

PLANNING ADVISORY COMMISSION AGENDA

January 27, 2020

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) – December 16, 2019 Regular Meeting
- c. Approval of Changes to Agenda by Commissioners or Staff (if any)
- d. Conflict of Interest Inquiry
- e. Next Meeting Date – Joint meeting with BOCC - February 27, 2020
- 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.

3. 6:30pm –Public Hearings: Rezoning a five (5) acre parcel from Rural Residential 5 (RR5) to Rural Commercial 5 (RC5) for the purpose of developing a commercially operated Recreational Vehicle and Boat Storage area (up to 50 spaces, covered). Parcel No. 22004-11-00190; **2856 E Pickering Rd.** Remanded: Rezone of several adjoining parcels in the Allyn UGA from Village Commercial to Medium Residential and Expansion of the Shelton UGA (northwest area of the existing UGA).

Remanded: Rezone of several adjoining parcels in the Allyn UGA from Village Commercial to Medium Residential

- 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 1/15/2020 1:16 PM

REQUEST FOR REZONE

APPLICANT PROPOSAL – PROPOSED REZONE OF 5.31 ACRES FROM RURAL RESIDENTIAL 5 (RR5) TO RURAL COMMERCIAL 5 (RC5)

STAFF CONTACT

Kell Rowen, Planning Manager
Ext #286

APPLICANT

Clark Family Trust
955 Rolling Hills Dr.
Lake Havasu, AZ 86406

PROPERTY OWNER

Same

SUMMARY OF PROPOSAL

Rezone parcel 22004-11-00190 from Rural Residential 5 (RR5) to Rural Commercial 5 (RC5). This parcel is located within the rural area of Mason County and does not require an amendment to the Future Land Use Map.

PARCEL INFORMATION

Parcel No. 22004-11-00190: is 5.31 acres in size and is located west of and adjacent to E Pickering Rd. The parcel is located just over 1/2 mile from Latimer’s Landing, the boat launch located on the mainland side of the Harstine Island Bridge. This parcel is surrounded by Rural Residential 5 zoning.

ZONING INFORMATION

CURRENT ZONING DESIGNATION:

RR5 – Rural Residential 5

The purpose of the RR5 district is to provide for residential development on parcels of 5 acres or more.

PROPOSED ZONING DESIGNATION:

RC 5 – Rural Commercial 5

There are five types of rural commercial districts and they provide for a variety of commercial areas reflecting the diversity of existing business areas. In RC5, uses include sales and service of automobiles and trucks, recreational vehicles, watercraft, and manufactured homes; retail sales; single-family residential accessory use or apartment. Uses permitted with a Special Use Permit include Self Storage.

BACKGROUND

The applicant (Buck Clark Jr., represented by Erik Johnson, Medicine Creek Consulting, LLC) inquired with the Planning Department about rezoning this undeveloped lot for the specific use of 45-50 covered boat and RV storage units. The applicant considers the proximity to recreational areas, including Latimer’s Landing to be a good reason to rezone for the use of recreational storage.

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 (see Applicant's response in the Attachments):

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. Existing development regulations apply to future development including, but not limited to stormwater provisions and landscaping for screening.

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 future development will be consistent with the RC5 section of the Development Regulations. The location of this lot near two boat launches and Harstine Island is suitable for Rural Commercial 5 zone designation that will allow for the recreational storage of boats and RVs with a Special Use Permit.

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. There is no identified incompatibility 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.

This criterion is met as the proposed rezone of this parcel is 5.31 acres in size will not increase the demand for urban services in rural areas, including, but not limited to, streets, parking, utilities, fire protection, police and schools. The rezone to support the storage of boats and RVs will not increase the demand for services already provided.

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

development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.

This criterion is met as the proposed rezone of this parcel would not materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner. The proposed use, post rezone, is to provide storage for recreational boats and RVs. There is anecdotal demand for storage by those that seasonally recreate in Mason County but live outside the County.

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. Future proposed development is required to meet all buffer and setback regulations. Four (4) of the 5.31 acres will be logged and developed to support the storage of boats and RVs. The remaining 1.31 acres will be left in its existing condition. There are no critical areas on or near the site that will be impacted.

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 would not create pressure to change surrounding land uses and will not affect population growth in the rural areas. This rezone expects to capture the localized demand for recreational boat and RV storage.

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 (DNS) was made on December 27, 2019. Comment period for the determination closed on January 10, 2020.

