

# PLANNING ADVISORY COMMISSION AGENDA

November 21, 2022

Mason County Building 1 - Commission Chambers via [ZOOM](#)  
411 N. 5<sup>th</sup> Street, Shelton, WA 98584

---

**1. 6:00pm - Call to Order**

- a. Roll Call
- b. Approval of Meeting Summary- August 29, 2022 Regular Meeting , and October 19, 2022 Regular Meeting
- c. Approval of Changes to Agenda by Commissioners or Staff (if any)
- d. Conflict of Interest Inquiry
- e. Next Meeting Date – December 19,2022
- f. Committee/Staff Updates
- g. Other Business

**2. 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.

**PUBLIC HEARING:** Request to rezone approximately 23.6 acres from Rural Residential 10 (RR10) to Rural Residential 5(RR5). Acreage includes parcels 12217-24-50030 & 12217-24-50040. Located off of E Homestead Rd; Allyn, Wa 98524. If the rezone is approved the applicant, NW Green Construction Inc., may be proposing a large lot subdivision to turn the current two lots into a total of four lots with the eventual development of single-family residential on each lot.

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.**

---

For information on how to attend this virtual public meeting, please contact Mariah Frazier at [mfrazier@masoncountywa.gov](mailto:mfrazier@masoncountywa.gov) or at (360)427-9670 x365

*Agendas are subject to change, please contact the Planning Office for the most recent version. The agenda was last printed on 11/4/2022 11:42 AM*



## REQUEST FOR REZONE

**Applicant Proposal:** Proposed rezone of two parcels, 12217-24-50030 & 12217-24-50040, totaling approximately 23.6 acres from Rural Residential 10 (RR10) to Rural Residential 5 (RR5).

**Department:** Community Development – Planning

Staff Contact(s):

Marissa Watson, Senior Planner

Ext. 367 or [mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)

**Date:** November 21, 2022

**Action Requested at this Meeting:** PAC review of rezone request and recommendation of approval to the Board of County Commissioners.

### SUMMARY OF PROPOSAL & BACKGROUND

#### APPLICANT (OWNER: SAME)

NW Green Construction, INC.  
261 N Hamilton Rd  
Chehalis, Wa 98532

The applicant submitted a complete rezone application, with fees, to the Permit Assistance Center on 10/19/22. The parcels are owned by NW Green Construction, also the applicant.

#### PROPOSAL

Rezone two parcels, 12217-24-50030 and 12217-24-50040, from Rural Residential 10 to Rural Residential 5. These parcels are in the Rural Development Areas. This request does not require an amendment to the Future Land Use Map. If the request is approved the applicant intends to apply for a large lot subdivision creating four lots in total with the eventual purpose of supplying land for single family residential construction.

#### PARCEL INFORMATION

Parcel No. 12217-24-50030 and 12217-24-50040: are 10.01 and 13.59 acres respectively and are located off of E Wa State Route 3 and E Homestead Dr. These two parcels are

within the rural development area and border the northern most boundary of the Allyn Urban Growth Area. Both parcels also border the Lakeland Village Community with E Homestead Dr. acting as one of two main accesses to the community.

Parcel 12217-24-50030 has a recently improved gravel access road into the parcel and parcel 12217-24-50040 has at least two spots where heavy machinery has accessed for tree cutting, but no improved access roads were present as of the drafting of this report. Parcel 12217-24-50030 gently slopes upward from the E Homestead Dr access for approximately 510 feet and then plateaus for the rest of the length of the parcel. GIS mapping shows no streams or wetlands on this parcel, but further evaluation will be required at the building permit level.

The north and eastern side of parcel 12217-24-50040 are bordered by E State Hwy Route 3 and the north and western side are bordered by E Homestead Dr. The steepest portions of the parcel are located at the northern tip of the parcel where E State Hwy Route 3 and E Homestead Dr. meet and the very southeastern portion of the parcel (28%-52% slope). A good portion of this parcel also has little to no slope. Parcel 12217-24-50040 was just recently issued a land clearing burn permit (DCD) and road access permit (Public Works).

## ZONING INFORMATION

---

### CURRENT ZONING DESIGNATION:

#### **RURAL RESIDENTIAL 10 (RR10)**

There are five types of rural residential districts. These districts primarily provide for low density residential use, but also provide for some rural uses such as hobby farms. Rural Residential 10 (RR10) provides for new residential subdivision on parcels of ten acres or more. Uses permitted include single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), churches, local community and recreation centers, group homes, cell towers, fire stations, fish hatcheries, and public utilities. Accessory uses include cottage industries (home occupations) and single-family residences.

### PROPOSED ZONING DESIGNATION:

#### **RURAL RESIDENTIAL 5 (RR5)**

Rural Residential 5 (RR5) provides for new residential subdivision on parcels of five acres or more. Uses permitted include single-family residential, hobby farms (small-scale commercial agriculture, including aquaculture and wood lots), churches, local community and recreation centers, group homes, cell towers, fire stations, fish hatcheries, and public

utilities. Accessory uses include cottage industries (home occupations) and single-family residences.

## ANALYSIS

Mason County Code Section 17.05.080(a) describes the eight rezone criteria used to review a rezone proposal. These criterion have been established and adopted specifically for Mason County to establish standards by which each zone 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 responses* 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 parcels will not damage public health, safety and welfare. The rezone essentially allows for the next higher density established in the rural development areas and nothing will change in regard to allowed uses.*

**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 Rural Residential 5 section of the Development Regulations. The parcels border the Allyn UGA, specifically parcels that are designated R-1P Residential Platted with a density of six dwelling units per gross acre. The requested density is much less than the adjacent parcels and will create a transition between the parcels with the most density allowed to the least density of the Rural Residential 10 parcels further north of the UGA.*

**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 and staff believes the rezone of these parcels would not increase sprawl or low-density development or cause it to occur. The proposed zoning does not increase sprawling as it increases development potential near the UGA with a higher density zoning designation. The permitted uses will not be affected by this request and there are no resource-based uses in the vicinity of the proposal.*

