

MASON COUNTY HEARING EXAMINER AGENDA

December 11, 2024
Mason County Building 1
411 N. 5th Street, Shelton
1:00PM via [ZOOM](#)

1. Road Vacation #420

Proposal: Vacate all those portions of Wildwood, Bay, Brook, Canal, Park Streets, and Sixth Ave, lying within, AND Fifth and Seventh Avenue, adjacent to, Resultant Parcel 1 of Boundary Line Agreement recorded June 22, 2020, under Auditor's File No. 2132998 and Survey recorded June 11, 2020, under Auditor's File No. 2132272 in Volume 47 of surveys, pages 228-229, all within the plat of Lakewood Plat "F", recorded in Volume 2 of plats, page 25, records of Mason County, Washington in Section 13, Township 22 North, Range 2, West. Fifth, Sixth, and Seventh Avenue appear on the above-mentioned survey as streets instead of avenues as dedicated on the Plat of Lakewood Plat "F", recorded in Volume 2 of plats, page 25.

Staff: Tina Schaefer

2. Performance Subdivision - LRG2023-00008

Proposal: The applicant is proposing to subdivide a 31.70-acre property into 6 lots, which will range from 5.02 acres to 5.68 acres, by utilizing the residential density bonus allowed by Mason County Code's Performance Subdivision chapter (MCC [16.21](#)). Since all resulting parcels would be larger than 5 acres, this proposal is reviewed as a Large Lot Subdivision. In this case, a "Performance Subdivision" is treated as a type of a Large Lot Subdivision (MCC [16.38.055](#)). The proposal requires a 100% density bonus granted through meeting criteria in MCC [16.21.050](#), [16.21.060](#), and [16.21.070](#). The overall density if approved would be 6 residences per 30 acres. All resulting lots would be able to be developed with a single-family residences if the residential density bonus is granted and the project is approved.

Staff: Luke Viscusi

To Join Meeting via [Zoom](#):

Time: November 20, 2024 at 01:00 PM Pacific Time (US and Canada)

Contact mfrazier@masoncountywa.gov or call
(360)427-9670 x365 for link and passcode



MASON COUNTY
DEPARTMENT of PUBLIC WORKS
100 W PUBLIC WORKS DRIVE
SHELTON, WASHINGTON 98584

MEMORANDUM

DATE: October 10, 2024
TO: Mason County Hearings Examiner
FROM: Tina Schaefer, Right of Way Agent Senior, for Mike Collins, County Engineer,
and Deputy Director.
Cc: David Smith, Engineering and Construction Manager
Mike McIrvine, County Surveyor

SUBJECT: ENGINEER’S REPORT – ROAD VACATION FILE NO. 420

**Vacate all those portions of Wildwood, Bay, Brook, Canal, Park Streets, and Sixth Ave, lying within, AND Fifth and Seventh Avenue, adjacent to, Resultant Parcel 1 of Boundary Line Agreement recorded June 22, 2020, under Auditor’s File No. 2132998 and Survey recorded June 11, 2020, under Auditor's File No. 2132272 in Volume 47 of surveys, pages 228-229, all within the plat of Lakewood Plat “F”, recorded in Volume 2 of plats, page 25, records of Mason County, Washington in Section 13, Township 22 North, Range 2, West.
Fifth, Sixth, and Seventh Avenue appear on the above mentioned survey as streets instead of avenues as dedicated on the Plat of Lakewood Plat “F”, recorded in Volume 2 of plats, page 25.**

BACKGROUND:

Peggy Merriam, the petitioner, owns parcel # 22213-11-60030, being Resultant Parcel 1 of Boundary Line Adjustment pursuant to RCW 58.04.007 recorded June 22, 2020, under Auditor’s File No. 2132998, which is adjacent to and lying within the above mentioned proposed road vacations. She has petitioned for the vacation of the dedicated right of ways as attached as Exhibit A. The requested streets are unopened right of ways that have never been maintained. The streets were dedicated to the public on February 6, 1913, when Lakewood Plat “F” was originally platted.

Vacating this area would create more usable land for the property owner. Public Works sees no value in opening the proposed vacation area at any point in the future.

The roads to the South within parcel # 22213-11-00010, were vacated under Road Vacation # 401, recorded January 7, 2021, under Auditor's File No. 2147711. This was done subject to any existing private easements and with a stipulation of recording ingress/egress easements in gross running with the land. The parcel to the south currently has access from the south.

In compliance with RCW 36.87.40, at the Board of County Commissioners and County Engineer's direction, Public Works Department staff examined the portions of road rights-of-way requested and solicited comments on the proposal. Our findings are the following:

1. The roads are unopened and not presently in use by the public.
2. The roads are classified as "Class A" per RCW 36.87.120 & MCC 12.20.040, 12.20.050, & 12.20.060, compensation is fifty percent (50%) of appraised value.
The square footage of all roads requested for road vacation is 198,155.95, and the cost per square foot is \$0.20. The compensation amount due for all petitioned roads is \$19,815.60.
3. The proposed vacation area is not deemed necessary for future use for the County Road system.
4. The public will benefit from this action since it will add the vacated area to the tax rolls and relieve the county of liability.
5. The petitioner has paid in full the required administrative fee of \$1000.00.
The compensation amount for all proposed road vacations within and adjacent to parcel # 22213-11-60030 is \$19,815.60 and is due prior to approval.

Public Notice

Public notice has been provided as required by RCW 36.87.050, both by posting at the site and by publishing in the county official newspaper.

Recommendation

Public Works recommends the vacation of all those portions of Wildwood, Bay, Brook, Canal, Park Streets, and Sixth Ave, lying within, AND Fifth and Seventh Avenue, adjacent to parcel no. 22213-11-60030. The vacated area will still be subject to existing easements for ingress and egress or other purposes, if any, and in accordance with RCW 36.87.140, retaining an easement in favor of Mason County for any utilities present in the vacated right of ways.

Attachments:

- Petition: Exhibit A pages 1 - 7
- Aerial Map: Exhibit B
- Legal Description: Exhibit C



EXHIBIT "A"

DICKSON FROHLICH
PHILLIPS BURGESS
PLLC

TREVOR A. ZANDELL | ATTORNEY | TZANDELL@DFPBLAW.COM
ALLEN STANTON | LEGAL ASSISTANT | ASTANTON@DFPBLAW.COM

RECEIVED

JUL 23 2024

MASON COUNTY PUBLIC WORKS

Sent via first-class U.S. mail

July 18, 2024

Mason County Public Works Department
100 W Public Works DR
Shelton WA. 98584

RE: *Peggy Merriam Petition for Vacation of County Road*

Dear Mason County Public Works:

Enclosed please find our client, Peggy Merriam's, petition for vacation of county road for Mason County parcel number 22213-11-60030, as well as a check in the amount of \$1,000.00 made payable to the Mason County Treasurer for the petition fee.

Please contact me at (360) 742-3516 or tzandell@dfpblaw.com if you have any questions or need anything else from us to process this petition. Thank you for your time and attention to this matter.

Very truly yours,

DICKSON FROHLICH PHILLIPS BURGESS PLLC

TREVOR A. ZANDELL
ATTORNEY

ENCLOSURES: CHECK #50420
PETITION FOR VACATION OF COUNTY ROAD
CC: CLIENT

EXHIBIT "A"
MASON COUNTY

PETITION FOR VACATION OF COUNTY ROAD

TO: Board of Mason County Commissioners
c/o: Mason County Public Works Department
100 W. Public Works Drive
Shelton, WA 98584

Applicant Name: Peggy Merriam
Mailing Address: 442 South Camino Holgado, Green Valley, AZ 85614
Phone Number: (510) 754-2208 Email Address: plmerriam@sbcglobal.net
Parcel Number: 22213-11-60030

We, the undersigned, being owners of the majority of the frontage of the below-described county road, hereby petition the Board of Mason County Commissioners for vacation of the following described county road: Fifth Street, Sixth Street, Seventh Street, Wildwood Street, Bay Street, Brook Street, Canal Street, Park Street in Lakewood Plat "F"

Road Name: _____ Road Number: _____

Description of road right of way to be vacated:

See attached.

Plat Name: Lakewood Plat "F" Recording Date: March 4, 1913
Section: 12 & 13 Township: 22N Range: 1W, W.M.

Attached herewith is a map secured from the Mason County Engineer or from the Mason County Assessor. We have shaded the right of way herein petitioned to be vacated and have also shown the ownerships along said right of way.

IN SUPPORT OF SAID PETITION, PETITIONERS ALLEGE:

I

That the undersigned are the owners of the majority of the frontage of the county road right of way petitioned to be vacated and said right of way is located in Mason County, Washington.

II

That contact information, signatures and legal descriptions of the property owned by each petitioner on the right of way to be vacated are provided below:


	NAME/ADDRESS/SIGNATURE	LEGAL DESCRIPTION OF PROPERTY/PARCEL #	PHONE
1	<u>Peggy Merriam</u>		(510) 754-2208
	<u>442 South Camino Holgado</u>		
	<u>Green Valley, AZ 85614</u>		
	<u>X  Peggy Merriam (Jul 17, 2024 12:54 PDT)</u>	<u>22213-11-60030</u>	
2			
	<u>X</u>		

EXHIBIT "A"

	NAME/ADDRESS/SIGNATURE	LEGAL DESCRIPTION OF PROPERTY/PARCEL #	PHONE
3			
	X		
4			
	X		

(Additional petitioners are listed on the attachment hereto.)

III

That, if the plat was recorded prior to March, 12, 1904, and, if the right of way is not now in use as a public road, the following proof is provided that the road was never opened for public travel for five years following recording of the plat:

Not applicable. Plat was recorded after March 12, 1904.

