria.**

(a) Rezone Criteria. The county shall review a rezone proposal and enter written findings for the following criteria:

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

- Response: Development allowed by the proposed rezone will not damage public health, safety and welfare. The proposed rezone will allow development that furthers the goals and vision of the Belfair UGA plan (Para) and the Mason County Comprehensive plan (para).

(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;

- Response: The requested zone designation of R-10 is consistent with the Mason County comprehensive plan, development regulations, and other county ordinances, and with the Growth Management Act. The requested zone designation is better suited to allow development that aligns with the vision and goals of the Belfair UGA plan (Para) and the Mason County Comprehensive plan (para).

(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;

- Response: The proposed rezone will not increase sprawling or low-density rural development. The public infrastructure and resources in the vicinity have been upgraded in recent years, in accordance with the Belfair UGA plan and the Mason County Comprehensive plan, to support development consistent with the proposed rezone.

(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;

- Response: The proposed rezone is located in the Belfair UGA and has no effect on rural areas.

Response to Rezone Criteria 1-8: Continued.

- (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;

- Response: The proposed rezone is located in the Belfair UGA, where public services and facilities exist, and have been recently upgraded to support development that is consistent with the proposed rezone.

- (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;

- Response: The proposed rezone will not interfere with the Growth Management Act and furthers the goals and vision of the Belfair UGA plan and the Mason County Comprehensive plan. The parcel size and topography is sufficient support retention of open space, to conserve fish and wildlife habitat and generally to protect the environment, including air and water quality.

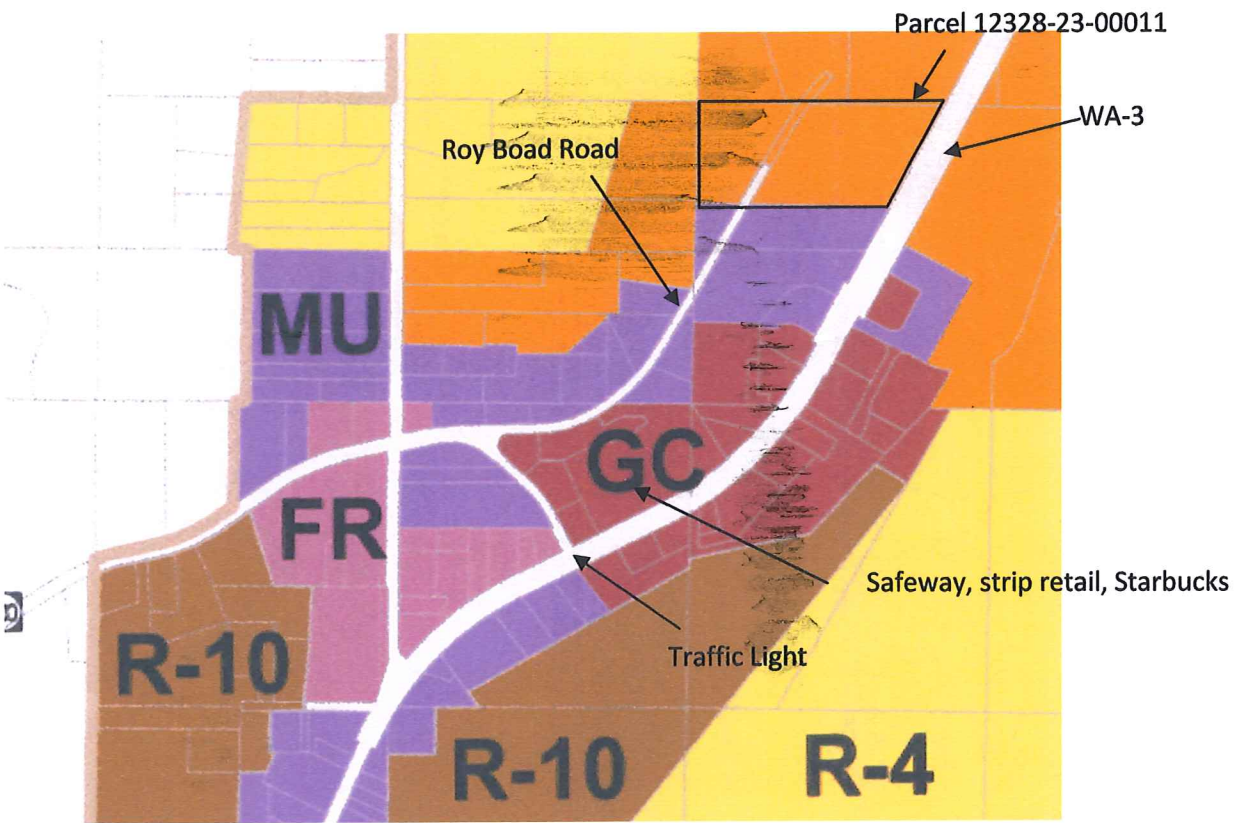
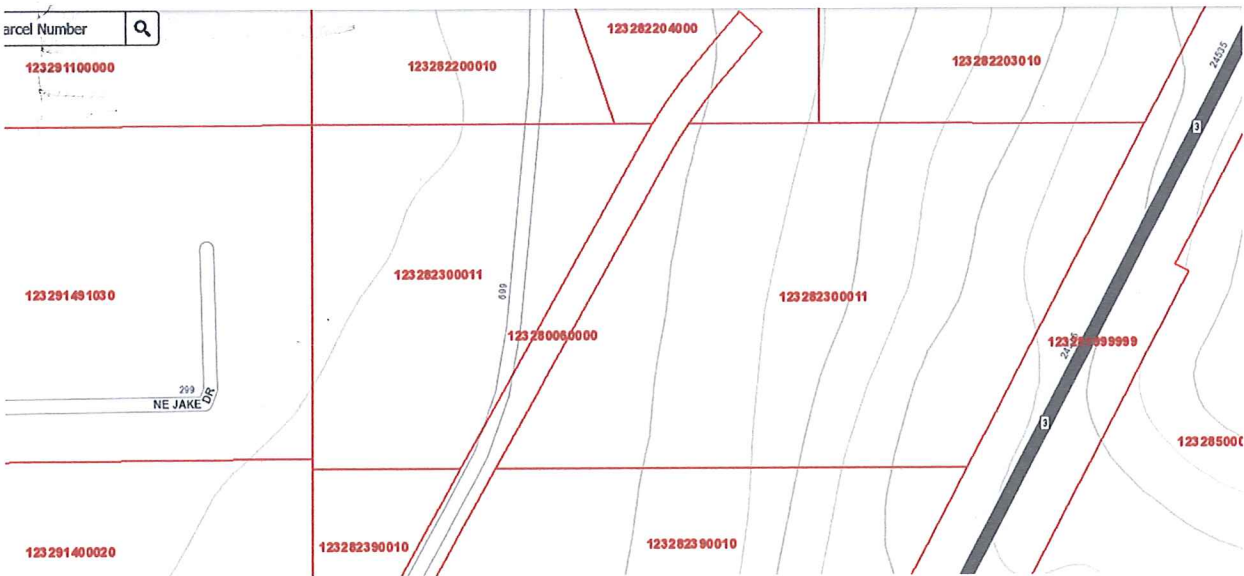
- (7) No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to create pressure to change land use designations of other lands or to increase population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

- Response: The proposed rezone is located in the Belfair UGA and has no effect on rural areas.

- (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.

- Response: Likely not applicable to this parcel.

Vicinity Map and Assessor's Office parcel map:



Vicinity Map and Assessor's Office parcel map: Continued.



Parcel 12328-23-00011



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

NOTICE OF HEARINGS

NOTICE IS HEREBY GIVEN that the Mason County Planning Advisory Commission will hold a public hearing at the Mason County Courthouse Building 1, Commission Chambers, 411 North Fifth Street, Shelton, WA 98584 on **Monday, September 17, 2018 at 6:00 p.m.**

SAID HEARING will be to consider adopting the following Development Areas amendment (rezone):

- Rezoning from Medium Residential (R-5) to Multi Family Residential (R-10) within the Belfair Urban Growth Area (Parcel No. 12328-23-00011).