PUBLIC NOTIFICATION

All property owners within 300 feet of the subject parcel were 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 January 16 & 23, 2020. The Public Notice was posted onsite on January 6, 2020.

PUBLIC COMMENTS

As of the date of this writing, written comments have been received from The Squaxin Island Tribe and the Department of Archeology & Historic Preservation (DAHP).

SUMMARY AND RECOMMENDATION

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

ATTACHMENTS

- Aerial map/site plan of property and vicinity
- Photos
- SEPA DNS and Checklist
- Application
- Notice of Hearing
- 60-Day Notice to Commerce
- SEPA Comments
- Photo of public notice
- Property owners within 300'

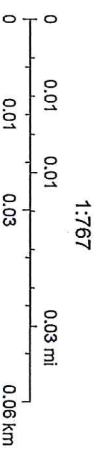
Mason County WA GIS Web Map

Clark Family Trust
SERIA 19-92



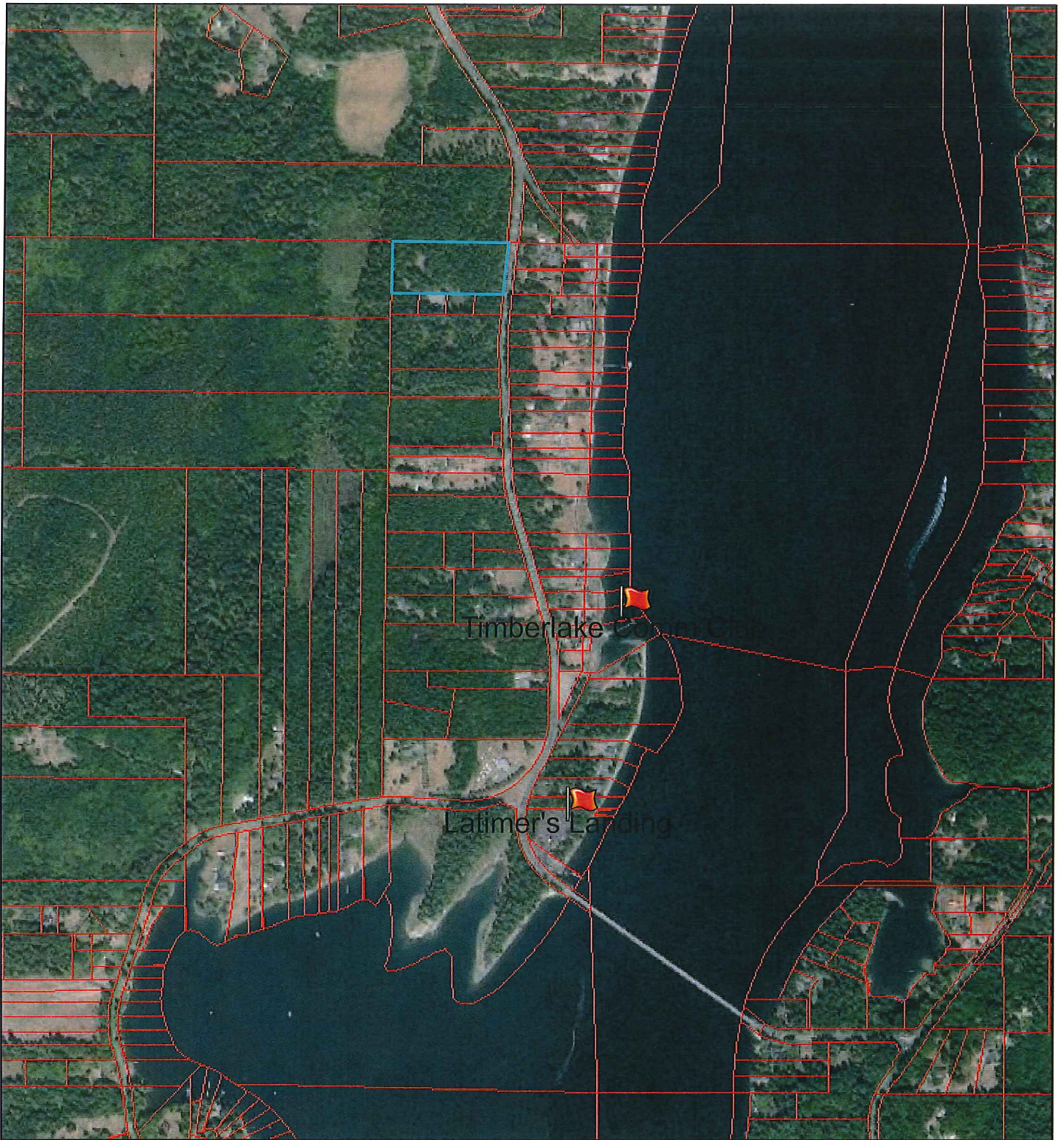
- 12/11/2019, 10:52:16 AM
- County Boundary
- Site Address (Zoom in to 1:5,000)
- Tax Parcels (Zoom in to 1:30,000)
- Contours 5 ft