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

*This criterion is met as the proposed zoning doesn't intensify the demand for urban services. The current allowable and proposed use of the parcels is single family residential and thus the request would not significantly increase, or increase at all, the need for urban services in this area.*

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

*This criterion is met as the proposed rezone of these parcels would not materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.*

- 6. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage retention of**

**open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality.**

*This criterion is met as the proposed rezone of these parcels would not materially interfere with the Growth Management Act goal to encourage retention of open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality. Project level permitting will further evaluate for critical areas though GIS mapping does not indicate critical areas besides some slopes on the parcel ending in 50040. There is plenty of room on this site to avoid building near the slope. The development of each site should only require tree/vegetation removal for a building site and access.*

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

*This criterion is met as the proposed rezone of the parcels would not create pressure to change land use designations of other lands. A change in land use is not being proposed by the applicant. The slight increase in density due to the potential to subdivide is minimal and because the parcels border the UGA they have the potential to be absorbed by the urban growth area which encourages higher densities.*

- 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.**

*Not applicable to this situation.*

## NOTIFICATION & COMMENT

### STATE ENVIRONMENTAL PROTECTION ACT (SEPA)

---

A SEPA checklist was prepared for this project. A formal SEPA Determination of Non-Significance was made on October 24, 2022. Comment period for this determination closes on November 8, 2022. General comments from PUD1 and ECY have been received as of the drafting of this staff report. Any comments received will be forwarded to the PAC.

## PUBLIC NOTIFICATON

---

All property owners within 300 feet of the subject parcel were notified by mail, on November 1, 2022 informing them of the proposal to rezone the properties. In addition, Public Notice of the PAC public hearing was published in the Mason Shelton Journal on November 10 and November 17, 2022. The Public Notice was posted onsite on October 31, 2022.

## PUBLIC COMMENTS

---

At the time of drafting this report no comments had been received. Any comments received prior to the hearing will be forwarded to the PAC and the applicant.

## RECOMMENDATION

Staff is recommending that the PAC recommend to the Board of County Commissioners approval of the request to rezone these two parcels.

## ATTACHMENTS

- **Application and Rationale for Request (criteria questions)**
- **Current Zoning Map**
- **SEPA DNS and Checklist**
- **Notice of Hearing**
- **60-Day Notice to Commerce**
- **Property owners within 300' who received notice by mail**
- **Comments (on SEPA/or Application)**

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

### 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: NW Green Construction, Inc.

Mailing Address: 261 N Hamilton RD

City: Chehalis

State: WA

Zip: 98532

Telephone No.: 360.740.0345

Parcel Number(s): 122172450030 & 122172450040


Parcel Size and Legal Description: Please see attached supplement for parcel size and description

**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 two UGA-adjacent lots from RR10 to RR5 for the purposes of single-family residential development

**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)**

Rezoning these UGA-adjacent lots from RR10 to RR5 allows for more single-family residential development, allowing more citizens to access urban services while still maintaining the rural character of the land, protecting critical areas, and conserving natural resource lands.

  
Signature and date

10.14.2022

email: rebecca@nwgreenhomes.net



## GENERAL INFORMATION

The application for Comprehensive Plan Map Amendment is used to request a change in the zone designation of a parcel or group of parcels, such as from Rural Residential to Rural Commercial, Rural Tourist, or Rural Industrial; or to request a change in a Resource Land designation, such as from Rural Residential to Agricultural Resource Land. Applications requesting the modification of outer boundaries of Urban Growth Areas, Rural Activity Centers, and Hamlets require the additional application of the Comprehensive Plan Policy or Development Regulation form and supplemental studies that augment the request. The application must be accompanied by the information listed below and the applicable application fee, and then submitted to the Department of Community Development, Permit Assistance Center. Please check with the County for applicable annual deadlines.

The Comprehensive Plan Policy or Development Regulation application may be used to request a change in a policy of the Mason County Comprehensive Plan or to initiate review of a development standard in Mason County's planning regulations implementing the Comprehensive Plan. The application should be accompanied by supplemental information to present an issue or constraint and show that either type of change, if approved, would be applied generally throughout the county. The Department of Community Development will accept these requests in a docket file and examine the merit of the request for review by the Planning Advisory Commission and Board of County Commissioners as part of the comprehensive plan amendment process.

### *APPLICATION MATERIALS FOR COMPLETE CONSIDERATION OF YOUR REQUEST*

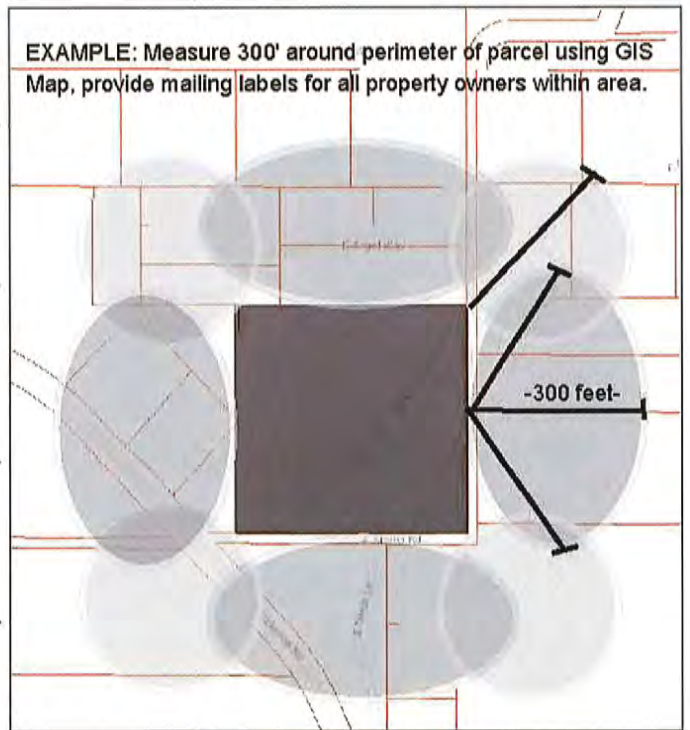
- 1 - Completed application for Amendment of Comprehensive Plan Policy or Development Regulation or Comprehensive Plan Map Amendment (Future Land Use Map and Zoning Changes).
- 2 - Responses to Rezone Criteria 1 to 8 (Mason County Development Regulations Sec. 17.5.080A).
- 3 - Vicinity Map and Assessor's Office parcel map of subject property or properties.
- 4 - List of names and mailing addresses of adjacent property owners of lots within 300 feet of the boundaries of the subject property or properties.
- 5 - Environmental Checklist evaluating the application to change from the existing zone designation to the requested zone designation, addressing potential land uses and new standards of development.