Any person desiring to express their view or to be notified of the action taken on the application should attend the hearing and/or notify:

MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES

615 W. Alder Street
Shelton, WA 98584

Please visit the Mason County website (<http://www.co.mason.wa.us/ac/planning-commission/index.php>) for a detailed list of agenda items. For information regarding this hearing contact Kell Rowen at (360) 427-9670 ext. 286 or krowen@co.mason.wa.us.

If special accommodations are needed, please contact Mariah Frazier, 427-9670, Ext.365. From the Belfair area, please dial 275-4467; from the Elma area please dial 482-5269.



Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- ☐ **Comprehensive Plan Amendment**
☒ **Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	Mason County
Mailing Address:	615 W. Alder St; Shelton, WA 98584
Date:	August 30, 2018

Contact Name:	Kell Rowen
Title/Position:	Planning Manager
Phone Number:	360.427.9670 ext. 286
E-mail Address:	krowen@co.mason.wa.us

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	Proposed amendment to rezone a 10-acre parcel from Medium Density Residential (R-5) to Multi Family Residential (R-10) in Belfair, WA (UGA)
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under <u>RCW 36.70A.130(4)-(6)</u>.</i>	Yes: ____ No: <u> X </u>
Public Hearing Date:	Planning Board/Commission: September 17, 2018 Council/County Commission: November 6, 2018
Proposed Adoption Date:	November 6, 2018

REQUIRED: Attach or include a copy of the proposed amendment text or document(s).
We do not accept a website hyperlink requiring us to retrieve external documents.
Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov

List of names and mailing addresses of adjacent property owners of lots within 300 feet of the boundary of the subject property:

Parcel #	Owner	Owner Address
12329-11-00000	GREAT PENINSULA CONSERVANCY	423 PACIFIC AVE STE 401, BREMERTON WA 98337
12328-22-00010	TORPEY, MARTA	PO BOX 2502, BELFAIR WA 98528
12328-22-04000	FURNISH, ELI A	PO BOX 1374, BELFAIR WA 98528
12328-22-03010	CHEUNG INC, STEVEN N S	16521 13TH AVE., W. #208, LYNNWOOD WA 98037
12329-14-91030	DAVIES DEVELOPMENT INC	PO BOX 1095, ALLYN WA 98524
12329-14-00020	PEDEFERRI, REV TRUST OF JOSEPH	PO BOX 4427, KAILUA KONA HI 96745
12328-23-90010	EGER, RICHARD B & PATRICIA A	8129 187TH ST SW, EDMONDS WA 98026
12329-14-90130	BICKNESE, JONATHAN F & CINDY K	PO BOX 2621, BELFAIR WA 98528
12328-23-90011	NORTH RIDGE PROPERTIES, LLC	ATTN: LENNY JOHNSON, PO BOX 488, BELFAIR WA 98528
12328-50-00003	TOM & LAURIE LLC	P O BOX 997, PORT ORCHARD WA 98366
	<i>United States of America</i>	<i>PO Box 11249; Olympia, WA 98508</i>

Mailing labels enclosed as a separate sheet.

Work Session

Proposed Rezone from Rural Residential 5 (RR5) to
Master Planned Resort or
Rural Tourist Campground

See attachments

DDP 2018-00105

FEE: \$2,220.00

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Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

APPLICATION FOR COMPREHENSIVE PLAN MAP AMENDMENTS (FUTURE LAND USE MAP AND ZONING CHANGES)

[One application per parcel or contiguous group of parcels. This application does not guarantee approval. To legally approve a rezone request, the submitted request must meet the rezone criteria listed in the Mason County Development Regulations. You should discuss your proposal with the County Long Range Planner prior to application.]

Applicant: MICHAEL O'REILLY

Mailing Address: PO BOX 1158

City: SHELTON State: WA Zip: 98584

Telephone No.: 425 681 8535

Parcel Number(s): 22133-12-00010

Parcel Size and Legal Description: TRI OF NW NE

What kind of change in map information is requested?

Rezone from Rural Residential 5 (RR5) to
Rural Tourist Campground (RTC)

Rationale for the Request: (include information on the property features, land use, and maps that will be used in considering your application) (see the attached information sheet)

[Signature] 7/19/18
Signature and date



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

STATE ENVIRONMENTAL POLICY ACT

Withdrawal Notice Determination of NonSignificance

September 6, 2018

Lead agency: Mason County

Agency Contact: Kell Rowen, Planning Manager; krowen@co.mason.wa.us; 360.427.9670 ext. 286

Agency File Number: SEP2018-00066

Project: Non-project action to rezone from Rural Residential 5 to Rural Tourist Campground (or Master Planned Resor).

231 E. Strong Rd; Shelton, WA 98584; Parcel Number: 22133-12-00010

Applicant: Michael O'Reilly, 425-681-8535

Mason County is withdrawing the SEPA threshold determination of NonSignificance issued on August 31, 2018. If a new threshold determination is issued then a new notice and comment period will be provided.

Signature Kell Rowen Date 9/6/2018
(electronic signature or name of signor is sufficient)



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)

SEP2018-00066

Description of Proposal: PROPOSED REZONE FROM RURAL RESIDENTIAL 5 (RR5) TO
~~RURAL TOURIST CAMPGROUND (RTC).~~

Master Planned Resort

Proponent: MICHAEL O'REILLY

Location of Proposal: 231 E STRONG RD SHELTON

Parcel Number: 221331200010

Legal Description: TR 1 OF NW NE

Directions to Site: ST RT 3, R ON PICKERING RD, L ON STRONG RD TO SITE
ADDRESS ON THE LEFT SIDE

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 Kell Rowen 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 9/14/2018. 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.



Authorized Local Government Official

8/31/2018

Date

SEPA ENVIRONMENTAL CHECKLIST

- ☐ Single Family DNS: \$600.00
- ☒ Other DNS: 0 to 9.99 acres: \$730
10 to 20 acres: \$880
Over 20 acres: \$1100
- ☐ DS / EIS: \$5000 + \$90 per hour

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JUL 19 2018 JUL 19 2018
615 W. Alder Street 615 W. Alder Street

For DDE 2018 -

Mason County Permit Center Use:

SEP 2018 - 000666

Parcel #: 22133-12-00010

Date Rcvd:

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:

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.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

SEPA Environmental Checklist

A. Background

1. Name of proposed project
 - a. Moondance
2. Name of applicant
 - a. Michael O'Reilly
3. Address and phone number of applicant/contact person
 - a. Physical address
 - b. 231 E. Strong Road, Shelton 98584
 - a. Mailing address
 - b. PO BX 1158, Shelton 98584
 - c. 425 681 8535
4. Date checklist prepared
5. Agency requesting checklist
 - a. Mason County / Application for Plan Map Amendments
6. Proposed timing or schedule, include phasing if applicable
 - a. Tbd
7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?
 - a. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal
 - a. Michael MacSems, Land Use Planner Mason County
 - b. Case#: SP12018-00001
 - c. Parcel#: 221331200010
 - d. FEASIBILITY STUDY Date: 1/09/2018
9. Do you know whether applications are pending for government approval of other proposals directly affecting the property covered by your proposal?
 - a. No
10. List any government approvals or permits that will be needed for your proposal, if known
 - a. All pertinent approvals or permits needed for site construction
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site:

Using sites and designs that reflect the very nature of where we are, who we are, and why we are, Moonshadow Ventures acquires property and builds in the Salish Sea's ancient woodlands. We recognize, adopt and perpetuate elegant passive and active systems, dealing with force and celebrating life – envisioning ways for raw sites to be reflected honorably in the built environment.

