

PLANNING ADVISORY COMMISSION AGENDA

July 15, 2019

Mason County Building 1 - Commission Chambers
411 N. 5th Street, Shelton, WA 98584

1. 6:00pm - Call to Order

- a. Roll Call
- b. Approval of Meeting Summary(s) – May 20, 2019 Regular Meeting
- c. Approval of Changes to Agenda by Commissioners or Staff (if any)
- d. Conflict of Interest Inquiry
- e. Next Meeting Date – August 19, 2019
- f. Committee/Staff Updates
- g. 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.

- **6:30pm –Public Hearings:** Rezoning a 7.71-acre parcel from Rural Industrial (RI) to Rural Residential 2.5 (RR2.5), parcel No. 31907-44-90031, and rezoning a 7.2-acre parcel from Rural Residential 2.5 (RR2.5) to Rural Industrial (RI), parcel No. 31907-44-00040.
 - Staff Presentation/Brief
 - Questions for Staff
 - Public Testimony
 - Commissioner Deliberation
 - Commissioner Vote

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 7/5/2019 8:15 AM

REQUEST FOR REZONE

APPLICANT PROPOSAL – PROPOSED REZONE OF 7.71 ACRES FROM RURAL INDUSTRIAL (RI) TO RURAL RESIDENTIAL 2.5 (RR2.5)

STAFF CONTACT

Kell Rowen, Planning Manager
Ext #286

APPLICANT

Aaron Maruca
1069 W. Kamilche Ln
Shelton, WA 98584

PROPERTY OWNER

Same

SUMMARY OF PROPOSAL

Rezone parcel 31907-44-90031 from Rural Industrial (RI) to Rural Residential 2.5 (RR2.5). This parcel is in the Rural Activity Center (RAC) of Taylor Town and is within the rural area of Mason County. This does not require an amendment to the Future Land Use Map.

PARCEL INFORMATION

Parcel No. 31907-44-90031: is 7.71 acres in size and is located west of and adjacent to W. Kamilche Lane, which is west of and parallel to US 101, perpendicular to Lynch Rd. This parcel is bordered on the north by property zoned as Rural Multifamily (RMF), bordered on the south by property zoned as Rural Residential 2.5 (RR2.5), bordered on the west by Long Term Commercial Forest and to the east, across US 101, property is zoned Rural Commercial 3 (RC3).

The adjacent property owner of the parcel to the south, which is zoned RR 2.5, recently inquired about rezoning to Rural Industrial. The recent inquiry did not allow staff adequate time to be able to process the rezone request at the same time. If the property owner does follow through with their request, it essentially creates a zoning swap between two similar sized lots. This zone swap is more aligned with the land use actions occurring on each site and with their adjacent zoning to the north and south. See the current zoning map (attached) for clarity.

ZONING INFORMATION

CURRENT ZONING DESIGNATION:

RI – Rural Industrial

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

PROPOSED ZONING DESIGNATION:**RR2.5 – Rural Residential 2.5**

The purpose of the RR5 district is to provide for residential development on parcels of 2.5 acres or more.

BACKGROUND

The applicant inquired with the Planning Department about rezoning this property from RI to RR 2.5. The nearly 8-acre parcel has been developed with a single-family residence and a detached shop. The shop has been utilized for a variety of different uses over the years by previous landowners. Most uses were commercial in nature. Current staff does not have knowledge of any industrial use on the property. If this rezone gets approved by the BOCC, it could be subdivided into three 2.5-acre residential lots.

ANALYSIS

Mason County Code Section 17.05.080(a) describes the eight rezone criteria used to review a rezone proposal. These criteria have been established and adopted specifically for Mason County to establish standards by which each rezone is to be reviewed. The Code requires that each rezone be evaluated considering these standards; however, it does not require that they all be met. Below is *Staff's 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. All Environmental Health and Building codes will be adhered to prior to any proposed development.

- 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 and specifically consistent with the RR2.5 section of the Development Regulations. The residential zone is appropriate for this site with its existing single-family residence and detached shop.

- 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 staff believes the rezone of these parcels would not increase sprawl or low-density development or cause it to occur.

- 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 Less intensive.

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.

N/A Less intensive.

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.

N/A Less intensive.

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.

N/A Less intensive.

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

The proposal is 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 June 3, 2019. Comment and appeal periods for these determinations closes on June 17, 2019.

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 June 6 and 13, 2019. The Public Notice was posted onsite on June 5, 2019.

PUBLIC COMMENTS

As of the date of this writing, no comments have been received.

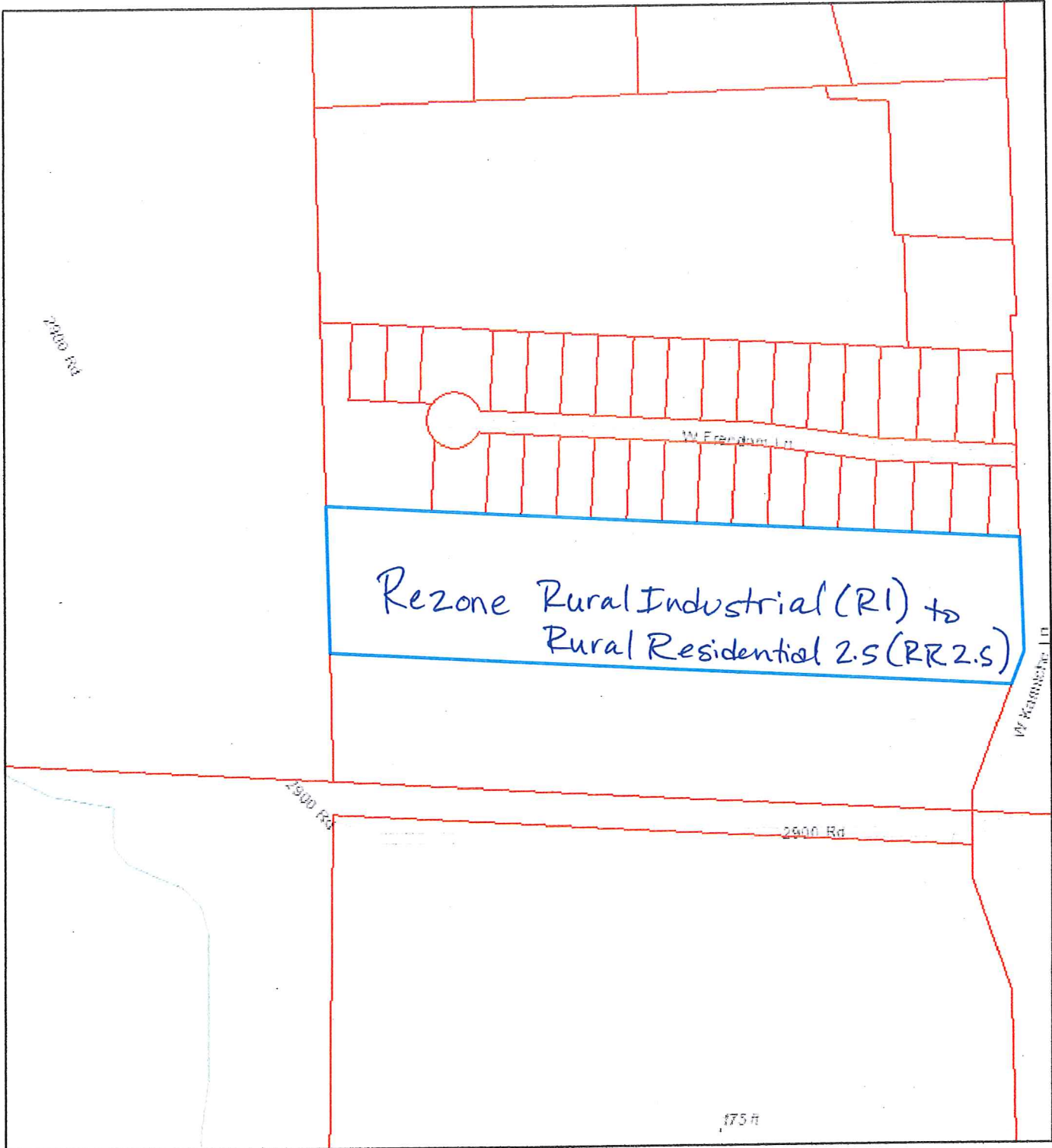
SUMMARY AND RECOMMENDATION

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

ATTACHMENTS

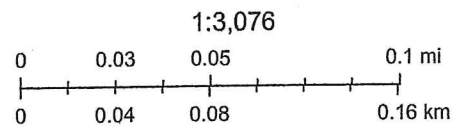
- Maps of property and vicinity
- Current Zoning Map and aerial map
- SEPA DNS and Checklist
- Application
- Notice of Hearing
- 60-Day Notice to Commerce