- National Wetlands Inventory (Hyperlinked)
- DNR Water Courses
- Fish
- Non-fish
- Shorelines of the State
- Unknown
- Waters with no type designation





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

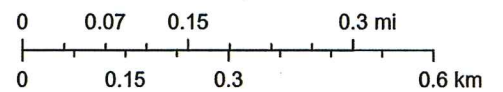
Mason County WA GIS Web Map



1/15/2020, 11:35:29 AM

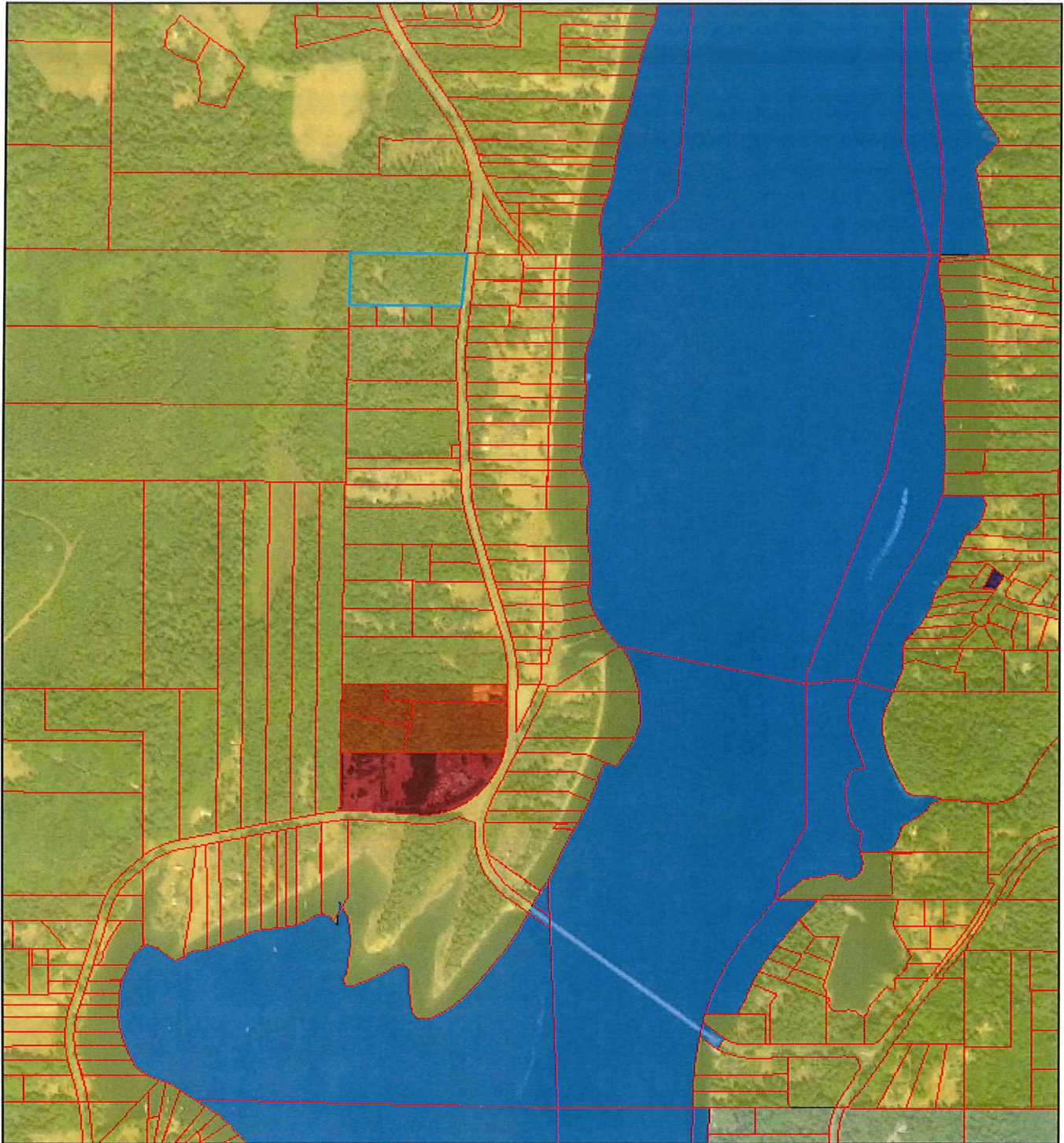
1:10,914

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



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

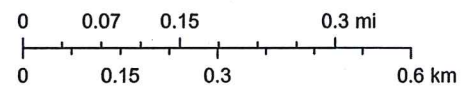
Mason County WA GIS Web Map



1/13/2020, 4:27:41 PM

1:10,914

- | | |
|-----------------------------------|-----------------------------|
| 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 |



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



Clem Family Trust SEPA 19-92



Clerk Family Trust SEPA 19-92



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)
SEP2019-00092

Description of Proposal: Rezone from Rural Residential 5 (RR5) to Rural Commercial 5 (RC5); Forest Practice Application; Land Modification/Stormwater; construction of 50 covered storage units for boats and RVs.

Proponent: BUCK G & SHEILA M CO-TRSTES CLARK FAMILY TRST

Location of Proposal: 2856 E PICKERING RD

Parcel Number: 220041100190

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 x 286 with any questions about the rezone. Please contact Michael MacSems at x 571 for any questions about the FPA. 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 or by email at krowen@co.mason.wa.us by 01/10/2020. 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

12/27/2019

Date

CONDITIONS FOR FPA 19-17: Clark

STORM WATER & EROSION CONTROL

Conversion of this site will disturb about 4 acres of ground. Escape of silty water or mud from this property shall be considered a violation of County and State storm water management regulations and could subject the applicant(s) to civil fines or penalties. Future site development of this site shall comply