In the end, the logic of nature endures. Knowing this and using Best Available Science we start at the beginning, in a forest world biosphere, with little or no carbon history.

Our Endurance Dwellings are products of our studies with the International Living Free Institute (ILFI) and the Living Building Challenge (LBC). We follow the standards required by them for certification.

This is an unusual, completely unique biosphere; there is a great joy and serenity in watching it operate and perform. Moondance will radically modify single-family venue definition using common sense as a tool. By melding the outside and inside we have created a singular format. Using biomimicry we find and ratify existing systems, forming an enduring biological synthesis of landscape, materials and human beings.

Our site is located off of Pickering Road, on 231 E. Strong Road. We are 10 forested acres zoned RR5, in a hidden community. We are next door to the Fire Station, with a well in place and underground power. We have 2 existing structures (to be demolished and removed from site – the only thing we will be removing from the site) and a remarkable 10% sloped area aiming to the southwest that will be perfect for passive and active solar systems. Our enthusiasm for accessing intrinsic extant forces is responsible for developing the character and personality that defines our Salish Sea wildness.

As a Type IV, heavy timber 2-story with slab on grade Endurance Dwelling, the projected lifetime will be very long. There are thousands of structures in greater Seattle that are over a century old, but people keep coaxing them onward, loving the area, not wanting to move. These structures were built fast and well, with knotless framing members, using techniques that reflected the needs of the time, and still they endure.

LEED: Sitecrafting and Design

Leadership in Energy and Environmental Design promotes sustainability by assigning five key areas of human and environmental health:

Sustainable Site Development – Moonshadow Ventures explores the inherent nature of primitive ecosystems using 'in situ' Wild Sitecrafting; this way we can reveal latent personalities.

Water Savings – By best use methods we collect, distribute, characterize and expose our rainwater.

Energy Efficiency – Our electrical expert has worked on LEED projects, understands green energy and will design an appropriate system for owner's needs.

Materials Selection – All materials for every division will be chosen for the value they bring to this project; green rating, cost, safety and sustainability.

Indoor Environmental Quality – Fresh air is part of a healthy home; with well-designed ventilation and careful selection of materials our homes have superior, clean atmospheres.

ILFI: Directive for the Living Building Challenge

International Living Future Institute promotes the seven performance categories of the Living Building Challenge called Petals:

1. Place
2. Water
3. Energy
4. Health and Happiness
5. Materials
6. Equity
7. Beauty

Petals are subdivided into a total of 20 Imperatives, each of which focuses on a specific sphere of influence. At Moonshadow Ventures we have been advocates and copycats to both of these well-studied systems and models.

Our deliverable will be heavily influenced by them.

Proposed uses: Inside and outside:

Moondance is a residential venue designed for gatherings, events, expositions and mixed pursuits. Our studied components await a meeting to integrate a client's vision and style into our Moondance recipe.

Here are some categories and subjects that suggest how revenues may be accomplished in a proper venue. Imagination is an enormous force and can be used to formulate a schedule with any number of active, mixed-use pursuits. We see these interests as possible leads for more complex aspirations:

Celebrations

Festivals

Holidays

Birthdays

Weddings

Institutes

Green Living

Seminars

Guest Speakers

Classes and Events

Community

NPOs (non profits)

Retreats

Local Functions

Expositions

Cook-offs

Luau's

Grange

Library Book and Study

Groups

Day Camp

Workshops

School

Farmer's Market Network

Resort Farm (like The Herb Farm, and 21 Acres in Woodinville)

Medieval Faire (like Camm Lann in Carnation)

Moondance Curriculum

Pub and Biergarten

Live performances

Dancing

Games

Karaoke

Sports Television

Live games (ping pong, pool, darts)

Forest Activities

Live theatre

Live performances

Music

Moondancing

Trail runs

Japanese Forest Bathing

Court sports

Multiple swimming holes (and hot tubs)

Master gardening classes in the Permaculture Domain

Naked and barefoot trail runs in the rain and wind past midnight

Tarzan's DumDum on dark and stormy nights (E. R. Burroughs fans rejoice)

Inside

Movie theater events

Coffee Pocket (poetry, music)

Artistic exhibitions

Organic Garden Group dinners and seminars

Outside

Courts (basketball, tennis and volleyball)

Bicycling (trail or lane)

Bistros in the Continuous Arcade

Year round workshop (wood, metal)

Strolling through the forest

Skywatching at night (no light pollution)

Dinners on the Downs (incredible moon tracking through southern sky)

Skycourt

Moondancing nightclub

Parapet realm and wildlife viewing

Rooftop gardens (self watering)

Gatherings and events

Birding

Observatory (shipped and fabricated on site)

Garden
Classes Seasonal Plantings Composting events

Kitchen
Filming Cooking Process for Classes Guest Dinners Pantry
Composting Classes Other Cookery Events

Bed and Breakfast, Lunch and Dinner (functioning as a neighborhood Inn)
Our suites will easily match the quality of finest hotel suites

Recording Studio and Radio Station
Renting out to public Radio station Live music
Voice acting Old time radio shows, material for dwellers

There are hundreds of ways to generate gold with Moondance; it depends on the Imagineering capacity of the new owners. As the project progresses our scope will evolve for plugging into Mason County, studying new ways to formulate and access local and distant markets.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project including street address and section, township and range. If a proposal would occur over a range of area, provide the range or boundaries of the site. 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.

Address:	231 E. Strong Road, Shelton WA 98584
Section:	33
Township:	21
Range:	2
Legal Description:	The East 660 feet of the South 660 feet of the Northwest quarter of the Northeast quarter of Section 33, Township 21 North, Range 2 West, W.M. in Mason County, Washington
Site Plan:	David Windom has copy
Vicinity and Topographical map:	Attached

B. Environmental Elements

1. Earth

- a. General description of the site
Flat and rolling
- b. What is the steepest slope on the site?
10% to 15%
- c. What general types of soils are found on the site?
See Feasibility Study (attached)
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading. Indicate source of fill.
Excavation for monolithic slabs will be 50 to 60 cubic yards, and will be used in the Permacultured Garden area
- f. Could erosion occur as a result of clearing, construction or use?
No
- g. About what percentage of the site will be covered with impervious surfaces after project construction?
Slabs will be the only impervious surfaces on the site, about 8 k sq ft.
- h. Proposed measures to reduce or control erosion or other impacts to the earth?
Strong Lane (the site will use a backhoe and crew of 5 to implement our Wild Sitecrafting techniques (developed to minimize site impact); the road and trails will be built by hand and one backhoe. We are interested in maintaining a rational, logical carbon level. We are replacing a lot of mechanized labor with warm bodies and tools, greatly minimizing site impact while maximizing labor potential from the surrounding community.

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?

We are very carbon sensitive; we are searching for a format to calculate the amount of carbon released from the project but it is not presently available. Truck deliveries (a big source of carbon) will be minimized – gravel delivery will use most of it.

Our site does not require weedeaters or other similar instruments that devalue the atmosphere and create unnecessary noise levels; we have a yearly maintenance schedule (mostly hand done) that reduces air, noise and economic impact for our clients and communities.

- b. Are there any off-site sources of emissions or odor that may affect your proposal?

No

- c. Proposed measures to reduce or control emissions or other impacts to air?

No lawnmowers, trimmers; we are creating by extraction. Our trees will have old growth spacing, with debris growth and fire hazard dead limbs removed. This site was landscaped 15,000 years ago when the glacier that would be the Salish Sea and environs, scoured out the delightful rift we dwell in now. Trees are a source of air filtration, as shown in the trending Japanese act of Forest Bathing. Simply walking through a friendly forest boosts you with quiet zest.

3. Water

- a. Surface Water

Is there any surface water body on or in the immediate vicinity of the site?

No

Will the project require any work over, in or adjacent to (within 200') the described waters?

No

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.

None

Will the surface water require withdrawals or diversions?