Mason County WA GIS Web Map



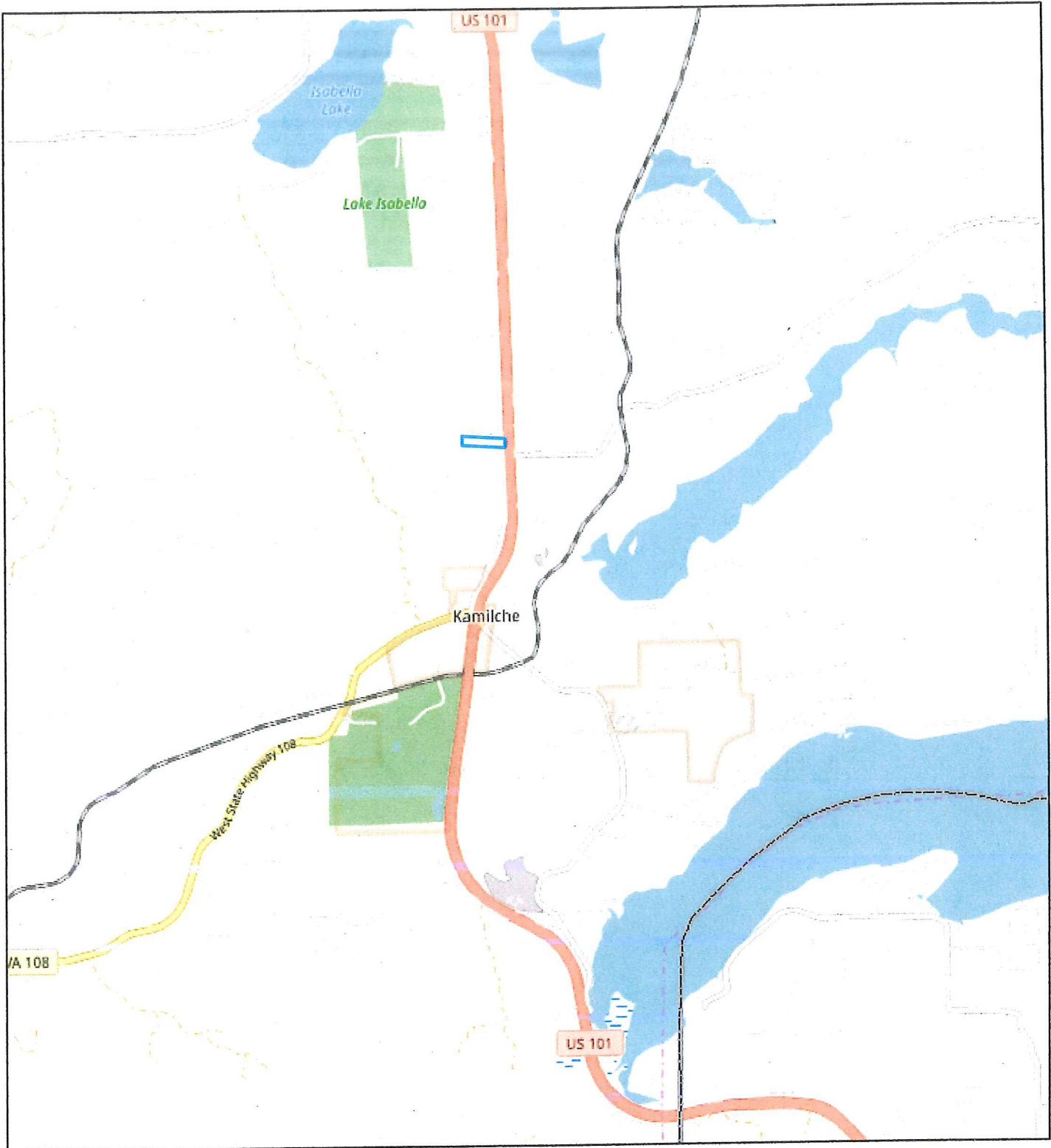
4/2/2019, 12:22:07 PM

- County Boundary
- Tax Parcels (Zoom in to 1:30,000)



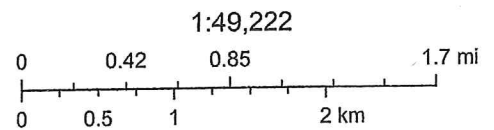
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Mason County WA GIS Web Map



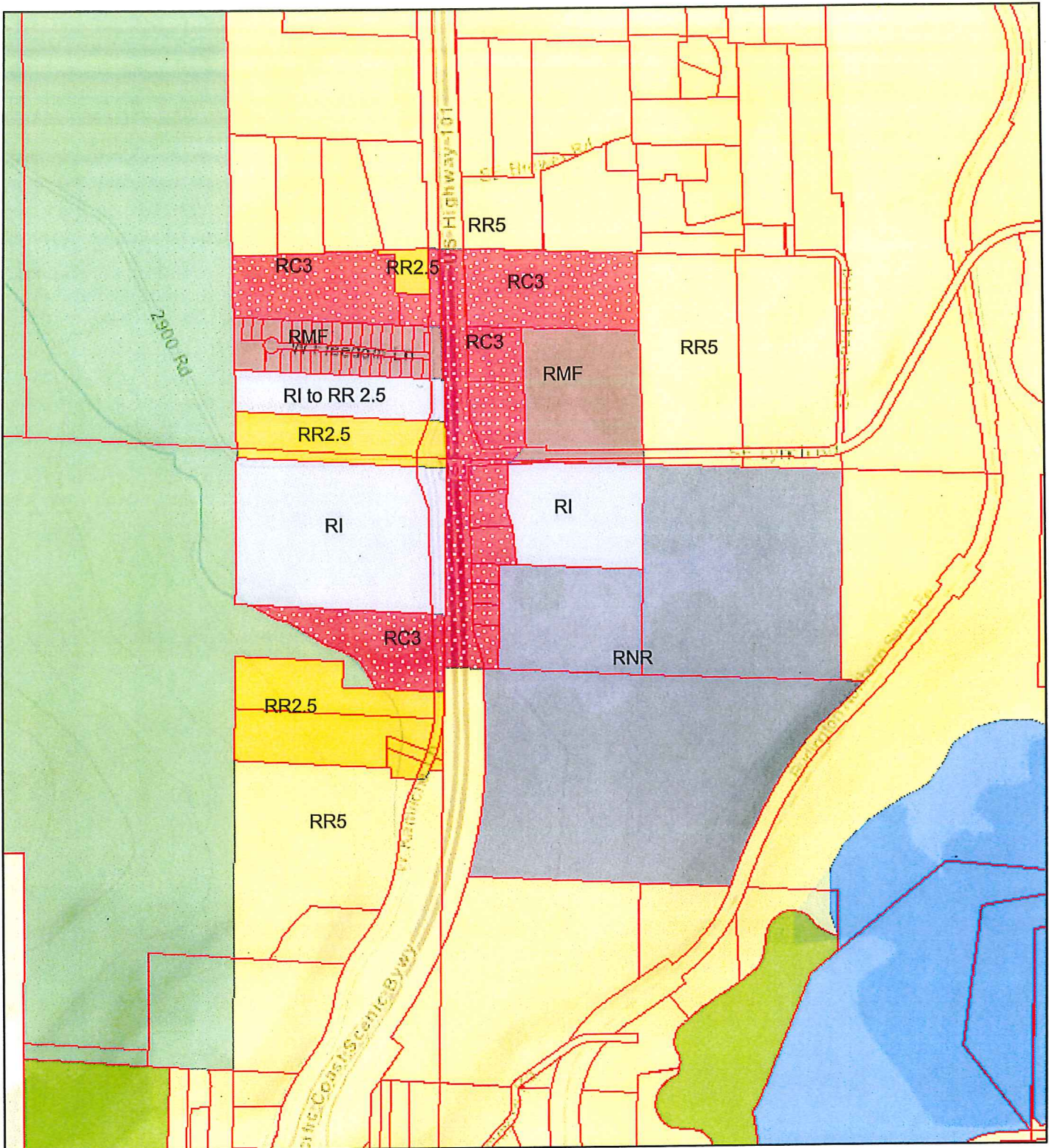
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 County Boundary



