

**MASON COUNTY  
PLANNING ADVISORY COMMISSION**

September 17, 2012

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**1. CALL TO ORDER**

The meeting was called to order at 6 pm by Chair Randy Neatherlin.

**2. ROLL CALL**

Members present: Randy Neatherlin, Jim Sims, Kristy Buck, Bill Dewey and Cathi Bright

Staff present: Barbara Adkins, Allan Borden and Brenda Drake

**3. APPROVAL OF MINUTES**

Minutes of the March, April and May meetings were distributed for approval at the next scheduled meeting.

#### 4. NEW BUSINESS

Prior to commission discussion, Randy Neatherlin asked if the commissioners had any reason to excuse themselves from the discussion of this item. After discussion, no one responded affirmatively.

Allan Borden presented the staff report for the public hearing on a rezone request from Timber Services Inc., describing the property as a 22.82 acre parcel south of Dayton near Little Egypt Rd. The current designation is Long Term Commercial Forest. The owner Jim Murphy, who was not present, purchased the property in 1995. A SEPA was done in August 2002. Mapping error happened in 1993 because of scotch tape on map covering this area.

Criteria presented was 1) Consistent zone for area and 2) Best zone designation, which in Allan's opinion is Rural Residential 5. Review requires change in Comprehensive Plan. Only access is through adjacent property.

Cathi Bright asked why a change is being recommended from RR20 in April to present. Allan responded that access from the west is zoned RR5. Cathy asked if land is unusable? Allan responded that there is a stream on the southern 1/3 of property. Bill Dewey mentioned the fact that the tape caused an error in mapping should be added to the staff report. Allan will add to the staff report.

Randy Neatherlin opened the meeting for direct questions from the public. Marla Farren questioned if Allan has seen property. Another member of the public questioned whether this was Nahwatzel action. Confusion was cleared up.

Public comment portion of meeting was opened. Adjacent landowners Marla Farren and Eli Beaman stated that the easement for access was done at the time of their purchase of property and that easement goes into the creek and is an old logging road.

Cathi Bright ascertained from the landowners that the road is just for that parcel.

Public testimony was closed.

Move to approve the rezone as RR5. Cathi Bright seconded and stated the issue of access and development would be addressed at a future date. Question of when the adjacent property became RR5.

Motion did not pass with vote 2 to 3.

Moved and seconded to approve staff report with zoning at RR20. It appears that the original intent of the zoning was RR20 but a change could be made in the future at the request of the property owner.

Motion carried with a vote of 4 to 1.

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Randy Neatherlin reopened the public hearing and asked commissioners if they have conflicts with the third agenda item. None did.

Barbara Atkins communicated housekeeping items. Minutes for March, April, May were distributed to commissioners for approval at next month's meeting. And, also, the yearly CIP, which will be considered at next meeting.

Barbara Atkins presented staff report for proposal by Green Diamond Resource Company to rezone area at Hanks Lake and an amendment to the Mason County Comprehensive Plan. She stated property is an 187 acre parcel that would be rezoned to RR5 from designation of Long Term Commercial Forest. This action would redesignate a like parcel on Kennedy Creek currently zoned RR20 to Long Term Commercial Forest. A SEPA was done earlier this year. Comments from the SEPA are attached to the staff report. The finding was that the proposal meets the criteria for approval, which is recommended.

Kristy Buck asked the definition of "Inholding lands"? Allan answered that it is an area not designated Long Term Commercial Forest but is surrounded by Long Term Commercial Forest.

Public direct questions were allowed. An adjoining property owner said that he was not notified.

Another asked if the decision tonight would set a precedent for future rezone requests such as that at Lake Nahwatzel. They are separate.

Applicant Green Diamond Resource Company representative Rhonda Brewer stated that the 187 acre property at Hanks Lake is better suited for residential development RR5 based on the existing community character. In return, Green Diamond is requesting a redesignation for 187 acres near Kennedy Creek from RR20 to Long Term Commercial Forest. She also stated that Green Diamond is retiring their development rights to thousands of acres of other properties in the county in conjunction with Trust for Public Lands. This is in line with conservation issues. The applicant met with the Hanks Lake Homeowners Association, whose concerns are traffic and requiring lake covenants.

Jim Sims asked if the Kennedy Creek parcel was entirely in Mason County or in Thurston County. It is in Thurston County and in this instance, county boundaries do not come into question and it is not necessary to meet redesignation criteria.

Pat Schneider, land use attorney for the applicant, submitted the chronology for the property and reviewed previous actions statewide.

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Cathi Bright expressed a concern for access to adjacent owner properties and asked about maintenance to Hanks Lake Rd. Pat Schneider indicated the current level of maintenance would be continued. A new road would be more appropriately discussed when development plans are submitted.

Bill Dewey asked if the upcoming update of the Shoreline Master Program would apply. Answer is future applications would have to meet requirements in effect at that time.

Hearing was open to questions from the public.

Audience member asked if this action was not putting the "cart before the horse". Pat Schneider replied there is no specific proposal other than a rezone. Another SEPA would be necessary at the time of a development proposal.

Bill Dewey stated that a generic rezone is "cleaner" for commissioners to discuss than one with an inherent proposal.

Kristy Buck clarified that Kennedy Creek is currently zoned RR20.

Cathy Bright questioned the age of the forested area, which Green Diamond says is 15 to 20 years and is primarily Douglas fir with some pine and hemlock.

Cathi Bright clarified commissioners are not voting to divide to 37 lots.

Pat Schneider stated this is not a subdivision proposal at this time.

Hearing was open to public testimony.

Marv Voskuhl of 1455 W. Hanks Lake Rd. mentioned condition of road to 60 plus homeowners' properties owned by Simpson and maintained by Green Diamond. School buses can not access in bad weather conditions. Would like Hanks Lake Road to be county road. Martin Road, a county road, was believed to be vacated.

Ken Reinertsen, 950 W. Hanks Lake Rd., reiterated condition of access road to emergency fire and medical vehicles. Amazed at growth in Hanks Lake area.

Tom Davis, 170 W. Bushey Rd., is not directly affected but noted the similarity of this proposal and the Lake Nahwatzel proposal and he would have liked to see the two combined. Feels this decision should wait for Lake Nahwatzel appeal decision.

Neatherlin states this action has not been challenged and should go forward. The Lake Nahwatzel action is not before the commissioners.

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Cathi Bright clarified this can still be forest land until further action.

Laurie Reinertsen of 950 W. Hanks Lake Rd mentioned trails and again the road maintenance and could this be a condition of passing this proposal. Public testimony was closed.

Jim Sims moved to approve and Kristy Buck seconded motion.

Bill Dewey is concerned with road issues. Eight criteria for rezone. Why is there not an analysis of those criteria? Barbara Adkins stated that the property is exempt from that criteria. The access road does not belong to the applicant.

Pat Schneider mentioned that this is a unique situation and the property was not zoned before and this is initial zoning. Blank slate and not zoned before because of Long Term Commercial Forest.

Jim Sims would like to know if conditions on road can be placed on rezone. Simpson Timber owns Hanks Lake Road. Whether rezone goes through or not, this issue needs to be addressed. Infrastructure needs to be addressed at development.

Vote called and was unanimous in favor of the rezone and amendment.

Meeting adjourned at 7:50 pm.