IV

That such county road right of way is useless as a part of the county road system and that the public would be benefited by its vacation for the following reasons:

The road rights of way have remain unopened since 1913, demonstrating they are useless for the county road system. The public would benefit by vacation in that compensation would be paid to the county for rights of way that have not been opened in over 100 years.

V

That this road vacation is requested for the following purpose:

To eliminate the rights of way so the underlying parcel can potentially be subdivided and developed.

VI

That this petition is accompanied by an Administrative fee of One Thousand Dollars (\$1,000.00), payable to Mason County Public Works, pursuant to statute, conditioned upon petitioners paying into the Mason County Road Fund the amount of all costs and expenses incurred in the examination, report and all proceedings pertaining to this petition for the vacation of said road right of way. The County also requires compensation for Class A (50%) and Class B (100%) of appraised value.

DATED this 17th day of July, 2024.

PETITION FOR VACATION OF COUNTY ROAD Page 2

EXHIBIT "A"

ATTACHEMENT TO PETITION FOR VACATION OF COUNTY ROAD

ADDITIONAL PETITIONERS

	NAME/ADDRESS/SIGNATURE	LEGAL DESCRIPTION OF PROPERTY/PARCEL #	PHONE	
7				
	X			
8				
	X			
9				
	X			
10				
	X			
11				
	X			
12				
	X			
13				
	X			

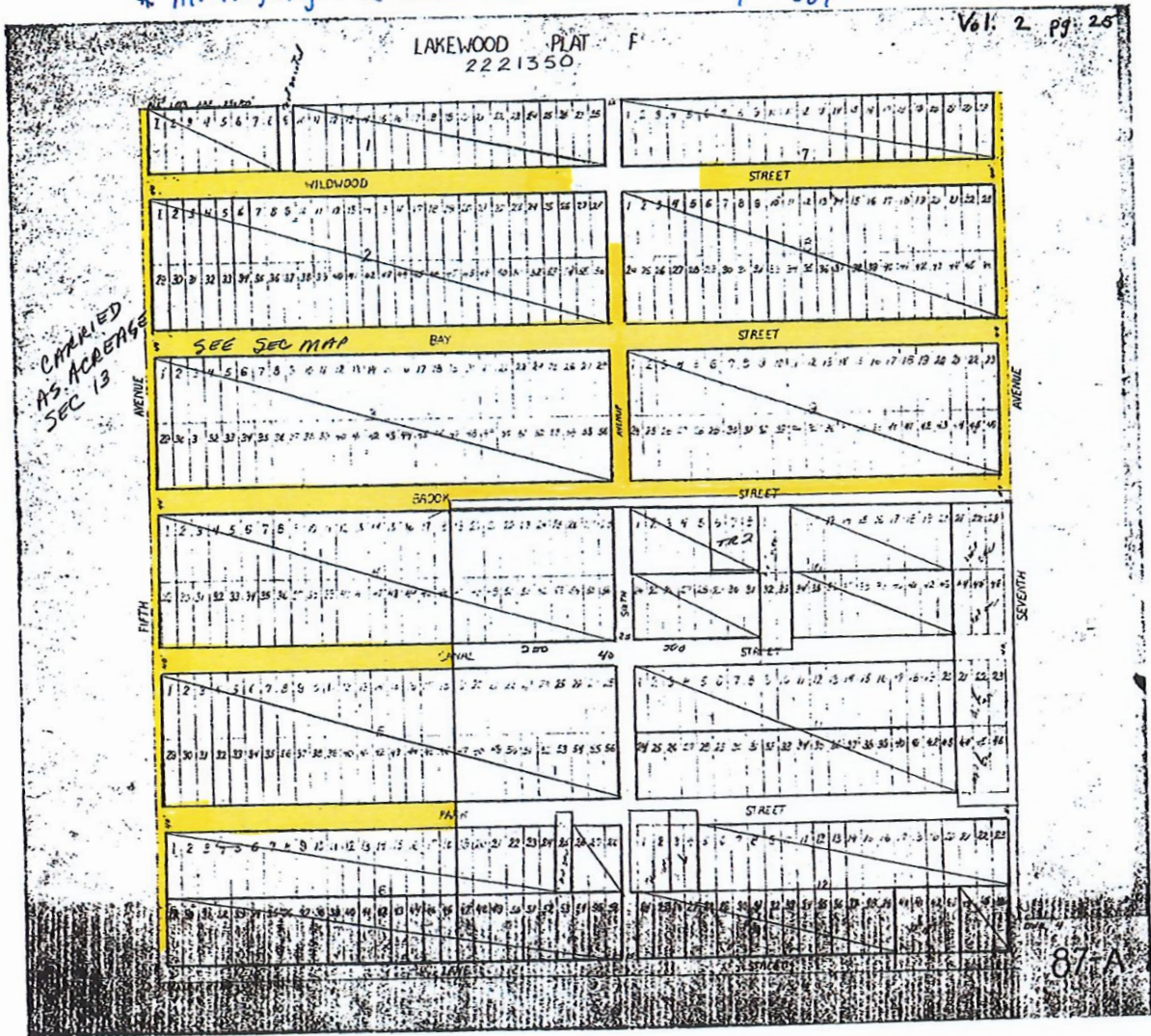
EXHIBIT "A"

Description of Road Rights of Way to be Vacated

1. All of the westerly 631.23 feet of Wildwood Street in Lakewood Plat "F"
2. All of the easterly 460.00 feet of Wildwood Street in Lakewood Plat "F"
3. All of Bay Street in Lakewood Plat "F"
4. All of the westerly 450.00 feet of Brook Street in Lakewood Plat "F"
5. The north half of the easterly 850 feet of Brook Street in Lakewood Plat "F"
6. All of the westerly 450.00 feet of Canal Street in Lakewood Plat "F"
7. All of the westerly 450.00 feet of Park Street in Lakewood Plat "F"
8. All of the northerly 1,275.00 feet of Fifth Avenue in Lakewood Plat "F"
9. All of that portion of Sixth Avenue in Lakewood Plat "F" starting 208.77 feet south of the northern boundary of Lakewood Plat "F" and terminating 600.00 feet south of the northern boundary of Lakewood Plat "F"
10. All of the northerly 600.00 feet of Seventh Avenue in Lakewood Plat "F"

EXHIBIT "A"

* All highlighted areas below are owned by Peggy Merriam.



Microsoft Word - PETITION FOR VACATION OF COUNTY ROAD - Revised 11-5-07.doc

Final Audit Report

2024-07-17

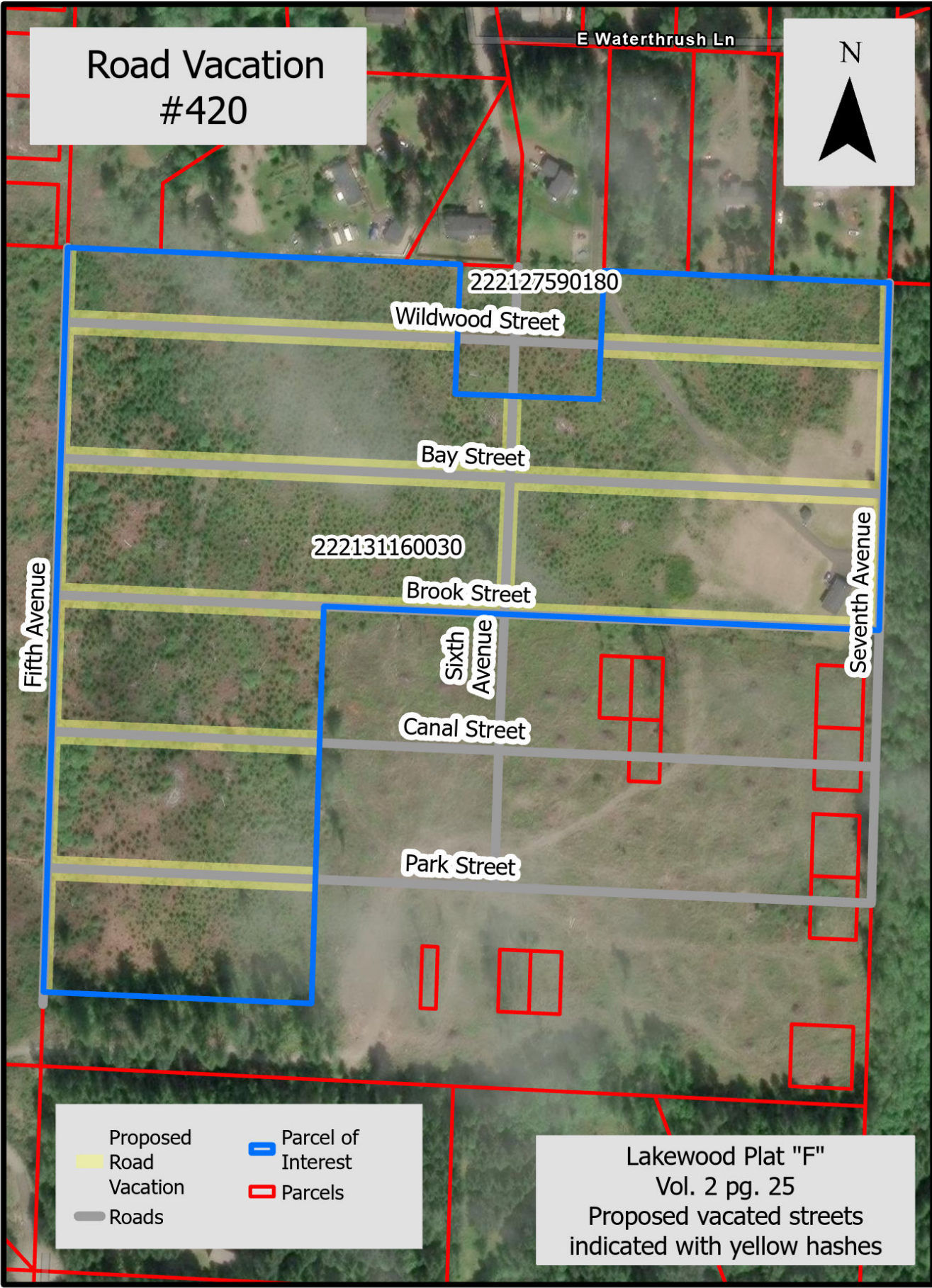
Created:	2024-07-17
By:	Allen Stanton (astanton@dfpblaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA80bqt68GWRm9TzBSfsOKdWCDIG7_M5bv