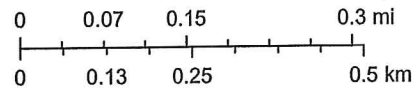
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Mason County WA GIS Web Map



6/7/2019, 3:34:43 PM

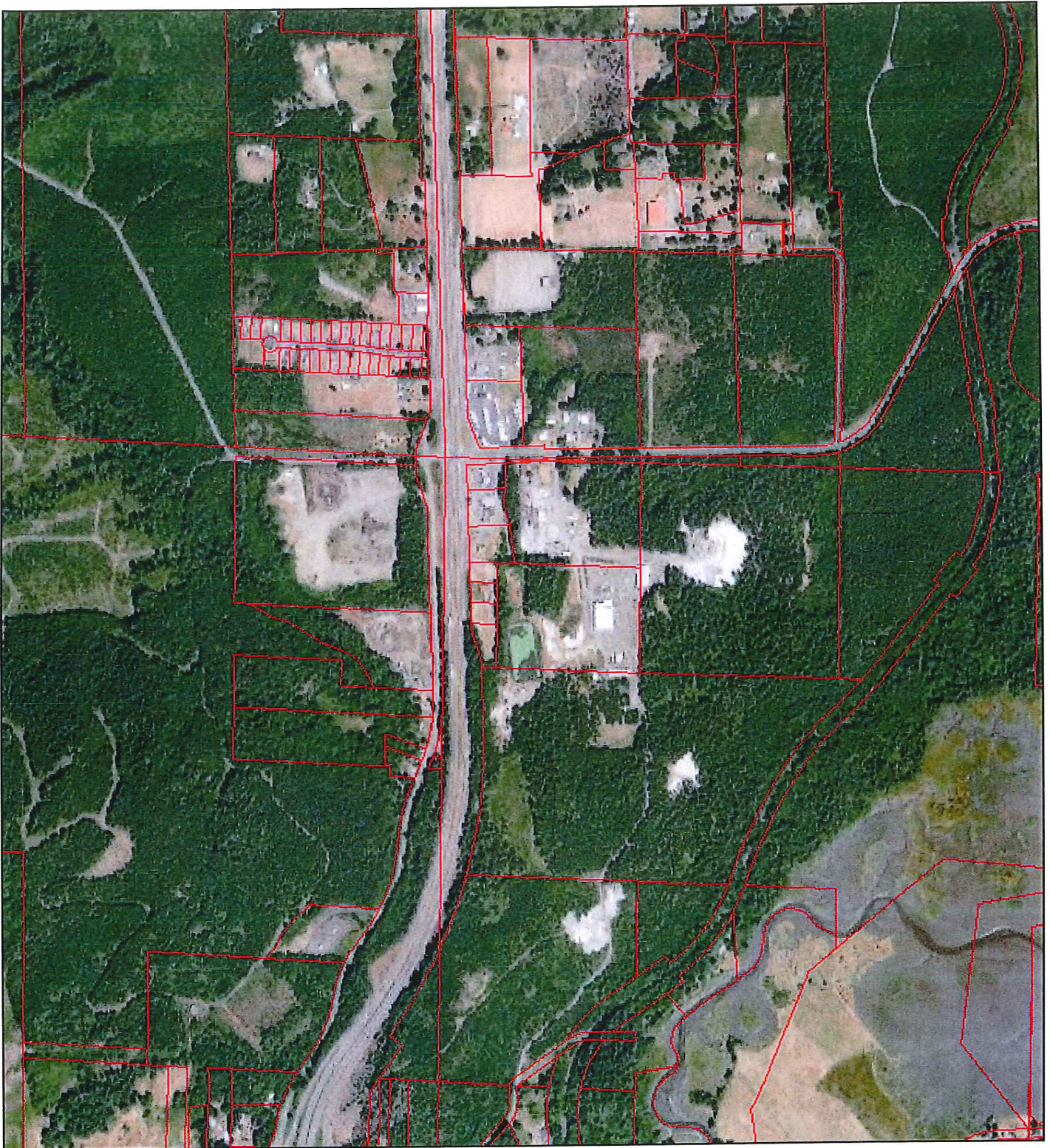
1:10,800





- | | |
|-----------------------------------|-----------------------------|
| County Boundary | 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 |
| Rural Residential 2.5 Acres | Long Term Commercial Forest |

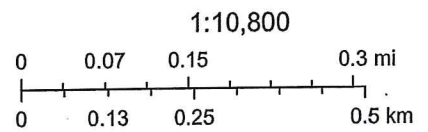
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Mason County WA GIS Web Map



6/7/2019, 3:37:03 PM

-  County Boundary
-  Tax Parcels (Zoom in to 1:30,000)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



MASON COUNTY
Planning Division of Community Development
615 W. Alder St. Bldg. 8, Shelton, WA 98584
360-427-9670 ext 286

DETERMINATION OF NONSIGNIFICANCE
(WAC 197-11-340)
SEP2019-00019

Description of Proposal: REZONE from RURAL INDUSTRIAL to RURAL RESIDENTIAL 2.5

Proponent: Aaron Maruca

Location of Proposal: 1069 W KAMILCHE LN SHELTON

Parcel Number: 31907-44-90031

Legal Description:

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 360-427-9670 x352 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 the Dept. of Community Development, 615 W Alder St, Shelton WA 98584 by 06/17/2019. Appeal of this determination must be filed with a 14-day period following this final determination date, per Mason County Code Chapter 15.11 Appeals.

Kell Rowen

Authorized Local Government Official

6/13/2019

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

Trn: 2019-00017

Mason County Permit Center Use:
SEP 2019-00019

Parcel #: _____

Date Recvd: _____

RECEIVED
APR 05 2019
615 W. Alder Street

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

1. Name of proposed project, if applicable: [\[help\]](#)
Kamilche 1069 Re-Zone
2. Name of applicant: [\[help\]](#)
Aaron Maruca
3. Address and phone number of applicant and contact person: [\[help\]](#)
1069 W. Kamilche Ln. Shelton, WA 98584

4. Date checklist prepared: [help]

4/1/19

5. Agency requesting checklist: [help]

none

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

ASAP

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

Remodel Existing Building

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

none

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

no

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

none

11. Give brief, **complete description of your proposal**, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

7.71 Acres Zoned light industrial. asking for rezone to Residential (Rural Residential 5)

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

Parcel #(s): 31907 - 44 - 40031

Address: 1069 W. Kamilche Ln - Shelton, WA 98584

Legal Description: TR 3-A of SE SE TR 4 of SP #2127

Twp/Range/Section and/or GPS location:

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____
4% slope
- b. What is the steepest slope on the site (approximate percent slope)? [help]
4% slope
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Type IA Gravelly
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
no
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
none
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
no
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
1%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
none

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] none
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] none
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] none

3. Water

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

none

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

none

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

none

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

none

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

no

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

none

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

none

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

none

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

no

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

none

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

none

4. Plants [help]

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

none

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

none

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

none

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

none

5. Animals

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

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

mammals: deer, bear, elk, beaver, other: none

fish: bass, salmon, trout, herring, shellfish, other: none

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

none

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

~~yes~~ none

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

none

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

none

6. Energy and natural resources

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

electric

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

no

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

none

7. Environmental health

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

no

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

none

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

none

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

none

4) Describe special emergency services that might be required.