No

Does the proposal lie within the hundred year flood plain?

No

Does the proposal involve any discharges of materials to surface waters?

No

- b. Ground Water

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.

Water will be withdrawn from the well for drinking and routine domestic purposes. We will be using grey water for gardens, filtered and discharge d into the aquifer. All interconnected water systems will be vigorously studied and incorporated into a balanced system for consumption and distribution at all levels. Having the Living Building Challenge as our guide we will, of course, be drinking rainwater (we know that is illegal, but not here and not for the beneficial purposes we will be using it for), and our gardens (topside and ground level) will be self-watering greywater, gravity fed. Ultimately it will depend on our buyer – if the buyer is not on board with our proposed systems they can take a hike. If we need to adjust our consumption we will contact the county immediately to pursue logical options.

Describe waste material that will be discharged into the ground from septic tanks or other sources.

This single family system will be removed and replaced by an appropriate system for the uses envisioned by our buyers. As soon as we have the plans ready we will contact the appropriate agencies for standards and guidelines.

c. Water Runoff (including stormwater)

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any. Where will this water flow? Will this water flow into other waters?

The run-off will be collected from the flat roof via rain barrels into the footing drain (tightline covered by washed 5/8th's crushed gravel, no dirt fill anywhere near the footing.

The footing drain discharges into the first of three surface water retention ponds, connected by a system of rills (one of the key factors in the LBC is that water must be visible in its journey – our rainwater collects in rainbarrels and the footing drains...it is visible on its rill journey and enjoys connections with other biological familiars on the way.

When I first approached this site I was amazed by many things; not the least of which was the drainage ditch on the south and east portions of Strong Road looked like it had never seen water.

The soil in the whole site soaks up that water like a sponge; and because we have very little exposed, non-retaining surfaces we never will get the mad rush of water during the most violent and long-lasting of rainstorms. So wonderful.

There are no other waters or lands for this site to drain to. The water from this site never even reaches the road.

2. Could waste materials enter ground or surface waters?

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?

No

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

We have 3 surface water retention ponds planned in appropriate areas on the site – this enhances the whole cyclic experience of water on a studied site like Moondance; you can see it soak back into the aquifer, and from there into your drinking glass via the well.

4. Plants

a. Types of vegetation found on site:

In order of quantity – Fir, cedar, hemlock, madrona, dogwood, mixed young deciduous

b. What kind of vegetation will be moved or altered?

We will be removing everything under six inches, leaving all the big trees and creating a site character. When a client has an appropriate theme we will synthesize the biologicals with the water and form sacred spots where forest glories are exposed. We copy natural symmetries using biomimicry and old growth spacing. Canopies are critical in our pursuit of forest character; each group of trees becomes a magical copse, waiting for human interaction.

Using the asymmetry of the site for its glorification causes us to study every portion for its nuanced influence; consequently our sites are filled with forest adventure. We seek to expose and glorify our wonderful forests.

c. List threatened or endangered species known to be on or near the site:

None

d. Proposed landscaping, use of native plants, or other measures to ensure or enhance vegetation on site:

We propose an area for a large garden, permaculturally established on the ground and on the gathering roof. We will use the site itself as a biological preserve, and create fascinating zones by removal. There will be no lawns or useless built environment. The undulations were formed in the last ice age and preclude the need of any type of 'landscaping'. In fact you will not find landscaping or sitework in our CSI format. The budget will show Wild Sitecrafting will cover both events, will be less expensive and expose more of our Salish Sea environments.

- e. List all noxious weeds and invasive species known to be on or near the site:
Scotchbroom, blackberries (small amounts)

5. Animals

- a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site:
Deer, rabbits
- b. List any threatened or endangered species known to be on or near the site:
None
- c. Is the site part of a migration route?
No
- d. Proposed measures to preserve and enhance wildlife:
Applying for the Wildlife Habitat Certification
Leaving the canopy but opening up the forest through trimming
Air, water, sunlight coming through and fire force dealt with
No fences will be allowed
Wild Sitecrafting invites biological diversity
Other measures exist
- e. List any invasive animal species to be on or near the site:
None

6. Energy and Natural Resources

- a. What kinds of energy (electric, gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used in heating, manufacturing, etc.
Our initial offering includes passive and active solar (Tesla Rancho Pack with the smart inverter - our roofline will be similar to the Goober Roof shape, but it will be broken up into different sections. We also suggest a buried propane tank tbd. There will be some woodburning stoves tbd, that will not be a big source of heat energy.
We suggest infloor heating (one of the several reasons for a set of monolithic slabs) as another option for our buyers.
Passive solar has a double role, both equally important. Shade is the north side of our dwelling, heat is the south side. Our structures are significantly seasonal, and our basic designs show allegiance to these strengths.
- b. Would your project affect the potential use of solar energy by adjacent properties?
No
- c. What kinds of energy conservation features are included in the plans for this proposal?
Exterior wall using Type IV structure is 8" thick. We keep these channels empty (for the most part) so our insulation package is thick and unfettered.
Our passive solar winter heat creator is a set of forces:

South side glazing allows non-refracting solar with a 21 degree slope, allowing the interior thermal mass to heat and stay heated all day long. The heat is retained for some time, depending. Air movement is a critical part of any heating and cooling system. Our fans are solar powered and run as needed.

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?

Numbers 1 – 5 are all no or none answers.

b.Noise

1.What types of noise exist in your area which may affect your project?

The only local noise comes from Pickering Road, but it is not very much.

2.What types and levels of noise would be created by or associated with the project on a short-term or long-term basis? Indicate what hours noise would come from the site?

The project would last for about 16 months or more. The different phases of the project will make more or less noise; in the beginning the slabs will be cleared and poured. Framing would begin soon after. The really intense noise, all during working hours only, will be the first 4 months; after that it gets less. For our Wild Sitecrafting, the first week would be the worst, but it would only be a backhoe. Most of the Lane will be built by hand, filled with gravel. After that, you will hear nothing but the forest breezing.

3.Proposed measures to reduce or control noise impacts, if any:

We are keeping a 20' perimeter swath in place for passive security, visual quality and noise reduction.

B.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?

The site and all adjacent properties are on 5 acre forest lots; the houses are mostly invisible, with long driveways and almost no cut areas along Strong Road. The current proposal would affect the neighborhood only during construction, and the county road would rarely be used. After that, it is a nice area with a new attraction.

b.Has the project site been used as working farmlands or working forest lands?

No

c.Describe any structures on the site:

Small house (900 sqft)

Garage (1,000 sqft)

d. Will any structures be demolished? If so, what?

Both structures demolished and removed when construction starts

e. What is the current zoning classification of the site?

Rural Residential 5

f. What is the current comprehensive plan designation of the site?

Don't know

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as a critical area by the city or county?

No

i. Approximately how many people would reside or work in the completed project?

5 – 6 to live, 3 – 5 to work

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts:

None

l. Proposed measures to ensure the proposal is compatible with existing land uses and plans:

Rezoning to MPR10

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low income housing:

Concept provides for 6 suites (bedroom, dressing room, complete bath) – may serve clients and dwellers. Proposed cost: mid-range affordable.

Inn with many amenities would be an accurate description, aimed at the local populations.

b. Approximately how many units would be eliminated?

None

c. Proposed measures to reduce or control housing impacts:

None

10. Aesthetics

a. What is the tallest height of any proposed structure? What is the principle exterior building material proposed?

Perimeter wall height is 30' – this is a roof for gatherings. It is a nightclub with incredible moon views (weddings are planned!). Vertical 12' posts that carry a trellis dripping with biological would bring the topmost to 40'+

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

a. What type of light or glare would the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light would affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any?

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Plenty of lakes, small towns (Allyn, Belfair, etc), boating, camping, festivals, fairs, clamming, climbing, weddings...it is a long list of potentials

b. Would the proposed project displace any existing recreational uses?

