

PLANNING ADVISORY COMMISSION
AGENDA

October 18, 2021

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

1. 6:00pm - Call to Order

- a. Roll Call
- b. Approval of Meeting Summary- July 19, 2021 Regular Meeting Minutes
- c. Approval of Changes to Agenda by Commissioners or Staff (if any)
- d. Conflict of Interest Inquiry
- e. Next Meeting Date – November 15, 2021
- 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.

3. PUBLIC HEARING:

Rezone approximately 3.22 acres from Rural Residential 5 (RR5) to Rural Commercial 2 (RC2) in the rural development area. Subject parcel is 32232-34-90012 which is located between the Chevron and PUD #1 switch station. Applicant is Michael Ricketts who has indicated interest in developing a self-storage facility on site if rezone is approved.

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@co.mason.wa.us 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 10/4/2021 9:06 AM

REQUEST FOR REZONE

APPLICANT PROPOSAL – PROPOSED REZONE OF 3.22 ACRES FROM RURAL RESIDENTIAL 5 (RR5) TO RURAL COMMERCIAL 2 (RC2).

STAFF CONTACT

Marissa Watson, Senior Planner
Ext #367

APPLICANT

Michael Ricketts
340 E Olympic Vista Dr
Union, WA 98592

PROPERTY OWNER

Ricketts Family Trust
Same

SUMMARY OF PROPOSAL

Rezone parcel 32232-34-90012 from Rural Residential 5 (RR5) to Rural Commercial 2 (RC2). This parcel is in the Rural Development Areas. This does not require an amendment to the Future Land Use Map.

PARCEL INFORMATION

Parcel No. 32232-34-90012: The parcel is approximately 3.22 acres and located about 260 feet to the east of the intersection of E McReavy Rd and E Dalby Rd. The parcel is bordered by E Dalby Rd to the south, a gas station and convenience store to the west, a PUD #1 switch station to the east, and two larger parcels that are already developed with residential structures. South Shore Construction LLC and the New Community Church of Union are both located in close proximity. Imagery indicates the parcel has been clear of a good portion of the trees since at least 1990 with periods of scotch broom over growth. Access to the gas station and convenience store from E Dalby Rd intersects the very south west corner of the subject parcel. The parcel to the west of the subject parcel is zoned Rural Commercial 1 (RC1)

ZONING INFORMATION

CURRENT ZONING DESIGNATION:

Rural Residential 5 (RR5)

This district provides for residential development on parcels of five acres or more.

Uses permitted are single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, local community and recreation centers, group homes, cell towers, fire station, fish hatchery, public utilities. Accessory uses allowed are cottage industry (home occupation), single-family residence. Special Permit Required Uses allowed are essential public facility, schools, commercial day care centers, cemetery, and home occupations and cottage industries that do not meet the standards in section 17.03.021. Signs are permitted not to exceed twelve square feet in size and six feet in height except for temporary signs permitted by section 17.05.025. Signs prohibited by section 17.03.203 are not allowed.

PROPOSED ZONING DESIGNATION:**Rural Commercial 2 (RC2)**

There are four types of rural commercial districts. These districts provide for a variety of commercial areas reflecting the diversity of existing business areas. Parcels with this designation that are located within RACs, hamlets, ICIAs, and other areas designated under RCW 36.70A.070(5)(d)(i) ("DI LAMIRDs") shall be principally designed to serve the existing and projected rural population. The county's primary method of such design is to limit building size, height, and floor to area ratios so that businesses of such size and intensity will ordinarily be oriented towards primarily serving the existing and projected rural population. Isolated LAMIRDs ("D2 and D3 LAMIRDs") of a commercial nature are not required to be principally designed to serve the rural population. These isolated commercial LAMIRDs, however, shall protect rural character, which is defined at RCW 36.70A.030(14), by containing and limiting rural development, by not being in conflict with surrounding uses and by assuring that such development is visually compatible with the surrounding area. The county's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, height, and floor to area ratios in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

Rural Commercial 2 : Uses permitted are convenience/general store, retail, restaurant, vehicle and equipment repair and maintenance (automotive, truck, farm implement, and small engines), small office, laundry, professional services, public meeting space, nursery, post office/fire station, church, local community and recreation centers, commercial/government operated day care, single-family residential.

Uses permitted with Special Use Permit are Gas and self-storage.