"Microsoft Word - PETITION FOR VACATION OF COUNTY ROAD - Revised 11-5-07.doc" History

-  Document created by Allen Stanton (astanton@dfpblaw.com)
2024-07-17 - 5:33:00 PM GMT
-  Document emailed to Peggy Merriam (plmerriam@sbcglobal.net) for signature
2024-07-17 - 5:33:08 PM GMT
-  Email viewed by Peggy Merriam (plmerriam@sbcglobal.net)
2024-07-17 - 7:52:33 PM GMT
-  Document e-signed by Peggy Merriam (plmerriam@sbcglobal.net)
Signature Date: 2024-07-17 - 7:54:13 PM GMT - Time Source: server
-  Agreement completed.
2024-07-17 - 7:54:13 PM GMT

EXHIBIT "B"

Road Vacation
#420



- Proposed Road Vacation
- Roads
- Parcel of Interest
- Parcels

Lakewood Plat "F"
Vol. 2 pg. 25
Proposed vacated streets
indicated with yellow hashes

EXHIBIT C

LEGAL DESCRIPTION FOR ROAD VACATION # 420

Vacate all that portion of Wildwood, Bay, Brook, Canal, Park Streets, and Sixth Ave, lying within, AND Fifth and Seventh Avenue, adjacent to, Resultant Parcel 1 of Boundary Line Agreement recorded June 22, 2020, under Auditor's File No. 2132998 and Survey recorded June 11, 2020, under Auditor's File No. 2132272 in Volume 47 of surveys, pages 228-229, all within the plat of Lakewood Plat "F", recorded in Volume 2 of plats, page 25, records of Mason County, Washington in Section 13, Township 22 North, Range 2, West.

Fifth, Sixth, and Seventh Avenue appear on the above mentioned survey as streets instead of avenues as dedicated on the Plat of Lakewood Plat "F", recorded in Volume 2 of plats, page 25.

December 2, 2024

**JAMES & ROBIN OAKES
CASE INDEX**

EXHIBIT #	DATE	DESCRIPTION
1	December 2, 2024	Staff Report
2	September 5, 2024	Preliminary Sketch Plan
3	December 2, 2024	Preliminary Sketch Plan with 5-Foot Topography Overlay
4	November 2024	Notice of Public Review
5	October 8, 2024 and November 13, 2024	Photos of Existing Site

MASON COUNTY DEPARTMENT OF PLANNING
Building VIII - 615 W. Alder Street; Shelton, WA 98584 – 360.427.9670

TO: Mason County Hearing Examiner

FROM: Planning staff, Luke Viscusi; LViscusi@MasonCountyWA.gov; 360.427.9670 ext. 282

RE: Performance (Large Lot) Subdivision request by James & Robin Oakes to subdivide their 31.70-acre property into 6 lots using the residential density bonus allowed by Mason County Code 16.21, on E Brockdale Rd, Shelton, WA, Permit #LRG2023-00008.

STAFF REPORT

- I. **APPLICANT.** The applicants are James & Robin Oakes. The authorized representatives are Andrea Drewry and Ryan Smith of A-Line Land Surveying, LLC.
- II. **PROPERTY LOCATION.** Accessed off E Brockdale Rd, Shelton, WA 98584; Mason County tax parcel # 42126-14-00000; approximately 0.44 miles east of US Highway 101, on the north side of E Brockdale Rd; Latitude / Longitude: 47.2822 / -123.1458.
- III. **LEGAL DESCRIPTION.** Resulting Parcel 1 of Boundary Line Adjustment No. 23-29, recorded under Auditor’s File No. 2210472, being a portion of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼) of Section twenty-six (26), Township twenty-one (21) North, Range four (4) West, W.M., Mason County, Washington.
- IV. **EVALUATION.**

PROPOSAL: The applicant is proposing to subdivide a 31.70-acre property into 6 lots, which will range from 5.02 acres to 5.68 acres, by utilizing the residential density bonus allowed by Mason County Code’s Performance Subdivision chapter (MCC [16.21](#)). Since all resulting

parcels would be larger than 5 acres, this proposal is reviewed as a Large Lot Subdivision. In this case, a "Performance Subdivision" is treated as a type of a Large Lot Subdivision (MCC [16.38.055](#)). The proposal requires a 100% density bonus granted through meeting criteria in MCC [16.21.050](#), [16.21.060](#), and [16.21.070](#). The overall density if approved would be 6 residences per 30 acres. All resulting lots would be able to be developed with a single-family residences if the residential density bonus is granted and the project is approved.

A. CHARACTERISTICS OF THE SITE AND AREA. The project is accessed by E Brockdale Rd, approximately 0.44 miles east of US Highway 101. The southern boundary of the site, as well as the northern boundary of tax parcel 42126-41-00000, includes a ravine and a seasonal (Type Ns) stream. This means the site is visible (up-hill) from E Brockdale Rd. However, the vegetation on the banks of the ravine, as well as the angle of the slope, create a visual buffer between the road and the interior of the site (Exhibit 4). The western, northern, and eastern boundaries of the site also include dense vegetation and stands of trees which creates a visual buffer between the interior of the site and the adjacent properties (see Exhibit 5). Aside from the slopes on the southern portion of the site and a ridge which cuts through the northern portion of the site, the rest of the site is very flat. The site is undeveloped. A majority of the site was logged between 2006 and 2009, so much of the site consists of medium sized trees, shrubs, and invasive vegetation (ie. scotch broom, bull thistle, etc.). South and east of the property, there are single-family residential properties ranging between 1 and 20 acres. North of the property are lots with the potential for single-family residences that are all over 10 acres. East of the property is forestland owned by Hunter Farms.

B. ZONING: The existing parcel is zoned as Rural Residential 10 Acres (RR10). The maximum density required in the RR10 zone is 1 residence per 10 acres.

C. COMPREHENSIVE PLAN DESIGNATION. The Comprehensive Plan designation is "Rural".

D. SEPA COMPLIANCE AND OTHER PUBLIC NOTICE REQUIREMENTS.

- (1) The project will undergo SEPA review at a date yet to be determined, prior to the Public Hearing for the project.
- (2) Notice of Development Application & Public Meeting was done in accordance with MCC [15.07.010](#) and [16.38.016](#) (Exhibit 4). No comments were submitted during the public comment period (November 13, 2024, to December 4, 2024). The Notice of Development Application noted that there would eventually be a Public Hearing held by the Hearing Examiner for project.

V. ANALYSIS.

The density allowed in the RR10 zone allows for 1 residence per 10 acres. The only avenue for approving this project is through a Performance Subdivision to double the density from 3 residence per 30 acres to 6 residences per 30 acres. Per MCC [17.04.233\(a\)](#), lots in the RR10 zone

have a “standard density of one principal residence per ten acres ... except for an approved performance subdivision the maximum density which may be allowed is one dwelling per five acres...”

For Performance Subdivisions, whether applied for as a Short Subdivision, Large Lot Subdivision, or Subdivision (Long Plat), the Hearing Examiner must determine whether the proposal meets the required criteria for the residential density bonuses.

The Performance Subdivision chapter of the Mason County Title 16 - Plats and Subdivisions (MCC [16.21](#)) guides in the review of this application. The project must meet all the criteria in MCC [16.21.050](#), [16.21.060](#), and [16.21.070](#) to receive the 100% residential density bonus.

The applicable regulations follow with staff response.

16.21.010 – APPLICATION OF REGULATIONS:

The following regulations shall apply to any applicant for subdivision approval who is seeking an increase in the standard density allowed in the development area in which the proposed development is located. While additional information is required of the applicant for the review of a performance subdivision, it is the intent of this chapter that the procedural requirements for performance subdivisions shall be no more difficult than those established for traditional subdivisions. Performance subdivisions are not permitted within long-term commercial forests, mineral resource areas, or working rural areas.

The project meets this requirement. The applicant is seeking an increase in the standard density allowed within the RR10 zone. This subdivision is not proposed within a long-term commercial forest, mineral resource area, or working rural area.

16.21.020 – SKETCH PLAN REQUIRED:

Any applicant submitting a proposal for a performance subdivision shall submit a sketch plan for review during the preliminary plat process. In addition to the information required in Section [16.16.050](#), the sketch plan shall be submitted that shows the primary conservation areas, secondary conservation areas, and proposed development areas. A public hearing shall not be required at this time. However, abutters to the property and members of the general public shall be encouraged to attend the hearing examiner review of the sketch plan. Public comment at this stage is intended to minimize the need for significant plan changes during review of subsequent submittals.

The project may meet this requirement, but it is currently unclear. The applicant has submitted a Preliminary Sketch Plan (Exhibit 2), which specifies a “Critical Area” and an “Open Space Calculation” under Surveyor’s Note #3. While it shows proposed development areas and Designated Open Space, the Preliminary Sketch Plan does not currently depict Primary or Secondary Conservation Areas. Abutters to the property and members of the general public were notified of the Hearing Examiner’s Public Review of the sketch plan in November 2024 (Exhibit 4).

16.21.030 – PERFORMANCE CRITERIA:

Land proposed for development under this chapter shall receive the residential density bonuses allowed, provided that they meet the design and performance criteria set forth herein.