Applicant is to provide pre-addressed envelopes or mailing labels to apply to envelopes of adjacent property owners' **MAILING ADDRESSES** within 300 feet of property boundaries for notification

EXAMPLE:  
John Smith  
555 E Smith Dr  
Shelton, WA 98584

Jane Doe  
PO Box 000  
Olympia, WA 98502

**EXAMPLE: Measure 300' around perimeter of parcel using GIS Map, provide mailing labels for all property owners within area.**



- **17.05.080 - Rezone criteria.**

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

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

(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;

(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;

(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;

(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;

(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;

(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;

(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.



## NW GREEN HOMES

10.12.2022

RE: Supplemental Information to Application for Amendment

Parcel Number: 122172450030

Legal Description:

LOT 3 OF LLS #21-03 AF #182390 & REV 1 AF #2185749 PTN OF SE NW & SW NE S 51/153, S 51/239

Size in Acres: 10.01

Parcel Number: 122172450040

Legal Description:

LOT 4 OF LLS #21-03 AF #182390 & REV 1 AF #2185749 PTN OF SE NW & SW NE S 51/153, S 51/239

Size in Acres: 13.59

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

- (1) Development allowed by the proposed rezone designation shall not damage public health, safety and welfare;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 does not damage public safety and welfare.
- (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;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 is consistent with the Mason County comprehensive plan, development regulations, and other county ordinances, and with the Growth Management act. These parcels are directly adjacent to the current boundaries of the UGA as well as being directly adjacent to parcels designated as R1 and R1P for single-family residential.
- (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;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 does not increase sprawling, low-density rural development or increase uses incompatible with resource-based uses in the vicinity. Instead, this proposed rezone would do the opposite because it allows for more development of single-family residential while

NW GREEN HOMES

261 North Hamilton Rd, Chehalis WA 98532 | T: 360.740.0345 | F: 360.740.0349

Contractor #: NWGREGC922Q5



## NW GREEN HOMES

still maintaining the rural character of the land, protecting critical areas, and conserving natural resource lands.

- (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;
  - a. The impact on demand for urban services in rural areas is not substantial as the proposed rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 would only add two additional single-family lots.
- (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;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 is in keeping with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist.
- (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;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 does not 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. There are no critical areas on the parcels in question, there is minimal to no impact on air and water quality, and the proposal still allows for the retention of open space.
- (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;
  - a. Rezoning tax parcels 122172450030 and 122172450040 from RR10 to RR5 does not 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 density effects of the proposal is minimal as it only proposes the creation of two new single-family residential lots.
- (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.