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

none

b. **Noise**

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

none

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

none

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

none

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

none

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

none

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? [\[help\]](#)

none

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

none

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

none

c. Describe any structures on the site. [\[help\]](#)

1 residential home 1955 build, 2600 sqft shop, 100 sqft Pole Building

d. Will any structures be demolished? If so, what? [\[help\]](#)

none

e. What is the current zoning classification of the site? [\[help\]](#)

light industrial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

none Rural; within the Taylor Towne Rural Activity Center (RAC)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) *none*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) *none*
- j. Approximately how many people would the completed project displace? [\[help\]](#) *4*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) *none*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) *none*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#) *none*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) *1*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) *0*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

none

10. Aesthetics

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

none

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) *none*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

no

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

none

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

none

12. Recreation

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

none

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

none

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

none

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

no

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

none

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.

none

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Access from 101 and Lynch Rd, and Kamitche Ln.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
none
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
none
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
none
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
none
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
none
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
no
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
none

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
none
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
none

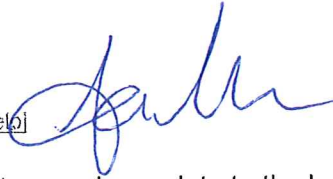
16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
 electricity, natural gas, water, refuse service, telephone,
 sanitary sewer, septic system, other _____


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

RUD

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:  _____

Date Signed: 4/11/19

Print Name of Signee: Aaron Maruca

If applicable, Position and Agency/Organization: n/A

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

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? Proposed measures to avoid or reduce such increases are:

Less likely. The downzone proposal from Rural Industrial to Rural Residential is much less likely to cause an increase in any of the above.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not likely.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

N/A, None

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

N/A, Not likely.

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

N/A, Not likely.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

Less likely.

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

None.

AFA 2019-00001

Fee: \$2,220.00



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

RECEIVED

APR 05 2019

615 W. Alder Street

TM: DDR 201900037

APPLICATION FOR AMENDMENT TO:

Comprehensive Plan Policy Development Regulations

Future Land Use Map (Comp Plan Amendment)

Zoning Map (Development Regulation Amendment)

One application per parcel or contiguous group of parcels. This application does not guarantee approval. You should discuss your proposal with the County Long Range Planner prior to application. Burden is on applicant to show compliance with the Comprehensive Plan or Growth Management Act policies and other planning ordinances.

Applicant: Aaron Maruca maruca.aaron12@gmail.com

Mailing Address: 1069 W Kamilche Ln

City: Shelton State: WA Zip: 98584

Telephone No.: 253-985-3634

Parcel Number(s): 31907-44-90031

Parcel Size and Legal Description: 7.71 acres / TR 3-A of SE SETR
4 OF SP #2127

What kind of change in Comprehensive Plan Policy, Development Regulation, or Comprehensive Plan Map (Future Land Use/Zoning) is requested? (Attach additional pages, if needed.)

Zone Residential

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)

currently zone light industrial / like to down zone
to residential and conform existing shop to residential
use.

Aaron 4/1/19
Signature and date



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, June 17, 2019 at 6:00 p.m.**

SAID HEARING will be to consider adopting the following:

- Rezoning a 7.71-acre parcel from Rural Industrial (RI) to Rural Residential 2.5 (RR2.5). Parcel No. 31907-44-90031.

Any person desiring to express their view or to be notified of the action taken on the applications 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 Kell Rowen, 427-9670, Ext.286. 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: | May 22, 2019 |

| | |
|------------------------|-----------------------|
| 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 7.71-acre parcel from Rural Industrial (RI) to Rural Residential 2.5 (RR2.5) in the Rural Activity Center of Taylor Towne in the rural area of Mason County, WA |
| Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i> | Yes: ___ No: <u> X </u> |
| Public Hearing Date: | Planning Board/Commission: June 17, 2019 Council/County Commission: July 23, 2019 |
| Proposed Adoption Date: | July 23, 2019 |

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



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

05/22/2019

Ms. Kell Rowen
Planning Manager
Mason County
411 N 5th Street
Shelton, WA 98332

Sent Via Electronic Mail

Re: Mason County--2019-S-213--60-day Notice of Intent to Adopt Amendment

Dear Ms. Rowen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed amendment to rezone a 7.71-acre parcel from Rural Industrial (RI) to Rural Residential 2.5 (RR2.5) in the Rural Activity Center of Taylor Towne in the rural area of Mason County.

We received your submittal on 05/22/2019 and processed with the Submittal ID 2019-S-213. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 07/21/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

REQUEST FOR REZONE

APPLICANT PROPOSAL – PROPOSED REZONE OF 7.2 ACRES FROM RURAL RESIDENTIAL 2.5 (RR2.5) TO RURAL INDUSTRIAL (RI)

STAFF CONTACT

Kell Rowen, Planning Manager
Ext #286

APPLICANT

Janet & William McTurnal
PO Box 12048
Olympia, WA 98508

PROPERTY OWNER

Same

SUMMARY OF PROPOSAL

Rezone parcel 31907-44-00040 from Rural Residential 2.5 (RR2.5) to Rural Industrial (RI). This parcel is in the Rural Activity Center (RAC) of Taylor Town and is within the rural area of Mason County. This does not require an amendment to the Future Land Use Map.

PARCEL INFORMATION

Parcel No. 31907-44-00040: is 7.2 acres in size and is located west of and adjacent to W. Kamilche Lane, which is west of and parallel to US 101. This parcel is bordered on the north by property currently zoned as RI (owner is proposing a rezone to RR2.5), bordered on the south by a narrow (60-foot) strip of property zoned as RR2.5 and south of that is property zoned as RI, bordered on the west by Long Term Commercial Forest and to the east, across US 101, property is zoned Rural Commercial 3 (RC3).

The adjacent property owner to the north, which is currently zoned RI, recently inquired about rezoning to RR2.5. Both proposals will be considered at the same Planning Commission meeting dated July 15, 2019. These proposals together essentially create a zoning swap between two similar sized lots. See the current zoning map (attached) for clarity.

This zoning “swap” is better aligned with the existing uses and activities in the area. To the far north is Rural Multi Family zoning with existing higher density residential development and to the farther south is Rural Industrial zoning with an existing and active rock quarry owned by Washington State Department of Transportation and operated by Northwest Rock.

ZONING INFORMATION

CURRENT ZONING DESIGNATION:

RR2.5 – Rural Residential 2.5

The purpose of the RR2.5 district is to provide for residential development on parcels of 2.5 acres or more.

PROPOSED ZONING DESIGNATION:**RI – Rural Industrial**

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

BACKGROUND

The applicant submitted a rezone application with the Permit Assistance Center on June 14, 2019. The 7-acre parcel has been developed with a single-family residence. If this rezone gets approved by the BOCC, future proposals would be subject to Mason County Code 17.04.400 (attached).

ANALYSIS

Mason County Code Section 17.05.080(a) describes the eight rezone criteria used to review a rezone proposal. These criterions 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's response* to the proposed request (applicant's response is included in the attachments with the "Application":

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. All local, state and federal codes shall be adhered to prior to any proposed development.

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 and Development Regulations. The RI zone is more appropriate for this site with its location north of and adjacent to an RI zone with an existing rock quarry. The property to the north is currently zoned RI, but is under consideration for a rezone to RR2.5. Any proposed use and/or development subsequent to a successful rezone will require the owner to meet the special provisions as outlined in MCC 17.04.407.

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 staff believes the rezone of these parcels would not increase sprawl or low-density development or cause it to occur. The RI zone is more compatible with the resource-based uses in the vicinity, including with the adjacent LTCF property and the rock quarry.

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.

None expected.