with the MCC 14.48 and 2012 WSDOE Stormwater Manual as amended. Such triggering activity includes, but isn't necessarily limited to stumping, grading, road construction, construction of stormwater facilities, water systems, septic systems and home construction. A full engineered stormwater and erosion control plan shall be reviewed and approved by Mason County Public Works prior to the issuance of this FPA.

X _____

ARCHAEOLOGICAL RESOURCES

Archaeological or historical resources, such as ruins, sites, buildings, artifacts, fossils, or other objects of antiquity that may have significance from an historical or scientific standpoint, which may be encountered by the developer/contractor, shall not be further disturbed. If the developer/contractor encounters any such artifacts, he/she shall immediately stop work and notify Mason County and the Washington State Department of Archaeology and Historic Preservation. Failure to do so may result in civil penalties.

X _____

HOURS OF OPERATION

Noise associated with this application shall not exceed what is allowed under Mason County Code 9.36. Operations shall start no earlier than 7:00 AM and shall end before 8:00 PM on a daily basis.

X _____

SLASH ABATEMENT

This Forest Practice Application indicates that forest debris resulting from the proposed logging operation may create an extreme fire hazard under RCW 76.04.600 and WAC 332-24-650. An extreme fire hazard could be created if one or more of the conditions found in WAC 332-24-650 is located within 100 feet of the running surface of a public road; or is within 500 of an existing structure and/or designated public use area, which is not owned by the owner of the fire hazard area.

The land owner is fully liable in the event of fire, if he or she fails to appropriately abate the hazard. Extreme fire hazards shall be abated by removing the forest debris, or by other means approved by the Washington State Department of Natural Resources (DNR).