No. In fact, this project would offer an Inn where people could stay while they explore the natural amenities available in Mason County. The nightclub is especially wondrous in the fall, under a full moon.

c. Proposed measures to control or reduced impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Here are some categories and subjects that suggest how revenues may be accomplished in a proper venue. Imagination is an enormous force and can be used to formulate a schedule with any number of active, mixed-use pursuits. We see these interests as possible leads for more complex aspirations:

Celebrations

Festivals Holidays Birthdays Weddings

Institutes

Green Living Seminars Guest Speakers Classes and Events

Community

NPOs (non profits) Retreats Local Functions Expositions
Cook-offs Luaus Grange Library Book and Study

Groups

Day Camp Workshops School Farmer's Market Network
Resort Farm (like The Herb Farm, and 21 Acres in Woodinville)
Medieval Faire (like Camm Lann in Carnation)

Moondance Curriculum

Tavern and Biergarten

Live performances	Dancing	Games	Karaoke
Sports Television	Live games (ping pong, pool, darts)		

Forest Activities

Live theatre	Live performances	Music
Moondancing	Trail runs	Japanese Forest Bathing
Court sports	Multiple swimming holes (and hot tubs)	
Master gardening classes in the Permaculture Domain		
Naked and barefoot trail runs in the rain and wind past midnite		
Tarzan's DumDum on dark and stormy nights (E. R. Burroughs fans rejoice)		

Inside

Movie theater events	Coffee Pocket (poetry, music)
Artistic exhibitions	Organic Garden Group dinners and seminars

Outside

Courts (basketball, tennis and volleyball)	Bicycling (trail or lane)
Bistros in the Continuous Arcade	Year round workshop (wood, metal)
Strolling through the forest	Skywatching at night (no light pollution)
Dinners on the Downs (incredible moon tracking through southern sky)	

Skycourt

Moondancing nightclub	Parapet realm and wildlife viewing
Rooftop gardens (self watering)	Gatherings and events
Birding	Observatory (shipped and fabricated on site)

Food Circle

Garden

Classes	Seasonal Plantings	Composting events
---------	--------------------	-------------------

Kitchen

Filming Cooking Process for Classes	Guest Dinners	Pantry
Composting Classes	Other Cookery Events	

Bed and Breakfast

Our suites will easily match the quality of fine hotel suites

Recording Studio and Radio Station

Renting out to public	Radio station engagements	Live music
Voice acting	Old time radio shows and new material for	

dwellers

There are hundreds of ways to generate gold with Moondance; it depends on the Imagineering capacity of the new owners. As the project progresses our scope will evolve for plugging into Mason County, studying new ways to formulate and access local and distant markets.

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?

No

b. Are there any landmarks, features or other evidence of Indian or historic use occupation?

None

c. Describe the methods used to assess the potential impacts to cultural or historic resources on or near the site:

None

d. Proposed measures to avoid, minimize or compensate for loss, changes to, and disturbance to resources:

None

14. Transportation

a. Identify public highways and streets serving the site or affected geographic area and describe proposed access to the existing street system:

Pickering Road is the main road and E. Strong Road branches off it.

Our 10 acres has E. Strong Road for the south and east property lines.

We will enter our site 50' off Pickering and barely on Strong Road. Our Site lane we are calling Strong Lane, will loop through our site and the use of E. Strong Road at any point will be negligible.

b. Is the site or geographic area currently served by public transit?

Unknown

c. How many additional parking spaces would the completed project or non-project proposal have? How many would be eliminated?

Within our forest, we will have parking wherever it is obvious along Strong Lane. Our lane is gravel, so our percentage of impermeable surfaces is less than most. We will have 15 parking places along Strong Lane, and more closer to the house. There will be no parking anywhere but our property.

No parking spaces would be eliminated.

d. Will the [proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?

No

f. How many vehicular trips 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 or non-passenger vehicles). What data or transportation models were used to make these estimates?

No large trucks or other commercial vehicles would be involved

Vehicular trips per day unknown

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

No

h. Proposed measures to reduce or control transportation impacts, if any:

Strong Lane, our private road, eliminates the use of Strong Road for our Purposes.

15. Public Services

a. Would the project result in an increased need for public services?

No

b. Proposed measures to reduce or control direct impacts on public services, if any:

None

16. Utilities

a. Circle utilities currently available at the site:

Electricity (underground), well, septic system, telephone, TV, wifi

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:

Just the routine utilities we now have. We will install a new septic system and adjust our well capacity commensurate with our needs. Our electrical is underground and we may make some adjustments there as well. With our possibility of complete solar power we will make adjustments as needed.

15. Public Services [\[help\]](#)

- 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.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. 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.

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: _____

Name of signee MICHAEL O'REILLY

Position and Agency/Organization MOONSHADOW VENTURES / OWNER

Date Submitted: 7/05/18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not likely to increase

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely to affect.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

Not likely to deplete

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not likely to use or affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not likely

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Depends on development proposal, and transportation / public services would be addressed at that time.

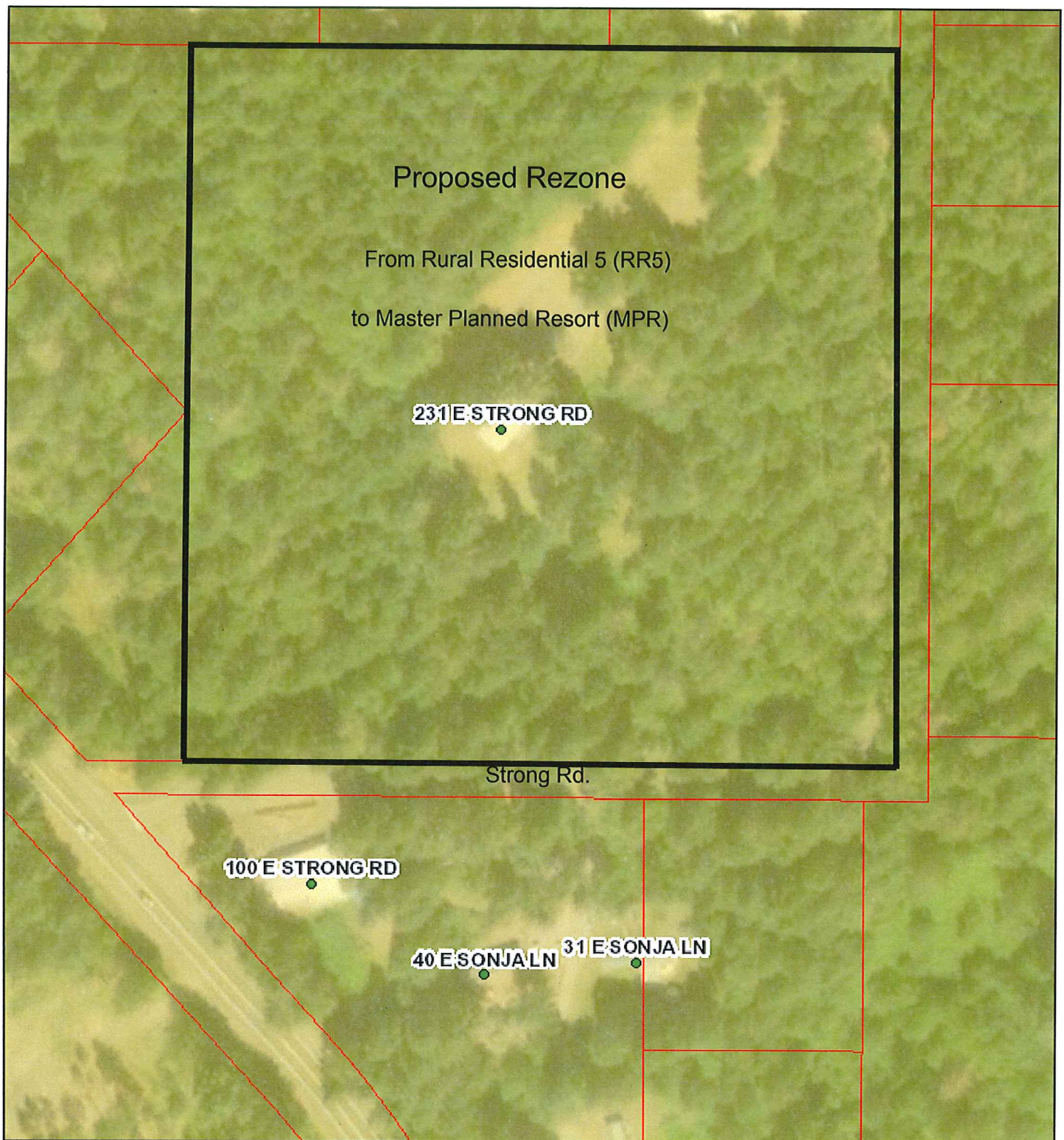
Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