## NW GREEN HOMES

261 North Hamilton Rd, Chehalis WA 98532 | T: 360.740.0345 | F: 360.740.0349

Contractor #: NWGREGC922Q5

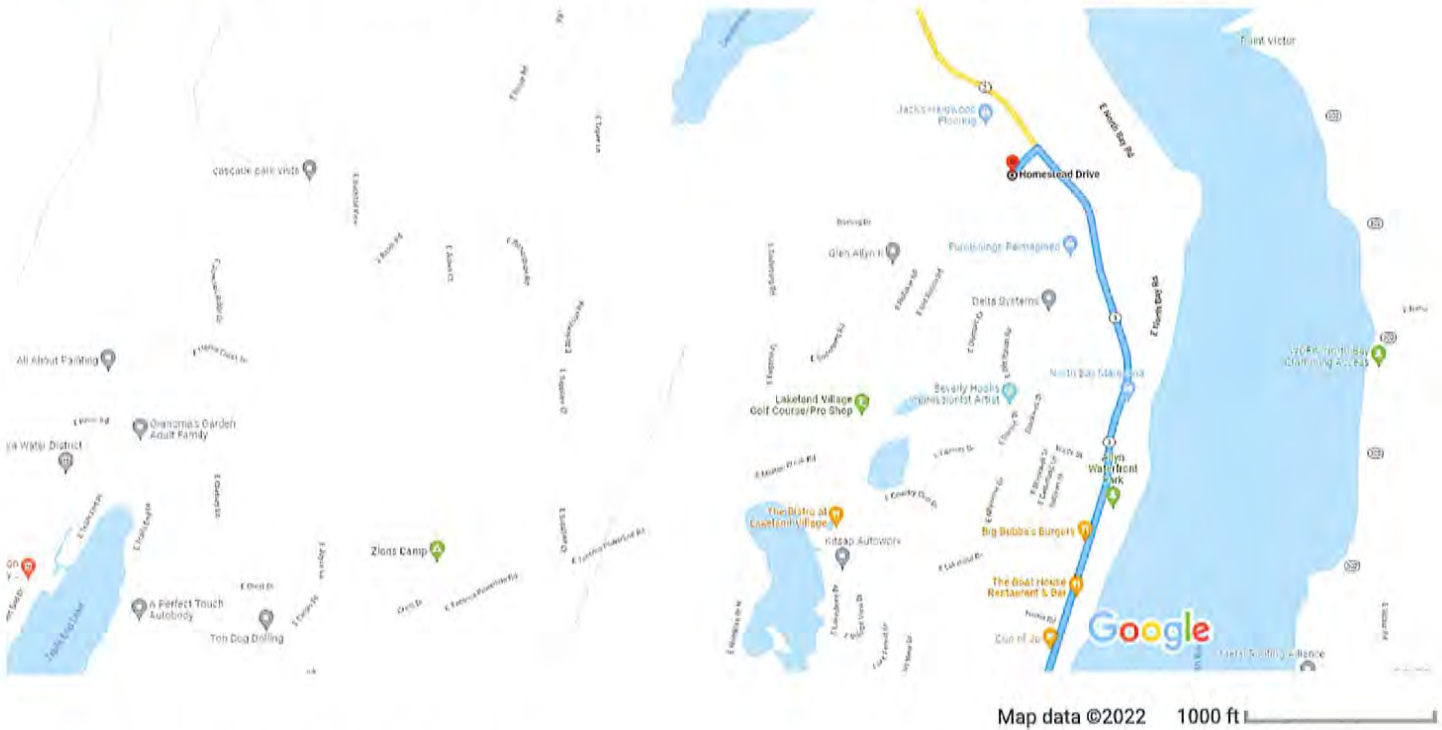


## NW GREEN HOMES

- a. This proposal does not seek 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.

## NW GREEN HOMES

261 North Hamilton Rd, Chehalis WA 98532 | T: 360.740.0345 | F: 360.740.0349  
Contractor #: NWGREGC922Q5

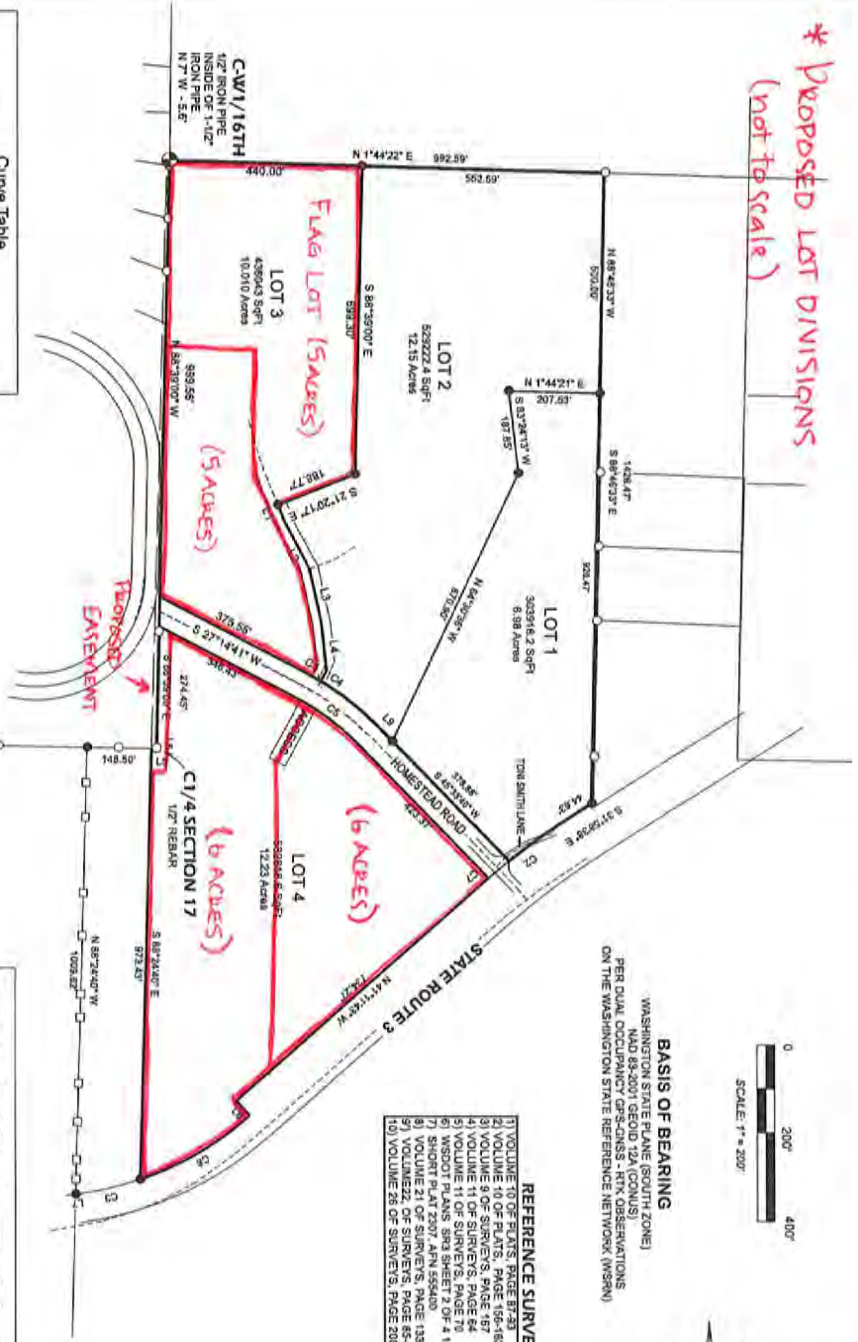


**Mason County Community Development**  
**615 W Alder St, Shelton, WA 98584**

- ↑ 1. Head north on N 6th St toward W Alder St 82 ft
- ↘ 2. Turn right at the 1st cross street onto W Alder St 0.3 mi
- ↻ 3. At the traffic circle, take the 2nd exit onto N Front St 0.1 mi
- ↶ 4. Turn left onto WA-3 N/E Pine St 0.1 mi  
i Continue to follow WA-3 N
- ↶ 5. Turn left onto Homestead Dr 19.2 mi
- ↶ 0.1 mi

**Homestead Dr**  
**Washington 98524**

**\* Proposed Lot Divisions**  
(not to scale)



**Curve Table**

CURVE	RADIUS	DELTA	ARC	TANGENT
C1	360.00'	67°02'	38.45'	19.25'
C2	1719.00'	67°12'47"	185.45'	92.21'
C3	735.00'	11°41'02"	149.88'	75.50'
C4	603.00'	14°48'33"	182.84'	81.87'
C5	570.00'	19°18'22"	182.12'	91.34'
C6	735.00'	22°35'53"	289.88'	149.88'
C7	1719.00'	07°59'09"	29.43'	14.71'

**Line Table**

LINE	BEARING	HORIZONTAL DIST
L1	N82°34'32"E	32.76'
L2	N62°23'19"E	124.17'
L3	N17°25'12"E	108.47'
L4	N17°25'12"E	11.66'
L5	S17°07'37"W	11.66'
L6	S82°47'06"E	1.87'
L7	S87°54'06"E	3.85'
L8	S48°48'17"W	48.00'
L9	N62°33'07"E	20.93'



**PRELIMINARY**

A statutory water right of 5,000 gallons per day exist for this project (unless the owner has secured competing interests). This 5,000 GPD shall be divided between the four existing lots with a minimum of 500 GPD per lot. Remaining lots are also limited to an annual average maximum usage of 850 GPD.