X _____

4. Date checklist prepared: [\[help\]](#) MARCH 2018, OCTOBER 2019
5. Agency requesting checklist: [\[help\]](#) MASON COUNTY, DOE, DNR
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) PPA, SEPA, SWPPP, REZONE, CIVIL DESIGN GRADING & ENGINEERED STORM WATER PLAN. FOR 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) FOREST PRACTICE PERMIT APPLICATION, REZONE PROPOSAL, CIVIL DESIGN SUBMITTAL PROPOSAL, POTENTIALLY A FUTURE STORAGE BUILDING OR A CARETAKER RESIDENCE.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) STORM WATER POLLUTION PREVENTION PLAN.
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. [\[help\]](#) NONE AT THIS TIME.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) SEPA, NPDS, FPA, ROAD ACCESS PERMIT, SWPPP, GRADING & STORM WATER.
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.) [\[help\]](#)
REMOVAL OF TIMBER THROUGH FOREST PRACTICE PERMIT, AND CONSTRUCT AN APPROVED CIVIL DESIGNED 45 UNIT TO 50 UNIT COVERED STORAGE FACILITY FOR RV'S AND BOATS. IN 3 PROPOSED BUILDING'S WITH ONE MAINTENANCE BUILDING. Rezone from Rural Residential 5 (RR5) to Rural Commercial 5 (RC5)
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): 2200 411 00190
Address: 2856 E. PICKERING ROAD, SHELTON, WA. 98584
Legal Description: VOL. 79, PG. 411 OF DEEDS PER AFN 293859
Twp/Range/Section and/or GPS location: T20NORTH, R2WEST, SECTION 4, W.M.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: SMALL SLOPES
- b. What is the steepest slope on the site (approximate percent slope)? [help] 8%
- 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] APPROX. 75% OF THE SITE IS CLASSIFIED AS "KD" KITSAP SILTY CLAY LOAM. WHERE THE PLANNED DEVELOPMENT WOULD OCCUR. IT WILL REMAIN ONSITE. (NO EXPORT)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] NONE VISIBLE DURING SITE INSPECTION 2/25/2018
- 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]
REMOVING 4 ACRES OF DAMAGED TREES, IMPORT ROCK
APPROX. 2,800 CUBIC YARDS OF IMPORT ROCK BASE COURSE
APPROX. 4,315 CUBIC YARDS OF TOTAL GRADING WORK, STUMP REMOVAL.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
BMP'S WILL BE USED DURING THE LOGGING PROCESS INCLUDING THE USE OF DITCHES + A TEMP POND FROM THE T.E.S.C. PLAN TO PREVENT EROSION
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] APPROXIMATELY 50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
USING AN APPROVED "CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN" TO CONSTRUCT PROJECT USING BMP'S

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] GENERAL EXHAUST FROM CHAINSAWS, SKIDDER, DOZER AND GRADER AS WELL AS DUMP TRUCKS.
- 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] BY ONLY WORKING HOURS OF 8AM TO 7PM.

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. [\[help\]](#)

N/A

- 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. [\[help\]](#)

N/A

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

N/A

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

A DITCH MAY BE REQUIRED
ONSITE, UNKNOWN QUANTITIES.

- 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. [\[help\]](#)

NO BATHROOM FACILITY WATER. HOSE FOR FLUSHING BOAT
ENGINES IN CONTAINED WASH PAD AREA. APPROX. AVG.
200 GALLONS A DAY.

- 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. [\[help\]](#)

N/A

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. [\[help\]](#)

ROOFS WILL BE TIGHTLINED TO EITHER
THE POND STORMWATER FACILITY OF IN INFILTRATION GALLERIES.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. WILL BE INSTALLED POTENTIAL OIL DRIPS FROM RV DRIVETRAIN? (OIL WATER SEPARATOR AND STORM FILTER @ POND.
- 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: AN APPROVED "CSWPPP" AND "TESC PLAN" WILL BE USED TO CONSTRUCT PROJECT.

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? [\[help\]](#)

APPROX. 3 ACRES POSSIBLY 4 ACRES

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

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

PINE TREES PROPOSED FOR LANDSCAPING BUFFERS

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

N/A, SOME SCOTCH BROOM (CYTISUS SCOPARIUS)

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: ROBIN (AMERICAN) SONGBIRDS

mammals: deer, bear, elk, beaver, other: BLACKTAIL DEER OCCASIONALLY PASS THROUGH

fish: bass, salmon, trout, herring, shellfish, other: NORTHERN FLICKER WOODPECKER

- b. List any threatened and endangered species known to be on or near the site. [help]
N/A OR (DO NOT BELIEVE TO BE ANY ON PARCEL)
- 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]
PROTECT AND RESTORE LANDSCAPE + OPEN AREAS THAT IS NOT DEVELOPED INTO NATURAL LANDSCAPE.
- e. List any invasive animal species known to be on or near the site.
NONE KNOWN

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] ELECTRICAL POWER FOR AN ENTRANCE/EXIT GATE.
MOTION SOLAR LIGHTS ON BUILDINGS
- b. Would your project affect the potential use of solar energy by adjacent properties? NO.
If so, generally describe. [help]
- c. What kinds of energy conservation features are included in the plans of this proposal? SOLAR
List other proposed measures to reduce or control energy impacts, if any: [help] HOURS OF
(NOT OPEN 24 HOURS) OPERATION