The Hearing Examiner must determine whether the project meets this requirement following an eventual Public Hearing. The applicant will address any concerns of the Hearing Examiner prior to the Hearing. County staff's responses regarding the current design and performance criteria are below.

16.21.040 – PRIMARY CONSERVATION AREAS:

Primary conservation areas shall be clearly identified, and shall be set aside as permanent open space. Primary conservation areas shall be included in the calculation of both standard and maximum density allowed, but they shall not be used in calculating the percentage of permanent open space required.

MCC [16.08.165](#) defines "Primary Conservation Areas" as "wetlands, water bodies, floodway, slopes of twenty-five percent or greater, and other lands identified as critical areas in the Mason County resource ordinance." By this definition, the Primary Conservation Areas on the site are the slopes greater than 25% in the southern portion of the site and the seasonal (Type Ns) stream.

No Primary Conservation Areas are identified on the Preliminary Sketch Plan (Exhibit 2), but 2.17 acres is specified as "Critical Area" under Surveyor's Note #3. Presumably, the "Critical Area" is the Primary Conservation Areas. Subtracting the "Critical Area" from the 31.70-acre site leaves a net buildable area of 29.53 acres.

16.21.050 – SECONDARY CONSERVATION AREAS:

Secondary conservation areas shall be identified and shall, to the greatest extent possible, be avoided as development areas. The minimum threshold for qualification as a performance subdivision is that at least fifty percent of the buildable area of the property be set aside as permanent open space. Buildable area excludes primary conservation areas, but includes secondary conservation areas. At least twenty-five percent of the minimum required open space shall be suitable for active recreation purposes, but no more than fifty percent shall be utilized for that purpose, in order to preserve a reasonable proportion of natural areas on the site. Upon reaching this threshold, the applicant shall be entitled to a density bonus equal to fifty percent of the difference between the standard residential density and the maximum residential density allowed within the particular development area.

MCC [16.08.185](#) defines "Secondary Conservation Areas" as "upland buffers around wetlands and water bodies, prime agricultural land, natural meadows, slopes of fifteen percent or greater, ridge lines, areas abutting designated open space, flood plain and sites of historic, cultural or archaeological significance." By this definition, the Secondary Conservation Areas on the site are the slopes greater than 15% in the northern portion of the site (see area outlined in magenta on Exhibit 3).

After subtracting the “Critical Area”, the net buildable area of the site is 29.53 acres, which is noted on the Preliminary Sketch Plan (Exhibit 2). The proposal seems to include 14.77 acres set aside as permanent open space, but it is unclear if that is the amount proposed or just the minimum. The design of the Open Space matches up with the existing stands trees and preserves the areas around the steep slopes on the southern portion of the site. No areas are depicted which are explicitly called out as being suitable for active recreation purposes on the Preliminary Sketch Plan (Exhibit 2).

16.21.060 – ADDITIONAL OPEN SPACE CRITERIA:

The design of an open space area should encourage the following:

- (a) Interconnection with designated open space on abutting properties;

Not applicable. There is no designated open space on the abutting properties.

- (b) The preservation of important site features, such as rare or unusual stands of trees, unique geological features, or important wildlife habitat;

No rare or important site features were observed on the site by County staff. However, the permanent open space designated by this project preserves much of the existing mature trees, which likely provide habitat (seen Exhibit 5).

- (c) Direct access from as many lots as possible within the development;

The project seems to meet this criterion. All resulting lots have direct access to the dedicated open spaces of this proposal, as shown on the Preliminary Sketch Plan (Exhibit 2).

- (d) Minimizing the fragmentation of the open space areas. To the greatest extent possible, the designated open space should be located in large, undivided areas;

The project seems to meet this criterion. The designated open space is contiguous, and for the most part, consists of a large, undivided area.

- (e) A curvilinear roadway design which minimizes the visual impact of houses as may be seen from the exterior of the site.

The project seems to meet this criterion. The internal road for the lots is partially curvilinear. Due to the slope in the southern portion of the site, combined with the dedicated open space, the sightlines are such that the future residences on all lots will not be viewable from E Brockdale Rd. This can be seen in the Photos of Existing Site (Exhibit 5).

16.21.070 – SITE DESIGN STANDARDS:

The siting of house lots should avoid the following:

(a) Interruption of scenic views and vistas;

The project seems to meet this criterion, though revisions may be beneficial. The Photos of Existing Site (Exhibit 5) show that the addition of residences shouldn't interrupt scenic views or vistas. The Preliminary Sketch Plan with 5-Foot Topography Overlay (Exhibit 3) shows a possible well location for Lot 6 on top of a ridge line, and there is nothing currently restricting the construction of a residence on that ridge line (outlined in magenta). If the slopes of the ridge line and everything uphill from that are instead dedicated as permanent open space, then this criterion should be met.

(b) Construction on hill tops or ridge lines;

The project seems to meet this criterion, though revisions may be beneficial. The developable areas of the lots are mostly flat, and while the entirety of the site is on a hill, the vegetation on the perimeter of the site will be preserved as dedicated open space. This can be seen in the Photos of Existing Site (Exhibit 5). The Preliminary Sketch Plan with 5-Foot Topography Overlay (Exhibit 3) shows a possible well location for Lot 6 on top of a ridge line, and there is nothing currently restricting the construction of a residence on that ridge line (outlined in magenta). If the slopes of the ridge line and everything uphill from that are instead dedicated as permanent open space, then this criterion should be met.

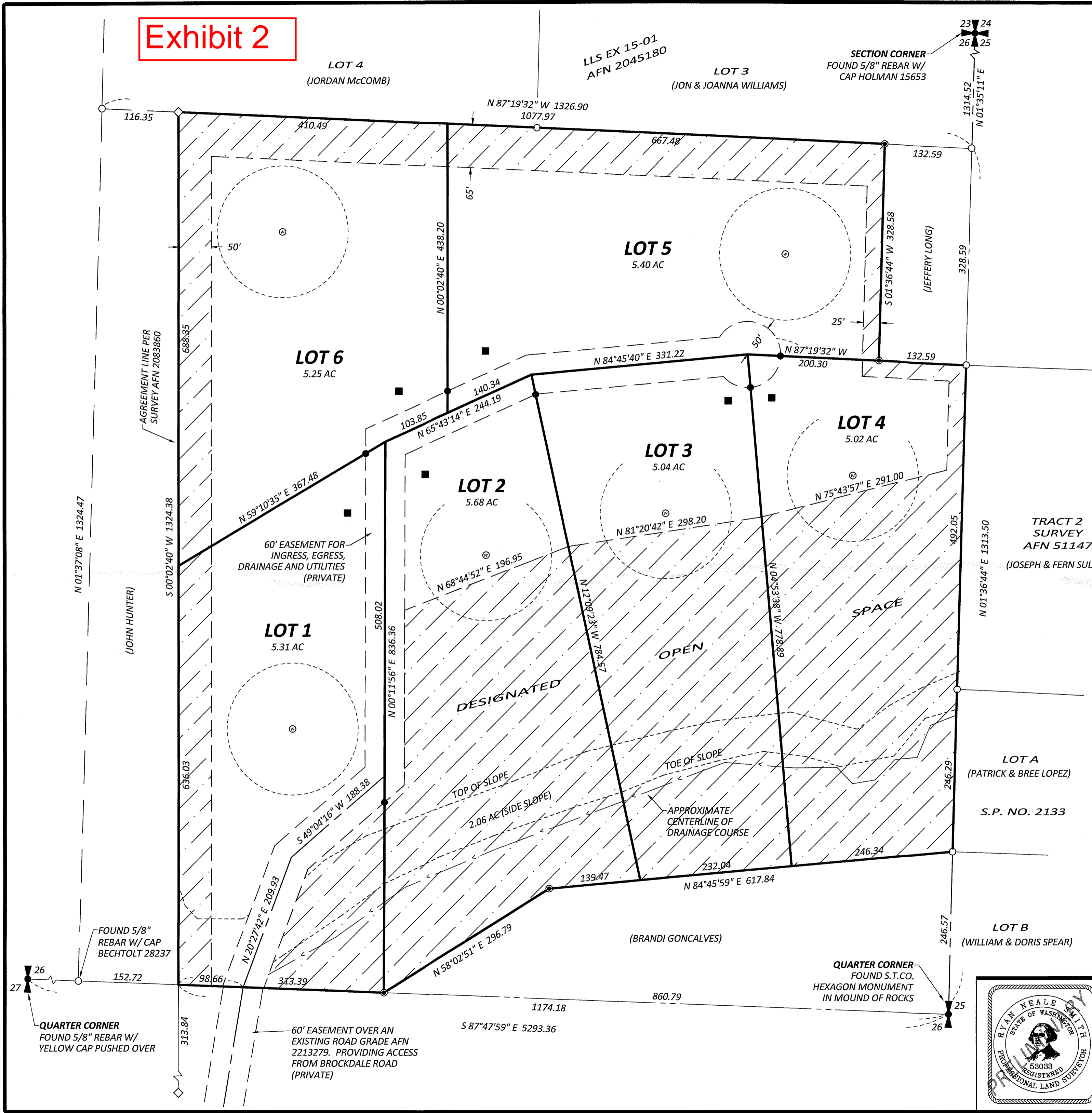
(c) Direct access or frontage on existing public ways;

The project meets this criterion. All lots are accessed through an easement over tax parcel 42126-41-00000, so not lots within this proposal will have direct access or frontage on an existing public way.

(d) A "linear" configuration of open space (except when following a linear site feature, such as a river, creek or stream).