Water withdrawal from any and all existing wells apply to parcels created from the original lot (inset parcel number here) and are collectively limited to 5,000 gallons per day total unless a water right is obtained for the additional volume above the average 5,000 gallons. The amount of water that can be withdrawn for each lot is specified below:

Lot 1, \_\_\_\_\_ gallons per day

Lot 2, \_\_\_\_\_ gallons per day

When lot was subdivided more than the minimum requirement, the balance of the allocation may be changed with the consent of the involved property owners with the change recorded on the title of the properties.

Per RCW 90A.04.050 the irrigation of farms or non-commercial gardens is collectively limited to one-half acre without a state water right.

Per ESSB 8097 lots resulting from this short subdivision are limited to an annual average maximum usage of 850 GPD.

**EQUIPMENT AND PROCEDURE**

CONVENTIONAL FIELD TECHNIQUE USING ALICATS 59 ULTRA TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THOSE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

**SURVEYOR'S NOTE**

THIS SURVEY WAS PERFORMED TO LOCATE ALL OR A PORTION OF THE EXISTING BOUNDARY LINES OF THE DESCRIBED PARCEL AND DOES NOT NECESSARILY SHOW ANY OR ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY AFFECT THIS PARCEL.

1/2" IRON PIPE AT C-W, 1/4" IRON AND THE 1/2" REBAR AT THE C-1/4 CORNER WERE HELD AS THOSE POSITIONS AS THEY MONUMENT THE LINE SURVEYED IN REFERENCE SURVEY 1

**LARGE LOT SUBDIVISION**

**WARNING**

1) RESPONSIBILITY AND EXPENSE FOR BUILDING IMPROVEMENT OR MAINTENANCE FOR EXISTING AND NEW UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THIS SHORT SUBDIVISION UNLESS SUCH ROADS HAVE BEEN ACCEPTED INTO THE COUNTY'S ROAD SYSTEM SHALL REST WITH THE LOT OWNERS.

2) ANY FURTHER SUBDIVISION OF LOTS WITHIN THIS SHORT SUBDIVISION SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 16.38 OF MASON COUNTY CODE.

3) DECLARATION OF LARGE LOT SUBDIVISION

AUDITOR'S FILE NUMBER \_\_\_\_\_

LOTS RESULTING FROM THIS LARGE LOT ARE RESTRICTED FROM RESALE FOR FIVE YEARS FROM THE DATE OF APPROVAL.

**DIRECTOR'S APPROVAL**

APPROVED FOR RECORDING PURSUANT TO MASON COUNTY TITLE 16.38

DIRECTOR OF COMMUNITY SERVICES \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

M. H. BOOK \_\_\_\_\_ OF LARGE LOTS AT PAGE \_\_\_\_\_

AT THE REQUEST OF JAMES D. TURNBOW.

COUNTY AUDITOR \_\_\_\_\_

**LEGEND**

- FOUND AS NOTED
- MEASURED BEARING AND DISTANCE
- SET 5/8" REBAR AND PLASTIC CAP
- STAMPED TURNBOW 42878
- SET 2" X 2" WOODEN AND STAKE MARKED PROP. LINE

**SURVEYOR'S CERTIFICATE**

THIS MAP OR CERTIFICATE REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RESPONDING ACT AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ 20\_\_\_\_

JAMES D. TURNBOW - LICENSE NO. 42878

**TURNBOW LAND SURVEYING, PLLC**  
PROFESSIONAL LAND SURVEYING

PO BOX 834 (360) 432-2753  
SHELTON, WA 98584 turnbowland@shelton.com

DATE: 7-8-2021 CHECKED: JTB NO. 2109 SHEET 1 OF 1  
AUDITOR'S NUMBER: 17 SECTION: TOWNSHIP RANGE  
AND DISTRICT: 17 NORTH WEST W.M.