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. FUEL STORAGE (CONTAINED AREA) APPROX. 4'x4'
 - 4) Describe special emergency services that might be required. POTENTIAL FIRE DEPARTMENT ASSISTANCE WE ARE COORDINATING A ONSITE FIRE HYDRANT FOR THEM.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
**OIL/WATER SEPARATOR WILL BE INSTALLED IN STORM FILTER
 CLEAN OUT MANHOLE PRIOR TO DISCHARGING STORM WATER
 INTO STORM RETENTION SYSTEM.**
- 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] **CHAINSAWS, LOG TRUCK, PAYER SKIDDER, DUMP TRUCK, GRADER, FELLERBUNCHER (SHORT TERM)**
 - 3) Proposed measures to reduce or control noise impacts, if any: [help] **BY CONTROLLING THE HOURS OF OPERATION. (TO DAYLIGHT HOURS APPROX)**

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 SITE CONDITIONS ARE UNDEVELOPED. NO AFFECT TO ADJACENT PARCELS.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. **NOT IN LAST OWNERSHIP OR CURRENT OWNERSHIP. NO**

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? **N/A;
 (DEVELOPE APPROX 3+ ACRES)**

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] **N/A**

- 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] **NONE.**
 - d. Will any structures be demolished? If so, what? [help] **NONE**
 - e. What is the current zoning classification of the site? [help] **RR5**
 - f. What is the current comprehensive plan designation of the site? [help] **UNDEVELOPED
 Rural**

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) N/A
- 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? [\[help\]](#) NONE
- 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 PROJECT DOES REQUIRE A RE-ZONE
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) NONE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) NONE.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) 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? [\[help\]](#) APPROX. 20' - 22' HIGH
STORAGE 3 BAY STORAGE UNITS WILL BE METAL EXTERIOR
MAINTENANCE BLDGT. WILL BE WOOD STRUCTURE.
- 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: [\[help\]](#)
NATURAL LANDSCAPE IN OPEN SPACE AND BUFFERS OF
THE BOUNDARY.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) UNKNOWN
- 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]

PROPOSED BUILDINGS WILL BE GREEN/BROWN IN COLOR SIMILAR TO THE EXISTING COLORS W/NATIVE LANDSCAPE

12. Recreation

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

LATAMIERS BOAT LAUNCH (PUGETSOUND) TIMBERLAKES, SPENCER LAKE, PHILLIPS LAKE, HARSTINE ISLAND, JARRELLS COVE

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]

PROPOSING TO OFFER STORAGE AREA FOR RECREATIONAL VEHICLES EXPECTING BOATS TO BE THE MAJORITY, BEING CLOSE TO 3 BOAT LAUNCHES IN THE IMMEDIATE AREA.

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]

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. [help]

NONE

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
AS ENROLLED TRIBAL MEMBERS OWN AND REPRESENT THE PROJECT DESIGN NONE HAVE BEEN HISTORICALLY HEARD OF NEAR THIS PARCEL.

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.

TESC PLAN, GRADING PLANS & PERMIT, FOREST PRACTICE PERMIT.

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]

PICKERING ROAD (SEE ATTACHED SITE PLAN)

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.**

3-4 MILES

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] **NO ADDITIONAL PARKING**

OTHER THAN THE PROPOSED 45 UNITS; PLUS MAINTENANCE EQUIP.

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. PRIVATE COMMERCIAL ENTRANCE**

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] **45 UNITS, PEAK IS JUNE-SEPT (AVG. 1 TRIP PER DAY) (PEAK AVG. 3 A DAY ESTIMATED)**

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. **NOT EXPECTING TO**

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

SCHEDULE SEASONAL WEEKEND TIMES TO REDUCE TRAFFIC STACKING ON-SITE WITH LARGE DRIVE ISUES.

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]

POTENTIAL FIRE AND POLICE PROTECTION IN EMERGENCY SITUATIONS.

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

NONE EXPECTED

16. Utilities (SEE ATTACHED SITE PLAN)

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]

WATER FROM EXISTING ADJACENT PARCEL.

ELECTRICITY FOR ELECTRIC GATE, MAY RUN POWER TO
RV STORAGE BLDG.

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: Erik Johnson

Date Signed: 3/10/2018, 10/22/2019

Print Name of Signee: ERIK JOHNSON

If applicable, Position and Agency/Organization: MEDICINE CREEK CONSULTING, LLC

Date Submitted: 10/22/2019 medicynecreek@yahoo.com
360-463-4514

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

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

Applicant: CLARK FAMILY TRUST

Mailing Address: 955 ROLLING HILLS DR.

