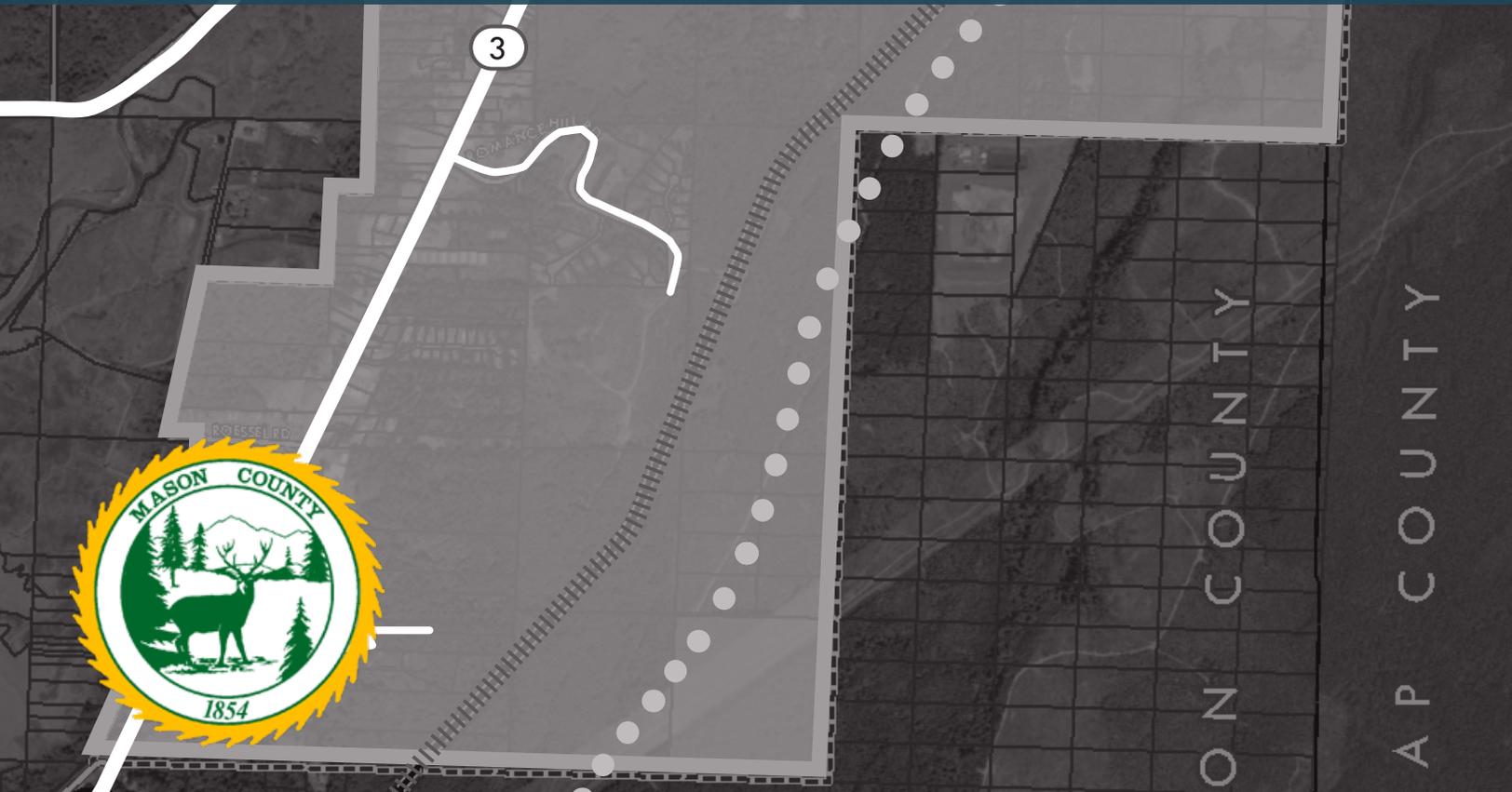




Mason County Belfair Urban Growth Area

Final Environmental Impact Statement

February 2022



MASON COUNTY
AP COUNTY



2200 Sixth Avenue, Suite 1000
Seattle, Washington 98121
P (206) 324-8760
www.berkconsulting.com

"Helping Communities and Organizations Create Their Best Futures"





February 3, 2022

Subject: Belfair Urban Growth Area Planned Action *Final Environmental Impact Statement* (FEIS)

Dear Reader:

The Belfair Urban Growth Area (UGA) is a long-standing urban unincorporated community in Mason County serving as a commercial hub for a broader community at the northern end of Hood Canal. SR 3 bisects the community and was recently widened, the County received a loan to further develop a sewer system, and a new state bypass route is pending. To guide growth that reflects the community's vision, Mason County has developed a Planned Action Environmental Impact Statement (EIS) and ordinance for the Belfair UGA. In association with the Planned Action, the County is proposing to update the Belfair UGA Plan, adopted in December 2004, and refresh the vision. Amendments to the Mason County Comprehensive Plan and Belfair zoning and environmental regulations would be needed to implement alternatives.

Mason County published the *Mason County Belfair UGA Draft Environmental Impact Statement* (DEIS) on April 29, 2021. The County accepted public comment on the document from April 29-June 7, 2021. Three alternatives were reviewed, including the "No Action" alternative, which reflects current growth targets. Alternative 2 is similar to the existing development capacity in the UGA. Alternative 3 reflects a higher growth scenario that would add residential, mixed use, and industrial park development to the UGA.

As a result of comments received from public agencies, interested tribes, and local citizens, Mason County determined that targeted additional SEPA analysis of the alternatives would be beneficial and would provide the public and decision makers with more complete information about the potential impacts of the Proposal. Therefore, the County prepared a *Supplemental Draft EIS* (SDEIS) evaluating an Alternative 3 Hybrid, combining elements of Alternatives 2 and 3 of the Draft EIS. The SDEIS provided targeted analysis and clarifications regarding water resources, cultural resources, transportation, and utilities. The SDEIS also outlined mitigation measures that would apply to future planned action development. Both the DEIS and SDEIS provided for a public comment period.

This FEIS has been prepared to respond to comments on the original DEIS and the SDEIS.

The key issues and options facing decision makers includes:

- Approval of the Belfair Subarea Plan Update and related consistency edits to the Comprehensive Plan;
- Approval of a planned action ordinance to help incentivize growth while mitigating impacts;

- Approval of consistency edits in the County code including zoning regulations to implement alternatives;
- Consideration of infrastructure investments to attract quality private investment and to serve new residents, employees, and visitors; and
- Funding strategies including SEPA mitigation fees.

The FEIS document is available for download on the County's project website:

<https://www.co.masoncountywa.gov/community-services/belfair-eis>.

A printed copy may be reviewed at Mason County Community Services offices by appointment (see Contact below). A printed copy may be requested at cost (see Contact below). A printed copy is also available for review at the North Mason Timberland Library; see <https://www.trl.org/locations/north-mason> for hours and requirements to meet COVID-19 pandemic conditions.

If you have questions, please contact me at (360) 427-9670 ext. 286 or planning@masoncountywa.gov.

Thank you for your interest in Belfair.

Sincerely,

A handwritten signature in black ink that reads "Kell Rowen". The signature is written in a cursive, flowing style.

Kell Rowen, Community Development Administrator, SEPA Responsible Official

Fact Sheet

Project Title

Belfair Urban Growth Area Subarea Plan Update and Planned Action

Proposed Action and Alternatives

The Belfair Urban Growth Area (UGA) is a long-standing urban unincorporated community in Mason County serving as a commercial hub for a broader community at the northern end of Hood Canal. SR 3 bisects the community and was recently widened, the County received a loan to further develop a sewer system, and a new state freight corridor route is pending. With these infrastructure investments facilitating travel between Kitsap and Mason Counties, a small-town quality of life, and natural environment assets, Belfair may soon experience a rapid increase in growth. The County proposes to update the Belfair UGA Plan, adopted in December 2004, and refresh the vision. The County also seeks to adopt a Planned Action ordinance for the Belfair UGA to facilitate growth that supports a community-based vision for Belfair. Amendments to the Mason County Comprehensive Plan and Belfair zoning and environmental regulations would be needed to implement alternatives.

The Draft EIS, published on April 29, 2021, considers a range of alternatives for implementation of the vision for Belfair:

- **Alternative 1 – No Action:** This alternative assumes no subarea plan update, zoning changes, or planned action would be adopted. Current plans and development regulations would remain in place, and growth under this alternative is assumed to be consistent with Mason County’s adopted growth target for the Belfair UGA and recent development permit trends (480 new housing units and approximately 54,350 square feet of new employment space).
- **Alternative 2 – Moderate Growth:** Alternative 2 would exhibit a similar land use pattern as the No Action Alternative. To facilitate future growth in Belfair in support of a community-based vision for the UGA, Alternative 2 would allow up to 1,840 new housing units (4,450 new residents) and up to 1.19 million square feet of additional commercial/industrial space. Targeted zoning changes and minor changes to the UGA boundary would include:
 - Rezone the following sites to Public Facility (PF) to recognize their use for community facilities:

- Proposed North Mason Regional Fire Authority headquarters (490 NE Old Belfair Highway);
 - Belfair Elementary School and Mary Theler Early Learning Center; and
 - Belfair Wastewater and Water Reclamation Facility.
 - Convert the existing Festival Retail (FR) zoning to Mixed Use (MU) for consistency with surrounding properties.
 - Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10).
 - Expand the UGA boundary by approximately 54.5 acres to include the Belfair Wastewater and Water Reclamation Facility, plus adjacent County-owned properties.
 - Reduce the UGA by approximately 40.6 acres in the southeastern corner of the UGA to remove a property owned by Washington State Department of Natural Resources (DNR) that is unlikely to be developed and which is not readily accessible from the rest of the UGA.
 - Develop consistency edits in the Mason County Comprehensive Plan and municipal code as needed.
- **Alternative 3 – Higher Growth:** Alternative 3 would exhibit a more intensive land use pattern than the No Action Alternative or Alternative 2. Zoning changes would be focused in the commercial/industrial center in the northeastern corner of the UGA and in the eastern residential and mixed-use portions of the UGA on the plateau. No major zoning changes are planned for Downtown Belfair. Alternative 3 represents a higher level of potential growth than Alternatives 1 or 2 and would allow up to 2,340 new housing units (5,670 new residents, similar to the 2005 County Comprehensive Plan population allocation) and up to 1.4 million square feet of additional commercial space. Zoning changes and UGA boundary revisions under Alternative 3 are as follows:
 - Incorporate the Public Facility (PF) and Festival Retail (FR) rezones described in Alternative 2.
 - Incorporate the UGA boundary revisions described in Alternative 2.
 - Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight

Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10). Compared to Alternative 2, Alternative 3 would further expand the MU zone to the south along the proposed bypass route.

- Rezone approximately 94 acres of Single Family Residential (R-4) land north of Newkirk Road, east of Riverhill Lane, and west of the railroad to Medium Density Residential (R-5).
- Create a new zone, Master Planned Mixed Use (MP-MU) to encompass the land currently zoned for commercial and multifamily uses south of SR 3 and east of the railroad. This zone would allow a mix of commercial and residential uses with a focus on business/industrial park development and multifamily housing. Medium Density Residential (R-5) areas immediately to the south would be rezoned to R-10 to create a density buffer.
- Develop consistency edits in the Mason County Comprehensive Plan and municipal code as needed.

Additionally, the County published a Supplemental Draft EIS in October 2021 to provide supplemental impact analysis and consider an additional **Alternative 3 Hybrid**, which combines the features of Alternatives 2 and 3 and is within the range of the studied DEIS alternatives.

Proponent and Lead Agency

Mason County

Location

The proposal addresses the Belfair UGA, an approximately 4 square-mile area bounded at the northeastern boundary of the Mason County border with Kitsap County.

Responsible Official & Contact Person

Kell Rowen, Community Development Administrator
Mason County Community Services
615 W Alder Street
Shelton WA 98584
(360) 427-9670 x 286
planning@masoncountywa.gov

Licenses or Permits Required

The updated UGA subarea plan and Planned Action would require action by the Board of County Commissioners to adopt both the subarea plan and Planned Action Ordinance. Board action would also be necessary to update the County Zoning Map and development regulations for the Belfair UGA consistent with the final subarea plan.

Authors and Principal Contributors to the EIS

BERK Consulting, Inc.

2200 Sixth Avenue, Suite 1000

Seattle, WA 98121

206-324-8760

(Project management, Alternatives, Planned Action, Land Use, Aesthetics, and Public Services)

MAKERS Architecture + Urban Design

500 Union St., Suite 700

Seattle, WA 98101

206-652-5080

(Subarea Plan Update)

The Transpo Group, Inc.

12131 113th Ave NE, Suite 203

Kirkland, WA 98034

425-821-3665

(Transportation)

Herrera Environmental

2200 Sixth Avenue, Suite 1100

Seattle, WA 98121

206-441-9080

(Natural Environment and Utilities)

Eppard Vision

PO Box 5914

Bellingham, WA 98227

360-920-8908

(Historic and Cultural Resources)

Date of Draft EIS Issuance

Draft EIS: April 29, 2021

Supplemental Draft EIS: October 28, 2021

Date of Final EIS Issuance

February 3, 2022

Public Meeting

The Board of County Commissioners will host an online public hearing on the Draft Planned Action Ordinance, Draft Subarea Plan Update, and associated amendments to the Mason County Comprehensive Plan and Belfair zoning regulations on **February 15, 2022 at 9:15 a.m.**

See the project website for instructions for virtually attending the meetings.

<https://masoncountywa.gov/community-services/belfair-eis>.

Date of Final Action

Spring 2022

Location of Background Data

The EIS considers available information and evaluations including but not limited to:

- Mason County, Belfair/Lower Hood Canal Water Reclamation Facilities Plan Supplemental Information, Final Programmatic Environmental Impact Statement January 2007
- Washington Department of Transportation (WSDOT), SR 3 Belfair Bypass -- Revised Environmental Assessment, May 2013

Mason County has also coordinated with tribes and agencies with jurisdiction and environmental expertise and service providers in the preparation of the current EIS.