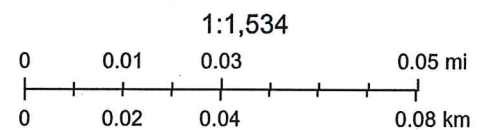
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Mason County WA GIS Web Map



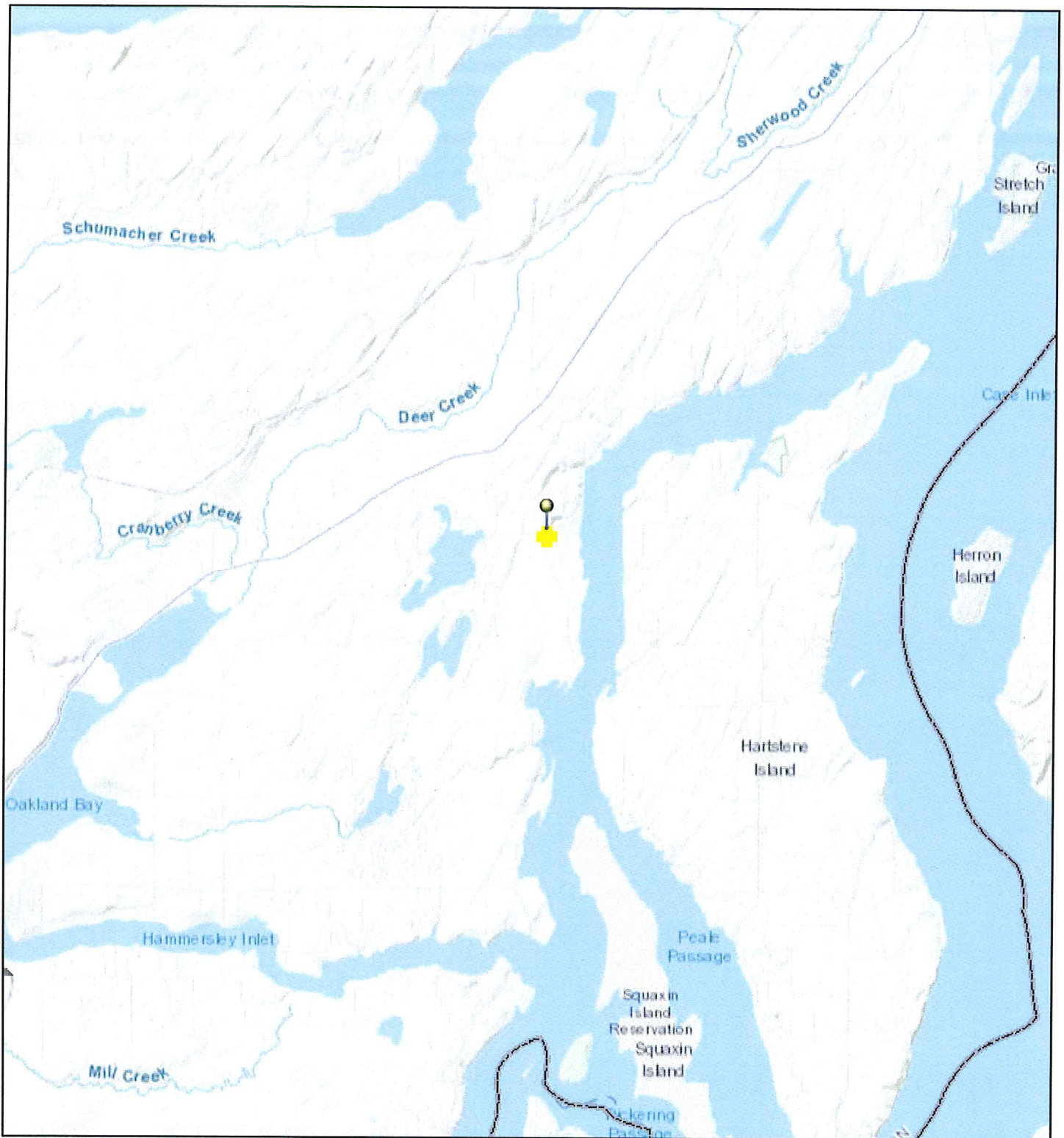
9/5/2018, 11:04:00 AM

- | | |
|-----------------------------------|-----------------------------|
| County Boundary | Rural Residential 2.5 Acres |
| Site Address (Zoom in to 1:5,000) | Rural Residential 5 Acres |
| Tax Parcels (Zoom in to 1:30,000) | Rural Residential 10 Acres |
| Development Areas | |
| Rural Multi Family | Rural Residential 20 Acres |
| Inholding Lands | Agricultural Resource Lands |



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Mason County WA GIS Web Map



9/5/2018, 11:16:34 AM

 County Boundary

1:98,203

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Mason County WA GIS Web Map Application
Esri, HERE, Garmin, FAO, NOAA, USGS, EPA]



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

NOTICE OF HEARINGS

NOTICE IS HEREBY GIVEN that the Mason County Planning Advisory Commission will hold a public hearing at the Mason County Courthouse Building 1, Commission Chambers, 411 North Fifth Street, Shelton, WA 98584 on **Monday, September 17, 2018 at 6:00 p.m.**

SAID HEARING will be to consider adopting the following Development Areas amendment (rezone):

- Rezoning from Rural Residential (RR5) to Rural Tourist Campground (RTC) within Mason County (Parcel No. 22133-12-00010).

Any person desiring to express their view or to be notified of the action taken on the application should attend the hearing and/or notify:

MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES

615 W. Alder Street

Shelton, WA 98584

Please visit the Mason County website (<http://www.co.mason.wa.us/ac/planning-commission/index.php>) for a detailed list of agenda items. For information regarding this hearing contact Kell Rowen at (360) 427-9670 ext. 286 or krowen@co.mason.wa.us.

If special accommodations are needed, please contact Mariah Frazier, 427-9670, Ext.365. From the Belfair area, please dial 275-4467; from the Elma area please dial 482-5269.



MASON COUNTY

PLANNING ADVISORY COMMISSION

MASON COUNTY COMMUNITY SERVICES

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5th Street Shelton, WA 98584

REGULAR MEETING

August 20, 2018

MINUTES

1) CALL TO ORDER AND ROLL CALL (6:01pm)

**Marilyn Vogler, Planning Advisory Commission Vice Chair, called the meeting to order at 6:01 p.m.
The following commissioners were in attendance:**

**Deb Soper
Brian Smith
Aaron Cleveland**

**Marilyn Vogler
Jason Bailey**

**Staff Present: Kell Rowen - Planning Manager
Mariah Frazier – Planning Clerk**

2) REGULAR BUSINESS (6:02pm)

A. APPROVAL OF MEETING MINUTES AND AGENDA

Commissioner Smith mentioned it would be nice to include the names of staff present and their position on minutes for clarity moving forward. It is agreed that adding staff is easily something that can be done to future minutes. It is also reiterated that at the July 16, 2018 meeting, it was agreed to add time stamps to minutes to make it easier to find conversations on audio.