BACKGROUND

The applicant submitted a complete rezone application, with fees, to the Permit Assistance Center on 8/23/2021. The parcel is owned by the Ricketts Family Trust and the applicant is Michael Ricketts. The applicant previously applied for and participated in a pre-application conference with the County and expressed his desire to develop a self-storage facility on the site. The planning department representative indicated that the parcel would require rezoning to an appropriated rural commercial zone and if approved the applicant would also have to apply for a special use permit. Special use permits require an additional public hearing process before the hearing examiner.

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 response* to the proposed request:

- 1. Development allowed by the proposed rezone designation shall not damage public health, safety and welfare.**

This criterion is met as the applicant's proposed rezone of the property will not damage public health, safety or welfare. All local, state, and federal codes will be adhered to prior to any proposed development.

- 2. The zone designation shall be consistent with the Mason County Comprehensive Plan, Development Regulations, and other county ordinances, and with the Growth Management Act; and that designation shall match the characteristics of the area to be rezoned better than any other zone designation.**

Staff believes this criterion has been met as it is consistent with the Comprehensive Plan and specifically consistent with the RC2 section of the Development Regulations. The subject parcel is situated between an existing gas station and convenience store and PUD switch station. The parcel to the west is zoned rural commercial 1 (RC1) and has served a commercial use for many years. The location and proximity of existing adjacent uses make the subject parcel more suitable to commercial uses than 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.**

This criterion is met and staff believes the rezone of this parcel would not increase sprawl or low-density development or cause it to occur. The parcel has been undeveloped for many years and the proposed zoning would be consistent with the adjacent zoning. Staff does not believe there are any resource based uses in the vicinity that would be affected by rezoning to RC2.

- 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, 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.**

This criterion is met as the proposed rezone of this parcel would not materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner. The rezone is located on a parcel that has been bordered by commercial uses, as well as public utilities for almost thirty years.

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

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

This criterion is met as the proposed rezone would not materially interfere with the Growth Management Act goal to encourage retention of open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality. The site has been clear of a majority of the vegetation for many years and is located between a gas station and convenience store and a PUD#1 switch station. All setbacks and critical area buffers, if found, shall be adhered to and/or mitigated.

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. The parcel's configuration and the adjacent uses make it more suitable to commercial zoning than residential. The rezone is not projected to affect population growth in the rural areas. Based on the Comprehensive Plan for Mason County the projected population growth will not exceed the amount of buildable lands available.

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.

N/A, not zoned in error.

STATE ENVIRONMENT PROTECTION ACT (SEPA)

A SEPA checklist was prepared for this project. A formal SEPA Determinations of Non-Significance was made on September 15, 2021. Comment period for this determination closed on September 29, 2021. No comments were received for this rezone proposal.

PUBLIC NOTIFICATION

All property owners within 300 feet of the subject parcel were notified by mail (in mail 9/21/21) 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 October 7 & 14, 2021. The Public Notice was posted onsite on September 20, 2021.

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.

SUMMARY AND RECOMMENDATION

Staff recommends that the Planning Advisory Commission make a recommendation to the BOCC to approve this rezone request.

ATTACHMENTS

- Application and Rationale for Request
- Current Zoning Map
- SEPA DNS and Checklist
- Notice of Hearing
- 60-Day Notice to Commerce
- Property owners within 300' who received notice by mail

mw

AFA2021-0005

Fee: \$2,220.00 / paid



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, WA 98584

Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

RECEIVED
AUG 13 2021
615 W. Alder Street

APPLICATION FOR AMENDMENT TO:

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

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

PLANNING

Applicant: Michael Ricketts

Mailing Address: 340 E Olympic Vista Dr.

City: Union State: WA Zip: 98592

Telephone No.: 602-819-1225 KVER340@gmail.com

Parcel Number(s): 322323490012

Parcel Size and Legal Description: 3.85 Ac.

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.)

TO: Rca - Commercial Zoning

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

See: Attached

[Signature] 8-10-2021

Signature and date

RECEIVED

Q's

AUG 23 2021

615 W. Alder Street

• **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.

Rezone Criteria 17.05.080

We have answered the following questions after reviewing the Mason County comprehensive plan and the growth management act. We believe they reflect the goals and objectives of Mason Co. to further enhance the sense of community, safety, peace, and lack of crowding to Union and the surrounding area.