Background information on the Subarea Plan Update and Planned Action EIS is available on the project website:

<https://masoncountywa.gov/community-services/belfair-eis>.

Availability of Final EIS

The Final EIS document is available for download on the County's project website: <https://masoncountywa.gov/community-services/belfair-eis>. A printed copy may be reviewed at Mason County Community Services, 615 W Alder Street, Shelton WA 98584 offices between 8 a.m. and 4:30 p.m. Please note we are closed for lunch between noon and 1:00 p.m.

A printed copy may be requested at cost (see Contact Person above).

A printed copy is also available for review at the North Mason Timberland Library; see <https://www.trl.org/locations/north-mason> for hours and requirements to meet COVID-19 pandemic conditions.

Distribution List

Federal and Tribal Agencies

Naval Base Kitsap

Skokomish Indian Tribe

Squaxin Island Tribe

State and Regional Agencies

Olympic Region Clean Air Agency

Peninsula Regional Transportation Planning Organization

Washington Department of Archaeology and Historic Preservation

Washington Department of Commerce

Washington Department of Ecology

Washington Department of Fish and Wildlife

Washington Department of Health

Washington Department of Natural Resources

Washington Department of Transportation

Adjacent Jurisdictions

City of Bremerton

City of Shelton

Kitsap County

Services, Utilities, and Transit

Belfair Water District

Mason County PUD 1

Mason County PUD No. 3

Mason Transit

North Mason Fire District

North Mason School District

Port of Allyn

Community Organizations and Individuals

Economic Development Council

North Mason Chamber of Commerce

Olympia Master Builders

Salmon Center

The Hub

Postcards sharing Draft EIS publication and public hearing to Belfair parcel addresses.

Persons participating in scoping activities and providing contact information.

Media

Kitsap Sun

Shelton-Mason County Journal

Contents

1	Summary.....	1-1
1.1	Purpose.....	1-1
1.2	Study Area	1-1
1.3	Planning Process and Public Comment Opportunities.....	1-2
1.4	Objectives and Alternatives	1-3
1.5	Key Issues and Options	1-6
1.6	Summary of Impacts and Mitigation Measures	1-6
2	Proposal and Alternatives	2-1
2.1	Introduction and Purpose	2-1
2.2	Description of the Study Area.....	2-1
2.3	SEPA Process	2-3
2.4	Planning Process	2-4
2.5	Objectives and Alternatives	2-5
2.6	Benefits and Disadvantages of Delaying the Proposed Action.....	2-16
3	Analysis of the Preferred Alternative	3-1
3.1	Earth.....	3-2
3.2	Water Resources	3-2
3.3	Plants and Animals	3-2
3.4	Land Use Patterns.....	3-2
3.5	Aesthetics	3-2
3.6	Historic and Cultural Resources.....	3-3
3.7	Public Services.....	3-3
3.8	Utilities.....	3-3
3.9	Transportation.....	3-3
4	Draft EIS Clarifications and Corrections.....	4-1

Draft EIS Chapter 1	4-1
Draft EIS Chapter 2	4-3
Draft EIS Chapter 3	4-11
Supplemental Draft EIS Chapter 3.....	4-29
5 Responses to Comments.....	5-1
5.1 Comments Received	5-1
5.2 Responses to Comments.....	5-2
6 Acronyms.....	6-1
7 References.....	7-1
8 Appendices	8-1
Appendix A Comments Received on the Draft EIS and Supplemental Draft EIS	
Appendix B Draft Planned Action Ordinance	

Exhibits

Exhibit 1-1. Planning Area Vicinity	1-2
Exhibit 2-1. Planning Area Vicinity	2-2
Exhibit 2-2. Belfair Planned Action EIS Process	2-5
Exhibit 2-3. Belfair Comprehensive Plan Future Land Use Map	2-7
Exhibit 2-4. Belfair No Action Zoning	2-8
Exhibit 2-5. Proposed Zoning – Alternative 2	2-10
Exhibit 2-6. Proposed Zoning – Alternative 3	2-12
Exhibit 2-7. Proposed Zoning – Alternative 3 Hybrid	2-14
Exhibit 2-8. Planned Action Process	2-15
Exhibit 2-9. Summary of Alternatives Land Use and Growth Mix	2-15
Exhibit 2-10. Comparison of Alternative Features	2-16
Exhibit 5-1. Comments Received on the Draft EIS	5-1
Exhibit 5-2. Comments Received on the Supplemental Draft EIS	5-2
Exhibit 5-3. Intersection Count Dates	5-3

1 Summary

1.1 Purpose

The Belfair Urban Growth Area (UGA) is a long-standing urban unincorporated community in Mason County serving as a commercial hub for a broader community at the northern end of Hood Canal. SR 3 bisects the community and was recently widened, the County received a loan to further develop a sewer system, and a new state freight corridor route is pending. With these infrastructure investments facilitating travel between Kitsap and Mason Counties, a small-town quality of life, and natural environment assets, Belfair may soon experience a rapid increase in growth. The County seeks to develop a Planned Action Environmental Impact Statement (EIS) and ordinance for the Belfair UGA. In association with the Planned Action, the County intends to update the Belfair UGA Plan, adopted in December 2004, and refresh the vision. With a planned action and subarea plan update, Mason County desires to facilitate growth that supports a community-based vision for Belfair.

1.2 Study Area

The Belfair UGA encompasses nearly 4 square miles at the northeastern corner of Mason County, bounded on the east by the Mason-Kitsap County boundary and centered on the intersection of SR 3 and SR 300. The Union River valley lies to the west of the UGA, flowing into Lynch Cove and Hood Canal to the southwest. The UGA location is shown in Exhibit 1-1.

described. In August and September 2020, stakeholder interviews were conducted followed by a scoping process and community meeting, and survey in November and December 2020. This provided an opportunity for public and agency comments on the contents and alternatives evaluated in this EIS. During preparation of the Draft EIS, additional engagement occurred through targeted outreach to interested State agencies, Tribal Historic Preservation Officers (THPOs), and local service providers to inform the description of existing conditions and analysis of impacts.

Mason County published a Draft EIS in April 2021 and accepted public comment on the document from April 29-June 1, 2021 and extended the comment period to June 7 to allow for more comment opportunity on both the scope and contents of the Draft EIS. As a result of comments received from public agencies, interested tribes, and local citizens, Mason County determined that targeted additional SEPA analysis of the Draft EIS alternatives with regard to specific topics would be beneficial and would provide the public and decision makers with more complete information about the potential impacts of the Proposal.

The Supplemental Draft EIS supplements the Belfair UGA Draft EIS published on April 29, 2021 and provides additional analysis of issues identified in comments on the Draft EIS, as well as specific revisions to the text of the Draft EIS. A 30-day comment period was established for the Supplemental Draft EIS from October 28, 2021 to November 29, 2021 to support the public review process of the Proposal.

This Final EIS provides full documentation of all public comments received with the original Draft EIS and the Supplemental Draft EIS, and associated responses are included in Chapter 5. Copies of comments received are included in Appendix A.

1.4 Objectives and Alternatives

SEPA calls for a statement of project objectives, around which alternatives can be developed and evaluated. Following are objectives based on the 2004 Belfair Plan and the County intent to facilitate growth that fits the vision of the area.

- Facilitate growth reflective of a community-supported vision. Consider and include a Planned Action Ordinance for some or all of the UGA.
- Focus new growth in the area from SR 3 east to the SR 3 Freight Corridor bypass.
- Support and enhance Belfair as a hub for the broader community.
- Provide opportunities for clustered development that provides housing choices and recreation/open space.
- Refresh the 2004 Belfair UGA Plan, while advancing key plan themes:

- Promote natural environment conservation and sustainability. Care for the land and natural resources which are critical to the community's economic health and long-term sustainability.
- Support an economically diverse center. Diversify the economy to include industrial, professional, service, and tourist-based businesses.
- Promote community identity and well-designed growth. Create focal points.
- Develop new residential development to create neighborhoods, not just housing.
- Encourage multimodal transportation connections.

The Draft EIS considered a range of alternatives for implementation of the vision for Belfair:

- **Alternative 1 – No Action:** This alternative assumes no subarea plan update, zoning changes, or planned action would be adopted. Current plans and development regulations would remain in place, and growth under this alternative is assumed to be consistent with Mason County's adopted growth target for the Belfair UGA and recent development permit trends (480 new housing units and approximately 54,350 square feet of new employment space).
- **Alternative 2 – Moderate Growth:** Alternative 2 would exhibit a similar land use pattern as the No Action Alternative. To facilitate future growth in Belfair in support of a community-based vision for the UGA, Alternative 2 would allow up to 1,840 new housing units (4,450 new residents) and up to 1.19 million square feet of additional commercial/industrial space. Targeted zoning changes and minor changes to the UGA boundary would include:
 - Rezone the following sites to Public Facility (PF) to recognize their use for community facilities:
 - Proposed North Mason Regional Fire Authority headquarters (490 NE Old Belfair Highway);
 - Belfair Elementary School and Mary Theler Early Learning Center; and
 - Belfair Wastewater and Water Reclamation Facility.
 - Convert the existing Festival Retail (FR) zoning to Mixed Use (MU) for consistency with surrounding properties.
 - Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight

Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10).

- Expand the UGA boundary by approximately 54.5 acres to include the Belfair Wastewater and Water Reclamation Facility, plus adjacent County-owned properties.
- Reduce the UGA by approximately 40.6 acres in the southeastern corner of the UGA to remove a property owned by Washington State Department of Natural Resources (DNR) that is unlikely to be developed and which is not readily accessible from the rest of the UGA.
- Develop consistency edits in the Mason County Comprehensive Plan and municipal code as needed.
- **Alternative 3 – Higher Growth:** Alternative 3 would exhibit a more intensive land use pattern than the No Action Alternative or Alternative 2. Zoning changes would be focused in the commercial/industrial center in the northeastern corner of the UGA and in the eastern residential and mixed-use portions of the UGA on the plateau. No major zoning changes are planned for Downtown Belfair. Alternative 3 represents a higher level of potential growth than Alternatives 1 or 2 and would allow up to 2,340 new housing units (5,670 new residents, similar to the 2005 County Comprehensive Plan population allocation) and up to 1.4 million square feet of additional commercial space. Zoning changes and UGA boundary revisions under Alternative 3 are as follows:
 - Incorporate the Public Facility (PF) and Festival Retail (FR) rezones described in Alternative 2.
 - Incorporate the UGA boundary revisions described in Alternative 2.
 - Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10). Compared to Alternative 2, Alternative 3 would further expand the MU zone to the south along the proposed bypass route.
 - Rezone approximately 94 acres of Single Family Residential (R-4) land north of Newkirk Road, east of Riverhill Lane, and west of the railroad to Medium Density Residential (R-5).

- Create a new zone, Master Planned Mixed Use (MP-MU) to encompass the land currently zoned for commercial and multifamily uses south of SR 3 and east of the railroad. This zone would allow a mix of commercial and residential uses with a focus on business/industrial park development and multifamily housing. Medium Density Residential (R-5) areas immediately to the south would be rezoned to R-10 to create a density buffer.
- Develop consistency edits in the Mason County Comprehensive Plan and municipal code as needed.

Additionally, the Supplemental Draft EIS considered an additional **Alternative 3 Hybrid**, which combines the features of Alternatives 2 and 3 and is within the range of the studied DEIS alternatives. For the purposes of this Final EIS, **Alternative 3 Hybrid** is considered the Preferred Alternative and is described fully in Chapter 2.

1.5 Key Issues and Options

Key issues facing decision makers include:

- Approval of updates to the Belfair UGA Plan, including updated recommendations for ongoing implementation.
- Approval of a Planned Action Ordinance (PAO) to help incentivize growth while minimizing impacts. The final PAO may apply to the entire UGA or only a portion of it.
- Approval of zoning code updates to implement the Preferred Alternative.

1.6 Summary of Impacts and Mitigation Measures

The following sections present a consolidated summary of impacts and mitigation measures identified in the Draft EIS and the Supplemental Draft EIS.

1.6.1 Earth

How did we analyze Earth?

Available literature, surveys, and studies were used to evaluate potential impacts to Earth associated with changes from each alternative on the geology, topography, soils, and geologically hazardous areas throughout the study area. The different proposed population and commercial development growth under each action alternative was compared to the No Action Alternative to analyze the potential impacts.

What impacts did we identify?

Impacts common to all alternatives include development within geologically hazardous areas, the greatest risk being associated with development in the landslide and erosion hazard areas. These impacts will be minimized by the implementation of Mason Country critical areas regulations for geologically hazardous areas.

What is different between the alternatives?

Population density and commercial space are anticipated to increase with each alternative. The proposed changes in development zones within the Belfair UGA would increase building and population density within otherwise undeveloped areas, including areas within geologically hazardous areas. The action alternatives would increase the ability to combine stormwater infrastructure into an effective, collaborative system that minimizes impacts to earth.

Alternative 3 Hybrid would have the same overall development area footprint as the other action alternatives, and impacts related to earth resources are anticipated to be similar to the other action alternatives.

What are some solutions or mitigation for impacts?

All alternatives are expected to attract development within existing geologically hazardous areas. The Belfair UGA will comply with applicable local environmental regulations and apply reasonable and prudent measures to reduce significant adverse impacts. Potential measures to mitigate adverse impacts of specific projects within the study area, as well as avoidance and minimization measures that would be part of these projects, will be refined through final design and permitting of each project.

Were any significant unavoidable adverse impacts identified?

Under all proposed alternatives, any redevelopment or new development will require compliance with all applicable regulations to avoid, minimize, or mitigate any impacts to geologically hazardous areas. Redevelopment or new development will also need to meet grading and buffer requirements to adjacent properties from erosion and landslide hazards. Therefore, no significant unavoidable adverse impacts are anticipated on the earth under any of the proposed alternatives.

1.6.2 Water Resources

How did we analyze Water Resources?

Water resources were identified by evaluating the presence and extent of wells and groundwater, surface water, wetlands, and frequently flooded areas, as well as identifying known water quality issues within the study area through a review of literature and publicly available databases. Potential impacts were identified by evaluating changes associated with each alternative.