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.

None expected.

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.

None expected.

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.

The pressure to change land use designations is minimal with this proposal. The property to the west is designated as LTCF and is unlikely to change over a 20-year time frame. The property to the east is US 101 with established commercial businesses on the opposite side. To the south, the property is already zoned and used industrially, and to the north, the property is currently zoned industrial with a proposal to rezone to residential, which aligns more with that parcels current use and adjacent neighbor to the north.

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

The proposal is 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 June 24, 2019. Comment and appeal periods for these determinations closes on July 9, 2019.

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 July 4 and 11, 2019. The Public Notice was posted onsite on June 28, 2019.

PUBLIC COMMENTS

As of the date of this writing, two comments have been received (attached) and another is expected. If additional comments are received prior to the hearing, they will be sent by email and distributed by hard copy at the public hearing on July 15, 2019.

SUMMARY AND RECOMMENDATION

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

ATTACHMENTS

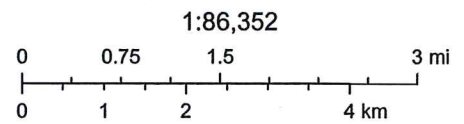
- Vicinity map
- Current Zoning Map and aerial map
- SEPA DNS and Checklist
- Application
- Notice of Hearing
- 60-Day Notice to Commerce
- MCC 17.04.400 Rural Industrial (RI)
- Comments received to date

Mason County WA GIS Web Map



7/1/2019, 2:29:46 PM

 County Boundary



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

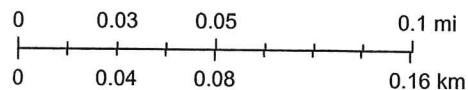
Mason County WA GIS Web Map



6/14/2019, 10:56:07 AM

1:3,076

- County Boundary
- Tax Parcels (Zoom in to 1:30,000)
- Development Areas**
- Rural Multi Family
- Inholding Lands
- Rural Residential 2.5 Acres
- Rural Residential 5 Acres
- Rural Residential 10 Acres
- Rural Residential 20 Acres
- Agricultural Resource Lands
- Long Term Commercial Forest



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



MASON COUNTY
Planning Division of Community Development
615 W. Alder St. Bldg. 8, Shelton, WA 98584
360-427-9670 ext 286

DETERMINATION OF NONSIGNIFICANCE
(WAC 197-11-340)
SEP2019-00044

Description of Proposal: REZONE from RURAL RESIDENTIAL 2.5 to RURAL INDUSTRIAL

Proponent: Bill McTurnal

Location of Proposal: 1001 W KAMILCHE LN SHELTON

Parcel Number: 31907-44-00040

Legal Description:

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 360-427-9670 x352 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 the Dept. of Community Development, 615 W Alder St, Shelton WA 98584 by 07/09/2019. Appeal of this determination must be filed with a 14-day period following this final determination date, per Mason County Code Chapter 15.11 Appeals.

Handwritten signature of Kell Rowen in blue ink.

Authorized Local Government Official

Handwritten date "June 24, 2019" in blue ink.

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 2019-00044
Parcel #: _____
Date Rcvd: _____
RECEIVED
JUN 14 2019
615 W. Alder Street

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

1. Name of proposed project, if applicable: [\[help\]](#)
REZONE W 1001 KAMICHE LN TO Heavy Industrial From RESIDENTIAL
2. Name of applicant: [\[help\]](#)
WILLIAM B + JANET E McTIGHER
3. Address and phone number of applicant and contact person: [\[help\]](#)
P.O. Box 12048 OLYMPIA WA 98528-2048 360 298 2236

4. Date checklist prepared: [help]
6-12-19
5. Agency requesting checklist: [help]
MASON CITY COMMUNITY SERVICES
6. Proposed timing or schedule (including phasing, if applicable): [help]
90 DAYS
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] YES, STORAGE YARDS FOR HEAVY EQUIPMENT.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] NONE
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] NO
10. List any government approvals or permits that will be needed for your proposal, if known. [help]
APPLICATION FOR REZONING AND PUBLIC HEARING
11. Give brief, **complete description of your proposal**, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
6.32 ACRES REZONED FROM RESIDENTIAL TO RURAL INDUSTRIAL TO STORE HEAVY EQUIPMENT, NO BUILDING CONSTRUCTION AT THIS TIME.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
- Parcel #(s): 31907-44-00040
- Address: 1001 W KAMILLIE LN. SHELTON
- Legal Description: T24 OR SE SE
- Twp/Range/Section and/or GPS location:

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

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

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

1% (✓)

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

TYPE 1, GRAVEL

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

NO

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

CLEARING OF STUMPS AND SCOTTS BROOM TO ALLOW FOR STORAGE OF HEAVY EQUIPMENT

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

NO

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

HOUSE, EXISTING, AND GARAGE.

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

REMAINING STUMPS AND DIRT IN CLASS II SOILS GRADUALLY WILL NOT CAUSE EROSION.

2. Air

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

POSSIBLY DUST IN DRY HOT WEATHER

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

NO

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

WILL USE WATER IF DUST CONTROL BECOMES AN ISSUE.

3. Water

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

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. [\[help\]](#)

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

0

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

NO

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

EXISTING WELL FOR RESIDENTIAL USE.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

DOMESTIC SEWAGE FROM ON SITE SEPTIC SYSTEM. CURRENTLY IN USE

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

NONE

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

NO

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

NO

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

IF DRAINAGE BECOMES A CONSIDERATION, APPROPRIATE DITCHING, AND RETENTION POND MAY BE NECESSARY.

4. Plants [help]

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

deciduous tree: alder, maple, aspen, other

FIR

evergreen tree: fir, cedar, pine, other

shrubs

SCOTTS Broom, OREGON GRAPE, POISON IVY

grass

NATIVE

pasture

NATIVE

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

MOSS, LICHEN

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

STUMPS OF DEAD TREES, AND NOXIOUS WEEDS SCOTTS Broom

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

NONE

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

NATIVE PLANTS WILL GO BACK.

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

SCOTTS Broom, POISON IVY

5. Animals

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

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

Robins, Swallows (BROWN)

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

deer

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

NONE

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

NONE

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

NO

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

NO HUNTING SIGNS WILL BE POSTED

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

NONE

6. Energy and natural resources

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

NONE PRESENTLY, ELECTRICAL FOR FUTURE POSSIBLY

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

NO, NONE

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [help]

STUMPS WOULD BE GROWN UP FOR EROSION CONTROL, NOT BURNED HOWEVER WOOD FUEL COULD BE SOLD TO CREATE ENERGY.

7. Environmental health

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

OIL SPILL, POTENTIAL, WE USE OIL, OR HAZARDOUS SPILL KITS

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

NONE

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

NONE

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

NONE

4) Describe special emergency services that might be required.

FIRE, ICE BURST AND STUMPS ARE NOT CLEARED.

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

None
b. Noise

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

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Current, Rural Residential, Proposal for Future zoning of Rural Industrial

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

Past use was working forest, then property was cleared.

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? [\[help\]](#)

Land is currently in Residential

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

None

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

c. Describe any structures on the site. [\[help\]](#)

Residence and Garage

d. Will any structures be demolished? If so, what? [\[help\]](#)

NO

e. What is the current zoning classification of the site? [\[help\]](#)

Residential Rural

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Light Industrial, or Rural Industrial

- g. If applicable, what is the current shoreline master program designation of the site? [help]
NONE
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] *NO*
- i. Approximately how many people would reside or work in the completed project? [help]
MOVED PEOPLE WOULD RESIDE IN THE HOUSE, OCCASIONALLY, EQUIPMENT WOULD BE
- j. Approximately how many people would the completed project displace? [help]
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
THIS REQUEST FOR ZONING.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
THIS REQUEST FOR ZONING

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] *NO, ADDITIONAL, JUST CURRENT RESIDENCE*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
NONE
- c. Proposed measures to reduce or control housing impacts, if any: [help]
NONE, OTHER THAN TAKE PROPERTY OUT OF RESIDENCE

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
NO STRUCTURES ARE PROPOSED.
- b. What views in the immediate vicinity would be altered or obstructed? [help]
NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
MAY PLANT NATIVE TREES AND SHRUBS ALONG SIDE RENE LINES

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] *SUN REFLECTING FROM WIND SHIELDS AND MIRRORS NORMALLY DURING DAY LIGHT HOURS*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
NO

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

NONE

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

NONE

12. Recreation

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

NONE

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

NO

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

NONE

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

NO

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

NONE

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.