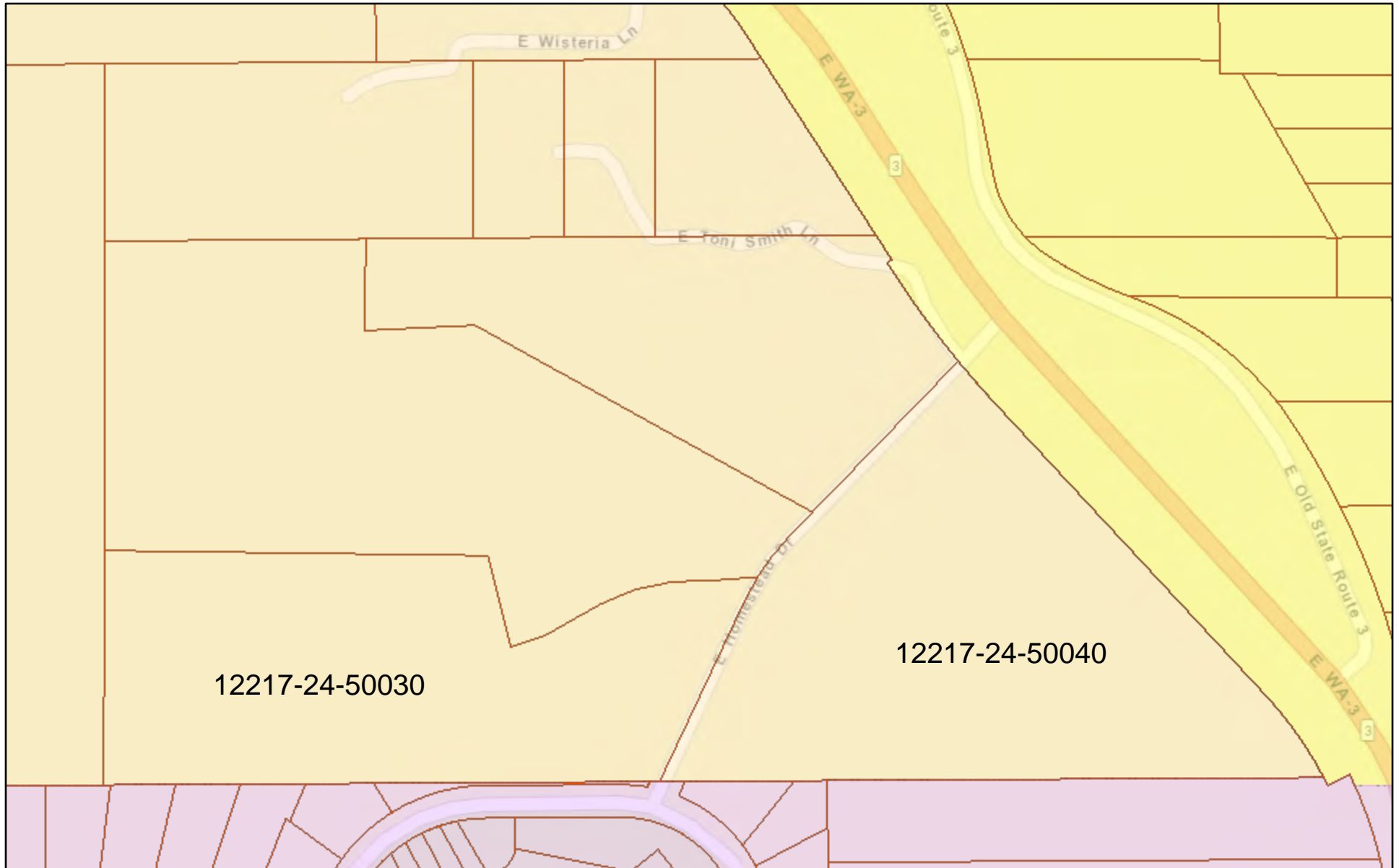
**LARGE LOT SUBDIVISION**

FOR NW GREEN CONSTRUCTION, INC.  
IN THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 SECTION 17, T17P, 22 NORTH, RANGE 1 WEST, W.M., APN 122172-00010  
360-410-9824




MASON COUNTY, WASHINGTON





# Mason County WA GIS Web Map




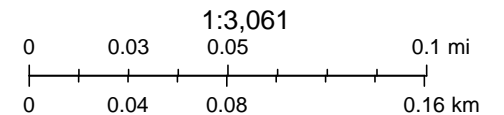
10/31/2022, 10:16:09 AM

-  County Boundary
-  No Filled
-  Tax Parcels (Zoom in to 1:30,000)

**Rural Zoning**

-  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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Mason County WA GIS Web Map Application  
 Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS |



**MASON COUNTY**  
**Planning Division of Community Development**  
**Planning DEPARTMENT**  
615 W. Alder St. Bldg. 8, Shelton, WA 98584  
360-427-9670 ext 352

**DETERMINATION OF NONSIGNIFICANCE**  
**(WAC 197-11-340)**  
**SEP2022-00064**

---

Description of Proposal: SEPA FOR AFA 2022-00002 (REZONE FROM RR10 TO RR5)

Proponent: NW GREEN CONSTRUCTION INC

Location of Proposal: HOMESTEAD DR., ALLYN, WA 98524

Parcel Number: 122172450030 & 122172450040

Legal Description: LOT 3 OF LLS #21-03 AF #182390 & REV 1 AF #2185749 PTN OF SE NW & SW NE S 51/153, S 51/239; LOT 4 OF LLS #21-03 AF #182390 & REV 1 AF #2185749 PTN OF SE NW & SW NE S 51/153, S 51/239

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 Marissa Watson 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 11/08/2022. 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.

A handwritten signature in black ink, appearing to read "Watson".

---

Authorized Local Government Official

10.24.22

---

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 2022-000164

Parcel #: 12217-24-50030  
12217-24-50040

Date Rcvd: **RECEIVED**

**OCT 19 2022**

**315 W. Alder Street**

## SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

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

### *Instructions for applicants:*

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

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

### *Instructions for Lead Agencies:*

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

### *Use of checklist for nonproject proposals:*

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

proposal.

A. *Background* [\[HELP\]](#)

1. Name of proposed project, if applicable: [Homestead Drive Rezone](#)
2. Name of applicant: [NW Green Construction, Inc.](#)
3. Address and phone number of applicant and contact person: [Rebecca Meister or Calvin Dahl, 261 N Hamilton RD Chehalis WA 98532, 360.740.0345](#)
4. Date checklist prepared: [10.14.2022](#)
5. Agency requesting checklist: [Mason County Community Services](#)
6. Proposed timing or schedule (including phasing, if applicable): [Spring 2023](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [If rezone is approved, subsequent applications for 2 large lot subdivisions would be applied for](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [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. [None](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [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.)  
[Rezone two UGA-adjacent lots \(TPN 122172450030, which is 10.01 acres, and TPN 122172450040, which is 13.59 acres\) from RR10 to RR5 for the purposes of single-family residential development.](#)
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.  
[Homestead Drive; TPN 122172450030 and TPN 122172450040 \(see attached page with legal lot descriptions\)](#)

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

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

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? 30-40%

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.