The project seems to meet this criterion, though revisions may be beneficial. The design of the open space is not linear. As seen on the Preliminary Sketch Plan (Exhibit 2), the dedicated open space completely bounds the parcel along its western, northern, and eastern boundaries, with the only break being for the access road through the southern boundary. Areas of the open space that are seemingly "linear" occur to protect areas within 300 feet of slopes greater than 40% or to create a buffer around the perimeter of the site. The Preliminary Sketch Plan with 5-Foot Topography Overlay (Exhibit 3) shows there is nothing currently restricting the construction of a residence on the ridge line through the north of the property (outlined in magenta). If the slopes of the ridge line and everything uphill from that are instead dedicated as permanent open space, then this criterion should be met.

Exhibit 2



SURVEYOR'S NOTES

- EQUIPMENT: TOPCON 3" ROBOTIC TOTAL STATION USING FIELD TRAVERSE METHODS AND/OR CARLSON BRX7 GNSS RECEIVER USING RTK GPS METHODS.
- THE RESULTS OF THE FIELD SURVEY MEET OR EXCEED THE REQUIRED STANDARDS LISTED IN WAC 332-130-090.
- TOTAL PARCEL AREA = 31.70 AC
CRITICAL AREA = 2.17 AC+
OPEN SPACE CALCULATION
31.70 - 2.17 = 29.53
29.53 * 0.50 = 14.77 AC

APPROVAL

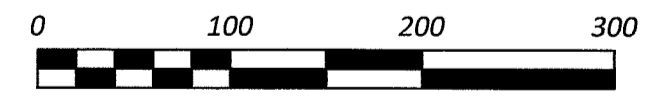
DATED APPROVED _____
DIRECTOR OF COMMUNITY DEVELOPMENT

BASIS OF BEARING

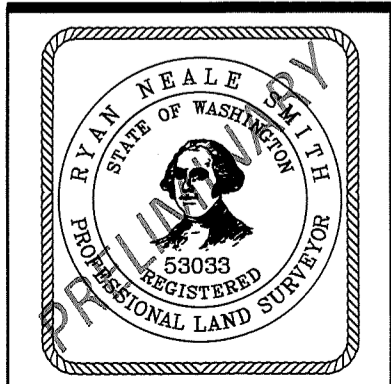
WASHINGTON PLANE COORDINATE SYSTEM NAD83/11 (EPOCH 2010.0) SOUTH ZONE, GEOID 18B
PER STATIC OBSERVATION AT
LAT: 47 16 45.39148
LON: 123 8 47.61586
DISTANCE SHOWN ARE GRID DISTANCES
COMBINED FACTOR = 0.99997939

LEGEND

- SET 5/8" REBAR W/ CAP RNS 53033
- FOUND 5/8" REBAR W/ CAP HOLMAN 15653 UNLESS OTHERWISE NOTED
- ◇ FOUND 5/8" REBAR W/ CAP TURNBOW 42679
- ⊙ PROPOSED WELL LOCATION W/ 100' RADIUS
- SOIL LOG HOLE
- ▨ DESIGNATED OPEN SPACE



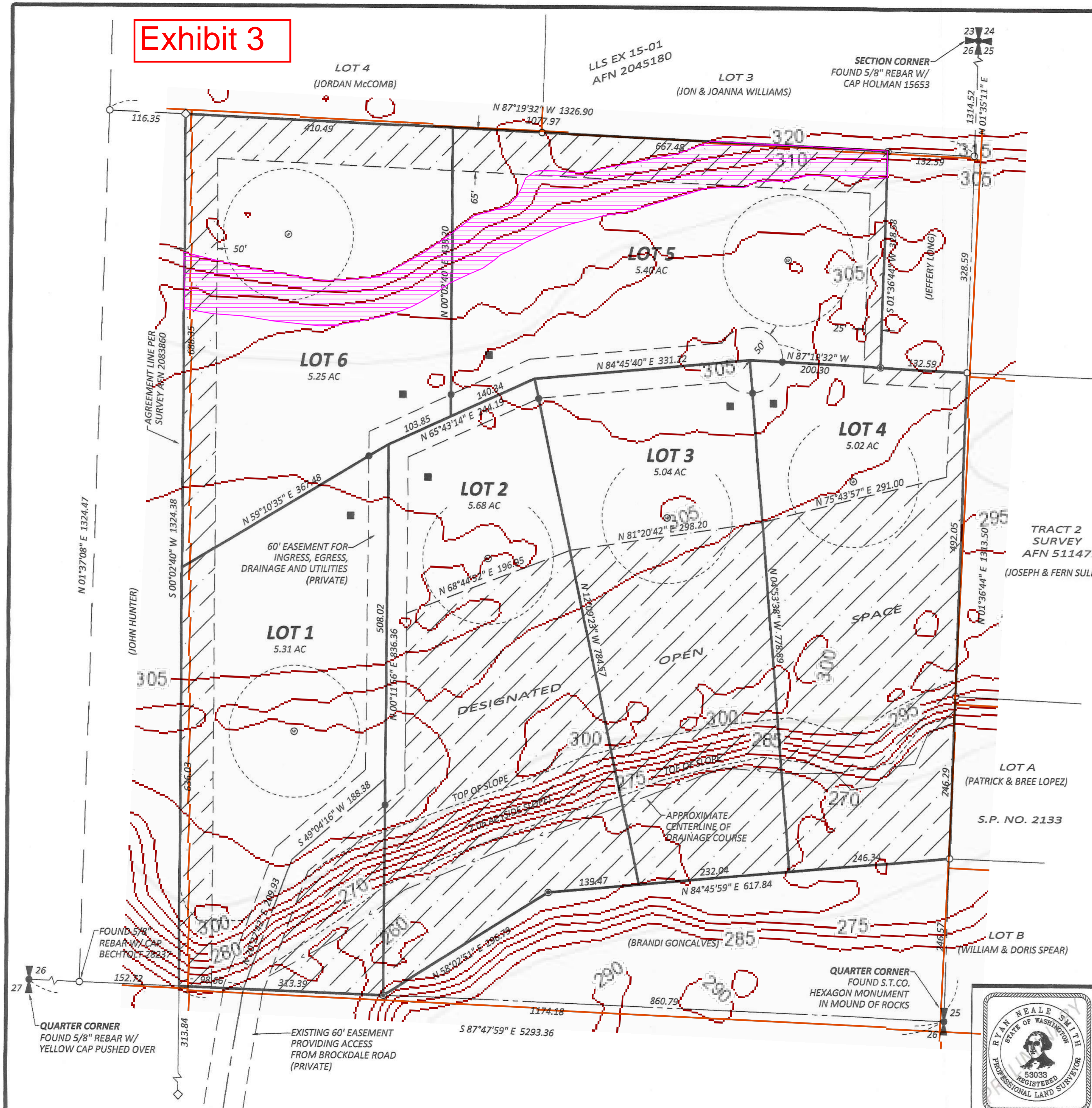
SHEET 2 OF 2



A-LINE LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
PO BOX 572 EAST OLYMPIA WA 98540
360.570.0051
alinelandsurveying@gmail.com

DRAWN BY:	ALD/RNS	CHECKED BY:	RNS	JOB NO:	23-019
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Exhibit 3



SURVEYOR'S NOTES

- EQUIPMENT: TOPCON 3" ROBOTIC TOTAL STATION USING FIELD TRAVERSE METHODS AND/OR CARLSON BRX7 GNSS RECEIVER USING RTK GPS METHODS.
- THE RESULTS OF THE FIELD SURVEY MEET OR EXCEED THE REQUIRED STANDARDS LISTED IN WAC 332-130-090.
- TOTAL PARCEL AREA = 31.70 AC
CRITICAL AREA = 2.17 AC+
OPEN SPACE CALCULATION
31.70 - 2.17 = 29.53
29.53 * 0.50 = 14.77 AC

APPROVAL

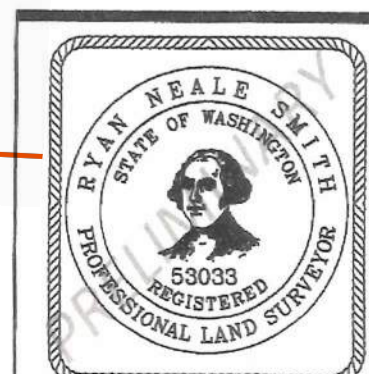
DATED APPROVED _____
DIRECTOR OF COMMUNITY DEVELOPMENT

BASIS OF BEARING

WASHINGTON PLANE COORDINATE SYSTEM NAD83/11 (EPOCH 2010.0) SOUTH ZONE, GEOID 188
PER STATIC OBSERVATION AT
LAT: 47 16 45.39148
LON: 123 8 47.61586
DISTANCE SHOWN ARE GRID DISTANCES
COMBINED FACTOR = 0.99997939

LEGEND

- SET 5/8" REBAR W/ CAP RNS 53033
- FOUND 5/8" REBAR W/ CAP HOLMAN 15653 UNLESS OTHERWISE NOTED
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PROFESSIONAL LAND SURVEYORS
PO BOX 572 EAST OLYMPIA WA 98540
360.570.0051
alinelandsurveying@gmail.com

DRAWN BY: ALD/RNS CHECKED BY: RNS JOB NO: 23-019



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

Exhibit 4

Community Development
(Permit Assistance Center/ Building/ Planning)
615 W. Alder Street – Shelton, WA 98584
360-427-9670, Ext. 352
masoncountywa.gov

Notice of Development Application & Public Meeting

Notice is hereby given that **James & Robin Oakes**, who are the applicants for the following proposal, have filed an application for a 6-lot Performance Large Lot Subdivision (LRG2023-00008).

Project Case Numbers: **LRG2023-00008, SEP2023-00081.**

Location: **Accessed off E Brockdale Rd; SE ¼, NE ¼, Sec 26, Twp 21N, Rng 4W; Lat/Long: 47.2822 / -123.1458.**

Tax Parcel Number: **42126-14-00000.**

Date of Application: **December 11, 2023.**

Date of Complete Application: **November 6, 2024.**

The project will include subdividing a 31.70-acre lot into 6 residential lots. The new residential lot sizes will range from 5.02 acres to 5.68 acres. All six lots may be developed with residences in the future. This proposal will be reviewed for compliance by the following Mason County departments: Environmental Health, Fire Marshal, Planning, and Public Works. This project will require submittal of a Habitat Management Plan and Stormwater Plan prior to approval. The draft survey submitted for this proposal can be found on the back of this notice. To view further project documentation or to ask questions about the proposal, please contact the staff member below.