Should any ARTIFACTS be FOUND, we would notify
MUSEUM (Ch), Squamish TRIBE and WA STATE Dept of Archeology.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

WEST KAMULCHO LANE AND US Hwy 101, plans would NOT
CHANGE TRAFFIC FLOW.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
NO, 1 MILE AT Squawin Trading Post
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
NONE, REQUEST IS FOR EQUIPMENT STORAGE YARD
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
NO
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
NO
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
LESS THAN 1
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
NO
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
NONE

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
NO
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
NONE

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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

NONE

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: _____

William B McTurk

Date Signed: _____

6-12-19

Print Name of Signee: _____

William B McTurk

If applicable, Position and Agency/Organization: _____

N/A

Date Submitted: _____

6-14-19

D. Supplemental sheet for nonproject actions [HELP]

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? Proposed measures to avoid or reduce such increases are:

Likely. The proposal from Rural Residential to Rural Industrial is more likely to cause an increase in any of the above.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not likely. There are no critical areas present

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

N/A, None

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

N/A, Not likely.

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

N/A, Not likely.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

Unknown at this time.

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

None.

DrV2019-0011

Fee: \$2,220.00



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

RECEIVED
JUN 14 2019
615 W. Alder Street

APPLICATION FOR AMENDMENT TO:

- Comprehensive Plan Policy Development Regulations
- Future Land Use Map (Comp Plan Amendment)
- Zoning Map (Development Regulation Amendment)

One application per parcel or contiguous group of parcels. This application does not guarantee approval. You should discuss your proposal with the County Long Range Planner prior to application. Burden is on applicant to show compliance with the Comprehensive Plan or Growth Management Act policies and other planning ordinances.

Applicant: WILLIAM + JAVIER MCTURNAN

Mailing Address: P.O. Box 12040

City: OLYMPIA State: WA Zip: 98508

Telephone No.: 360 280 2236 360 966 4898

Parcel Number(s): 31907-44-00040

Parcel Size and Legal Description: 6.32 ACRES TR 4 OF SE 5E
SEE ATTACHED FOR COMPLETE LEGAL DIS.

What kind of change in Comprehensive Plan Policy, Development Regulation, or Comprehensive Plan Map (Future Land Use/Zoning) is requested? (Attach additional pages, if needed.)

REZONE TO INDUSTRIAL

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)

HEAVY INDUSTRIAL PROPERTY BEHIND ME, NORTHWEST RAKE,
WASHINGTON STATE DOT YARD NEXT TO ME. PROPERTY ON
MY RIGHT IS ZONED LIGHT INDUSTRIAL BUSY INTERSECTION
ON HWY 101, TOO DANGEROUS FOR RESIDENTIAL, SAFELY HAZARDOUS
SUFFICIENT AVERAGE PRESENT FOR COMMERCIAL USE. INTERSECTION
IS COMMERCIAL AS ARE NEIGHBOURS, RESTAURANT, CHEMICAL SHEET METAL

Signature and date [Signature]
June 12, 2019

REQUEST FOR REZONE TO RURAL INDUSTRIAL 17.05.080

Responses to rezone criteria 1-8

- 1) Application would use rezoned property as storage and for waste wood processing equipment, screening equipment, trucks, excavators, dozers and other equipment. This would not damage public health, safety, or welfare.
- 2) This property is co-located with other like properties rural industrial, forestry, and within the Mason County growth management.
- 3) A storage yard would not promote sprawling rural development.
- 4) A storage yard would not require more services in that it would be passive in nature.
- 5) Rezoning this property will not interfere with the growth management goal to provide services and facilities.
- 6) Rezoning this property would change the status to open space by not subdividing, or more intensive use. This change would move closely in keeping with the neighbors, open land use, forestry, rural industrial etc.
- 7) Changing the zoning on the property would be preventing development, thus negating any increase population growth.
- 8) This request does not prevent corrective zoning in fact, it supports it by properly zoning the subject property rural industrial.



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, July 15, 2019 at 6:00 p.m.**

SAID HEARING will be to consider adopting the following:

- Rezoning a 7.2-acre parcel from Rural Residential 2.5 (RR2.5) to Rural Industrial (RI). Parcel No. 31907-44-00040.

Any person desiring to express their view or to be notified of the action taken on the applications 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 Kell Rowen, 427-9670, Ext.286. From the Belfair area, please dial 275-4467; from the Elma area please dial 482-5269.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

06/24/2019

Ms. Kell Rowen
Mason County
Mason County
411 N 5th Street
Shelton, WA 98332

Sent Via Electronic Mail

Re: Mason County--2019-S-320--60-day Notice of Intent to Adopt Amendment

Dear Ms. Rowen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Rezoning a 7 acre parcel from Rural Residential 2.5 to Rural Industrial in the Rural Activity Center of Taylor Towne.

We received your submittal on 06/21/2019 and processed it with the Submittal ID 2019-S-320. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/20/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

17.04.400 RURAL INDUSTRIAL (RI)

17.04.401 Purpose. The Rural Industrial (RI) district provides for isolated areas of primarily existing industrial type uses.

17.04.402 Uses Permitted.

- A. USES: Manufacturing, Warehousing, Truck yards, Contractor yards.
- B. ACCESSORY USES: Retail space not to exceed 10% of the floor area.
- C. SPECIAL PERMIT REQUIRED USES: Accessory air transportation.

17.04.403 Lot Requirements.

- A. Density and lot size. Dependent on subject property location.
- B. Lot width and depth. Designate limited and safe access(es) to roads.
- C. Front yard setback. 15 feet.
- D. Side and rear yard setbacks. The side setback shall be 20 feet and the rear setback shall be 20 feet. At minimum, buffer plantings shall be in the first 5 feet of this setback.
- E. The setback requirements of this section may be waived to the extent necessary to provide for direct and unobstructed access to an adjacent transportation facility such as a railroad or airport.

17.04.404 Building Regulations.

- A. Floor Area Ratio. 1:5 in Rural areas or 1:3 in RAC, except for fire stations.
- B. Size. 7,500 sq. ft. maximum or reviewed through Special Use Permit.
- C. Height. No maximum height for incineration facilities, boilers, electrical or generating plants, or industrial facilities on lands zoned as industrial areas.

17.04.405 Signs.

One monument sign, 10-foot height and 140 sq ft. size limit; one wall sign that faces towards street or public access, 40 sq ft size limit, and no more than 10 percent of wall area. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.203 are not allowed.

17.04.406 Off-street parking.

Off street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County Parking Standards.

17.04.407 Special Provisions.

New development shall be constructed and operated to meet the following performance standards:

- A. Noise shall be controlled to comply with Chapter 9.36 Mason County Code.
- B. Odor shall be controlled to comply with Olympic Air Pollution Control Authority Reg. 1, Section 9.11.
- C. Light and glare shall be controlled such that:
 - 1. No light or combination of lights that cast light upon a public street or non-residentially zoned property shall exceed one (1) foot-candle meter reading as measured at the edge of roadway or property line,
 - 2. No light or combination of lights that cast light upon a residentially zoned property shall exceed 0.4 foot-candle meter reading as measured at the residential property line.
 - 3. Direct or sky-reflected glare, whether from floodlights or from high-temperature processes, such as combustion or welding, shall not be directed into any adjoining property,
 - 4. No flickering or flashing lights shall be allowed except to the extent necessary to meet state or Federal safety requirements.
- D. No vibration shall be permitted which is discernible beyond the property line to the human sense of feeling for three (3) minutes or more duration in any one (1) hour, nor any vibration producing an acceleration of more than 0.1g, or which results in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines, Bulletin "Quarry Blasting" on any structure.
- E. Local traffic impact shall be limited to no more than five percent (5%) of the existing traffic, except as provided that by special use permit. Criteria for approval shall include limits on traffic and hours of operation.
- F. Outside storage of materials shall be screened and not visible from adjacent properties by the use of landscaping, berming, and/or fencing.
- G. The following additional information is required for special use permit requests to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance

standards in these and other relevant county regulations, including but not limited to: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; anticipated sources of noise, glare, or odors from proposed use(s); grading proposed; stormwater and erosion control plans; sanitation and support services provided; and traffic studies from activities proposed.