What impacts did we identify?

Impacts common to all alternatives include increased water withdrawals, increased peak stream flow velocities and streambank erosion, reduced stream baseflow, increased contamination associated with impervious surface runoff, and impacts to streams, wetlands, and buffers. Future water demand generated by growth from the Alternatives could also impact stream baseflows in the area due to pumping from Belfair Water District wells. These impacts will be minimized by implementation of stormwater and development requirements, as well as critical area regulations.

What is different between the alternatives?

While all alternatives would increase growth and development in otherwise undeveloped areas, the action alternatives would generate greater areas of impervious surface and have higher population densities. The action alternatives would also have greater rates of redevelopment and associated stormwater retrofits that would improve water quality and runoff treatment in currently developed areas. Under all alternatives, Belfair Water District No. 1 would eventually serve the entire study area, and increased pumping from water district wells could reduce baseflows for the Union River and Coulter Creek. Alternative 3 would be likely to result in the greatest reduction, and Alternative 1 the least reduction. Alternative 3 Hybrid would likely result in baseflow reductions greater than Alternative 2, but less than Alternative 3.

What are some solutions or mitigation for impacts?

Mason County will comply with applicable federal, state, and local environmental regulations and apply reasonable mitigation measures to reduce significant adverse impacts. During redevelopment or new development under all alternatives, opportunities exist to strategically reduce impervious surfaces, employ low impact development techniques, and restore native vegetation to improve the conditions of the natural environment in these spaces.

The surface water runoff volume from development areas is expected to increase under all the alternatives because the proposed development will increase the total area of impervious surfaces. However, development projects will be required to install stormwater facilities that control flow rates and treat stormwater pollutants prior to discharge to receiving water bodies. For redevelopment projects, this would be an overall improvement (relative to existing conditions in developed areas) for older developments that do not currently have modern stormwater management facilities.

The Mason County Plan 2036 (Mason County, 2017) includes policies and objectives related to the environment and public services that emphasize limiting groundwater and surface water use through water conservation strategies including education, reuse, and recycling. Ongoing fish passage barrier removal projects help to mitigate the habitat connectivity disruptions that may result from low flows in streams.

The County has committed to support water quality monitoring efforts and protection of environmentally sensitive areas (Mason County, 2017). The County could consider monitoring streams for changes in flow rates and habitat limiting factors influenced by reduced stream flows. This monitoring could inform conservation efforts and other measures to mitigate negative impacts to environmental resources, such as water reuse and restrictions on water use.

The draft Subarea Plan policies can be amended to address both water quality and water quantity.

The draft Planned Action Ordinance would require connection to a public water system. As described in the impact analysis, the deeper wells used by Belfair Water District are less likely to impact stream flows than the shallower wells used by private systems.

Were any significant unavoidable adverse impacts identified?

Under all proposed alternatives, any redevelopment or new development will require compliance with all applicable regulations to avoid, minimize, or mitigate any impacts to critical areas including wetlands, streams, buffers, and CARAs. Redevelopment or new development will also need to meet stormwater requirements to protect surface and groundwater from increased flow or water quality impacts. Therefore, no significant unavoidable adverse impacts are anticipated on the water resources under any of the proposed alternatives.

Based on hydrogeologic analysis and flow calculations described above, the additional groundwater withdrawal expected for Alternatives 2 and 3 is likely to reduce streamflow in the Union River and Coulter Creek more than stream flow would be reduced by Alternative 1. During periods of high natural stream flow, the percent reduction resulting from groundwater withdrawal for the UGA is very

small for either stream. During periods of low flow (as represented by the minimum instream flow in the calculations above), the percent reduction is greater, but still less than 3 percent reduction in stream flow.

By following the mitigation measures listed above, no significant unavoidable adverse impacts to stream flow or tribal water rights are expected.

1.6.3 Plants and Animals

How did we analyze Plants and Animals?

The presence and extent of Fish and Wildlife Conservation Areas, and fish presence and fish passage barriers within the study area were identified through a review of existing literature and publicly available databases. Changes associated with each alternative were identified and evaluated to determine the level of impact on plants and animals.

What impacts did we identify?

Under all alternatives, new development and redevelopment within the Belfair UGA would reduce native vegetation and increase the density of humans and their pets, which disturb plants and animals. These impacts would be minimized by following critical area regulations for Fish and Wildlife Conservation Areas and implementing appropriate Open Space design for recreation.

What is different between the alternatives?

The action alternatives would increase the development area, removing more native vegetation to make space for new development. All new stream crossings would be required to be fish passable per state guidelines. As the density increases, redevelopment of existing crossings that are fish barriers may be required to accommodate the growth, improving fish passage through the watersheds. Alternative 3 Hybrid would have the same overall development area footprint as the other action alternatives, and impacts related to plants and animals are anticipated to be similar to the other action alternatives.

What are some solutions or mitigation for impacts?

All alternatives are expected to increase the density of people and development within critical areas and/or buffers. Mason County will comply with applicable federal, state, and local environmental regulations and apply reasonable mitigation measures to reduce significant impacts. Avoidance, mitigation, and potential measures to mitigate adverse impacts of specific projects within the study areas will be refined through final design and permitting of each project. During redevelopment or new development under all alternatives, opportunities exist to

restore native vegetation to improve the conditions on plants and animals in these spaces.

Were any significant unavoidable adverse impacts identified?

Under all proposed alternatives, any redevelopment or new development will require compliance with all applicable regulations to avoid, minimize, or mitigate any impacts to critical areas including wetlands, streams, buffers, and FWHCA. Redevelopment or new development will also need to meet stream crossing guidelines to maintain fish access. Therefore, no significant unavoidable adverse impacts are anticipated on the plants and animals under any of the proposed alternatives.

1.6.4 Land Use Patterns

How did we analyze Land Use Patterns?

Chapter 3.4 – Land Use Patterns evaluates the type, amount, and pattern of land uses proposed under each alternative and compares these changes would compare to existing conditions. Chapter 3.4 also evaluates the alternatives based on compatibility of adjacent land uses, ability to provide reasonable transitions between high-impact and lower-impact uses, and consistency with state goals and adopted County plans.

What impacts did we identify?

All studied alternatives would be consistent with the goals of the Growth Management Act and would provide adequate land capacity to meet adopted Mason County growth targets for the Belfair UGA.

Under all alternatives, Belfair will experience additional housing and employment growth as new development occurs in the UGA. This would result in a gradual increase in the intensity of the land use pattern in the area as vacant land is developed and some redevelopable properties are converted to higher-intensity uses.

What is different between the alternatives?

- Alternative 1 – No Action would represent the lowest intensity change from existing conditions; no changes to zoning or the UGA subarea plan would be adopted.
- Alternative 2 would enable full development of the eastern portions of the Belfair UGA, which are currently largely undeveloped. This area would be converted to moderate-density single-family residential development, as well

as some amount of multifamily residential development. Alternative 2 assumes that most of the future residential development in the UGA would occur in these undeveloped areas on the eastern plateau, along with limited higher-density multifamily development along the SR 3 corridor.

- Alternative 3 would represent a substantial increase in development intensity in Belfair, as well as changes to the overall land use pattern.
 - Alternative 3 would create a new Master Planned Mixed Use (MP-MU) zone in the commercial-industrial node at the northeastern edge of the UGA and rezone adjacent Medium Density Residential properties to Multifamily Residential. These zoning changes would increase the overall development intensity in this location and allow a different mix of uses focused on business/industrial park development.
 - Alternative 3 would expand the mixed-use zoning at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight Corridor bypass.
 - Alternative 3 would rezone approximately 94 acres of Single Family Residential (R-4) land north of Newkirk Road, east of Riverhill Lane, and west of the railroad to Medium Density Residential (R-5) to create additional single-family residential development opportunities in the northern UGA.
- Alternative 3 Hybrid would represent approximately 2.8% less housing capacity and 7.7% less commercial/industrial space than Alternative 3. The land use and zoning pattern would be the same as Alternative 3, except as follows:
 - The 94-acre area of Single Family Residential (R-4) zoning north of Newkirk Road, east of Riverhill Lane, and west of the railroad would retain existing zoning R-4 instead of being rezoned to Medium Density Residential (R-5).
 - The mixed-use node proposed at the eastern end of Romance Hill Road would match the zoning and extent included in Alternative 2, which covers a smaller area than Alternative 3.
- Alternatives 2, 3, and 3 Hybrid would also amend the UGA boundary to include the adjacent wastewater treatment facility and remove undevelopable state-owned property in the southeastern portion of the UGA. These changes would be consistent with the intent of the UGA as a center for urban development.

What are some solutions or mitigation for impacts?

- The adopted 2004 Belfair UGA Plan established land use principles and site and building design guidance; the updated UGA Plan will include similar guidance and establish design guidelines for the MP-MU zone to maintain compatibility with surrounding areas.
- Upon selection of a Preferred Alternative, population allocations in the Comprehensive Plan should be amended to match updated growth levels and utility plans.
- The Comprehensive Plan and zoning should be amended to fully integrate changes to the Belfair UGA Plan and associated development regulations, including addition of the Public Facility and Master Planned Mixed Use zones to Title 17 of the Mason County Code.

Were any significant unavoidable adverse impacts identified?

Under all Alternatives, vacant land in the Belfair UGA would gradually be developed, and underutilized properties would be converted to higher-intensity uses, in keeping with the long-established vision for Belfair as the economic center of northern Mason County. The Action Alternatives would represent a substantial increase in population and employment over current conditions, and some short-term land use incompatibilities may occur as new development occurs. With implementation of the mitigation measures described above, no significant unavoidable adverse impacts to land use patterns are anticipated.

1.6.5 Aesthetics

How did we analyze Aesthetics?

Chapter 3.5 – Aesthetics evaluates the scale and visual quality of development that would potentially occur under each of the alternatives, including effects on community character, views, light and glare, and shading conditions.

What impacts did we identify?

Under all alternatives, the UGA would experience gradual growth, primarily through development of vacant land, though some conversion of underutilized properties to more intense uses could also occur. This additional growth would result in a more urban community character as development intensity increases. Growth would also result in taller buildings, depending on the alternative, and increased ambient light and glare from exterior building illumination and additional vehicle traffic.

What is different between the alternatives?

- Alternative 1 – No Action: Due to the relatively low level of growth anticipated, future community character, building heights, and light and glare conditions are likely to be similar to existing conditions.
- Alternative 2 would primarily result in changes to community character and light and glare conditions in the eastern portion of the UGA on the plateau as this area is currently mostly undeveloped. Alternative 2 would not include any changes to allowed building heights or other changes to development regulations; changes in aesthetic conditions would primarily result from conversion of vacant land, additional vehicle traffic, and a greater overall level of development in the UGA.
- Alternative 3 represents the highest level of growth of the alternatives. Similar to Alternative 2, visual changes would occur in the currently undeveloped eastern plateau, as well as the northeastern commercial-industrial node. Establishment of the new MP-MU zone in this area would allow for greater building heights than currently allowed and more intense commercial and multifamily development than currently allowed.
- Alternative 3 Hybrid would have a development and zoning pattern similar to Alternative 3, including associated changes to building height and visual conditions, though several areas of the UGA would retain their existing zoning and not develop to the same intensity as anticipated under Alternative 3.

What are some solutions or mitigation for impacts?

- The adopted 2004 Belfair UGA Plan established land use principles and site and building design guidance; the updated UGA Plan will include similar guidance and establish design guidelines for the MP-MU zone to maintain compatibility with surrounding areas.
- The updated Belfair UGA Plan will maintain design guidelines for existing zones, including standards for pedestrian connections, building façade treatments, and streetscape design.
- All development in Belfair is subject to building design requirements established in MCC 17.30, which are intended to reduce bulk and visual mass, add visual interest, and ensure that development addresses the human scale and retains small-town character.
- Design concepts for public gathering space and pedestrian-oriented features from the Festival Retail zone should be incorporated into the Mixed Use zone, specifically applicable in downtown Belfair and in the Romance Hill mixed use

node.

- Building design, site design, landscaping, and dimensional standards for the Master Planned Mixed Use zone that are consistent with the existing Mixed Use zone should be established.
- Landscaping and tree retention standards should be established for major transportation corridors in the UGA (SR 3, Romance Hill Road, and the SR3 Freight Corridor) to maintain existing mature vegetation and preserve visual character in these areas as development occurs.
- Additional standards for the MP-MU zone should be established to ensure adequate screening and separation between industrial park development and residential land uses, both within the MP-MU zone and on adjacent residential properties.

Were any significant unavoidable adverse impacts identified?

Under all Alternatives, undeveloped and underutilized properties in the Belfair UGA would gradually be converted for development. Alternatives 2 and 3 would represent a more substantial increase in the intensity of development, and irrevocable changes to visual character would occur as large areas of vacant land are converted to urban development over time. Additional urban growth is consistent with the purpose of Belfair as a designated urban growth area and with the vision of Belfair as an economic center expressed in the Belfair UGA Plan. With implementation of existing development regulations and design standards and the mitigation measures recommend above, no significant unavoidable adverse aesthetic impacts are anticipated.

1.6.6 Historic and Cultural Resources

How did we analyze Historic and Cultural Resources?

To analyze Historic and Cultural Resources, a baseline inventory of known historic and cultural resources located in the Belfair UGA and immediate vicinity (i.e., one-mile buffer) was established by accessing the secure side of WISAARD (Washington Information System for Architectural and Archaeological Records Data), which is the Washington State Department of Archaeology and Historic Preservation (DAHP) online GIS map tool and searchable database of cultural resources.

All WISAARD GIS layers were reviewed for cultural resource and environmental information, including four that returned pertinent results: Archaeology Sites; Cemetery Sites; Cultural Resource Surveys; and Inventories (i.e., a dataset in the Property layer of built environment properties that includes historic register

designations). Additional layers with pertinent information included General Land Office (GLO) Features and the statewide Predictive Model for archaeological resources. The types and locations of recorded resources were summarized as were the risk levels indicated by the statewide Predictive Model.

What impacts did we identify?

