



# MASON COUNTY STATE ENVIRONMENTAL POLICY ACT ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE BELFAIR URBAN GROWTH AREA PLANNED ACTION

Final EIS Issued: February 3, 2022 | Addendum Issued: February 24, 2022

## Description of Addendum

The Belfair UGA Planned Action EIS evaluates a series of alternatives for the future of the Belfair UGA, including alternative zoning and land use patterns and associated levels of housing, population, and commercial development. The Mason County Planning Advisory Commission (PAC) recommended Alternative 3 Hybrid as the SEPA Preferred Alternative for consideration by the Board of County Commissioners (BOCC).

By numerically representing some R-4 zoned properties in the northwest quadrant as R-5, while the map for that area was unchanged at R4 in the Alternative 3 Hybrid, the EIS erroneously overstated the number of housing units and population for Alternative 3 Hybrid by 15 single-family units and 37 residents. However, the BOCC subsequently approved a modified version of Alternative 3 Hybrid that changed the R4 zoning on two properties to R5, resulting in a net increase in housing capacity of 15 single-family units. As a result, the housing and population associated with the modified alternative approved by the BOCC is equivalent to the Alternative 3 Hybrid shown in the EIS.

Exhibit 2-9 of the Final EIS provided a comparison of the studied alternatives. An updated table is presented below, with Alternative 3 Hybrid presented as a range. The lower values represent Alternative 3 Hybrid with the two properties in the northwest quadrant zoned R4, and the slightly higher numbers represent the two properties zoned R5.

**Exhibit 2-9. Summary of Alternatives Land Use and Growth Mix**

	NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 3 HYBRID (MODIFIED)
<b>Housing Units</b>	<b>478</b>	<b>1,834</b>	<b>2,340</b>	<b>2,259-2,274*</b>
Single-Family	144	1,078	841	902-917*
Townhome/Multiplex	0	210	582	511
Multifamily	334	544	916	511
<b>Population</b>	<b>1,200</b>	<b>4,441</b>	<b>5,669</b>	<b>5,472-5,509*</b>
<b>Commercial Space (sq ft)</b>	<b>54,342</b>	<b>1,185,834</b>	<b>1,438,852</b>	<b>1,328,708</b>
Industrial	19,564	421,990	735,867	735,867
Office	17,389	381,922	382,102	327,030
Retail	17,389	381,922	320,883	265,812

Note: \* The low range is based on Alternative 3 Hybrid with two properties in the northwest zoned at R4, and the slightly higher numbers reflect Alternative 3 Hybrid with those two properties zoned R5.

Source: BERK, 2021.

The EIS evaluated the Alternative 3 Hybrid in the range of the other alternatives in terms of land use and growth. In addition, the Final EIS considered the number of dwellings and population reflecting the Board of County Commissioner’s motions to accept the PAC recommendations with R5 zoning in the northwest.

An addendum is a used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document. It has been provided to recipients of the Final EIS for informational purposes. (WAC 197-11-625)

**SEPA Responsible Official**

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Signature 

Date 2/24/2022