Please find answers/ finding to rezone questions

- 1) Our proposed project HCS is designed to help the community to place personal items in a safe environment. At no point will this facility have any harm to public health, welfare or safety.
- 2) Hood canal storage will comply with all Mason, and surrounding county comprehensive plans and the growth management act in that it would match the characteristics of the existing commercially zoned businesses as it would provide economic expansion, broaden the county tax base and promote well-designed development for the community.
- 3) The proposed HCS project would have no impact on sprawling and/or low-density development and as such would have a low use of resources in the vicinity.
- 4) The proposed HCS project would not increase the demand for urban services, such as schools, police, or street parking.
- 5) The proposed HCS project is consistent with the Mason Co. growth act by providing a needed service to the community where currently where there is a wait-list for two years.
- 6) The proposed HCS project is consistent with the growth management act in that its intended use would not hinder or endanger any fish or wildlife habitat and would have no impact to air or water quality.
- 7) The proposed HCS project is consistent with the Mason Co comprehensive plan where it would fill a need within the community without creating demand for additional land use designation or increase in population to the area.
- 8) N/A



**MASON COUNTY
COMMUNITY SERVICES DEPARTMENT**
BUILDING • PLANNING • FIRE MARSHAL

Mason County Bldg. 8, 615 W. Alder St
Shelton, WA 98584 www.co.mason.wa.us 360-427-9670 ext 352

Date Received:
RECEIVED
AUG 23 2021
615 W. Alder Street
Permit #: _____

Property Owner's Authorization Letter

I (we): John I Ricketts Family Trust
(Print Property Owners Name / Firm / Organization)

Hereby Authorize: Michael Ricketts
(Applicant - Name of Person to Sign Permit)

Representative of: John I Ricketts Family Trust.
(Applicant Company Name / Organization)

To apply for, sign, and pick-up building permits for the following proposed work:

Application For AMENDMENT (AFX 2021-00005) -
REZONE OF PARCEL 32232-34-90012

(Brief Description of Work to be Done)

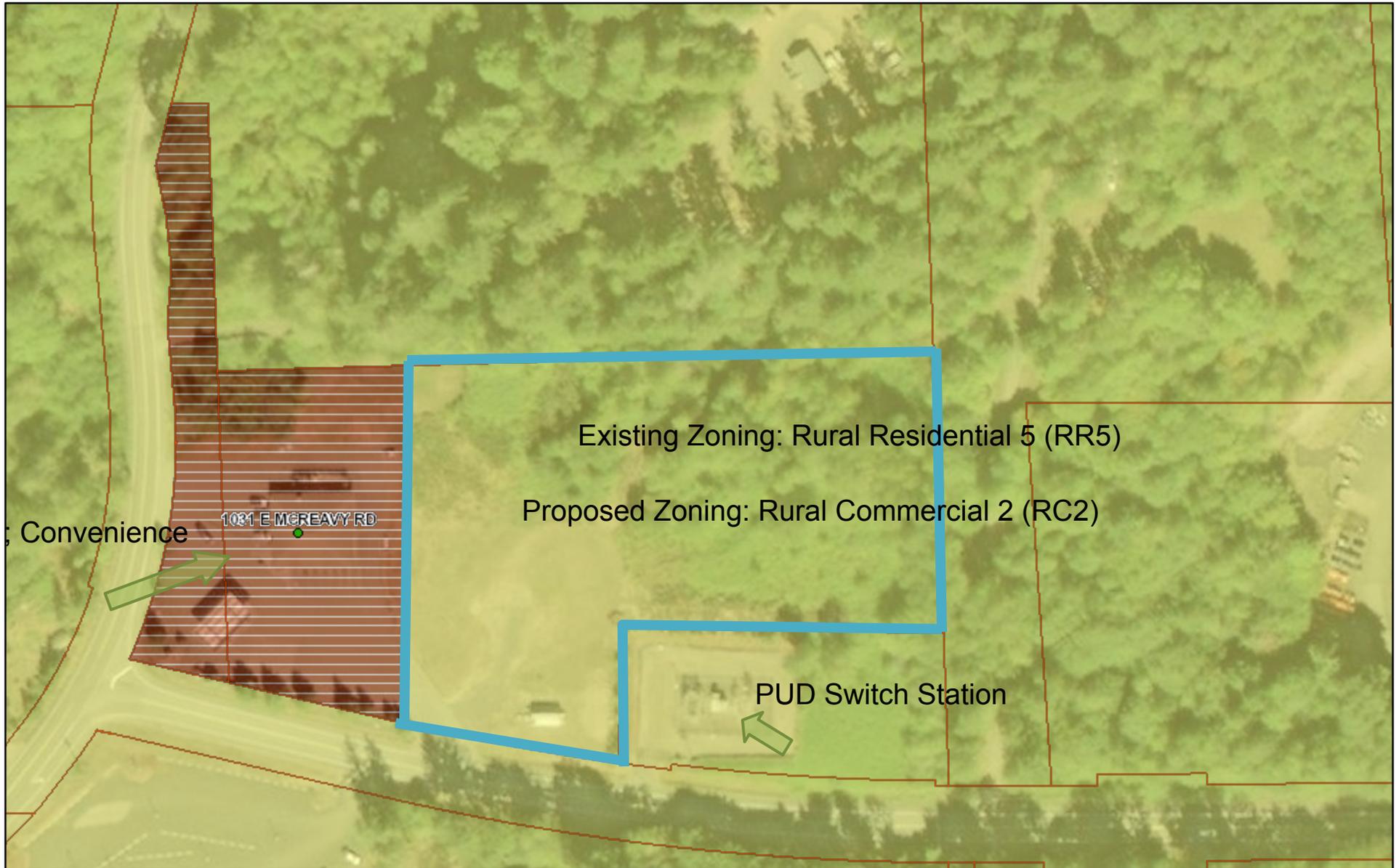
Job Location: _____
(Property Site Address)

