



**MASON COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**Planning Division**  
615 W Alder St, Shelton, WA 98584  
(360)427-9670

**Site Inspection**

---

January 09, 2018

MICHAEL O'REILLY  
231 E STRONG RD  
SHELTON WA 98584

Case No.: SPI2018-00001  
Parcel No.: 221331200010  
Project Description: FEASIBILITY STUDY

Dear Applicant:

Pursuant to your application, a site pre-inspection (SPI) was performed on your property. Below you will find comments made regarding the proposed development and its critical values.

In some cases, setbacks for development from shorelines, steep slopes, streams, and wetlands must be included in your specific proposal; these setbacks are included as part of the comments listed below.

This information is based on County and State regulations as they exist to date. These regulations may change and may affect the requirements for development of the subject property.

Please contact me at (360) 427-9670, ext. x571 if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael MacSems", with a long horizontal flourish extending to the right.

Michael MacSems  
Land Use Planner  
Mason County Planning Department

1/9/2018

Case No.: SPI2018-00001

---

**Comments:** Pre-inspection for Michael O'Reilly on January 9, 2018:

Planner: Michael MacSems

TPN: 22133-12-00010

The purpose of the pre-inspection was to evaluate a 10-acre parcel recently acquired by Mr. O'Reilly with an eye towards developing the site into an environmentally low-impact event venue with an onsite residence. The property is currently developed as a single-family residence with a large shop building (both of which the owner eventually plans to remove). The parcel is accessed directly from Strong Road (a county road) northeast of Shelton. I walked some of the site with the owner, but not all. Looking at aerial photos and overlays, there are no obvious critical areas on, or near, the site. Mr. O'Reilly is looking to the County for a development path to convert the parcel from single-family residential to his vision of an eco-friendly event venue. These findings state regulations in effect at the time of inspection, unless noted otherwise.

**Zoning:** The site is zoned Rural Residential 5. Standard building setbacks are 25-foot front yard setback, and 20-foot side property line setbacks. These setbacks are measured from structures above grade such as roof overhangs, stairs, balconies, decks, heat pumps, storage buildings, and fuel tanks.

An event venue is not an allowed use in the RR-5 zoning. In order to develop the event venue, the property would first need to be rezoned to either Rural Tourist (RT) or Rural Tourist Campground (RTC). I provided Mr. O'Reilly with printouts of MCC 17.04.600 and 17.04.610 and Paula Reeves' card. Paula Reeves is our long-range planner and oversees the rezoning process for the County. Rezone request are placed on an annual docket. I recommended that the owner contact Ms Reeves (360-427-9670 ext. 286) in the near future if he wants the rezone request to be processed in 2018.

**Critical Areas:** No slopes over 15% or landslide hazards areas were observed on or near the site. The applicant will not need a geologic special report during development review. No wetlands or streams were observed, although the site visit was not exhaustive. If such features were found on site, buffers would be required for any new development. It would be surprising if such features exist, but cannot be categorically ruled out at this point. According to the US Soil Survey, most of the site is

classified as "Ee" Everett gravelly loamy sand, 5 to 15%, but the SE corner is mapped as "Ab" Alderwood gravelly sandy loam, 5 to 15%.

**Forest Practices:** The owner explained to me his plan to eventually "park out" the interior of the site by removing down and dead trees and vegetation and some limbing of healthy trees. I explained to him that under forest practice rules, he can cut down up to 5,000 BF in a 12 month provided that the material is not sold (personal use only) without needing a logging permit. This would apply to any tree over six inches in diameter at breast height that is greater than a tree-length and a half from any existing structures. Beyond that threshold, a Class IV General Forest Practices Permit (conversion logging permit) would be required.

**Stormwater and Erosion Control:** I provided the owner with the WSDOE (figure 1-2.4.1) Flow Chart for Determining Requirements for new Development and Loretta Swanson's phone number. Basically, the creation of more than 5,000 sq. ft. of new impervious surfaces, the clearing of more than .75 acres for new development (including roads) or over 2.5 acres for pasture will require an engineered stormwater and erosion control plan. Most likely this project will hit this threshold when the proposed driveway/access road is put in.

**Domestic Water:** To comply with the Supreme Court of Washington's "Hirst Decision," Mason County is implementing a new program requiring new development in most parts of the County (including this location) to ensure that the new development recharges as much water back in to the aquifer as is removed by on-site wells. The process involves hiring a qualified hydrogeologist to make a determination as to whether or not well water withdrawals to serve the proposed development have a detrimental impact on senior water-rights in its basin and provide for adequate recharge.

Also, it would be a good idea to check with the Mason County Environmental Health Dept. (Alex Payssse at ext. 279) to find out what sort of water system will be needed for the end product, this will inevitably be discussed at a pre-application meeting, but the owner may want that information sooner.

**Burn Piles:** A county Burn Permit will be needed to burn the piles of forest debris on site. Pile diameter is limited to 20' and must be separated from feeder piles, standing timber and structures by 10 feet.

**New Road Access:** The owner wants to create a new access to Strong Road at the SW corner of the property (nearest to Pickering Road). This would divert future event attendee traffic from using much of Strong Road. He would like to keep the existing entrance (at the NE corner of the parcel) as a service entrance. I let the owner know that he needs to contact Mason County Public Works (360-427-6970 ext. 450) to find out more about the Mason County Road Access Permit process.

**Events this Summer:** The owner expressed an interest in holding a series of events on site in the summer of 2018. The site can not operate as a commercial event venue until it is properly zoned and permitted. The property owner should familiarize himself with MCC Chapter 5.18 - TEMPORARY OUTDOOR PUBLIC EVENT which can be found on the Mason County website.

**General Process:** Prior to the beginning of site development, but after the drafting of a concept plan, a pre-application meeting with the County will be necessary. At this meeting the owner will discuss with all the involved County departments (Planning, Building, Health, Fire Marshal, and Public Works), the technical specifications of his proposal to make sure that they meet code. I provided the owner with a copy of an application for such a meeting. Specific County Code standards for future development may be found at the County website address <http://www.co.mason.wa.us>.

#### List of Required Steeps/Permits

Rezone to Rural Tourist or Rural Tourist Campground

Road Access Permit from Mason County Public Works

Class IV FPA (logging permit) if needed.

Pre-Application Meeting

Stormwater and Erosion Control Review

Hydro-geological study and recharge infiltration plan (to comply with the Washington Supreme Court's "Hirst Decision").

Land Modification Permit (required for the movement of over 200 cubic yards of soil)

1/9/2018

Case No.: SPI2018-00001

---

Installation of a Group A or B water system might be required.

Building and Demolition Permits