Impacts to Historic and Cultural Resources from each of the three alternatives were analyzed by considering two categories of historic and cultural resources: below-ground (e.g., archaeological sites) and above-ground (e.g., historic buildings). Generally speaking, ground disturbance represents one of the greatest impacts to below-ground resources. Impacts to above-ground resources, in comparison, are generally considered to be anything affecting the characteristics that make them eligible for historic registers.

Cultural resources located in areas with a high rate of development and redevelopment activities, such as those located in the Belfair UGA and subject to the proposed Alternatives, are at risk of destruction and even permanent loss if impacts are not considered prior to project implementation. Inadvertent discoveries during project implementation often result in the destruction of cultural resources and then in costly response efforts. The information the resources could have conveyed cannot be recovered, and the communities that value them cannot replace them. Cultural resources are finite and irreplaceable making pre-project planning particularly important.

In the absence of pre-project planning, project proponents are at risk of violating applicable cultural resource regulations, which can result in civil and criminal penalties.

What is different between the alternatives?

Alternative 1 (No Action) assumes no subarea plan update, zoning changes, or planned action would be adopted, and current plans and development regulations would remain in place. Impacts to historic and cultural resources, therefore, would be similar in nature to the impacts described above (e.g., ground disturbance) but greater in degree (e.g., increased land use with no improvement in planning efforts for considering impacts to historic and cultural resources).

Alternative 2 (Moderate Growth) involves a similar land use pattern as the No Action Alternative with targeted zoning changes to accommodate additional growth and minor changes to the UGA boundary. Impacts to historic and cultural resources, therefore, would again be similar to Alternative 1 in nature (e.g., ground disturbance) but greater in degree (e.g., increased land use with targeted zoning changes and minor changes to the UGA boundary). The degree of impact would be reduced if the zoning changes included improved planning efforts for

considering impacts to historic and cultural resources, such as those described in the mitigation measures below.

Alternative 3 (Higher Growth) involves a more intensive land use pattern than the No Action Alternative or Alternative 2. Impacts to historic and cultural resources, therefore, would be similar to Alternative 2 in nature (e.g., ground disturbance) but greater in degree (e.g., more intensive land use pattern with zoning changes focused in the northeastern and eastern areas). The degree of impact would be reduced if the zoning changes included improved planning efforts for considering impacts to historic and cultural resources, such as those described in the mitigation measures below.

Alternative 3 Hybrid would have the same overall development area footprint as the other action alternatives, and impacts related to historic and cultural resources are anticipated to be similar to the other action alternatives.

What are some solutions or mitigation for impacts?

Proactive consideration of impacts to cultural resources results in more effective identification, planning, and protection than reactive responses to inadvertent discoveries during project implementation. A well-designed and implemented pre-project cultural resource review process is the most effective way to avoid, minimize, or mitigate adverse impacts.

Incorporated Plan Features

Countywide Planning Policies in the Mason County Comprehensive Plan would apply to all alternatives and include:

- 13.1 Support the efforts of the Mason County Historic Preservation Commission created to identify and actively encourage the conservation of Mason County's historic resources (MCC 17.40).
- 13.2 Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance through enforcement of regulations that implement the State's goals and objectives for historic preservation at the local level.

Regulations, Commitments, Other Potential Mitigation Measures

Considering the possible impacts to historic and cultural resources prior to project implementation, particularly ground disturbance, is one of the most effective ways to mitigate impacts. Pre-project consideration of impacts can be accomplished through both planning-level processes and project-level review, as appropriate. Suggested planning- and project-level measures are described below. Other

mitigation measures that encourage preservation of historic and cultural resources include tax incentives, protective easements, and acquisition.

Per State law, the following apply to all actions at all times:

- Washington State law (RCW 27.53 and 27.44) protects archaeological resources (RCW 27.53) and Indian burial grounds and historic graves (RCW 27.44) located on both the public and private lands of the State.
- An archaeological excavation permit issued by the Washington State Department of Archaeology and Historic Preservation (DAHP) is required in order to disturb an archaeological site.
- Knowing disturbance of burials/graves and failure to report the location of human remains are prohibited at all times (RCW 27.44 and 68.60).

Planning-Level Processes

Consideration of potential impacts to historic and cultural resources (both below-ground and above-ground) can be facilitated through the following planning efforts; these will provide efficiencies over an exclusively project-level approach, although the planning-level scenario would include the project-level review process that follows. Option One would apply to the County Comprehensive Plan as a whole, while Option Two would apply to more discrete actions, such as the Planned Action Ordinance under consideration here.

- **Option One:** Incorporate a Cultural Resource Management Plan (**CRMP**) into the Comprehensive Plan. The CRMP would include a pre-project cultural resource review process to be conducted by a qualified professional and **standard inadvertent discovery language (SIDL)** to ensure compliance with all applicable cultural resource regulations.
- **Option Two:** Establish a **local ordinance** or **development regulations** addressing pre-project review; standard inadvertent discovery language (SIDL) to be included on all permits; and a **data-sharing agreement** or **user agreement** for qualified individuals from DAHP.
- **For all projects, either Option:**
Include standard inadvertent discovery language (SIDL) on all related permits (compliance with RCW 27.53, 27.44).

Standard Inadvertent Discovery Language (SIDL)

Even when available information suggests a low probability of encountering cultural resources, it is never possible to guarantee they will not be encountered during project activities; therefore, the following standard inadvertent discovery

language (SIDL) should be followed at *all* times on the public and private lands of the State per RCW 27.44 and 27.53:

- Should **human remains** be discovered during project activities, work in the area of the discovery should be stopped immediately, the area secured, and the coroner/medical examiner (Mason County Coroner 360.426.4441) and local law enforcement (Mason County Sheriff 360.275.4467, ext. 313) notified as per State law.
- Should **cultural resources** (e.g., artifacts made of stone, bone, antler, or shell; archaeological deposits such as shell midden; archaeological features such as hearths or post holes) be discovered during project activities, work in the area of the discovery should be stopped immediately, the area secured, and the Department of Archaeology and Historic Preservation (360.586.3065) notified as per State law.

Project-Level Review

Conducting a pre-project cultural resource review is one of the most effective ways to mitigate impacts to historic and cultural resources. Exemptions could be considered (e.g., exempt for above-ground resources if less than 45 years old *and* not eligible for or listed in any historic register or survey). If the project is not exempt, a cultural resource review would be conducted.

A “decision tree” for both above-ground and below-ground resources can be used to determine the appropriate level of investigation and, if necessary, mitigation. In all cases, permits should be conditioned at a minimum with standard inadvertent discovery language (SIDL) in order to ensure compliance with all applicable cultural resource regulations. A proposed decision tree for pre-project cultural resource review in the Belfair UGA is included at Draft EIS Chapter 3.6.3. It is anticipated that Mason County would lead any necessary pre-project cultural resource review and would consult with DAHP and affected Tribes at specific points in the process. Collaboration among responsible parties would be necessary, including on the determination of whether on-the-ground surveys are necessary, which when required would be the responsibility of the project applicant. The Decision Tree would be applied to each proposed action in the UGA as a more comprehensive supplement to other review tools, including the more generalized Statewide Predictive Model.

Were any significant unavoidable adverse impacts identified?

The primary significant adverse impacts to historic and cultural resources could result from failing to establish a required cultural resource review process for the project-level phase. This impact can be avoided by establishing such a review process as identified in mitigation measures.

Cultural resources located in areas with a high rate of development and redevelopment activities, such as those located in the Belfair UGA and subject to the proposed Alternatives, are at risk of destruction and even permanent loss if impacts are not considered prior to project implementation. Inadvertent discoveries during project implementation often result in the destruction of cultural resources and then in costly response efforts. The information the resources could have conveyed cannot be recovered, and the communities that value them cannot replace them. Cultural resources are finite and irreplaceable making pre-project planning particularly important. A well-designed and implemented pre-project cultural resource review process is the most effective way to avoid, minimize, or mitigate adverse impacts.

1.6.7 Public Services

How did we analyze Public Services?

Chapter 3.7 – Public Services evaluates the potential impacts of each alternative on the ability to provide adequate services to support future development, including Police, Fire, Parks and Recreation, Schools, and Power. The EIS evaluated whether the alternatives would negatively reflect emergency response (increased response times or increases in demand beyond operational capabilities), reduce access to park and open space facilities, negatively impact school facility availability for new students, or be inconsistent with future power system plans and capabilities.

What impacts did we identify?

Under all Alternatives, increased population and employment growth in the Belfair UGA would generate additional demand for public services, including police, fire protection, emergency medical services, parks and recreation, and schools. Based on establish level of service standards, future growth in the Belfair area would result in the potential need for additional emergency response staffing, additional parks and recreation facilities, and additional school resources to serve new students. Additional growth in the Belfair UGA would also create additional demand for power, provided by Mason County PUD #3.

What is different between the alternatives?

The impacts of the Draft EIS alternatives for each public service type are presented below. Alternative 3 Hybrid would represent approximately 2.8% less housing capacity and 7.7% less commercial/industrial space than Alternative 3. As such, impacts to public services for this alternative are anticipated to be greater than Alternative 2 and less than Alternative 3.

Police

The Mason County Sheriff maintains a population-based level of service, so increased population in the Belfair UGA would require additional staffing, as follows:

- **Alternative 1 – No Action:** 1 additional Sheriff deputy.
- **Alternative 2:** 3.8 additional Sheriff deputies.
- **Alternative 3:** 4.8 additional Sheriff deputies.

Fire

Based on current population levels and rates of calls for fire and emergency medical services, growth under the alternatives would increase calls for service and require additional staffing and resources on the part of North Mason Regional Fire.

- **Alternative 1 – No Action:** 142 additional calls (5.5% increase)
- **Alternative 2:** 524 additional calls (20.2% increase)
- **Alternative 3:** 669 additional calls (25.7% increase)

Parks and Recreation

Based on Parks and Recreation LOS standards adopted by Mason County, increased population under the alternatives will increase the need for parks in the area. The County specifies LOS standards for Neighborhood Parks, Community Parks, Regional Parks, and Natural/Open space. Combined needs for all park types are presented by alternative below:

- **Alternative 1 – No Action:** 20.2 acres
- **Alternative 2:** 74.7 acres
- **Alternative 3:** 95.4 acres

Schools

Student enrollment associated with population growth in Belfair would vary by alternative. Based on current enrollment rates in the North Mason School District, the alternatives would increase enrollment at local schools as follows:

- **Alternative 1 – No Action:** 182 students (7.6% increase)
- **Alternative 2:** 698 students (29.1% increase)
- **Alternative 3:** 889 students (37.0% increase)

Power

The Draft EIS does not include precise forecasts of power consumption for each alternative, but power demand increases with residential and commercial development. As such, Alternative 1 – No Action would result in the least increase in demand for power of the three alternatives, and Alternative 3 would generate the greatest increase in demand.

What are some solutions or mitigation for impacts?

- The existing 2004 Belfair UGA Plan includes recommendations for bolstering recreation opportunities in Belfair, including new parks, open space, and a trail network. Little progress has been made in implementing these recommendations since the plan was adopted, and the updated UGA Plan maintains the original plan's recommendations for construction of a new regional park in the northeastern portion of the UGA, implementation of a trail network, and construction of neighborhood parks in conjunction with new residential development on the eastern plateau.
- PUD 3 requires all 115 kV Transmission facilities and most 15 kV Main Distribution Feeders to be installed overhead. High density residential distribution facilities are primarily installed underground. Relocation of existing utilities, where feasible, should come at the expense of the requesting entity. In most cases, trenching, restoration, and/or directional drilling is also to be provided by the requesting entity.
- The County should coordinate closely with North Mason Regional Fire on future development plans in Belfair, especially development of the eastern plateau, to ensure adequate and timely access for emergency vehicles.
- The County should consider that Planned Actions demonstrate substantial consistency with Subarea Plan parks, recreation, and open space conceptual plans. The County could also consider the establishment of parks or fee in lieu or impact fees to fund the acquisition and development of park and recreation facilities in the Belfair vicinity to meet growth-related demand under the Action Alternatives.
- The County should require that planned actions consult with the School District and ensure adequate school capacity. If there is a lack of facilities to serve the development, the County could coordinate with the School District and consider the establishment of school impact fees to help fund future capital needs of the North Mason School District associated with future growth in the Belfair UGA.
- The PUD intends to work closely with Mason County Public Works and

Washington State Department of Transportation to secure utility access over and under Highway 3 through Belfair in various locations. The same is true for utility access across the United States Navy Railroad in the area. All effort should be given to expedite utility easements.

- Coordination for joint trenching with other public utilities in the area such as Belfair Water District and Mason County Wastewater should be utilized for Dig Once principles and efficient construction practices. Advanced notification for projects even in planning stages is requested.
- Additional PUD 3 infrastructure will be needed to provide adequate service to this area: 115 kV, high voltage transmission lines (overhead), 15 kV distribution feeders (overhead and underground), and 15 kV distribution line extensions (primarily underground) should be expected and planned throughout the area.

Were any significant unavoidable adverse impacts identified?

The development capacity proposed under all alternatives would increase demand for all public services. With the implementation of UGA plan recommendations, adopted codes and regulations, and the application of proposed mitigation measures (including capital investments for energy supply and distribution), no significant unavoidable adverse impacts to public services are anticipated.

1.6.8 Utilities

How did we analyze Utilities?

Water

Water was analyzed by comparing the expected average daily water demand for each alternative to the future average daily demand described in the draft 2020 Comprehensive Water System Plan and the existing available water rights for Belfair Water District No. 1 (Belfair Water District). Expected average daily water demand was calculated based on assumptions related to residential and commercial water given the expected increases in residential units and commercial square footage for each alternative.

Wastewater

Wastewater was analyzed by comparing the expected average daily wastewater generation for each alternative to the projections in the Draft 2021 General Sewer Plan (BHC 2021). Expected average daily wastewater generation for Alternatives 1, 2, and 3 were calculated using assumptions related to

residential and commercial sewer generation in the GSP given the expected increases in residential units and commercial square footage for each alternative.

Wastewater was also analyzed with regard to nitrogen loading in the effluent from the Water Reclamation Facility and potential adverse effects on water quality in the watershed.