Motion was made by Commissioner Smith and seconded by Commissioner Bailey to approve the minutes from the July 16, 2018 regular meeting as presented.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

B. CHANGES TO THE AGENDA

This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.

Commissioner Vogler asked to add discussion regarding the work plan for 2018 to see what has and hasn't been accomplished. Kell said she will compile a list and bring to the next meeting. If anyone has something they would like to add, let her know. Commissioner Smith motioned to add discussion regarding the 2018 work plan to the agenda, seconded by Commissioner Bailey.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

September 17, 2018

E. COMMITTEE/STAFF UPDATES

Commissioner Smith mentioned he may not be at next meeting which could cause there to not be a quorum if no applications are approved for any one of the three vacant positions before that time. One application has been received. Kell will be bringing two rezone requests to the next meeting as well as requesting the Hearing Examiner procedures be put back in to Title 15 after previously having been stripped. This enables code enforcement officers to take enforcement cases to the Hearings Examiner.

F. OTHER BUSINESS

Commissioner Bailey confirmed that the notice in the Journal for this meeting stated the public hearing would start at 6:00 pm. Kell confirmed that it did per the discussion at the last meeting.

3) COMMISSIONER VOTE – CHAIR AND VICE CHAIR (6:08)

Commissioner Vogler mentioned that the bylaws do not recommend how to proceed when an officer leaves their position. Per Robert's Rules, a vice president or chair is to move up if the president or chair leaves. However, when the Planning Advisory Commission (PAC) was started in 2002, the members specifically decided to not follow Robert's Rules. Commissioner Smith motioned, followed by Commissioner Cleveland, to nominate Commissioner Vogler as Chair. No other nominations. Commissioner Vogler accepts the nomination.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Commissioner Vogler stated there must be a Chair and Vice Chair to move forward and asked if anyone was interested in the position. Commissioner Cleveland stated that he would be interested. Commissioner Vogler made a motion to nominate Commissioner Cleveland to Vice Chair. Motion was seconded by Commissioner Smith. No other nominations. Commissioner Cleveland accepts the nomination.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

4) PUBLIC COMMENT ON NON-AGENDA ITEMS (6:12pm)

- **Kim Oliver**

Ms. Oliver informed the PAC that she had applied for a position within Mason County to be an Appraiser.

Public Comment Closed – 6:12 p.m.

5) CONTINUED PUBLIC HEARING (6:13pm)

A. REZONE (6:13pm)

Rezone- 3.85 Acres from Rural Residential 5 (RR5) to Rural Commercial 3 (RC3). Parcel: 32031-14-00010

Kell mentioned this is an applicant requested rezone. The property is located where N US 101 and SR3 merge at W Golden Pheasant, directly across from the location of the Mason Transit Authority's Cole Road park & ride lot. There was some concern regarding WSDOT and what they would consider for ingress/egress of traffic levels for different development types as the applicant is not yet sure what will be put there. Kell mentioned that she had met with Dale Severson from WSDOT and had received comments from the applicant regarding the two entities willingness to work together regarding traffic impacts once the land is developed. Kell said that in her meeting with Dale, if the traffic impact is high, it may result in one right egress and one right ingress only.

Commissioner Vogler advised the commission to consider what only one right ingress/egress would mean for that particular area when making a decision.

Commissioner Cleveland made a motion to recommend approval of the rezone. Motion was seconded by Commissioner Smith.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

B. PUBLIC BENEFIT RATING SYTSEM (PBRs) (6:19pm)

Kell recommended that the best way to review all the changes made since the last meeting would be to go through page by page and discuss. Commissioner Vogler asked the two present members of the public if they would like to make comments before or after the Commission reviewed changes to the proposed PBRs. As changes had been made day of, it's agreed that it made more sense for public comment to come after.

- **Ken VanBuskirk**

Ken asks the Commission not to make a final decision of approval until after the public has been sent and had time to review all new changes that have been made if applicable.

Kell mentioned that she doesn't think any major or substantial changes have been made since the last meeting, and that it is mostly verbiage.

Page 1- (6:22pm)

It is noted that the ordinance has been changed to Chapter 17.18 which is under Planning provisions. The change was made from Title 3, which falls under another department's jurisdiction.

Page 2-3- (6:23pm)

A definition for the Planning Department was added. Commissioner Smith noticed that with that addition, the numbering is wrong and there are two number sevens. There should now be a total of nine definitions under 17.18.020.

Under 17.18.030, significant fish and wildlife habitat conservation areas was added as a separate high priority resource. It was previously lumped together with aquifer protection areas and special plant or ecological sites as one resource. Farm and agricultural conservations lands was added back in.

Commissioner Soper asked if aquifer protection areas included Critical Aquifer Recharge Areas (CARA's). Kell informed Commissioner Soper that they are the same thing and directed the Commission to the page 4 definition of an aquifer protection area. Clarification will be added there.

Exempt and artificial wetlands was changed to Restored Lands as the only wetlands not currently protected by Mason County are under 1000 square feet and could fall under another category for protection if large enough to be considered Open Space.

There needs to be consultation with the attorney for Mason County regarding adding indemnity language to unlimited and limited public access.

- **Ken VanBuskirk**

Ken asked for clarification regarding who the indemnity would be for. As a property owner, he would like to know he is protected if allowing public access.

Section E was updated to reflect the concerns of the Conservations District to allow for exceptions to be made when support is given by a qualified organization with special knowledge or expertise to recommend classification to be considered on a case by case basis.

Commissioner Vogler asked what the difference between completed restoration projects and restored lands is, as restoration projects are defined as high priority, while restored lands are considered low. Kell stated that regarding section F of 17.18.030, it is specific to the Mason County Shoreline Master Program. A discussion ensued about the use of the term completed and how that would be determined on a case by case basis.

Under 17.18.035, the definition for a public recreation area, there was discussion around if this would include golf courses exclusively or was for any private property that would be open to the public. Commissioner Cleveland suggested changing the term *best practices* to *best management practices*.

Page 4- (6:39pm)

Kim Oliver of the public had a question regarding the difference between public recreation areas and trail linkages. Commissioner Vogler stated that if the public has small tidbits, questions, or opinions, in this instance it would be appropriate for them to be allowed to speak to the PAC. Commissioner Soper reminds the PAC that when the public is allowed to openly comment during hearings it extends the time and can make the process lengthier. Commissioner Vogler reminded Commissioner Soper that back in November, the Commission had decided that the public would be allowed to participate in work sessions.

- **Kim Oliver**

Kim confirmed that if the land in question is just a trail linkage with public access, it does not qualify as both a public recreation area and a trail linkage.

Commissioner Vogler affirmed that is correct and gave a description of how they could differ. Kell acknowledged that she has it noted to update the definition for aquifer protection areas to include CARA and be consistent with code. The definition for special plant or ecological sites was also updated for code consistency. Commissioner Smith mentioned the formatting seemed off when including wetlands as section 5.a when there is no 5.b. Regulated Wetlands should be its own resource, making a total of ten (10) high priority resources, not nine (9).

Page 5-6- (6:47pm)

Kell explained that the word *shall* was changed to *may* in order to clarify significant conservation areas. This puts the responsibility on the property owner to prove the significance of their conservation efforts and not the Planning department if in dispute.

Commissioner Soper mentioned she felt the term *sacred sites* was too vague and needed clarification so applicants to the program can't just call any piece of land sacred. It is discussed whether to include language that applicants may be required to provide a cultural resource survey in order to qualify as a sacred site. Commissioner Vogler confirmed with Commissioner Cleveland that a cultural resource survey would consider tribal input. Commissioner Smith stated that as the PBRs currently reads that a site must be formally designated, there shouldn't be any need for a cultural resource survey as undesignated sites would not qualify. Commissioner Vogler mentioned she would like to run this past some members of the Squaxin Tribe and get their opinion on the term *formally designated* before changes are finalized.