As property owner(s), I (we) hereby grant permission to the applicant referenced above to apply for, sign, and pick-up the building permit for the work as indicated above. All work performed must meet all provisions of the Building Codes and the Laws of Mason County and the State of Washington, as applicable, whether specified or not. Residential Contractors are required to have a current State of Washington Contractors License (RCW 18.27).

[Signature]
(Property Owner Signature)

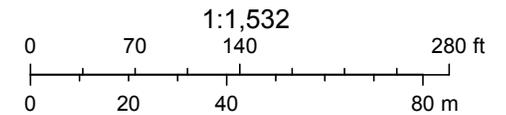
8-23-21
(Date)

Rezone Request for Parcel 32232-34-90012 from RR5 to RC2



9/13/2021, 4:16:55 PM

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



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

Rezone Request

Parcel 32232-34-90012

Legend

-  ??Chevron
-  ??New Community Church of Union
-  ??Union Food Mart
-  1031 E McReavy Rd



Google Earth

500 ft

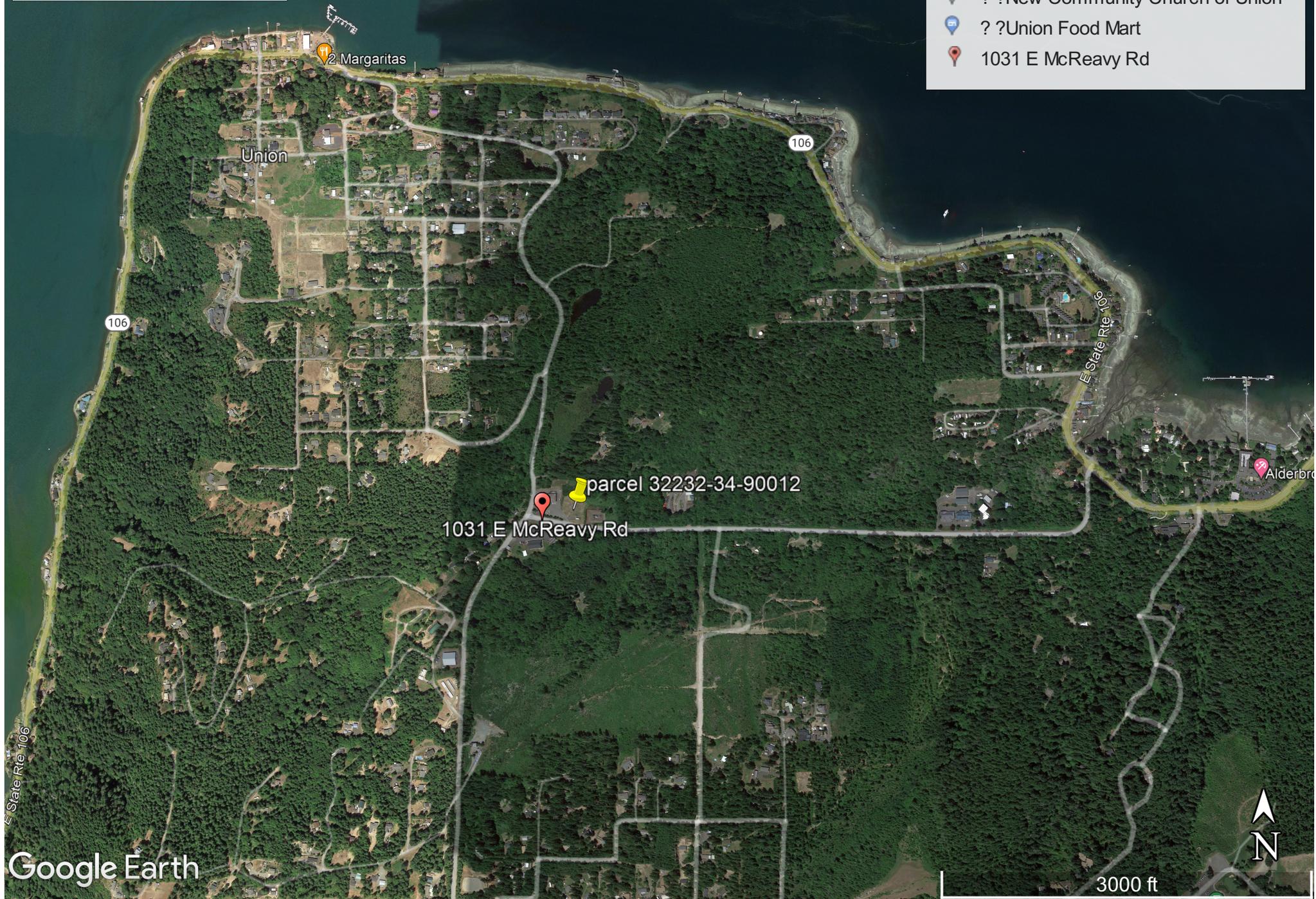


Rezone Request

Parcel 32232-34-90012

Legend

-  ??Chevron
-  ??New Community Church of Union
-  ??Union Food Mart
-  1031 E McReavy Rd





MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

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

DETERMINATION OF NONSIGNIFICANCE (WAC 197-11-34) **SEP2021-00074**

Description of Proposal: Rezone of approximately 3.22 acres from Rural Residential 5 to Rural Commercial 2. Future project may be the siting of a self storage facility.

Proponent: RICKETTS, MICHAEL

Location of Proposal: UNKNOWN

Parcel Number: 322323490012

Legal Description:

Lead Agency: Mason County

Planner: Marissa Watson

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 the planner 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: 09/29/2021 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.

Authorized Local Government Official

9/15/2021

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 2021 - 00074
Parcel #: 32232-34-90 012
Date Rcvd: **RECEIVED**
AUG 23 2021
615 W. Alder Street

Purpose of checklist:

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

Instructions for applicants: [help]

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

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

Instructions for Lead Agencies:

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

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

Hood Canal Storage - REZONE REQUEST

2. Name of applicant: [help]

Michael Ricketts

3. Address and phone number of applicant and contact person: [help]

340 E Olympic Vist dr
Union, WA 98592 - 602-819-1225

4. Date checklist prepared: [help] 8-18-2021
5. Agency requesting checklist: [help] Mason County
6. Proposed timing or schedule (including phasing, if applicable): [help] ASAP
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

~~NO~~ IF REZONE APPROVED, possible self-storage project proposal.

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

N/A

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

NO

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

~~NO~~ IF REZONE IS APPROVED, a special use permit (approved) and commercial building permit

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]

THIS SEPA ADDRESSES THE NON-PROJECT ACTION OF REZONE^a REQUEST REGARDING PARCEL 32232-34-90012 REZONE FROM RPS TO RC2. PARCEL SIZE \approx 3.22 ACRE. FUTURE PLANS FOR PARCEL, IF REZONE IS APPROVED, IS SELF-STORAGE UNITS.

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): 32232-34-90012

Address: NONE ASSIGNED

Legal Description: S 400' OF E 1/2 SE SW EX TR 2 OF SP #2194 #546501 PCL 2 OF PLA #96-48 #62994Z

Twp/Range/Section and/or GPS location: See Attached Decreeing Map. T22N R3W SEC 32

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

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

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

5 ft

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]

Sand, Gravel

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

NO

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

yet to be determined!