Stormwater

Stormwater was analyzed by reviewing the impact of development and redevelopment on stormwater flow and water quality for each alternative, as projected by the 2018 Belfair UGA Basin Plan.

What impacts did we identify?

Water

Increases in average daily water demand due to the three alternatives are expected to be within existing water rights of Belfair Water District. The growth associated with Alternatives 2 and 3 are larger than the growth projections currently being used for water system planning, so the capital costs for system improvements may be higher than is currently forecast by the Belfair Water District. The Belfair Water District anticipates growth could exceed current district plans; the District intends to update their plans within a period of up to three years to address the growth and capacity that may be encountered to ensure there is adequate capacity to serve. The district anticipates that Alternative 2 levels of growth may be more likely to be addressed in future plans at this time. (Dale Webb, 2021)

Wastewater

Both action alternatives exceed the projected wastewater generation in the GSP and would require expansion of spray field capacity and construction of a new wastewater treatment facility.

Stormwater

Under all alternatives, stormwater generation is expected to increase as the amount of impervious surface increases due to development and redevelopment. These increases in stormwater generation may cause capacity issues in the existing stormwater conveyance system which could lead to increased flooding for portions of the stormwater system.

What is different between the alternatives?

Water

While the estimated drinking water demand calculated for Alternative 1 was within the projected future demand described in the draft 2020 Comprehensive Water System Plan, the expected demand for Alternatives 2 and 3 exceeded this value by 68 percent and 102 percent, respectively.

Wastewater

Alternative 1, the No Action Alternative, is expected to slightly exceed planned spray field capacity by 2036 but is not expected to exceed the Belfair Water Reclamation Facility (WRF) capacity.

The Alternative 2 would result in average annual wastewater generation that is approximately 220% of the 2040 estimate in the GSP and would require construction of an additional wastewater treatment plant. Planning for the plant would need to begin when wastewater generation reaches the 0.425 MGD, which is project to be in 2032.

Alternative 3 would result in average annual wastewater generation that is approximately 270% of the 2040 estimate in the GSP and would require construction of an additional wastewater treatment plant. Planning for the plant would need to begin when wastewater generation reaches the 0.425 MGD, which is project to be in 2031.

Under the action alternatives, nitrogen concentration of effluent is anticipated to remain the same as current conditions, though overall nitrogen loads would increase proportionally to increases in effluent flow. As a result, Alternative 3 would produce the greatest increase in nitrogen loads, and Alternative 1 would produce the least. Alternative 3 Hybrid represents approximately 2.8% less housing capacity and 7.7% less commercial/industrial space than Alternative 3, so it would fall within the range of the DEIS action alternatives.

Stormwater

Unlike Alternative 1, Alternatives 2 and 3 could provide a better opportunity for the planning and construction of regional conveyance or flow control due to denser or more organized development that could occur under these alternatives.

What are some solutions or mitigation for impacts?

Water

Belfair Water District No. 1 has identified capital projects to be constructed during the next 20 years, including system-wide projects, water supply and source

projects, storage facility projects, booster pump station projects, and distribution projects. These projects do not include projects related to new development as these are funded by developers through connection fees. The growth projections and associated increases in water demand for Alternatives 2 and 3 should be reviewed by the Belfair Water District to confirm that they will be able to provide adequate water supply if growth is consistent with these alternatives. The Planned Action Ordinance could phase development levels based on the provision of infrastructure and adequate water above 0.33 MGD.

Wastewater

However, the County should consider the expected increases to wastewater generation, particularly for Alternatives 2 and 3, relative to their ongoing GSP update to identify necessary capital improvement projects and evaluate the adequacy of current funding mechanisms. The Planned Action Ordinance could phase development levels based on the provision of infrastructure, spray field capacity of 0.237 MGD, and adequate wastewater treatment capacity above 0.5 MGD.

As part of future Water Reclamation Facility improvements, which will be necessary within the next 20 years, Mason County should consider alternatives to sprayfield application of reclaimed water, including distribution to other portions of the UGA with large irrigation demands or industrial facilities with high toilet flushing demand.

Stormwater

To account for increased stormwater flow and pollution due to increased impervious areas, the County could evaluate opportunities for regional facilities and other capital improvement projects, some of which are identified in the Belfair UGA 2018 Basin Plan.

Currently, the County does not charge a utility fee or connection fee for stormwater. The County could consider implementing a funding mechanism to plan, design, construct, and maintain the stormwater system in the Belfair UGA.

Were any significant unavoidable adverse impacts identified?

With the mitigation measures described above, no significant unavoidable adverse impacts are expected. However, the Planned Action Ordinance could phase development to if needed to ensure adequate water and wastewater infrastructure.

1.6.9 Transportation

How did we analyze Transportation?

Transportation impacts were evaluated consistent with the methods of the Belfair Mobility Plan 2018, Mason County Transportation Element 2016 and SR 3 Freight Corridor Planning Study 2020. The transportation analysis includes 2040 traffic forecasts and an evaluation of roadway network operations, non-motorized and transit facilities. Transportation impacts of the Alternatives were identified based on the WSDOT and Mason County thresholds of significance.

What impacts did we identify?

Transportation demands for all modes would be increased with the Action Alternatives compared to the No Action Alternative. The SR 3 and SR 3 Freight Corridor study intersections would be most impacted by the Alternatives. Additional non-motorized connections would be needed north and south of the Romance Hill Road connector to support development with the Action Alternatives. In addition, there could be need for additional transit service and/or park-and-ride facilities with growth associated with the Alternatives.

What is different between the alternatives?

The Action Alternatives would generate approximately 3,300 to 3,700 more weekday PM peak hour trips than the No Action Alternative. As a result of the higher trip generation, it is anticipated that increases in traffic volumes, delays and travel times would be higher with the Action Alternatives compared to the No Action Alternative; Alternative 3 Hybrid would fall within the range of the DEIS action alternatives.

What are some solutions or mitigation for impacts?

The impacts of the Alternatives are similar resulting in similar mitigation measures. The transportation analysis highlights the need for planned but unfunded improvements including non-motorized and roadway capacity along SR 3 and the SR 3 Freight Corridor with all Alternatives. Additional capacity improvements at study intersections such as roundabouts and turn lanes would support growth projected with the Action Alternatives. Frontage improvements would help complete the non-motorized network and as developments are reviewed the County should consider additional connections to expand the non-motorized system especially in the northern portion of the UGA. The County does not currently have a traffic impact fee program; therefore, consideration may be given to implementing a development fee per trip to support implementation of the needed capacity improvements within the study area.

Were any significant unavoidable adverse impacts identified?

The Action Alternatives would allow for additional growth in the study area beyond what would occur with the No Action Alternative. There are no significant unavoidable adverse impacts identified with the No Action Alternative. With the Action Alternatives and implementation of the proposed mitigation measures, there would be significant and unavoidable impacts at SR 3/Ridgepoint Boulevard and SR 3 Freight Corridor/E Alta Drive intersections. The SR 3 Freight Corridor/E Alta Drive intersection would only have significant unavoidable adverse impacts with application of a LOS C standard.

2 Proposal and Alternatives

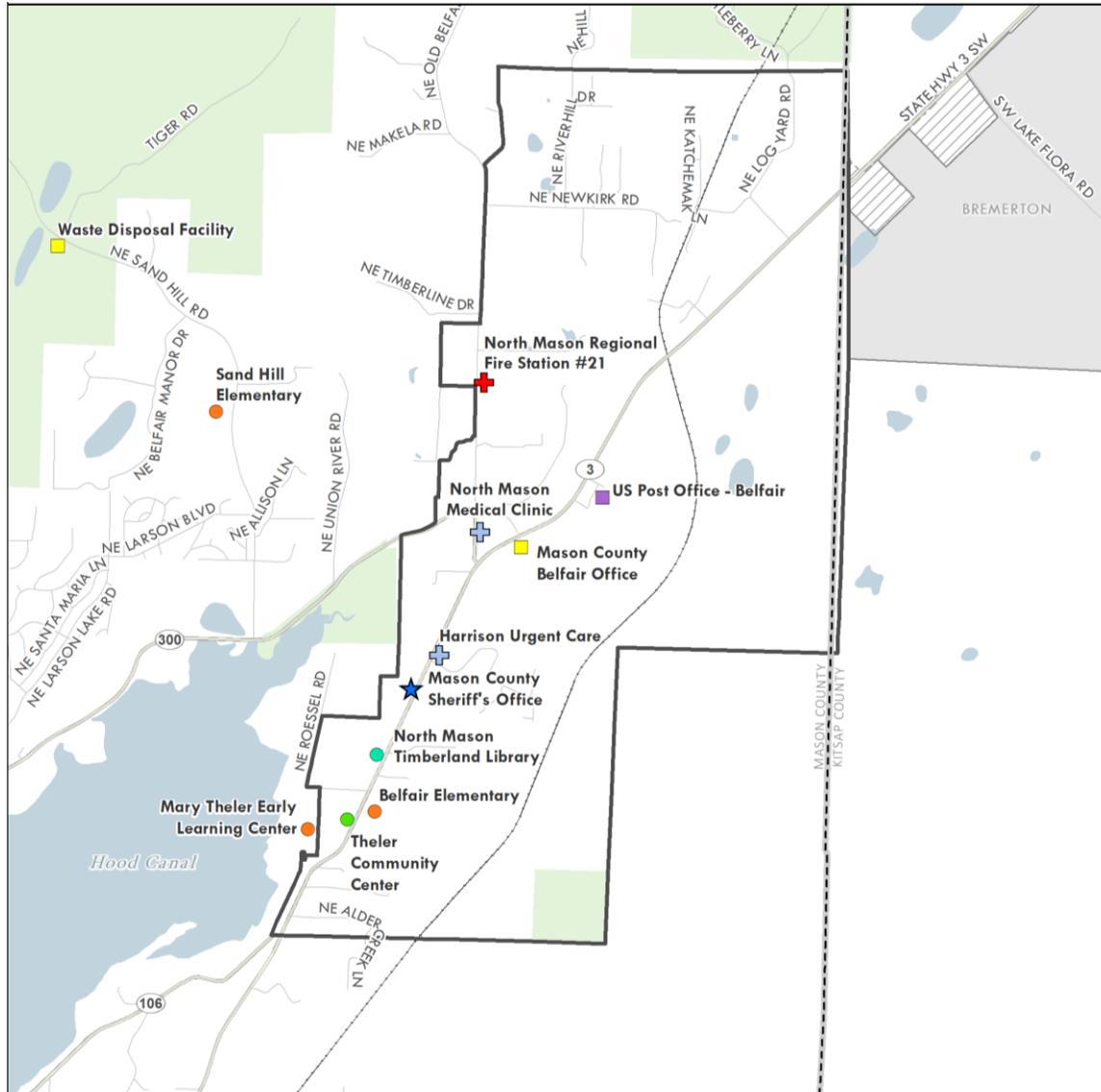
2.1 Introduction and Purpose

The Belfair Urban Growth Area (UGA) is a long-standing urban unincorporated community in Mason County serving as a commercial hub for a broader community at the northern end of Hood Canal. SR 3 bisects the community and was recently widened, the County received a loan to further develop a sewer system, and a new state freight corridor bypass route is pending. With these infrastructure investments facilitating travel between Kitsap and Mason Counties, a small-town quality of life, and natural environment assets, Belfair may soon experience a rapid increase in growth. The County seeks to develop a Planned Action Environmental Impact Statement (EIS) and ordinance for the Belfair UGA. In association with the Planned Action, the County intends to update the Belfair UGA Plan, adopted in December 2004, and refresh the vision. With a planned action and subarea plan update, Mason County desires to facilitate growth that supports a community-based vision for Belfair.

2.2 Description of the Study Area

The Belfair UGA encompasses nearly 4 square miles at the northeastern corner of Mason County, bounded on the east by the Mason-Kitsap County boundary and centered on the intersection of SR 3 and SR 300. The Union River valley lies to the west of the UGA, flowing into Lynch Cove and Hood Canal to the southwest. The UGA location is shown in Exhibit 2-1.

Exhibit 2-1. Planning Area Vicinity



Map Date: January 2022

- | | | |
|----------------------|--|------------------|
| Belfair UGA Boundary | Public and Community Facilities | Police Station |
| UGAs | Fire Station | Community Center |
| Water Bodies | Medical Clinic | Library |
| Streams | County Facility | School |
| Public Land | US Post Office | |

Sources: Mason County, 2022; BERK, 2022.

2.3 SEPA Process

An EIS is an informational document that provides the County, public, and other agencies with environmental information to be considered in the decision-making process. It also allows the public and government agencies to comment on proposals and alternatives. An EIS describes:

- proposed actions and alternatives;
- existing conditions of the study area;
- impacts that may occur if an alternative were implemented;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.

Mason County published a scoping notice and also advertised a virtual meeting during a 21-day scoping period as described in the Planning Process below.

Mason County published a Draft EIS in April 2021 and accepted public comment on the document from April 29-June 1, 2021 and extended the comment period to June 7 to allow for more comment opportunity on both the scope and contents of the Draft EIS. As a result of comments received from public agencies, interested tribes, and local citizens, Mason County determined that targeted additional SEPA analysis of the Draft EIS alternatives with regard to specific topics would be beneficial and would provide the public and decision makers with more complete information about the potential impacts of the Proposal.

Mason County published a Supplemental Draft EIS (SDEIS) to augment the Belfair UGA Draft EIS on October 27, 2021. The SDEIS provided additional analysis of issues identified in comments on the Draft EIS, as well as specific revisions to the text of the Draft EIS. A 30-day comment period was established for the SDEIS to support the public review process of the Proposal.

This Final EIS includes full documentation of all public comments received with the original Draft EIS and the Supplemental Draft EIS, as well as responses to comments received.

This FEIS is organized to provide the information to the public, agencies, and decision makers in the following chapters:

- Chapter 1 Summary
- Chapter 2 Proposal and Alternatives
- Chapter 3 Analysis of the Preferred Alternative
- Chapter 4 Draft EIS Clarifications and Corrections

- Chapter 5 Responses to Comments
- Chapter 6 Acronyms
- Chapter 7 References
- Chapter 8 Appendices

The EIS examines a No Action Alternative addressing the current Comprehensive Plan and existing zoning regulations for the area. The No Action Alternative is required to be evaluated by SEPA. Three Action Alternatives (including the Preferred Alternative) are addressed that vary land use, growth, zoning, and other features. The Action Alternatives mix and match features of land use and zoning shared during scoping. This Chapter 2 describes the Alternatives in more detail.