A **Public Meeting** will be held on **Wednesday, December 11, 2024, at 1:00 pm** by the Mason County Hearings Examiner on the proposed project via Zoom and at 411 N 5th St, Shelton, WA. Directions on how to access the meeting will be located on the Mason County website at <https://www.masoncountywa.gov/hearings-examiner/index.php> under the appropriately dated agenda, or you can call the Hearings Examiner Clerk at (360) 427-9670 Ext. 365 for assistance.

Any person may submit a public comment regarding the proposed subdivision. Any public comments must be submitted by 5PM on Wednesday, December 4, 2024, by either email or letter, and directed to the staff member below. The Mason County Hearings Examiner will also hold a public hearing for the proposal at a later point in the review process on a date yet to be determined. Notice for the public hearing will be distributed 15 days prior.

This Large Lot Subdivision will require a State Environmental Protection Act (SEPA) threshold determination (SEP2023-00081) and a separate 14-day public comment period at a date yet to be determined. Notice of the SEPA threshold determination will be posted on-site. To request notice or to submit comments during the SEPA public comment period, please contact the staff member below:

Mail

Luke Viscusi, Planner,
Mason County Community Development,
615 W. Alder St.,
Shelton, WA 98584.

Email and Phone

LViscusi@masoncountywa.gov
360-427-9670 ext. 282.

This Performance Large Lot Subdivision is subject to administrative approval from the Mason County Department of Community Development under Title 8, Title 15, and Title 16. A decision on this application will be made within 120 days of the Date of Complete Application and copies of the decision may be requested by contacting the staff member above. Any person aggrieved by the outcome of the decision may appeal the decision to the Mason County Hearings Examiner within 14 days following issuance of the decision.

This Notice of Development Application is required by Mason County Code 15.07.010 and 16.38.016(c).

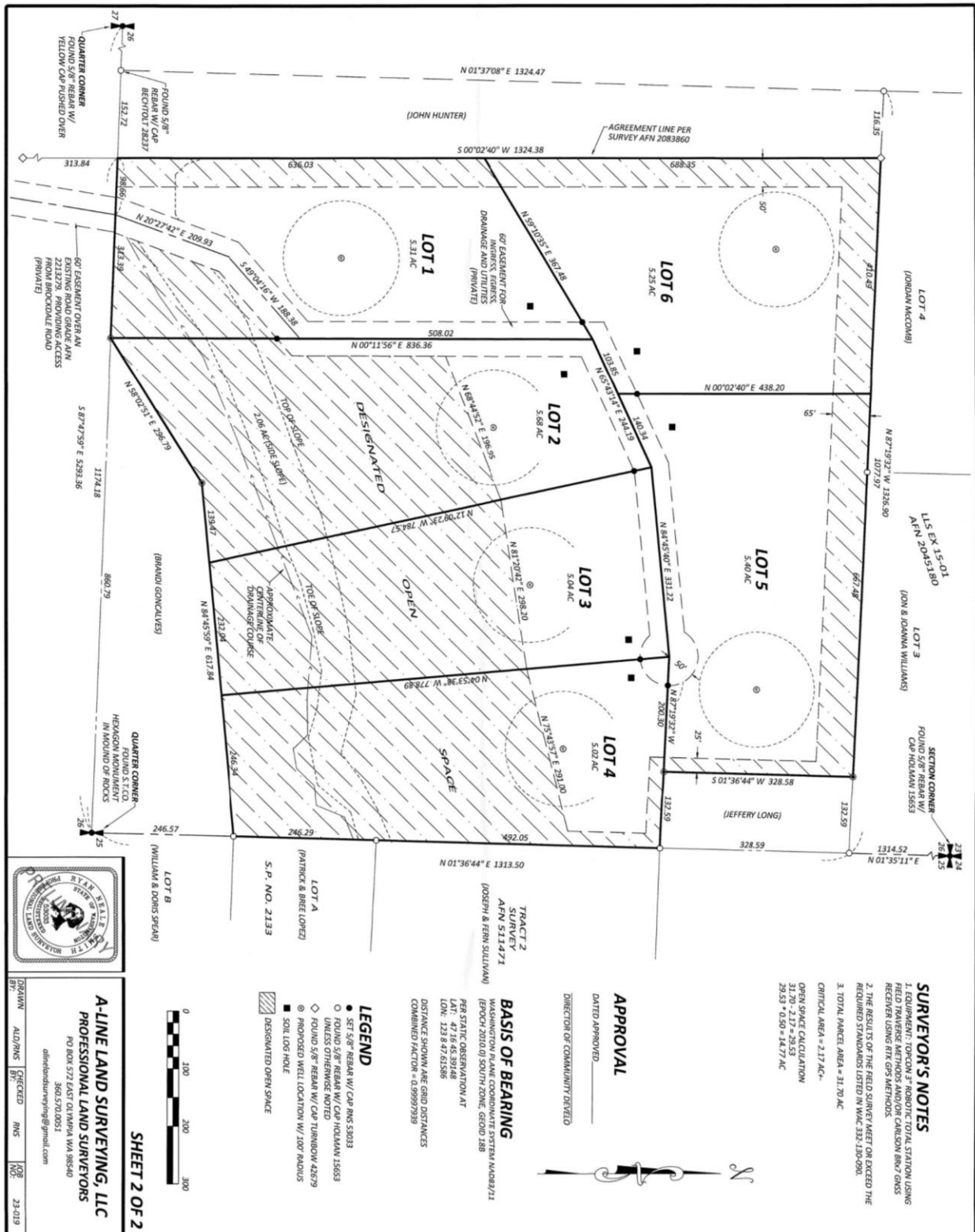
Posted: November 13, 2024



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

Community Development
(Permit Assistance Center/ Building/ Planning)
615 W. Alder Street – Shelton, WA 98584
360-427-9670, Ext. 352
masoncountywa.gov



AFFIDAVIT OF POSTING NOTICE

STATE OF WASHINGTON)
) ss:
COUNTY OF MASON)

RE: (Parcel # or Address of Site): Tax Parcel # 42126-14-00000

I, Luke Viscusi, Planner for Mason County, do hereby certify that I have posted 2 copies of the attached:

Notice of Development Application & Public Meeting

On this 13th day of November 2024, in 2 conspicuous places as follows:

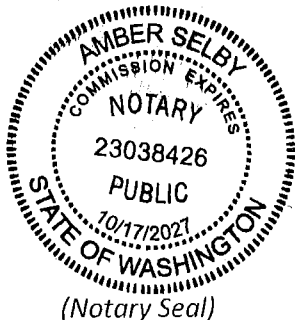
- o One at The Mason County Building 1's Public Bulletin Board [411 N 5th St, Shelton, WA]
- o One at Along E Brockdale Rd, corner of tax parcels 42126-42-00000 and 42126-41-00000

In witness whereof, the party has signed this Affidavit of Posting Notice this 13th day of November 2024.

Luke Viscusi

Signed by Luke Viscusi
Mason County Community Development Department
615 W. Alder St, Shelton, WA 98584

Subscribed and sworn before me this 13th day of November,
20 24, I certify that Luke Viscusi signed this document.



[Signature]
NOTARY PUBLIC in and for the State of Washington,

Printed Name of Notary: Amber Selby

residing at: Shelton

My Commission Expires: 10/17/2027



LRG2023-00008 - Oakes
13.11.2024 11:41
47.27925, -123.14782
3 E Kristina Ln, Shelton, WA 98584

Randy Neatherlin
Chair

Kévin Shuty
Vice Chair

Sharon Task
Commissioner

PUBLIC NOTICE



**MASON COUNTY
COMMUNITY DEVELOPMENT**

Permit Assistance Center, Building, Planning

Community Development
Permit Assistance Center/ Building / Planning
615 W. Alder Street - Shelton, WA 98584
360-427-9670, Ext. 282
masoncountywa.gov

Notice of Development Application & Public Meeting

Notice is hereby given that **James & Robin Oakes**, who are the applicants for the following proposal, have filed an application for a 6-lot Performance Large Lot Subdivision (LRG2023-00008).

Project Case Number: LRG2023-00008, SEP2023-00081.
Location: **Accessed off E Brockdale Rd; SE ¼, NE ¼, Sec 26, Twp 21N, Rng 4W; Lat/Long: 47.2822 / -123.1458.**
Tax Parcel Number: **42126-14-00000.**
Date of Application: **December 11, 2023.**
Date of Complete Application: **November 6, 2024.**

The project will include subdividing a 31.70-acre lot into 6 residential lots. The new residential lot sizes will range from 5.02 acres to 5.68 acres. All six lots may be developed with residences in the future. This proposal will be reviewed for compliance by the following Mason County departments: Environmental Health, Fire Marshal, Planning, and Public Works. This project will require submittal of a Habitat Management Plan and Stormwater Plan prior to approval. The draft survey submitted for this proposal can be found on the back of this notice. To view further project documentation or to ask questions about the proposal, please contact the staff member below.

A **Public Meeting** will be held on **Wednesday, December 11, 2024, at 1:00 pm** by the Mason County Hearings Examiner on the proposed project via Zoom and at 411 N 5th St, Shelton, WA. Directions on how to access the meeting will be located on the Mason County website at <https://www.masoncountywa.gov/hearings-examiner/index.php> under the appropriately dated agenda, or you can call the Hearings Examiner Clerk at (360) 427-9670 Ext. 365 for assistance.