Where development existed as of the date of this ordinance, it shall not meet the above performance standards, but that development and the adjoining lands shall continue to meet buffer yard standards as provided in Section 17.03.036.



SQUAXIN ISLAND TRIBE

July 2, 2019

Kell Rowen
Planning Manger
Mason County Community Services
615 West Alder Street
Shelton, WA 98584

Dear Ms. Rowen,

This is in regards to SEPA 2019-00044 and DRV2019-00011, which proposes the rezoning of parcel 31907-44-00040 from Rural Residential 2.5 to Rural Industrial. We understand the proponent's rationale behind this proposal: Rural Industrial would be similar use to the Washington State Department of Transportation storage yard and the quarry road. However we have serious concerns with the proposal, and they are tied to the proponent's existing construction waste storage site further downstream on Little Creek (31918-14-00010, Rural Commercial 3). While we understand that this proposal is limited to 31907-44-00040, we see it in the context of 31918-14-00010.

- In its current version, the proposed rezone is an expansion of McTurnal Industries' industrial operation that has negative impacts on Little Creek. The rezone would only compound those.
- While it would be beneficial to Little Creek if McTurnal removed the heavy equipment, trucks, and non-working equipment (as proposed) that they currently store within 90 ft of Little Creek, there is no guarantee in the application that McTurnal would then step back their operations away from Little Creek. Instead they would have more space to store construction waste, exposed to rainfall, that can see more pollutants into Little Creek.
- McTurnal Industries carries out industrial activities on a parcel that is zoned Rural Commercial 3 and assessed as Land Use = 64 - Services - Repair . Neither of these uses include construction waste storage. Why is 31918-14-00010 not categorized as a construction/wood waste landfill? And so we are not reassured that McTurnal would limit their activity to heavy equipment storage on 31907-44-00040.

McTurnal property 31918-14-00010 that would expand and compound with the proposed rezone on 31907-44-00040.

- McTurnal's trucks and construction waste carry knotweed and other invasive plants and spread it into Little Creek. This is clearly documented over many years. Data from the last 9 years of invasive species control in the watershed has confirmed that McTurnal's existing property at 31918-14-00010 is the point source for knotweed within the Little Creek and

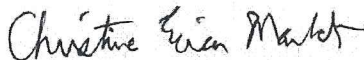
Skookum Creek watershed. The rezone would only allow a new location for knotweed to be introduced.

- Storage of large vehicles within 90 ft of Little Creek that risk groundwater pollution from oil and gas leaks. While it would be good to move those vehicle up the road and away from the creek, there is no guarantee in the application that more construction waste or more vehicles would not be stored in place of the moved vehicles.
- Clear evidence of high nutrient levels introduced by septic or other waste into shallow groundwater, as evidenced by algae bloom in small pond on 31918-14-00010 property.
- High turbidity of surface runoff from compacted areas.
- Rainfall seeping through decomposing wood waste, which can elevate bacteria in shallow groundwater and Little Creek. Little Creek already has elevated bacteria.

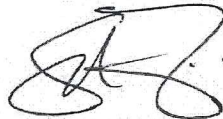
We see the proposed rezone as possible if the following were to occur:

1. Guarantee that use will remain only equipment storage, and not expand to any other kind of storage or industrial on 31907-44-00040.
2. Create and carry out a plan to stop the spread of invasive species on both parcels.
3. On parcel 31918-14-00010 pull existing operation back to 150 feet from Little Creek, per Mason County Critical Area ordinances for fish streams. Little Creek has documented presence of coho salmon, chum salmon, cutthroat trout, sculpin, and brook lamprey.
4. Replant new riparian buffer with native plants and conifer trees on parcel 31918-14-0001.
5. Identify sources of nutrients in pond with algal bloom on parcel 31918-14-0001. Remove those sources.

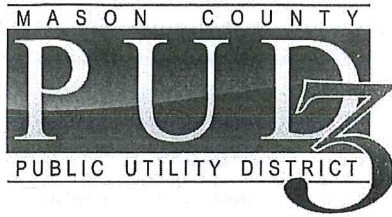
Sincerely,



Erica Marbet
Water Resources Biologist



Sarah Zaniewski
Habitat Biologist



COMMISSIONERS
THOMAS J. FARMER
LINDA R. GOTT
BRUCE E. JORGENSEN
MANAGER
ANNETTE CREEKPAUM

July 2, 2019

Mason County Department of Community Services
Attn: Kell Rowen
615 W. Alder Street
Shelton, WA 98584
krowen@co.mason.wa.us

RE: Mason County Public Utility District 3 – SEPA comments regarding Parcel No. 31907-44-00040 proposed Taylor Town area rezone; SEP2019-00044; Applicants: McTurnal

SYSTEM CAPACITY FEE NOTIFICATION

Dear Ms. Rowen:

Thank you for the opportunity to comment on the Determination of Nonsignificance issued by Mason County Department of Community Services – Planning Division, regarding the above-referenced project. Mason County PUD 3 (“PUD”) has reviewed the information provided and has the following comment(s):

SYSTEM CAPACITY FEE

A system capacity fee, representing a new customer connection’s proportionate share of building a new substation, is required to be paid by customers who request new or increased electricity service for new or expanded development improvements.

The system capacity fee is based on the ampacity rating at the point where service is provided to a customer. Applicants will be assessed a fee proportionate to their energy needs, pursuant to the System Capacity Fee Schedule effective at the time a complete application for service is received by the PUD.

Although the information provided to the PUD through the SEPA process does not include specific details regarding this project’s potential need for power, the PUD hereby provides notice that any new electrical load is subject to the PUD’s capacity and ability to serve the load. All applicants seeking to connect to the PUD’s electrical system must comply with all PUD service rules and regulations, including but not limited to the PUD’s system capacity fee.



COMMISSIONERS
THOMAS J. FARMER
LINDA R. GOTT
BRUCE E. JORGENSEN
MANAGER
ANNETTE CREEKPAUM

PUD's comments contained in this correspondence are based upon information provided by the lead agency, and may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact Dale Knutson, Director of Engineering & Utility Services, at (360) 426-8255 or dalek@masonpud3.org.

Sincerely,

A handwritten signature in cursive script that reads "Annette Creekpaum".

Annette Creekpaum, Manager
Mason County Public Utility District 3



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

May 20, 2019

MINUTES

1. CALL TO ORDER AND ROLL CALL

Marilyn Vogler, Planning Advisory Commission Chair, called the meeting to order at 6:02 p.m. The following commissioners were in attendance:

**Morgan Ireland
Marilyn Vogler
Aaron Cleveland**

**Deb Soper
Brian Smith**

Guest: Loretta Swanson – Public Works

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner Smith pointed out a typo on page 7 stating “boarders” should be “borders.”

Motion was made by Commissioner Smith and seconded by Commissioner Cleveland to approve the minutes from the April 15, 2019 regular meeting as ammended.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

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.

B. CHANGES TO THE AGENDA

Commissioner Smith made a motion to approve the agenda as presented, seconded by Commissioner Ireland.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

C. CONFLICT OF INTEREST

None.

D. NEXT REGULAR MEETING(S)

June 17, 2019

Kell stated she had a rezone on the schedule for the June meeting and was considering not having a July meeting due to staffing restraints. Kell said she would know for sure by the June meeting whether a July meeting would be necessary.