For each alternative, environmental topics under study include:

- Natural environment (earth, water resources, plants and animals),
- Land use and cultural resources
- Aesthetics
- Public services (police, fire, parks, schools, power), and
- Utilities (water, wastewater, stormwater).

Details of the analysis by environmental topic are in Chapter 3.

A summary of the EIS analysis is provided in Chapter 1.

2.4 Planning Process

During summer 2020 a public engagement plan was developed. At the same time, information was collected and existing conditions in the study area were described. In August and September 2020, stakeholder interviews were conducted followed by a scoping process and community meeting, and survey in November and December 2020. This provided an opportunity for public and agency comments on the contents and alternatives evaluated in this EIS. Results of scoping are available at the project website.

In April 2021 a Draft Planned Action EIS and Subarea Plan amendments were published with a minimum 30-day comment period, which was extended to 39 days to allow for more comment opportunity on both the scope and contents of the Draft EIS. The Mason County Planning Advisory Commission held meetings and public hearings during the comment period to accept public testimony and deliberate.

The Supplemental Draft EIS was published with a separate 30-day comment period, and the Planning Advisory Commission held meetings and public hearings in October and November 2021. The Planning Advisory Commission made a recommendation for adoption of the Preferred Alternative to the Board of County Commissioners on December 6, 2021.

Responses to comments on both the Draft EIS and this Supplemental Draft EIS are contained in this Final EIS, allowing a decision on the Subarea Plan, related Comprehensive Plan amendments, and the Planned Action Ordinance by the Board of County Commissioners in early 2022. See the overall process summarized in Exhibit 2-2.

Exhibit 2-2. Belfair Planned Action EIS Process



2.5 Objectives and Alternatives

2.5.1 Objectives

SEPA calls for a statement of project objectives, around which alternatives can be developed and evaluated. Following are objectives based on the 2004 Belfair Plan and the County intent to facilitate growth that fits the vision of the area.

- Facilitate growth reflective of a community-supported vision. Consider and include a Planned Action Ordinance for some or all of the UGA.
- Focus new growth in the area from SR 3 east to the SR 3 Freight Corridor.
- Support and enhance Belfair as a hub for the broader community.
- Provide opportunities for clustered development that provides housing choices and recreation/open space.
- Refresh the 2004 Belfair UGA Plan, while advancing key plan themes:
 - Promote natural environment conservation and sustainability. Care for the land and natural resources which area critical to the community’s economic health and long-term sustainability.
 - Support an economically diverse center. Diversify the economy to include industrial, professional, service, and tourist-based businesses.

- Promote community identity and well-designed growth. Create focal points.
- Develop new residential development to create neighborhoods, not just housing.
- Encourage multimodal transportation connections.

2.5.2 Alternative 1 – No Action

SEPA requires evaluation of a “No Action” Alternative. For the purposes of this EIS, the No Action Alternative assumes growth consistent with adopted plans and regulations. Alternative 1 – No Action assumes that no subarea plan update, zoning changes, or planned action would be adopted, and current plans and development regulations would remain in place. Growth under the No Action Alternative is assumed to be consistent with Mason County’s adopted growth target for the Belfair UGA and recent trends in development permits. The combined Allyn/Belfair 2016-2020 target is 1,730 persons from 2016-2036. There is no jobs target in the Mason County Comprehensive Plan, but the plan assumes 0.7% annual growth in employment. Accounting for growth since 2016-2020 the remaining target is about 1,459. If assuming permits in the pipeline develop, the Belfair share of the target would be about 479 dwellings and 1,200 population.

Based on a land capacity estimate, there is room for about 1,809 dwellings and 4,381 persons, as well as 1.17 million square feet of commercial and industrial space. For the purposes of this alternative and to establish a lower bookend, the pipeline population and housing of 479 dwellings and 1,200 persons is assumed for the EIS evaluation, and employment space growth of 0.7% is evaluated for jobs. This rate of growth equates to approximately 54,342 square feet of employment space growth between 2020 and 2036.

The Comprehensive Plan maps Belfair as a UGA. See Exhibit 2-3. Current zoning is more detailed. See Exhibit 2-4.

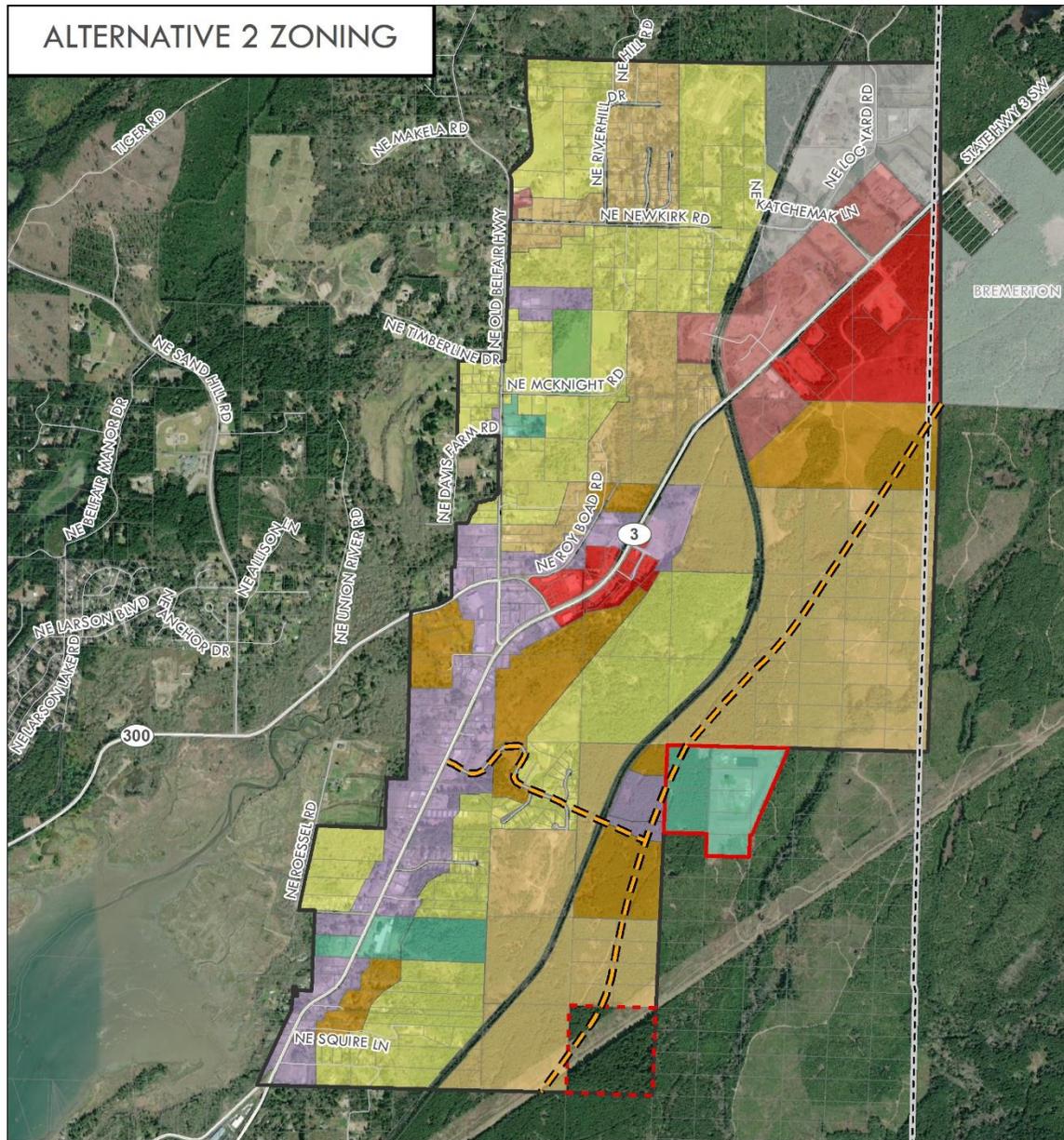
2.5.3 Alternative 2 – Moderate Growth

Alternative 2 would exhibit a similar land use pattern as the No Action Alternative, with targeted zoning changes to accommodate additional growth and minor changes to the UGA boundary, as follows:

- Rezone the following sites to Public Facility (PF) to recognize their use for community facilities:
 - Proposed North Mason Regional Fire Authority headquarters (490 NE Old Belfair Highway) and the adjacent existing NMRFA headquarters station at 460 NW Old Belfair Highway;
 - Belfair Elementary School and Mary Theler Early Learning Center; and
 - Belfair Wastewater and Water Reclamation Facility.
- Convert the existing Festival Retail (FR) zoning to Mixed Use (MU) for consistency with surrounding properties.
- Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10).
- Expand the UGA boundary by approximately 54.5 acres to include the Belfair Wastewater and Water Reclamation Facility, plus adjacent County-owned properties.
- Reduce the UGA by approximately 40.6 acres in the southeastern corner of the UGA to remove a property owned by Washington State Department of Natural Resources (DNR) that is unlikely to be developed and which is not readily accessible from the rest of the UGA.

The zoning and UGA boundary revisions for Alternative 2 are illustrated in Exhibit 2-5.

Exhibit 2-5. Proposed Zoning – Alternative 2



Map Date: January 2022

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Belfair UGA Boundary UGAs Parcels Approximate Bypass & Connector Route UGA Boundary Revisions Add to UGA Remove from UGA | <p>Preliminary Zoning - Alternative 2</p> <ul style="list-style-type: none"> Business Industrial General Commercial General Commercial and Business Industrial Long Term Agricultural | <ul style="list-style-type: none"> Medium Density Residential Mixed Use Multi Family Residential Public Facility Single Family Residential |
|---|--|--|

Sources: Mason County, 2020; BERK, 2022.

To facilitate future growth in Belfair in support of a community-based vision for the UGA, Alternative 2 would allow up to 1,837 new housing units (4,441 new residents) and up to 1,185,834 square feet of additional commercial space.

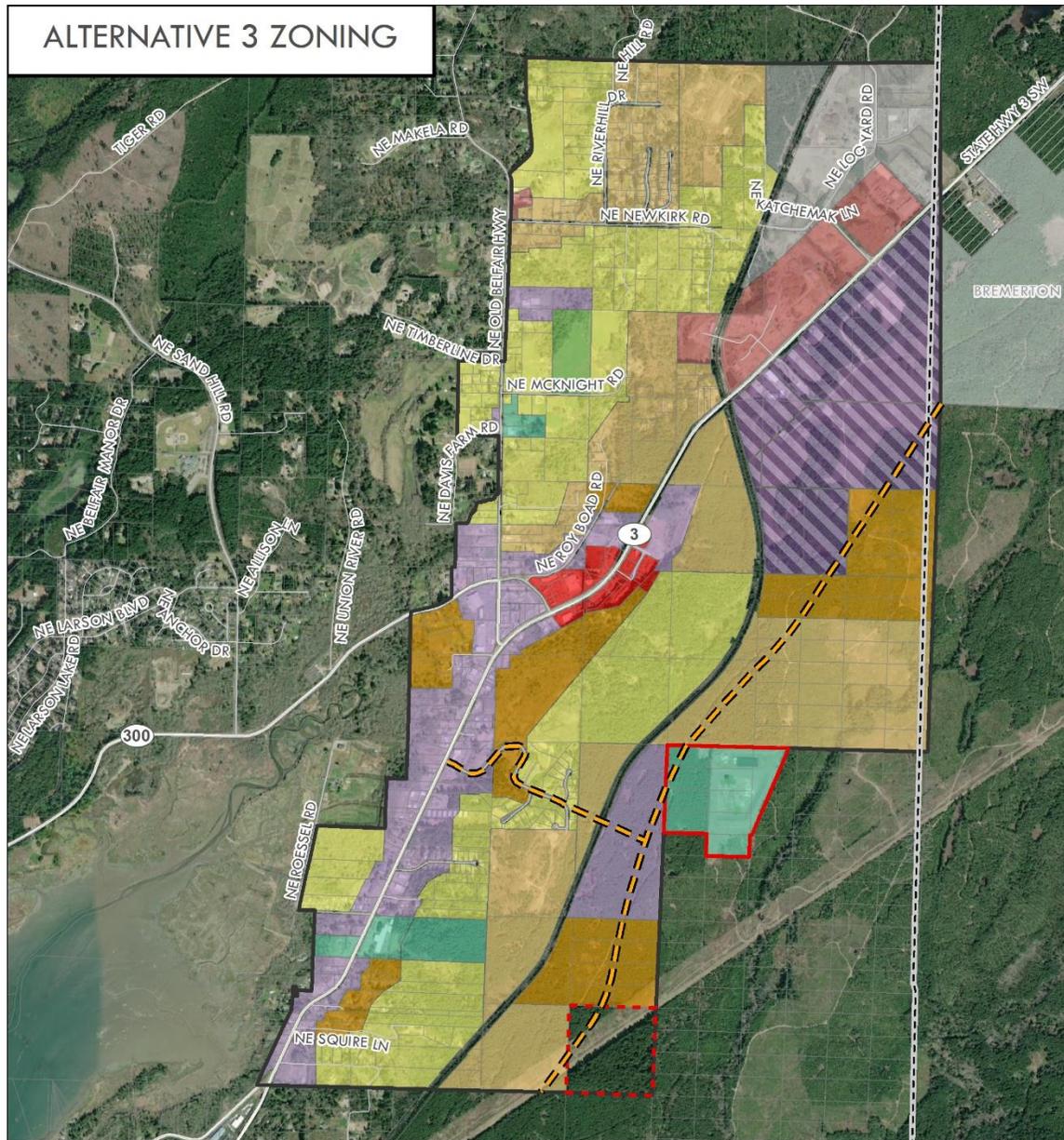
2.5.4 Alternative 3 – Higher Growth

Alternative 3 would exhibit a more intensive land use pattern than the No Action Alternative or Alternative 2. Zoning changes would be focused in the commercial/industrial center in the northeastern corner of the UGA and in the eastern residential and mixed-use portions of the UGA on the plateau. No major zoning changes are planned for Downtown Belfair. Zoning changes and UGA boundary revisions under Alternative 3 are as follows:

- Incorporate the Public Facility (PF) and Festival Retail (FR) rezones described in Alternative 2.
- Incorporate the UGA boundary revisions described in Alternative 2.
- Create a mixed-use node at the eastern end of Romance Hill Road in anticipation of a future Romance Hill connection to the SR 3 Freight Corridor bypass. This would be accomplished by expanding the existing MU zoning and rezoning nearby Medium Density Residential (R-5) properties to Multifamily Residential (R-10). Compared to Alternative 2, Alternative 3 would further expand the MU zone to the south along the proposed bypass route.
- Rezone approximately 94 acres of Single Family Residential (R-4) land north of Newkirk Road, east of Riverhill Lane, and west of the railroad to Medium Density Residential (R-5).
- Create a new zone, Master Planned Mixed Use (MP-MU) to encompass the land currently zoned for commercial and multifamily uses south of SR 3 and east of the railroad. This zone would allow a mix of commercial and residential uses with a focus on business/industrial park development and multifamily housing. Medium Density Residential (R-5) areas immediately to the south would be rezoned to R-10 to create a density buffer.