Any person may submit a public comment regarding the proposed subdivision. Any public comments must be submitted by **5PM on Wednesday, December 4, 2024**, by either email or letter, and directed to the staff member below. The Mason County Hearings Examiner will also hold a public hearing for the proposal at a later point in the review process on a **date yet to be determined**. Notice for the public hearing will be distributed 15 days prior.

This Large Lot Subdivision will require a State Environmental Protection Act (SEPA) threshold determination (SEP2023-00081) and a separate 14-day public comment period at a date yet to be determined. Notice of the SEPA threshold determination will be posted on-site. To request notice or to submit comments during the SEPA public comment period, please contact the staff member below:

Mail
Luke Viscusi, Planner,
Mason County Community Development,
615 W. Alder St.,
Shelton, WA 98584.

Email and Phone
lviscusi@masoncountywa.gov
360-427-9670 ext. 282.

This Performance Large Lot Subdivision is subject to administrative approval from the Mason County Department of Community Development under Title 8, Title 15, and Title 16. A decision on this application will be made within 120 days of the Date of Complete Application and copies of the decision may be requested by contacting the staff member above. Any person aggrieved by the outcome of the decision may appeal the decision to the Mason County Hearings Examiner within 14 days following issuance of the decision.

This Notice of Development Application is required by Mason County Code 15.07.010 and 16.38.016(c).

Posted: November 13, 2024



Adminis

Notice is hereby gi
application for an
construct a new de
but are not limited
Plan has been prep

Location: 30 N Sun
Parcel Number: 423
Zoning: RRS (Rural
Date of Application:
Date of complete Ap
Notice of Application
Public Comment De
Notice of Decision W

A SEPA DNS was issu

A public hearing will
submitted to the Plan
December 2, 2024. T
after the comment pe

Mail and Office Locat
Julie Cheney, Planner
Mason County Commu
615 W. Alder St., Shel

Following the public co
(only those who provid
Ecology, and Attorney C
Development Departme
by contacting the Plann
issuance date of said dec
in accordance with the re

A decision on these applic
mutually agreed upon late

Posted: 11/7/2024

LRG2023-00008 - Oakes
13.11.2024 12:27
47.21586, -123.10473
411 N 5th St I, Shelton, WA 98584

AFFIDAVIT OF MAILING OF PUBLIC NOTICE

STATE OF WASHINGTON)
) SS:
COUNTY OF MASON)

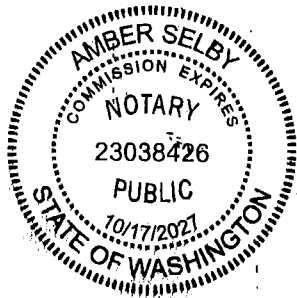
I, Luke Viscusi, being first duly sworn, deposes and says:

On the 13th day of November, 2024, I deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of Development Application & Public Meeting (community meeting, traffic study meeting, application or public hearing), a copy of which is attached hereto, to the list (submitted by the Applicant) of real property owners and/or taxpayers who own property (check one) within the affected Division/Subdivision or within three hundred feet of the property that is the subject of the application. The notices were addressed to 13 (#) individuals, not including the Applicant.

Luke Viscusi
Signature

11/13/2024
Date

Signed and Sworn to before me this 13th day
of November 2024



[Signature]
Notary Public in and for the State of Washington

Residing at: Shelton

My Appointment Expires: 10/17/2027

TERRA_PIN	FIRST_NAME	LAST_NAME	ADDRESS_1	ADDRESS_2	CITY	STATE	ZIP	SITUS_ADDR
42125-76-90091	BENJAMIN & KASSANDRA	HENDERSON	451 E SNOWY OWL DR		SHELTON	WA	98584	451 E SNOWY OWL DR, SHELTON 98584
42126-41-00000	BRANDI LYNN HOUSH &	LORI R DODGE	5790 E BROCKDALE RD		SHELTON	WA	98584	5790 E BROCKDALE RD, SHELTON 98584
42125-75-90032	DORIS L	SPEAR	153 E ROLLING HILLS DR		SHELTON	WA	98584	153 E ROLLING HILLS DR SHELTON
42126-12-00000	HCT LIMITED PARTNERSHIP		P.O. BOX 2049		SHELTON	WA	98584	
42126-14-00000	JAMES E & ROBIN K	OAKES	741 SE COOK PLANT FARM RD		SHELTON	WA	98584	
42125-76-90093	JEFFREY LONG &	ALEXANDRA ANNE PITTS	355 E SNOWY OWL DR		SHELTON	WA	98584	355 E SNOWY OWL DR, SHELTON 98584
42126-13-00000, 42126-42-00000	JOAN, GREGORY, & JAMES	HUNTER	P.O. BOX 2049		SHELTON	WA	98584-5035	6150 E BROCKDALE RD, SHELTON 98584
42126-11-50030	JONATHAN L & JOANNA I	WILLIAMS	131 HAWTHORNE LANE		SHELTON	WA	98584	248 E MIRACLE HEIGHTS DR, SHELTON 98584
42126-11-50040	JORDAN J	MCCOMB	7426 WINONA AVE N		SEATTLE	WA	98103	242 E MIRACLE HEIGHTS DR, SHELTON 98584
42125-75-00020	JOSEPH F & FERN K	SULLIVAN	353 E SNOWY OWL DR		SHELTON	WA	98584-6415	353 E SNOWY OWL DR, SHELTON 98584
42125-76-90104	KENNETH E & MONA D	BREWER	501 E SNOWY OWL DR		SHELTON	WA	98584-6412	501 E SNOWY OWL DR, SHELTON 98584
42125-75-90031	PATRICK R & BREE C	LOPEZ	151 E ROLLING HILLS DR		SHELTON	WA	98584	151 E ROLLING HILLS DR SHELTON
42125-32-50010	RAUL & MARAANN	PACHECO	5620 E BROCKDALE RD		SHELTON	WA	98584-6435	
42125-76-90092	RONALD A & JANICE D	HAIGH	401 E SNOWY OWL DR		SHELTON	WA	98584	401 E SNOWY OWL DR, SHELTON 98584

PUBLIC NOTICES

PUBLIC NOTICE
 PORT OF HOODSPORT NOTICE OF HEARING NOTICE IS HEREBY GIVEN that a hearing will be held in person and remotely in a virtual meeting in a ZOOM chat room on Wednesday November 20th, 2024 at a regular Port Commission meeting at the hour of 9:00 AM, or as soon thereafter as the matter can be heard, to consider the 2025 preliminary budget for the Port of Hoodspport. Interested persons may go to the Port of Hoodspport's website portmail@hctc.com to obtain the Zoom meeting room ID# to attend the virtual meeting. If you would like to speak at the public open forum portion of the public meeting, you will be limited to 2 minutes and be heard or you may submit written comments to the Port at portmail@hctc.com two days prior to the above date. Copies of the proposed budget can be obtained by emailing a request to portmail@hctc.com BOARD OF COMMISSIONERS PORT OF HOODSPORT 24113 N US Hwy 101 Suite A Hoodspport, WA 98548 4893 November 14 1t

PUBLIC NOTICE
 Notice of Development Application & Public Meeting Notice is hereby given that James & Robin Oakes, who are the applicants for the following proposal, have filed an application for a 6-lot Performance Large Lot Subdivision (LRG2023-00008). Project Case Numbers: LRG2023-00008, SEP2023-00081. Location: Accessed off E Brockdale Rd; SE ¼, NE ¼, Sec 26, Twp 21N, Rng 4W; Lat/Long: 47.2822 / -123.1458. Tax Parcel Number: 42126-14-00000. Date of Application: December 11, 2023. Date of Complete Application: November 6, 2024. The project will include subdividing a 31.70-acre lot into 6 residential lots. The new residential lot sizes will range from 5.02 acres to 5.68 acres. All six lots may be developed with residences in the future. This proposal will be reviewed for compliance by the following Mason County departments: Environmental Health, Fire Marshal, Planning, and Public Works. This project will require submittal of a Habitat Management Plan and Stormwater Plan prior to approval. To view further project documentation or to ask questions about the proposal, please contact the staff member below. A Public Meeting will be held on Wednesday, December 11, 2024, at 1:00 pm by the Mason County Hearings Examiner on the proposed project via Zoom and at 411 N 5th St, Shelton, WA. Directions on how to access the meeting will be located on the Mason County website at <https://www.masoncountywa.gov/hearings-examiner/index.php> under the appropriately dated agenda, or you can call the Hearings Examiner Clerk at (360) 427-9670 Ext. 365 for assistance. Any person may submit a public comment regarding the proposed subdivision. Any public comments must be submitted by 5PM on Wednesday, December 4, 2024, by either email or letter, and directed to the staff member below. The Mason County Hearings Examiner will also hold a public hearing for the proposal at a later point in the review process on a date yet to be determined. Notice for the public hearing will be distributed 15 days prior. This Large Lot Subdivision will require a State Environmental Protection Act (SEPA) threshold determination (SEP2023-00081) and a separate 14-day public comment period at a date yet to be determined. Notice of the SEPA threshold determination will be posted on-site. To request notice or to submit comments during the SEPA public comment period, please contact the staff member below: Mail: Luke Viscusi, Planner, Mason County Community Development, 615 W. Alder St., Shelton, WA 98584. Email and Phone: LViscusi@masoncountywa.gov 360-427-9670 ext. 282. This Performance Large Lot Subdivision is subject to administrative approval from the Mason County Department of Community Development under Title 8, Title 15, and Title 16. A decision on this application will be made within 120 days of the Date of Complete Application and copies of the decision may be requested by contacting the staff member above. Any person aggrieved by the outcome of the decision may appeal the decision to the Mason County Hearings Exam-

PUBLIC NOTICES

iner within 14 days following issuance of the decision. This Notice of Development Application is required by Mason County Code 15.07.010 and 16.38.016(c). 4892 November 14 1t