3.85 AC.

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

NO

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

to be determined

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

N/A.

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]

N/A

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

N/A

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

N/A

3. **Water**

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) **NO**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) **No**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) **N/A**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) **N/A**
- 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. [\[help\]](#) **N/A**
- 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. [\[help\]](#) **N/A**

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

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

NO
N/A

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

N/A

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]

deciduous trees/shrubs

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]

N/A

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

Berry Bushes.

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: _____
- 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. [help] N/A
- c. Is the site part of a migration route? If so, explain. [help] N/A
- d. Proposed measures to preserve or enhance wildlife, if any: [help] N/A
- e. List any invasive animal species known to be on or near the site. N/A

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] Possibly Solar Lighting
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help] Possible: Solar Lights

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] No
 - 1) Describe any known or possible contamination at the site from present or past uses. None
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
 - 4) Describe special emergency services that might be required. None

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

b. Noise

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

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

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

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. [\[help\]](#)

**Gas Station, Church, Pub, Swift Station.
Our Project will Not Affect these businesses! NO**

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? **NO**

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? [\[help\]](#) **NIA**

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? [\[help\]](#) **NO**

e. What is the current zoning classification of the site? [\[help\]](#) **Rural Res. (RR5)**

f. What is the current comprehensive plan designation of the site? [\[help\]](#) **NIA 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] 0
- j. Approximately how many people would the completed project displace? [help] 0
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] N/A
- 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] N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] N/A
- c. Proposed measures to reduce or control housing impacts, if any: [help] N/A

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] 15 ft
- 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] N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] N/A

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

N/A

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

N/A

12. Recreation

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

N/A

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

N/A

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

N/A

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]

N/A

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]

N/A

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]

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

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]

See boundary lines Attached

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.

No

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 _____

None

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Electricity

C. Signature [HELP]

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

Signature: _____

Name of signee Michael Ricketts

Position and Agency/Organization owner

Date Submitted: 8-18-2021

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?

NO

Proposed measures to avoid or reduce such increases are:

Stormwater Retention REQs OF MASON COUNTY & STATE SHALL BE ADHERED TO.

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

NO

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

ALL REQ BUFFER & SETBACK OF THE MASON COUNTY RESOURCE ORDINANCE SHALL BE MET OR MITIGATED FOR.

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

NO

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

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?

NO

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

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?

Parcel is bordered by a GAS station/convenience store &

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

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

will not increase any demands

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

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

Will Not!



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mason County Planning Advisory Commission will hold a public hearing via Zoom on **Monday, October 18, 2021 at 6:00 p.m.**

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

- Rezone approximately 3.22 acres from Rural Residential 5 (RR5) to Rural Commercial 2 (RC2) in the rural development area. Subject parcel is 32232-34-90012 which is located between the Chevron and PUD #1 switch station. Applicant is Michael Ricketts who has indicated interest in developing a self-storage facility on site, if rezone is approved.

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

MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES

615 W. Alder Street

Shelton, WA 98584

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 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

09/15/2021

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

Sent Via Electronic Mail

Re: Mason County--2021-S-3124--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 development regulations amendment; rezone of parcel 32232-34-90012, approximately 3.22 acres, from Rural Residential 5 to Rural Commercial 2. Future project may be the siting of a self storage facility.

We received your submittal on 09/15/2021 and processed it with the Submittal ID 2021-S-3124. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 11/14/2021.

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

Owner:
TKBAN Inc
1031 E McReavy Rd
Union, WA 98592

Address: 951 E Dalby Rd
Owner:
The New Comm Church of Union
PO Box 232
Union, WA 98592-0232

Address: N/A (Parcel 321051200010)
Owner:
The New Comm Church of Union
PO Box 232
Union, WA 98592-0232

Address: 750 E Dalby Rd
Owner:
South Shore Enterprises LLC
PO Box 249
Union, WA 98592-0249

Address: 850 E Dalby Rd
Owner:
Brian Lundeen
850 E Dalby Rd
Union, WA 98592

Address: N/A (Parcel 322323400000)
Owner:
John VJ Rodius
PO Box 754
Union, WA 98592

Address: N/A (Parcel 322323460010)
Owner:
Mason County PUD #1
Manager
21971 N US Hwy 101
Shelton, WA 98584-7446