The zoning and UGA boundary revisions for Alternative 3 are illustrated in Exhibit 2-6.

Exhibit 2-6. Proposed Zoning – Alternative 3



Map Date: January 2022

- | | |
|---|---|
| <ul style="list-style-type: none"> Belfair UGA Boundary UGAs Parcels Approximate Bypass & Connector Route UGA Boundary Revisions Add to UGA Remove from UGA | <p>Preliminary Zoning - Alternative 3</p> <ul style="list-style-type: none"> Business Industrial General Commercial General Commercial and Business Industrial Long Term Agricultural Medium Density Residential Mixed Use Master Planned Mixed Use Multi Family Residential Public Facility Single Family Residential |
|---|---|

Sources: Mason County, 2020; BERK, 2022.

Alternative 3 represents a higher level of potential growth than Alternatives 1 or 2 and would allow up to 2,340 new housing units (5,669 new residents) and up to 1,438,852 square feet of additional commercial space.

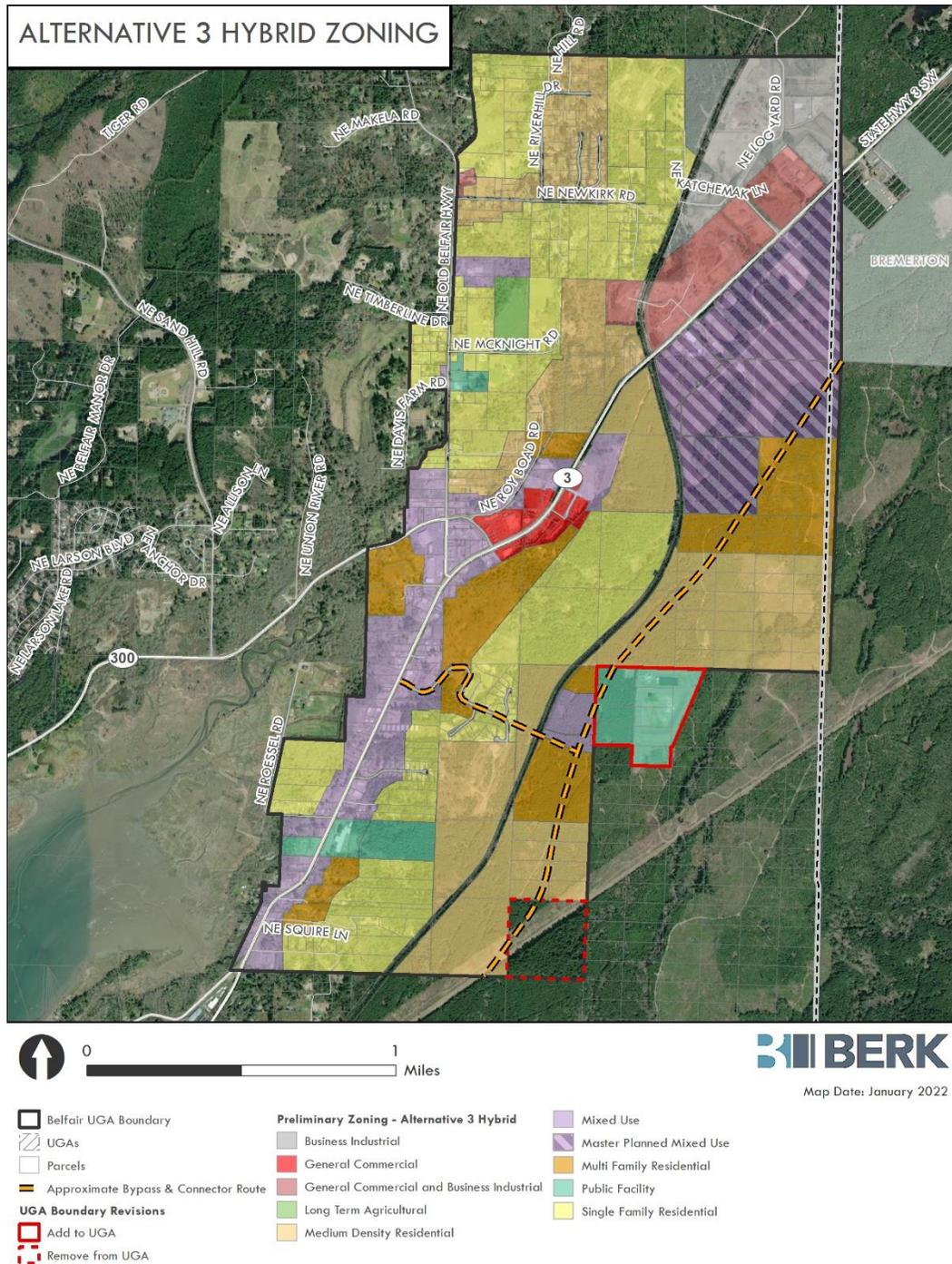
2.5.5 Alternative 3 Hybrid

Alternative 3 Hybrid combines the higher growth potential of Alternative 3 with some of the features of Alternative 2. The Alternative 3 Hybrid was developed based on feedback from the Planning Advisory Commission and public testimony. The zoning and UGA boundaries proposed for Alternative 3 Hybrid are the same as Alternative 3, except as follows:

- The 94-acre area of Single Family Residential (R-4) zoning north of Newkirk Road, east of Riverhill Lane, and west of the railroad would retain existing zoning R-4 instead of being rezoned to Medium Density Residential (R-5).
- The mixed-use node proposed at the eastern end of Romance Hill Road would match the zoning and extent included in Alternative 2, which covers and smaller area than Alternative 3.

The zoning and UGA boundary revisions for Alternative 3 Hybrid are illustrated in Exhibit 2-7. Alternative 3 Hybrid would represent a higher level of growth potential than Alternatives 1 or 2, but lower than Alternative 3. It would allow up to 2,274 new housing units (5,509 new residents) and up to 1,328,708 square feet of additional commercial space.

Exhibit 2-7. Proposed Zoning – Alternative 3 Hybrid



Sources: Mason County, 2020; BERK, 2022.

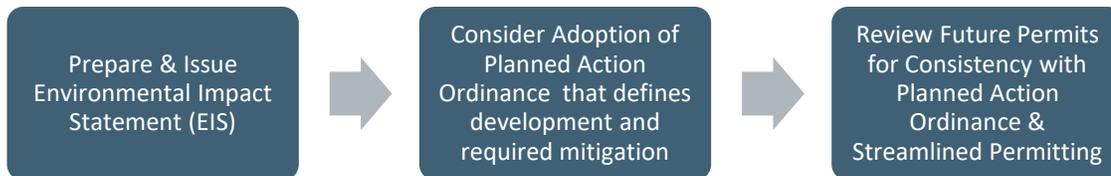
2.5.6 SEPA Planned Action Ordinance

The adoption of comprehensive plans and subarea plans, or other policy or regulatory proposals is classified by SEPA as a nonproject (i.e., programmatic)

action. A nonproject action is defined as an action that is broader than a single site-specific project and involves decisions on policies, plans, and programs. The EIS discusses impacts and alternatives appropriate to the scope of the nonproject proposal and to the level of planning for the proposal ([Washington Administrative Code \[WAC\] 197-11-442](#)).

The Preferred Alternative would designate the entire Belfair UGA as a Planned Action, pursuant to the State Environmental Policy Act (“SEPA”; see RCW 43.21c.440 and WAC 197-11-164 to 172). A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards in the planned action ordinance. A diagram of the Planned Action process is illustrated in Exhibit 2-8.

Exhibit 2-8. Planned Action Process



A draft Planned Action Ordinance is included in Appendix B.

2.5.7 Summary of Alternatives

Exhibit 2-9 provides a summary of the growth levels anticipated under each of the alternatives.

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

	NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 3 HYBRID
Housing Units	478	1,834	2,340	2,274
Single-Family	144	1,078	841	917
Townhome/Multiplex	0	210	582	511
Multifamily	334	544	916	511
Population	1,200	4,441	5,669	5,509
Commercial Space (sq ft)	54,342	1,185,834	1,438,852	1,328,708
Industrial	19,564	421,990	735,867	735,867

	NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 3 HYBRID
Office	17,389	381,922	382,102	327,030
Retail	17,389	381,922	320,883	265,812

Source: BERK, 2021.

A comparison of Alternative Features is provided in Exhibit 2-10.

Exhibit 2-10. Comparison of Alternative Features

FEATURE	No Action	Alternative 2	Alternative 3	Alternative 3 Hybrid
Zoning Map Changes for Compatibility / Clarity	No change	X	X	X
Zoning Map Changes addressing increased job and housing density along bypass	No change		X	X
UGA Changes for Public Lands	No change	X	X	X
Planned Action	None	X	X	X
Subarea Plan Refresh and Associated Comprehensive Plan Amendments	No change	X	X	X

Source: BERK 2021.

2.6 Benefits and Disadvantages of Delaying the Proposed Action

Delaying the proposed action could delay increased demand for public services and utilities; however, development capacity under current plans and zoning is similar to studied alternatives. Delaying the proposed action could result in land use patterns that would be less responsive to the Freight Corridor, or to regional economic trends or community and regional housing needs.

Delaying the proposed action would continue land use plans and policies that are dated and reflect less accurate predictions of growth focal points (e.g., southern UGA), less accurate land capacity estimates and coordination with targets (e.g., Comprehensive Plan), conflicting text and maps (e.g. transportation levels of service), and less current utility plans (e.g. subarea plan utility strategies and new utility system plans).

Delaying the proposed action would leave existing zoning designations and development regulations in place for the Belfair UGA, and growth could occur with less coordination than under the Planned Action Ordinance (e.g., utility phasing, cultural resources structured reviews). The UGA subarea plan update and Planned Action Ordinance are intended to respond to the SR 3 Freight Corridor and the extension of sewer service in the UGA and facilitate growth that is consistent with the Belfair Plan vision and implements environmental mitigation.

3 Analysis of the Preferred Alternative

As described in Chapter 2, Alternative 3 Hybrid functions as the SEPA Preferred Alternative. This alternative is similar to Draft EIS Alternative 3, with elements of Draft EIS Alternative 2 incorporated. This chapter describes the potential impacts of the Preferred Alternative on each of the environmental topics covered by the Draft EIS and Supplemental Draft EIS:

- Section 3.1 Earth
- Section 3.2 Water Resources
- Section 3.3 Plant and Animals
- Section 3.4 Land Use Patterns
- Section 3.5 Aesthetics
- Section 3.6 Historic and Cultural Resources
- Section 3.7 Public Services
- Section 3.8 Utilities
- Section 3.9 Transportation

3.1 Earth

Development under the Preferred Alternative would follow a similar land use pattern to Alternative 3, though at a reduced intensity in targeted areas, resulting in less overall development in the UGA. Development patterns in and around areas classified as landslide hazards or erosion hazards under the Preferred Alternative would be similar to Alternative 3, as analyzed in the Draft EIS.

3.2 Water Resources

As described in the Supplemental Draft EIS, the Preferred Alternative (Alternative 3 Hybrid) would represent approximately 2.8% less housing capacity and 7.7% less commercial/industrial space than Alternative 3. As such, water demand, associated groundwater pumping, and associated impacts would be greater than Alternative 2 and less than Alternative 3. Mitigation measures identified in the Draft EIS and Supplemental Draft EIS would also apply to the Preferred Alternative.

3.3 Plants and Animals

As described in Chapter 2, the overall level of development anticipated under the Preferred Alternative would be less than Alternative 3 but greater than Alternative 2. Impacts to Plants and Animals, including vegetation removal, habitat loss, and noise associated with residential and commercial development would therefore fall within the range of alternatives studied in the Draft EIS. All mitigation measures identified in the Draft EIS, including existing Federal, State, and County development regulations for the protection of fish and wildlife habitat, would also apply to the Preferred Alternative.

3.4 Land Use Patterns

The Preferred Alternative would implement a land use pattern and zoning map similar to Alternative 3 and incorporating some features of Alternative 2. Overall development would be slightly less than Alternative 3 and greater than Alternative 2, and UGA boundary revisions would be the same as Alternatives 2 and 3. As such, potential impacts would be within the range of alternatives studied in the Draft EIS, and all identified DEIS mitigation measures would also apply to the Preferred Alternative.

3.5 Aesthetics

The Preferred Alternative would implement a land use pattern, level of development, and building heights similar to Alternative 3. The impacts of the Preferred Alternative on visual character, views, shading conditions, and light and glare would be within the range of the alternatives studied in the Draft EIS, and all identified mitigation

measures, including development regulations and design standards, would also apply to the Preferred Alternative.