PUBLIC NOTICE
 NOTICE TO CREDITORS Estate of RAMONA LEE GLOVER IN THE SUPERIOR COURT of the State of Washington in and for the County of Pierce In re Estate of Ramona Lee Glover, Deceased. No. 24-4-02551-3 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication of this Notice: November 14, 2024 Personal Representative: Margrette Orr Attorney for Personal Representative: Daniel E. Pizarro, WSBA #47937 Dickson Frohlich Phillips Burgess PLLC 1200 East D Street Tacoma, WA 98421 4891 November 14, 21, 28 3t

PUBLIC NOTICE
 IN THE SUPERIOR COURT OF WASHINGTON FOR KITSAP COUNTY In Re The Estate of: KENNETH A. KROHN, Deceased. No. 24-4-01169-18 PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NCRD) The person named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: 11/14/2024 S.Wancy L. Colon Nancy L. Colon, Administrator S.Eric Landeen Eric Landeen, WSBA #53824; Attorney for Nancy L. Colon, Administrator Address for Mailing or Service: Eric Landeen 9395 NE Shore, PO Box 163, Indianola, WA 98342 Tel: 360-265-3554 Court of probate proceedings and cause number: Kitsap County Superior Court No. 24-4-01169-18 4890 November 14, 21, 28 3t

PUBLIC NOTICE
 NOTICE OF HEARING NOTICE IS HEREBY GIVEN that the Board of Mason County Commissioners will hold a public hearing in Mason County Building I, Commission Chambers, 411 North Fifth Street, Shelton, WA 98584 on December 3, 2024 at 9am. SAID HEARING will be to take public comment on the Mason County Capital Improvement Program 2025-2030. Public testimony will be available in-person or via Zoom. The URL is available on the County website <https://www.masoncountywa.gov/> to sign into the meeting. Please use the "raise hand" feature to be

PUBLIC NOTICES

recognized by the Chair to provide your testimony. You can also email testimony to msmith@masoncountywa.gov or mail to the Commissioners' Office, 411 N 5th St, Shelton, WA 98584; or call (360) 427-9670 ext. 230. If special accommodations are needed, please contact the Commissioners' office, (360) 427-9670 ext. 419. DATED this 5th day of November, 2024. BOARD OF COUNTY COMMISSIONERS MASON COUNTY, WASHINGTON McKenzie Smith, Clerk of the Board Bill: Community Development Department 615 W Alder St Shelton, Wa 98584 Cc: Commissioners Community Development Department Shelton Journal: Publ. 2t: November 14 & 21, 2024 4889 November 14, 21 2t

PUBLIC NOTICE
 RESOLUTION NO. 2024-059 VACATION FILE NO. 420 NOTICE OF INTENT TO VACATE SETTING TIME AND PLACE FOR HEARING ON SAID VACATION RCW 36.87 WHEREAS NOTICE IS HEREBY GIVEN that the Mason County Public Works Department is requesting the vacation of the following right of way: Vacate all those portions of Wildwood, Bay, Brook, Canal, Park Streets, and Sixth Ave, lying within, AND Fifth and Seventh Avenue, adjacent to, Resultant Parcel 1 of Boundary Line Agreement recorded June 22, 2020, under Auditor's File No. 2132998 and Survey recorded June 11, 2020, under Auditor's File No. 2132272 in Volume 47 of surveys, pages 228-229, all within the plat of Lakewood Plat "F", recorded in Volume 3 of plats, page 25, records of Mason County, Washington in Section 13, Township 22 North, Range 2, West. Fifth, Sixth, and Seventh Avenue appear on the above-mentioned survey as streets instead of avenues as dedicated on the plat of Lakewood Plat "F", recorded in



Wheelchair for the Deaf on Nov. 7 in Matlock 15 loss. MMK finished its season 3-5 o

r star earns Al
 at mrrazier@masoncountywa.gov or call (360)427-9670 Ext 365 for Zoom information. DATED this 5th day of November, 2024. ATTEST: McKenzie Smith, Clerk of the Board APPROVED AS TO FORM: Tim Whitehead, Ch. DPA Assessor Auditor County Engineer Petitioner Post no later than 11/20/24 (20 days prior to hearing at each terminus of the county road or portion thereof proposed to be vacated or abandoned.) Vacation File No. 420 JOURNAL - Publish 2t: 11/14/24 - 11/21/24 (Bill Public Works) BOARD OF COUNTY COMMISSIONERS MASON COUNTY, WASHINGTON Randy Neatherlin, Chair Kevin Shutt, Vice Chair Sharon Trask, Commissioner 4888 November 14, 21 2t

PUBLIC NOTICE
 ADVERTISEMENT FOR BIDS Hartstene Pointe Water and Sewer District Sewer System Rehabilitation Project Sealed bids will be received at the Hartstene Pointe Water and Sewer District Office in person during business hours at 119 E Liberty Road, Shelton, WA 98584 or by mail at 772 E Chesapeake Drive, Shelton, WA 98584-7015, until 10:00:00 a.m., Thursday December 12, 2024 and then after in person until 11:00:00 a.m., Thursday, December 12, 2024 at which time the bids will be publicly opened and read aloud. To submit a bid in person or to attend the bid opening, contact Jeff Palmer with the Hartstene Pointe Water and Sewer District at 360-427-2413 to get an access code for the security fencing. The project generally consists of the following:

This Contract provides for the construction of approximately 22,250 LF of CIPP pipe lining of 8" and 10" main line sewers, open trench replacement of approximately 530 LF of 8" PVC sewer, construction of approximately 26,000 LF of 4" and 6" lateral CIPP lining, installation of approximately 425 sewer lateral cleanouts, rehabilitation of 35 manholes, construction of approximately 1,470 LF of 4" HDPE Force Main, a new 520 GPM sewage lift station, construction of 30 individual grinder pump stations for individual residences, approximately 1,700 LF of 4" gravity sewer service lateral, construction of approximately 6,000 LF of HPDE pressure side sewer service lateral by directional drilling, electrical improvements and all other related surface restoration and appurtenances for a complete and operating system. All work will be performed in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications. Two hundred fifty (250) working days will be allowed to complete the work. Each proposal must be submitted on the prescribed form and accompanied by cash, a certified check, cashier's check, or bid bond, payable to the Hartstene Pointe Water and Sewer District, in an amount not less than five percent (5%) of the amount bid. The successful bidder will be required to furnish a performance bond and payment bond, each in the full amount of the contract price. Bidders may obtain project documents at the Century West Engineering online plan room at www.centurywest-planroom.com. Bidders may download digital documents at no cost and obtain printed documents, at Bidders Expense, by choosing the "Order" option. Posted on this plan room, under the "Documents" section, is an Official list of locations where documents may be examined. Any questions regarding this plan room, shall be directed to plan room administration at 509-747-2964 or planroom@abandanplan-center.com. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. A mandatory pre-bid conference will be conducted at 11:00 a.m. on Friday November 22, 2024 at the Hartstene Pointe Clubhouse at 202 E Pointes Drive East, Shelton, WA. Interested bidders are required to attend. To attend the pre-bid meeting, contact Jeff Palmer with the Hartstene Pointe Water and Sewer District at 360-427-2413 to get an access code for the security fencing. For information regarding the proposed work, contact Matt Morkert of Century West Engineering ((509) 838-3810, mmorkert@centurywest.com). It is anticipated that this project will be funded in part by the Washington State Department of Ecology. Neither the State of Washington nor any of its departments or employees are, or shall be, a party to any contract or any subcontractor resulting from this solicitation for bids. Award of the construction contract is contingent upon approval by the funding agency. All contractors submitting a bid for this project must be licensed in the State of Washington. The successful bidder will be required to conform to the wage requirements prescribed by the federal Davis-Bacon and Relate Acts which requires that all laborers and mechanics employed by contractors and subcontractors performing on contracts funded in whole or in part by SRF appropriations in excess of \$2000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits, and determined by the Secretary of Labor, for corresponding classes of laborers and mechanics employed on similar projects in the area. All work performed will be subject to the higher of federal or state prevailing wage rates. The District shall have the right to reject any or all bids not accompanied by bid security or data required by the bidding documents or a bid in any way incomplete or irregular. The Hartstene Pointe Water and Sewer District is an Equal Opportunity and Affirmative Action Employer. Certified Disadvantaged Business Enterprise firms are encouraged to submit bids. 4886 November 7, 14 2t



Exhibit 5



LRG2023-00008 Oakes
08.10.2024 10:20
47.2793, -123.14775
31 E Kristina Ln, Shelton, WA 98584



LRG2023-00008 Oakes
08.10.2024 10:23
47.27926, -123.14788
91 E Kristina Ln, Shelton, WA 98584



LRG2023-00008 Oakes
08.10.2024 10:29
47.28092, -123.14692
5790 E Brockdale Rd, Shelton, WA 98584



LRG2023-00008 Oakes
08.10.2024 10:28
47.28066, -123.1473
5790 E Brockdale Rd, Shelton, WA 98584



LRG2023-00008 Oakes
08.10.2024 10:31
47.28199, -123.14676
5790 E Brockdale Rd, Shelton, WA 98584



LRG2023-00008 Oakes
08.10.2024 10:31
47.28241, -123.1468
5790 E Brockdale Rd, Shelton, WA 98584



LRG2023-00008 - Oakes
13.11.2024 11:55
47.28317, -123.14695
242 E Miracle Hts Dr, Shelton, WA 98584



LRG2023-00008 - Oakes
13.11.2024 11:57
47.28328, -123.1467
242 E Miracle Hts Dr, Shelton, WA 98584



LRG2023-00008 - Oakes
13.11.2024 12:04
47.28272, -123.1456
355 E Snowy Owl Dr, Shelton, WA 98584