Alderwood gravelly, sandy loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None

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. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown at this time; lots would eventually be used for single-family residences

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

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

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. 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. [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. [None](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [None](#)
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [No](#)
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [None](#)

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [Proposing individual and/or shared wells after lot subdivision](#)
- 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. [Proposing individual septic systems](#)

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. [None needed](#)
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [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: [None](#)

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs

- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? *Scattered timber; currently no plans to remove vegetation*

c. List threatened and endangered species known to be on or near the site. *None*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *None needed*

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

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

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. \_\_\_\_\_

Examples include:

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

b. List any threatened and endangered species known to be on or near the site. *None*

c. Is the site part of a migration route? If so, explain. *No*

d. Proposed measures to preserve or enhance wildlife, if any: *None needed*

e. List any invasive animal species known to be on or near the site. *None*

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

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *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: *None*

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

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None**

- 1) Describe any known or possible contamination at the site from present or past uses. **None known**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None on site**
- 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 on site**
- 4) Describe special emergency services that might be required. **None**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None needed**

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **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. **None**
- 3) Proposed measures to reduce or control noise impacts, if any: **None needed**

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Rural Residential**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **Forest land previously; 4 acres converted to residential**

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 affect**

c. Describe any structures on the site. **None**



- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **RR10**
- f. What is the current comprehensive plan designation of the site? **Rural Lands**
- g. If applicable, what is the current shoreline master program designation of the site? **NA**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Steep slopes**
- i. Approximately how many people would reside or work in the completed project?  
If rezone is approved, it would provide 2 new parcels for single-family residences, four parcels in total.
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None needed**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None needed**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **4 new lots for middle income single family residences**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

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

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

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **No glare**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

c. What existing off-site sources of light or glare may affect your proposal? [None](#)

d. Proposed measures to reduce or control light and glare impacts, if any: [None](#)

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

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

[None](#)

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

[No](#)

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

[None](#)

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [None](#)

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [None known](#)

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [None in area known](#)

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 needed](#)

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

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

[State HWY 3 and Homestead Dr, Mason County](#)

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?

[No public transportation in area](#)

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

[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).

None needed

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. None in area
- 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? Residential traffic
- 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: None

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

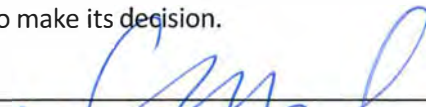
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
Minimal impact – if approved, proposal would only create 2 additional single-family lots
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
None needed

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

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_
- e. 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.  
Electricity and telephone/internet; Mason County PUD and Century Link

C. *Signature* [\[HELP\]](#)

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

Signature: \_\_\_\_\_  


Name of signee Calvin Dahl

Position and Agency/Organization President / NW Green Construction

Date Submitted: 10.17.22

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

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
  - a. None
  - b. Proposed measures to avoid or reduce such increases are: None needed
  
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
  - a. Little to no affect
  - b. Proposed measures to protect or conserve plants, animals, fish, or marine life are: None needed
  
3. How would the proposal be likely to deplete energy or natural resources?
  - a. Does not deplete energy or natural resources
  - b. Proposed measures to protect or conserve energy and natural resources are: None needed
  
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?
  - a. Proposal does not affect any of the above-listed areasProposed measures to protect such resources or to avoid or reduce impacts are: None needed
  
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?
  - a. No affect; compatible with existing plans
  - b. Proposed measures to avoid or reduce shoreline and land use impacts are: None needed
  
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Very unlikely; minimal impact

Proposed measures to reduce or respond to such demand(s) are: None needed
  
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
  - a. No conflict



---

# NOTICE OF PUBLIC HEARING

---

**NOTICE IS HEREBY GIVEN** that the Mason County Planning Advisory Commission will hold a public hearing in person and via Zoom on **Monday, November 21, 2022 at 6:00 p.m.**

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

REQUEST FROM APPLICANT, NW GREEN CONSTRUCTION, INC., TO REZONE TWO PARCELS IN THE RURAL LANDS FROM RURAL RESIDENTIAL 10 TO RURAL RESIDENTIAL 5. IF APPROVED, SUBSEQUENT APPLICATIONS FOR TWO LARGE LOT SUBDIVISIONS WOULD BE APPLIED FOR WITH THE INTENTION OF PLACING A SINGLE-FAMILY RESIDENCE ON EACH OF THE FOUR LOTS.

PARCEL: 12217-24-50030 & 12217-24-50040

Any person desiring to express their view or to be notified of the action taken on the application should attend in person or virtually, or notify:

MASON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTENTION: Marissa Watson, Long Range Planner

615 W. Alder Street

Shelton, WA 98584

[mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov) (360) 427-9670 ext. 367

Please visit the Mason County website (<http://www.co.mason.wa.us/ac/planning-commission/index.php>) for a detailed list of agenda items.

If special accommodations are needed, or for information on how to attend this public meeting via Zoom, please contact Mariah Frazier at [mfrazier@masoncountywa.gov](mailto:mfrazier@masoncountywa.gov) or call (360) 427-9670 Ext 365.



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

10/25/2022

Ms. Marissa Watson  
Senior Planner  
Mason County  
411 N 5th Street  
Shelton, WA 98332

Sent Via Electronic Mail

Re: Mason County--2022-S-4479--60-day Notice of Intent to Adopt Amendment

Dear Ms. Watson:

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 rezone of two parcels from Rural Residential 10 to Rural Residential 5 (12217-24-50030 & 12217-24-50040), with future plan to subdivide and develop single family residential.**

We received your submittal on 10/25/2022 and processed it with the Submittal ID 2022-S-4479. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/24/2022.

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](mailto:reviewteam@commerce.wa.gov), or call Matt Ojennus, (360) 292-3435.