City: LAKE HAVASU State: AZ Zip: 86406

Telephone No.: 360-790-0795 Buck Clark

Parcel Number(s): 220041100190

Parcel Size and Legal Description: 5.3 ACRES

TRACT 19 OF THE E 1/2 NE
SECTION 4, TOWNSHIP 20 NORTH, RANGE
2 WEST, W.M.

What kind of change in map information is requested?
FROM RR5 TO (RURAL COMMERCIAL 5 ZONE)

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

SEE ATTACHE SHEET 3

Gritz Johnson
Signature and date

RECEIVED
OCT 24 2019
615 W. Alder Street

17.05.080 Rezone Criteria; Elkhorn Boat & Rv Storage Answers

- 1) By implementing Best Management Practices per Washington State Department of Ecology and Mason County standards for Forest Practice Procedures.
- 2) We believe our project fits this Criteria.
- 3) We are hoping to assist the Recreational Community with our Project.
- 4) We are hoping our Project can provide for the Recreational Community to alleviate parking in their Plats or City properties.
- 5) Being that our project is located near 3 Public Boat ramps we are hoping to be a part of assisting in others as a viable Storage option for their Families.
- 6) This project would include landscaping and does not plan to Develop the whole site into storage buildings, we plan on leaving approximately 25% of the site Natural Timber and Vegetation.
- 7) This project is trying to serve the Public Recreation Community from the Timberlake's, Spencer Lake and Puget Sound Boaters and give them a viable option to have their boats in storage closer to the Recreational areas in the immediate area of Pickering.
- 8) The applicant just wishes to use the land and maintain a Professional Environment and Service to the Community.



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, January 27, 2020 at 6:00 p.m.**

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

- Rezoning a five (5) acre parcel from Rural Residential 5 (RR5) to Rural Commercial 5 (RC5). Parcel No. 22004-11-00190; 2856 E Pickering Rd.

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

MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES
615 W. Alder Street
Shelton, WA 98584

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

If special accommodations are needed, please contact 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

12/30/2019

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

Sent Via Electronic Mail

Re: Mason County--2019-S-1071--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.

Rezone application from Rural Residential 5 to Rural Commercial 5

We received your submittal on 12/27/2019 and processed it with the Submittal ID 2019-S-1071. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 02/25/2020.

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

Kell Rowen

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Monday, January 06, 2020 7:42 AM
To: Kell Rowen
Subject: RE: SEP2019-00092/FPA2019-00017

Hi Kell,

After further review of the project area, talking with the applicant, and having the proposed project location reviewed by my supervisor (Ms. Rhonda Foster-Tribal Historic Preservation Officer for the Squaxin Island Tribe), we formally amend our previous recommendation to a No Concerns. This is our official and final recommendation for this project.

Please let me know if you have any questions.

Thanks



Shaun Dinubilo
Archaeologist
CR Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

From: Shaun Dinubilo
Sent: Thursday, January 2, 2020 9:21 AM
To: Kell Rowen <KRowen@co.mason.wa.us>
Subject: RE: SEP2019-00092/FPA2019-00017

Hi Kell,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no concerns in relation to the proposed timber removal and the rezoning. However, we do recommend a cultural resource survey for the proposed grading, construction of the four buildings, drainage field, and shovel probing of the proposed bioswale/Interceptor swale. This recommendation is based on the fact that the area is close a fresh water wetland, the project area is located in a high probability area for cultural resources on a undisturbed parcel, the nature of grading activities will obliterate any intact subsurface cultural resources if present, and the area has been used by the Squaxin band of the Squaxin Island Tribe for thousands of years. If you have any questions, please let us know.



Shaun Dinubilo
Archaeologist
CR Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

From: Kell Rowen [<mailto:KRowen@co.mason.wa.us>]
Sent: Friday, December 27, 2019 4:05 PM
To: Kell Rowen <KRowen@co.mason.wa.us>; Jeff Dickison <jdickison@squaxin.us>; Sarah Zaniewski <szaniewski@squaxin.us>; Shaun Dinubilo <sdinubilo@squaxin.us>; southpuget.region@dnr.wa.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; separegister@ecy.wa.gov; lauren.whybrew@orcaa.org; dbrannin@masontransit.org; kristin.french@masonpud3.org; Allison.Cook@dfw.wa.gov; sepa@dahp.wa.gov; Allan Eaton <AllanE@co.mason.wa.us>
Cc: Erik Johnson <medicinecreek@yahoo.com>; Michael MacSems <Mms@co.mason.wa.us>
Subject: SEP2019-00092/FPA2019-00017

Hello,

Please see the SEPA DNS for a Rezone request, Class IV General Forest Practices Application and subsequent Boat and RV Storage off of Pickering Road in Mason County. Comment period closes on January 10, 2020.