Commissioner Smith said he would be absent from the June meeting. Commissioner Vogler asked that the other commissioners keep that in mind as all others would need to be present for a quorum.

E. COMMITTEE/STAFF UPDATES

Commissioner Vogler asked for an update of the rezone from the April meeting. Kell said it is on the BOCC Agenda for June 4, 2019 and that Impact Northwest, the owner, had written a letter regarding intent of use, clearing up questions they had had.

F. OTHER BUSINESS

None.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:09 p.m.

- **Constance Ibsen** –Constance particularized her concern as proposed code updates being a reaction to development rather than concurrency with Growth Management. She then asked Kell to give an update on the proposed 100-unit development off Roy Boad Rd. Kell stated that the property in question is currently going through the moratorium release process in which a hearing will be held on May 22, 2019 in front of the Hearings Examiner.

Public Comment Closed – 6:16 p.m.

4. PUBLIC HEARINGS - 6:19 p.m.

Amending Title 14, Chapter 14.22 and Title 8, Chapter 8.52, Section 8.52.130 to incorporate Flood Damage Prevention – 6:019 p.m.

Kell explained that FEMA updated their floodplain maps for the National Flood Insurance Program (NFIP). As Mason County is enrolled in NFIP, it is required that these changes be adopted by June 20, 2019 in order to stay in the program allowing for citizens to purchase flood insurance or a property in a floodplain through a loan.

Commissioner Vogler referenced the letter written to County Commissioner Neatherlin from FEMA regarding adopting the floodplain management measures, which states if language is included in the current floodplain management measures to automatically adopt the most recent available elevations, then they may already be in compliance. Kell stated that there were additional changes made that required the update to these chapters than just the elevations.

Public comment opened and closed – 6:24 p.m.

Commissioner Cleveland made a motion to recommend approval, seconded by Commissioner Smith.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Adoption of the Allyn and Belfair Mobility Plans – 6:25 p.m.

Loretta Swanson of Public Works began by giving a brief overview of the mobility plans explaining how they tie into the comprehensive plan through the transportation element.

Commissioner Vogler asked about the realistic probability and timeline of a rumored traffic circle in Belfair and whether it is included as part of the mobility plan. Loretta explained that it was and expanded on how which projects are chosen for development and when. She also stated the Mason County is not required to adopt Level of Service standards due to Mason County not having primary arterials under their jurisdiction as they are state highways.

Public comment opened - 6:33 p.m.

- **Ken VanBuskirk** – Ken first asked a couple clarifying questions before making his comment. Ken asked whether the commission was considering both the Belfair and Allyn plans as one or separately and confirmed that TIP-CAP had approved the plans. With the understanding that the PAC was considering both the Belfair and Allyn mobility plans at once, Ken expressed his concerns about the Belfair Mobility Plan not being in compliance with the Belfair Sub Area Plan and pointed out mistakes in the

data. He expressed specific concern about a new connector being in the works on Romance Hill while the majority of the Belfair Sub Area Plan recommendations from 2003 have not been completed.

- **Constance Ibsen** – Constance expressed concern about the funding for such large projects as the proposed connector.

Public comment closed – 6:55 p.m.

Loretta responded to public comments by reiterating that they are just plans at this point in time and that there is a well thought out process for deciding which projects are a priority and how to fund them. She continued to explain that topography was a crucial factor in deciding placement of the connector project, and that the need stemmed from inadequate emergency service access routes in response to questions posed by Commissioner Smith.

Ken inquired about the funding for the Romance Hill connector project to which Loretta responded it was really to early in the planning stages for funding to be discussed.

Commissioner Ireland asked about the prioritization of non-motorized projects. Lorretta stated a future proposed sewer extension would provide for an opportunity to have a paved trail. She also explained that a portion of road fund is specifically set aside every year for non-motorized projects and that she would love to work with the Parks department in the future to come up with ideas.

Commissioner Ireland also asked if there was anything more comprehensive regarding trails than the mobility plan. Lorretta said there was a Trails and Paths plan put together in 2009 that exists but would need updated.

Commissioner Smith asked about adding the adoption of a street ordinance as an agenda item to a future meeting. Lorretta confirmed that is something she is aware of that needs done and stated it on the Public Works 2019 Work Plan but may get pushed to 2020.

Before asking for a motion, Commissioner Vogler reminded commissioners that it is not required for the county to adopt the mobility plans, but that adoption is important for implementation and funding further down the road.

Commissioner Smith made a motion to recommend approval of both the Belfair and Allyn mobility plans. Motion was seconded by Commissioner Ireland.

Vote:

5 in favor

0 opposed

0 abstentions

Motion passed

Adoption of the Belfair Basin Plan – 7:15 p.m.

Loretta began by stating in the matter of adopting the Belfair Basin Plan was not urgent compared to the mobility plans discussed previously, and as the Basin Plan is large, she understood if the commission needed more time to make a recommendation. She then went on to explain the basis and background for the Basin Plan.

Commissioner Vogler asked about the stormwater manual, concerned about the timing of adopting in conjunction with the Basin Plan. She asked that it be a priority for the 2019 Workplan. Loretta mentioned that the 2014 stormwater manual was adopted into the utility code, which isn't the first place someone would look for it, agreeing that it needs to be adopted into the correct place.

Commissioner Ireland asked about LID standards and if the intent is to replace them with the manuals. Loretta confirmed that the intent would be to replace the standards with the recommendations from the manuals and Kell explained further to say the plan would be to update all the codes with LID standards at once.

Commissioner Ireland also asked if there are any ecology designated impaired waterways in the Belfair UGA, and whether or not an MS4 permit would be triggered any time in the near future. Loretta confirmed there were impaired waterways and that Belfair doesn't trigger an MS4 permit as the isn't anticipated to for many years.

Commissioner Vogler asked if there were any specific questions from the public to be addressed before opening public comment to which Ken asked about clarification on a few items. First, Ken asked if the buildout and modeling for the Basin Plan was part of the delay for Phase II of the sewer project. Loretta answered that the data had been shared with the planners of the Belfair sewer and therefore, probably did have something to do with the delay.

The second question Ken had was about the status of the Old Belfair Highway retrofit. Loretta said it was partially complete in the sense that there are plans for additional work to be done. Ken then asked if the six-inch drain in the completed portion was where the original waterflow was going. Loretta explained that that was the additional work they were planning on doing, adding treatment to the waterflow going into the Union River. She elaborated that part of the reason for adopting the Basin Plan is that it informs the Capital Facilities portion of the Comprehensive Plan, allowing the county to plan projects and funding in advance.

Public comment opened – 7:36 P.M.

- **Ken VanBuskirk** – Ken began by suggesting continuing the public hearing in order for the PAC to go into more depth of the Basin Plan. He emphasized that the modeling done in the Basin Plan was done on incorrect data, pointing out specific examples where elements were mapped wrong. He expressed concern about the data not being field tested and suggested it be sent back to the consulting company for a refund.

Commissioner Vogler asked if Ken felt the bigger problem was with the data used or if he thought there was a calculation problem. Ken answered that he felt there were many data gaps in the information that caused the problem.

Public comment closed – 7:49 P.M.

Commissioner Vogler confirmed with Loretta that continuing the hearing would not change the errors in the data, or that it would not be sent back to the consulting company. Loretta confirmed and stated that part of the funding came from Ecology. Commissioner Vogler also asked when the errors in the data would become an issue. Loretta explained that the sub-basin boundaries are the focus and that any development would trigger SEPA, addressing most concerns through the process.

Commissioner Ireland said she would be abstaining as she felt she hadn't had enough time to fully review the Belfair Basin Plan but trusted in the opinion of the fellow commissioners.

Commissioner Cleveland made a motion to recommend approval of the Belfair Basin Plan, seconded by Commissioner Smith.

Vote:

4 in favor

0 opposed

1 abstentions

Motion passed

5. ADJOURN

Commissioner Vogler called the meeting adjourned at 7:56 pm.