Sincerely,

Review Team  
Growth Management Services

LAST_NAME	FIRST_NAME	ADDRESS_1	ADDRESS_2	CITY	STATE	ZIP
VONG ET UX	VAY	QUYEN L DAO	5117 NE 7TH PL	RENTON	WA	98059
CHRISTENSEN	CYNTHIA G	30 E STERLING DR		ALLYN	WA	98524
ZENK	WILLIAM B	40 E STERLING DR		ALLYN	WA	98524
JENSEN	JERRALD K & RONDA J	50 E STERLING DR		ALLYN	WA	98524
NICOL	BRADFORD E & CAROLYN B	60 E STERLING DR		ALLYN	WA	98524
FINLEY	ROBERT & LAURA	70 E STERLING DR		ALLYN	WA	98524
KAPTUR FAMILY TRUST		DENNIS & MARIA KAPTUR TRUSTEES	80 E STERLING DR	ALLYN	WA	98524
GAUDETTE ET AL	RENE J	SHERRY A NUTTER	P O BOX 814	ALLYN	WA	98524
CARON	RICHARD N & KIT V	1160 E OLD RANCH RD		ALLYN	WA	98524
MURPHY	MICHAEL J & MARY J	PO BOX 223		ALLYN	WA	98524
MORGAN	DANIEL EDWARD & MABYN BATE	51 E STERLING DR		ALLYN	WA	98524
MARTIN	BRUCE E & SHERRY D	1101 E OLD RANCH ROAD		ALLYN	WA	98524
DIMUNDO ET AL	CAROL A	CLIFFORD V BRANDT	3034 SE CHICKORY LN	OLALLA	WA	98359
LARSON	LINDA A	1151 E OLD RANCH RD		ALLYN	WA	98524
PAYNE	JENNIFER D'ANN	1131 E OLD RANCH RD		ALLYN	WA	98524
GWINN	ROBERT & BONNIE	14725 247TH PL SE		ISSAQUAH	WA	98027
ANDERSON & SONS INC		PO BOX 108		ALLYN	WA	98524
MISHKO	MICHAEL J	PO BOX 381		BURLEY	WA	98322
FREDRICK	JOSHUA ALAN & HEATHER LYNN	901 E OLD RANCH RD		ALLYN	WA	98524
STEVENSON	RONALD & JANET	PO BOX 648		ALLYN	WA	98524
FAHY	THERESE & EOIN	3478 CAMINO CEREZA		CARLSBAD	CA	92009
MASON COUNTY		MASON COUNTY COURTHOUSE	411 N 5TH ST	SHELTON	WA	98584
BAGLIO ET UX	ROBERT PAUL	ANNA L TODD	P O BOX 2030	PORT ORCHARD	WA	98366
MASON LAKELAND LLC		22212 SE SAWYER RIDGE WAY		BLACK DIAMON	WA	98010
SHIPP	NANCY	920 E OLD RANCH ROAD	UNIT A2	ALLYN	WA	98524
O'DONNELL	JOHN	920 EAST OLD RANCH RD		ALLYN	WA	98524
ALEXANDER ET AL	KENT	RALPH & ARDYTH ALEXANDER	310 E SODERBERG RD	ALLYN	WA	98524
INDORF	JOHN W & JANE E	920 E OLD RANCH RD UNIT B6		ALLYN	WA	98524
CEDARLAND HOMES LLC		P O BOX 2269		GIG HARBOR	WA	98335
O'BRIEN	TERRENCE ROSS & JANET ELLEN	5322 COASTAL LOOP		BLAINE	WA	98230
Tacoma Girl Scout Council Inc. c/o Girls Scouts of Western Wa Accounts Payable		5601 6th Ave South Suite 150		Seattle	Wa	98108
Barker	Brian C & Julie A	P.O. Box 621		Allyn	WA	98524
Burch	Hamlin D IV	54 N Maple St		Port Hadlock	WA	98339
Timmerman	Adam	200 E Old State Route 3		ALLYN	Wa	98524
Herman	John M	19680 E Hwy 3		Allyn	Wa	98524
Massey	William D & Deborah A	P.O. Box 664		Wauna	WA	98395
Bell	Ronald F & Kailen	291 E Rasor Ln		Belfair	WA	98528
Karlson ET AL	Brandon	C Jurgensen; B Parrish; M McWherter	800 E North Bay Rd	ALLYN	Wa	98524
State of Washington Department of Transportation		State Lands Division	P.O. Box 47440	Olympia	WA	98504



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

November 3, 2022

Mason County Department of Community Development  
Attn: Marissa Watson  
615 W Alder ST  
Shelton WA, 98584

[mwatson@masoncountywa.gov](mailto:mwatson@masoncountywa.gov)

RE: Mason County Public Utility District 3 – SEP2022-00064 comments; Applicant: NW Green Homes, Inc; rezone two lots from RR10 to RR5, total 13.59 acres - four future lots total; 12217-24-50030; 12217-24-50040; unaddressed, Homestead Dr.

Dear Marissa:

Thank you for the opportunity to comment on the DNS - Determination of Nonsignificance issued by Mason County, regarding the above-referenced project. Mason County PUD 3 ("PUD") has reviewed the information provided and has the following comment(s):

Although the information provided to the PUD through the SEPA process does not include specific details regarding this project's potential need for power, it appears that the project will include residential development, with the potential for future development subject to availability of urban services. 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 line extension policy and system capacity fee. Applicants are encouraged to connect with the PUD to obtain information such as the line extension policy and the service rules and regulations.

PUD's comments contained in this correspondence 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 Justin Holzgrove, Director of Engineering & Utility Services, at (360) 426-8255 or [justinh@masonpud3.org](mailto:justinh@masonpud3.org).

Sincerely,

*Annette Creekpaum*  
Annette Creekpaum (Nov 3, 2022 14:48 PDT)

Annette Creekpaum, Manager  
Mason County Public Utility District 3





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

November 8, 2022

Marissa Watson, SEPA Contact  
Mason County  
Department of Community Services  
Planning Division  
615 West Alder Street  
Shelton, WA 98584

Dear Marissa Watson:

Thank you for the opportunity to comment on the determination of nonsignificance for the NW Green Homes, Inc. Rezone Request Project (SEP2022-00064). The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Evan Wood (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and

3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at [Carol.Serdar@ecy.wa.gov](mailto:Carol.Serdar@ecy.wa.gov), or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - **Application**. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they 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 the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(GMP:202205354)

cc: Evan Wood, WQ