Sincerely,

Kell Rowen | Planning Manager
Mason County Community Services
krowen@co.mason.wa.us
360.427.9670 ext. 286



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 9, 2020

Kell Rowen
Planning Manager
Mason County Community Services

In future correspondence please refer to:

Project Tracking Code: 2020-01-00441

Property: Mason County Clark Family Trst FPA Elkhorn Boat and RV Storage SEP2019-00092/FPA2019-00017

Re: Archaeology - Survey Requested

Dear Kell Rowen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is located in an area determined to be at very high risk of containing archaeological resources according to the DAHP predictive model. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

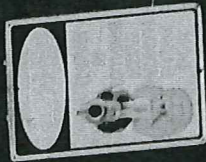
These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 586-3088
Stephanie.Jolivette@dahp.wa.gov





MASON COUNTY
Planning Division of Community Development
1978, Main Street, Room 100
316-477-6133 ext. 313

DETERMINATION OF NONSIGNIFICANCE
(WAC 197-11-340)
SEP2013-00882

Location of Project: Highway 100 (Mile 1.5) in Rural Community A (RC2) Zone,
Mason County, WA 98542

Project: BUCKS & BIRLA CO. 762732 CLUTCH ASSEMBLY

Project Number: 2013-P2013-00882

Lead Agency: Mason County

Map Reference: 100-10000

Map Reference: 100-10000

Map Reference: 100-10000

Map Reference: 100-10000

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**MASON COUNTY
COMMUNITY SERVICES**
Building Healthy, Thriving and Resilient Mason County

NOTICE OF PUBLIC HEARING

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 Park Street, Shelton, WA 98584 on **Monday, January 27, 2020 at 6:00 p.m.**

SAID HEARING will be to consider adopting the following Development Area amendment (RCZONE):

- Rezoning of four (4) acre parcel from Rural Residential 5 (RR5) to Rural Commercial 2 (RC2) for the purpose of developing a commercially covered parking structure (with 2000+ parking spaces and 2000+ sq ft of covered) on the east side of the road between the road and Boat Storage area (up to 50' across), Parcel No. 22094-11-00030, 2056 E Pickering Rd.

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

MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES
651 1/2 Ash Street
Shelton, WA 98584

Phone: 360-477-6133

Fax: 360-477-6133

Email: communityservices@co.mason.wa.us

Website: www.co.mason.wa.us

Meeting location: 411 North Park Street, Shelton, WA 98584

Meeting time: 6:00 p.m. to 7:00 p.m.

Meeting agenda: www.co.mason.wa.us

Meeting minutes: www.co.mason.wa.us

Meeting recordings: www.co.mason.wa.us

Meeting contact: communityservices@co.mason.wa.us

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Meeting contact: communityservices@co.mason.wa.us

**PUBLIC
NOTICE**

1801-ELKHORN BOAT & RV STORAGE, LLC, SHELTON, WASHINGTON; 360-790-0795 BUCK JR.
ADJOINING AND ADJACENT PARCEL OWNERS WITHIN 300FT RADIUS. OCTOBER 2019

✓
HARRELL, JOHN F & PAMELA A
2903 E PICKERING RD
SHELTON WA 985848188

✓
HARRELL, ERNEST J & MARTHA ANN
2905 E PICKERING RD
SHELTON WA 985848188

✓
JONES, DARRYL D
2851 E PICKERING RD
SHELTON WA 985847333

✓
SEARCY, GEORGE & NAOMI
2811 E PICKERING ROAD
SHELTON WA 98584

✓
KRAMER ET AL, PHILLIP W
JOYCE C DARNELL
P O BOX 1451
ALLYN WA 985241451

✓
JONES, WILLIAM K
PO BOX 1451
ALLYN WA 98524

✓
JONES, WILLIAM K
PO BOX 1451
ALLYN WA 98524

✓
JONES JOINT REVOCABLE TRUST, EDMUND & VICKI
EDMUND W & VICKI K JONES TRUSTEES
P O BOX 505
BRNNON WA 98320

✓
MACKENZIE, KATHRYN A
PO BOX 1035
TOLEDO WA 98591

✓
HARRELL, ERNEST J
2905 E PICKERING RD
SHELTON WA 985848188

RECEIVED
OCT 24 2019
615 W. Alder Street