Kell explained that private lands within federal lands and long-term commercial forests in Mason County are inholding lands and therefore, *national reserves* has been changed to *federal lands* and *long-term commercial forest* was removed. Commissioner Vogler asked about the reference to five acres and if it should be one acre minimum with an eligible 10,000 square feet. Discussion ensued regarding how to decide a minimum acreage for private lands. To keep consistency throughout, the minimum of five (5) acres for private lands was stricken. Kell also mentioned that under *private lands*, dominant native vegetation should be included.

- **Ken VanBuskirk**

Ken asked that if the minimum of five (5) acres was removed regarding private lands, it should also be removed from farm and agricultural lands.

Commissioner Vogler agreed with Mr. Van BusKirk in order to maintain consistency throughout. Commissioner Smith stated that the acreage of the land would be determined by the type crop being grown. Some crops need less space to grow than others.

- **Kim Oliver**

Ms. Oliver stated that she does not agree with the ten (10) acre minimum for scenic natural resources, viewpoints and view corridors. Depending on the location and shape of the land, ten acres is a lot for a scenic view. Kim provided a hypothetical example of a long, skinny plot on side of a road with a view, in comparison to a ten-acre lot that is deeper back of the road.

Commissioner Vogler questioned if intent of the land as a viewpoint would be considered and if the scenic area being viewed needed to be on ten acres, rather than the spot being stood on to see the view. Commissioner Cleveland stated that the included definition of a

view corridor addresses the acreage regarding size of the land being used to view a scenic resource. Commissioner Vogler then suggested removing the word *viewpoint* for *significant wildlife gathering or nesting sites*. Kell asked if the ten-acre minimum should still be kept in after clarification given by the definition of a view corridor. Commissioner Cleveland suggested coming back to the discussion later after everyone had time to consider. Commissioner Vogler stated that the Hearings Examiner clause should cover any issues that may arise.

Page 7- (7:09pm)

Kell explained verbiage changes to urban open space and rural open space. Commissioner Vogler questioned the difference between rural open space and restored lands. Rather than being in the process of being restored, the restoration should be completed. Verbiage changed to *have been replanted with native vegetation*, from *in the process of being replanted with native vegetation*.

- **Ken VanBuskirk**

Ken mentioned an email he had sent that morning to the Commission regarding the original draft of the PBRs that was looked at by the Board of Mason County Commissioners (BOCC). There were terms and resources that were removed by the BOCC that Ken would like added back in. Ken stated he believes it was inappropriate for the PBRs to go before the BOCC before the PAC.

Kell was the only one to see the email, there may be a problem with the PAC email. Kell will forward the email after the meeting for everyone to have the chance to review.

Commissioner Soper made a point that if she receives an email on the same day as a meeting, she will most likely not have time to review it beforehand. Commissioner Cleveland stated that if the BOCC removed something before, they would most likely do it again. Discussion ensued regarding the process of drafting the PBRs up to this point. The PAC will have to review and discuss more once they get Ken's email forwarded from Kell.

Under 17.18.040, *ineligible lands*, Commissioner Vogler mentioned that a previous draft had specifically stated that RV parks were excluded from eligibility, similarly to how a house on a piece of property would be excluded. The PAC decided to add *portions of land that have been developed* as section F under 17.18.040.

(7:27 pm) Commissioner Soper stated that after looking back on her notes from the joint meeting with the BOCC, the BOCC had specifically stated that they want a minimum acreage defined. Commissioner Vogler said that meeting had occurred before the PAC had a chance to review the PBRs, and therefore, the PAC can make their own recommendations at this time for a minimum of one (1) acre parcel with eligibility of 10,000 square feet. The BOCC can change it if they don't agree. Kell mentioned that she has spoken to the Assessors office and they agree that 10,000 square feet is a feasible amount to adjust assessments. Commissioner Vogler suggested that once the PBRs is adopted, a minimum will set itself and

be self-regulating due to the application fee and valuation schedule. People won't apply if it is not worth it to them based on the size of their property.

Page 8- (7:31pm)

Commissioner Cleveland stated that he is still very adamant about having an extra ten (10) percent taken off the assessed value if public access is allowed at any capacity. The Commission discussed that clarification should be made to the table so that at any point value, if public access is allowed, an extra ten percent reduction be applied. Commissioner Bailey mentioned that from an insurance standpoint, if property owners are receiving a tax break and allowing public access, liability insurance may not carry over. This would possibly make it more difficult for a property owner to say they are going to allow public access, just to receive the extra reduction.

- **Ken VanBusKirk**

Ken asked the commission to consider a minimum of a fifty (50) percent reduction.

Commissioner Vogler explained that the BOCC originally wanted a much more restrictive valuation table. Commissioner Cleveland stated that with the additional ten percent for public access, that gets them close, and would put the burden on the applicant to determine the worth.

Commissioner Smith questioned the wording of 17.18.070, where it states the county will determine appropriate land to receive credit. *County* is vague, should be *Planning Department*.

Commissioner Smith recommended changing the name of the table to *Assessed Reduction Schedule* from *Assessed Valuation Schedule*. The Planning department will use the PBRs to assign points to determine a tax reduction, not valuation. The valuation of the property falls to the Assessor's office.

Page 9-12- (7:48pm)

Kell discussed verbiage changes.

Commissioner Vogler closes work session and opens public comment

Public Comment- (7:51pm)

- **Ken VanBuskirk**

Ken reiterated that he had sent an email and hopes the PAC will take his comments into consideration. Ken stated that he believes the PBRs should have come before the PAC for consideration before ever being seen by the BOCC. Ken asked that staff look at the numbers to see how much of a tax shift will occur if the PBRs is adopted. He also reminded the PAC that the PBRs is a voluntary program for counties to participate in and if they feel so inclined, the PAC can recommend against adoption to the BOCC. Ken also reminded the PAC that at one point there was talk about and

Open Space Advisory Committee, and that the formation of one may be helpful moving forward.

- **Kim Oliver**

Regarding 17.80.150, monitoring for compliance, Kim asked if property owners will be sent a form, or if they will be expected to know that they need to get one. Kim also had a question about her open space request to the Assessor's office and was informed that it was a staff question that would need to be taken up outside of a public meeting.

Public comment closed – 8:00 pm

Discussion- (8:00pm)

Commissioner Vogler reopens discussion on the PBRs. The PAC discussed changes made to the PBRs and how it would affect Mason County if adopted.

(8:20) The PAC accepted the changes that have been made and table public hearing until the next meeting where they will continue deliberations and decide on a recommendation to the BOCC.

6) WORK PROGRAM UPDATE (8:25pm)

Commissioner Vogler goes over items on the 2018 work program for the PAC. They had previously discussed doing a housing study, however, Mason County is creating a Housing and Behavior Health Advisory Board that may cause some confusion if the PAC does a housing study while this new committee is possibly working on similar projects. The PAC had also looked at doing a comprehensive look into water uses, which is now covered by new legislation through Ecology.

7) OTHER (8:30pm)

Commissioner Soper asked to discuss letting the public speak during public hearings, as done in this meeting. In November 2017, it was decided that during work sessions it was appropriate. Commissioner Vogler expressed that she believed they were in a work session based on the conversation. Discussion regarding process occurred and how to be consistent in the future with letting public speak.

Commissioner Soper asked what the proper procedure would be to extend the public hearing and discussion. The PAC decided that public comment has been closed regarding the PBRs. Commissioner Smith, seconded by Commissioner Bailey, motioned to continue the public hearing with intent of adoption at the next hearing.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

8) ADJOURN (8:41pm)

Commissioner Bailey motioned for the meeting to be adjourned. Motion seconded by Commissioner Smith.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Commissioner Vogler called meeting adjourned at 8:41pm.