3.6 Historic and Cultural Resources

As described in the Draft EIS, potential impacts to historic and cultural resources would primarily result from ground disturbance associated with new development; greater levels of development would result in greater potential for impacts. As such, the Preferred Alternative would have potential for impacts within the range of the Draft EIS alternatives. Identified mitigation measures, including requirements for project-level review and inadvertent discovery protocols, would apply to future development under the Preferred Alternative.

3.7 Public Services

As described in the Draft EIS, population and employment growth in the UGA would increase demand for public services. The Preferred Alternative would allow population and employment growth greater than Alternative 2 and less than Alternative 3. Therefore, potential impacts to public services would be within the range of the Draft EIS alternatives. Identified mitigation measures would also apply to the Preferred Alternative.

3.8 Utilities

As described in the Supplemental Draft EIS, the Preferred Alternative (Alternative 3 Hybrid) would represent less housing and employment capacity than Alternative 3, but greater than Alternative 2. As such, anticipated effluent flows and associated impacts would be within the range of the Draft EIS alternatives. Mitigation measures identified in the Draft EIS and Supplemental Draft EIS would also apply to the Preferred Alternative.

3.9 Transportation

As described in the Supplemental Draft EIS, the Preferred Alternative (Alternative 3 Hybrid) would generate fewer net new vehicle trips than Alternatives 2 or 3. As a result, transportation impacts would be consistent with those identified for Alternatives 2 and 3 in the Draft EIS. Applicable mitigation measures for the Preferred Alternative are described in Draft EIS Chapter 3.9.3 and in the Supplementation Draft EIS (Chapter 3.3.3).

4 Draft EIS Clarifications and Corrections

This chapter contains corrections and clarifying revisions to the Draft EIS based on comments received from the public and interested agencies. Revisions are presented for each chapter of the Draft EIS in ~~strikeout~~/underline format with a brief explanation of the purpose of the revision.

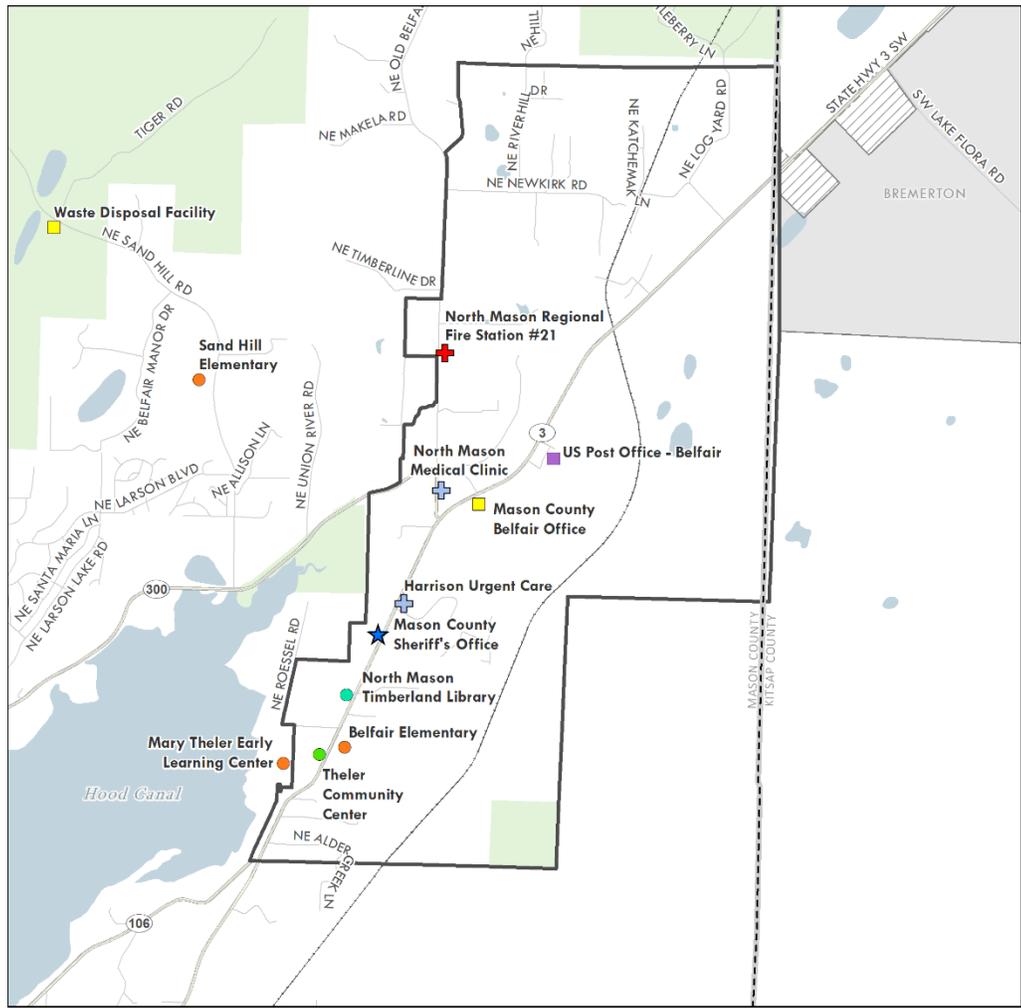
Draft EIS Chapter 1

Chapter 1.2 Study Area

Page 1-2

Exhibit 1-1 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 1-1. Planning Area Vicinity



Map Date: January 2022

- | | | |
|----------------------|--|------------------|
| Belfair UGA Boundary | Public and Community Facilities | Police Station |
| UGAs | Fire Station | Community Center |
| Water Bodies | Medical Clinic | Library |
| Streams | County Facility | School |
| Public Land | US Post Office | |

Sources: Mason County, 2022; BERK, 2022.

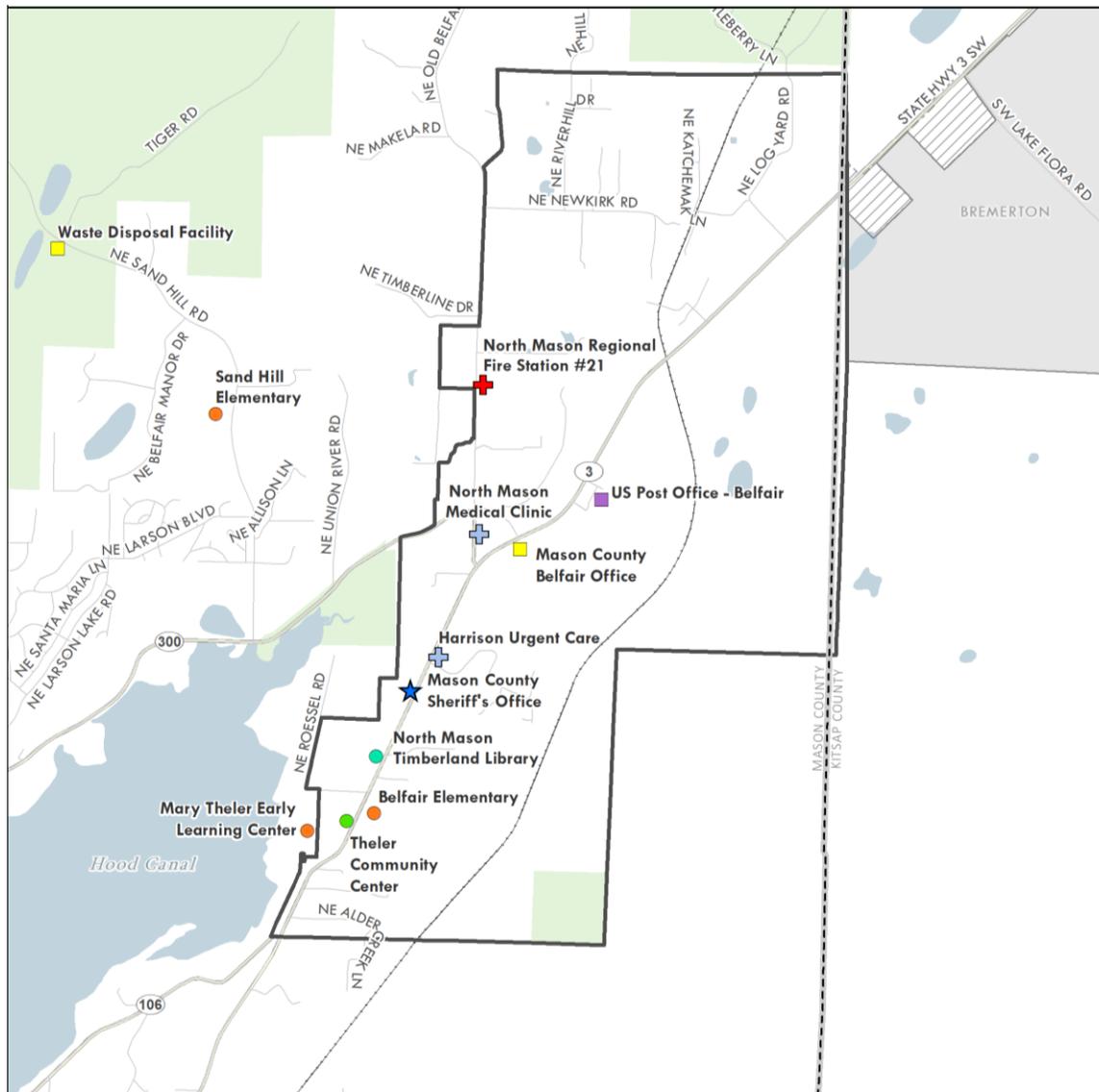
Draft EIS Chapter 2

Chapter 2.2 Description of the Study Area

Page 2-2

Exhibit 2-1 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 2-1. Planning Area Vicinity



Map Date: January 2022

- | | | |
|----------------------|--|------------------|
| Belfair UGA Boundary | Public and Community Facilities | Police Station |
| UGAs | Fire Station | Community Center |
| Water Bodies | Medical Clinic | Library |
| Streams | County Facility | School |
| Public Land | US Post Office | |

Sources: Mason County, 2022; BERK, 2022.

Chapter 2.5 Objectives and Alternatives

Page 2-5

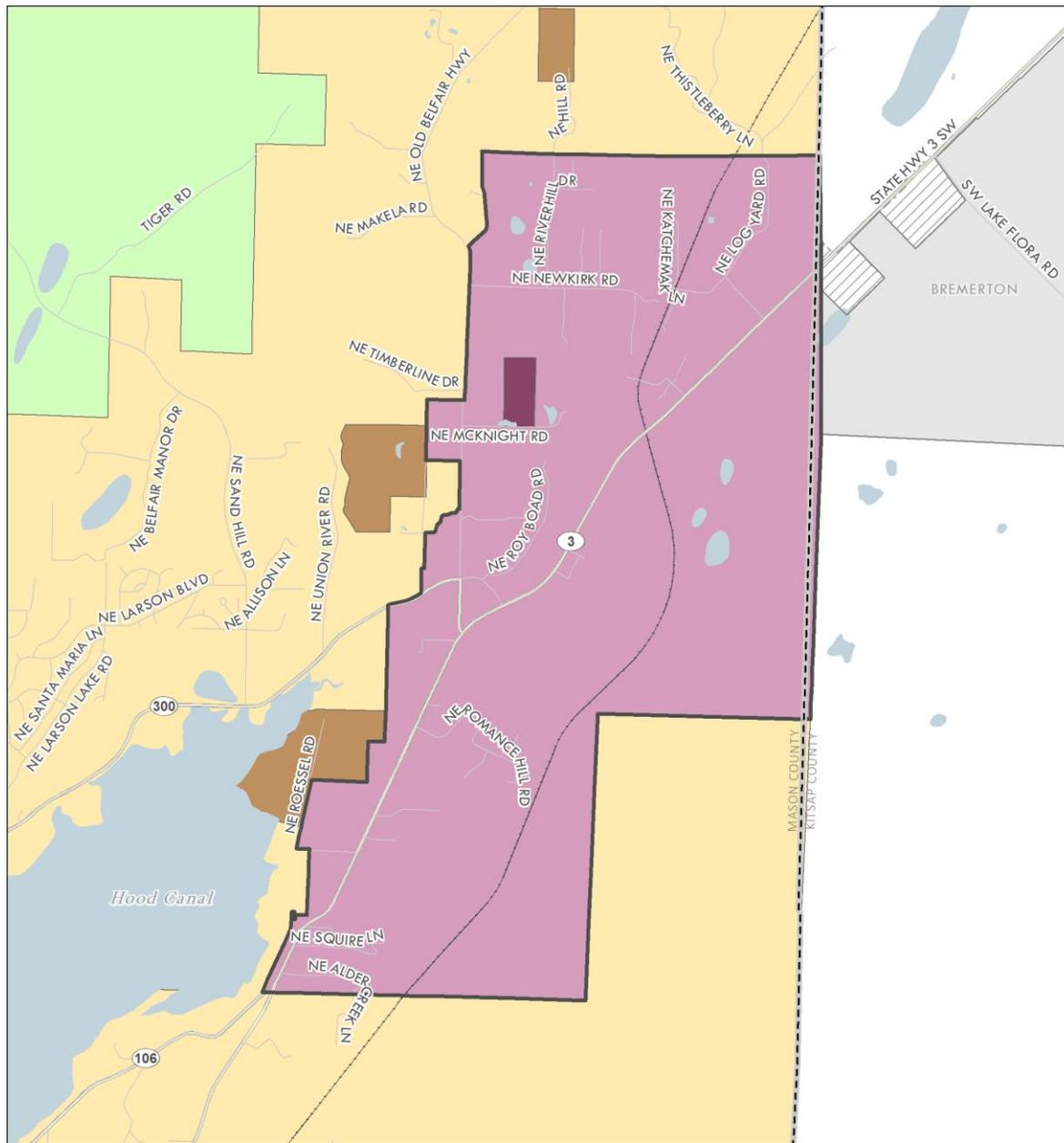
The bulleted list at the top of page 2-5 contains a typographical error. Corrected text is presented below.

- Refresh the 2004 Belfair UGA Plan, while advancing key plan themes:
 - Promote natural environment conservation and sustainability. Care for the land and natural resources which are critical to the community's economic health and long-term sustainability.

Page 2-6

Exhibit 2-3 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 2-3. Belfair Comprehensive Plan Future Land Use Map



Map Date: January 2022

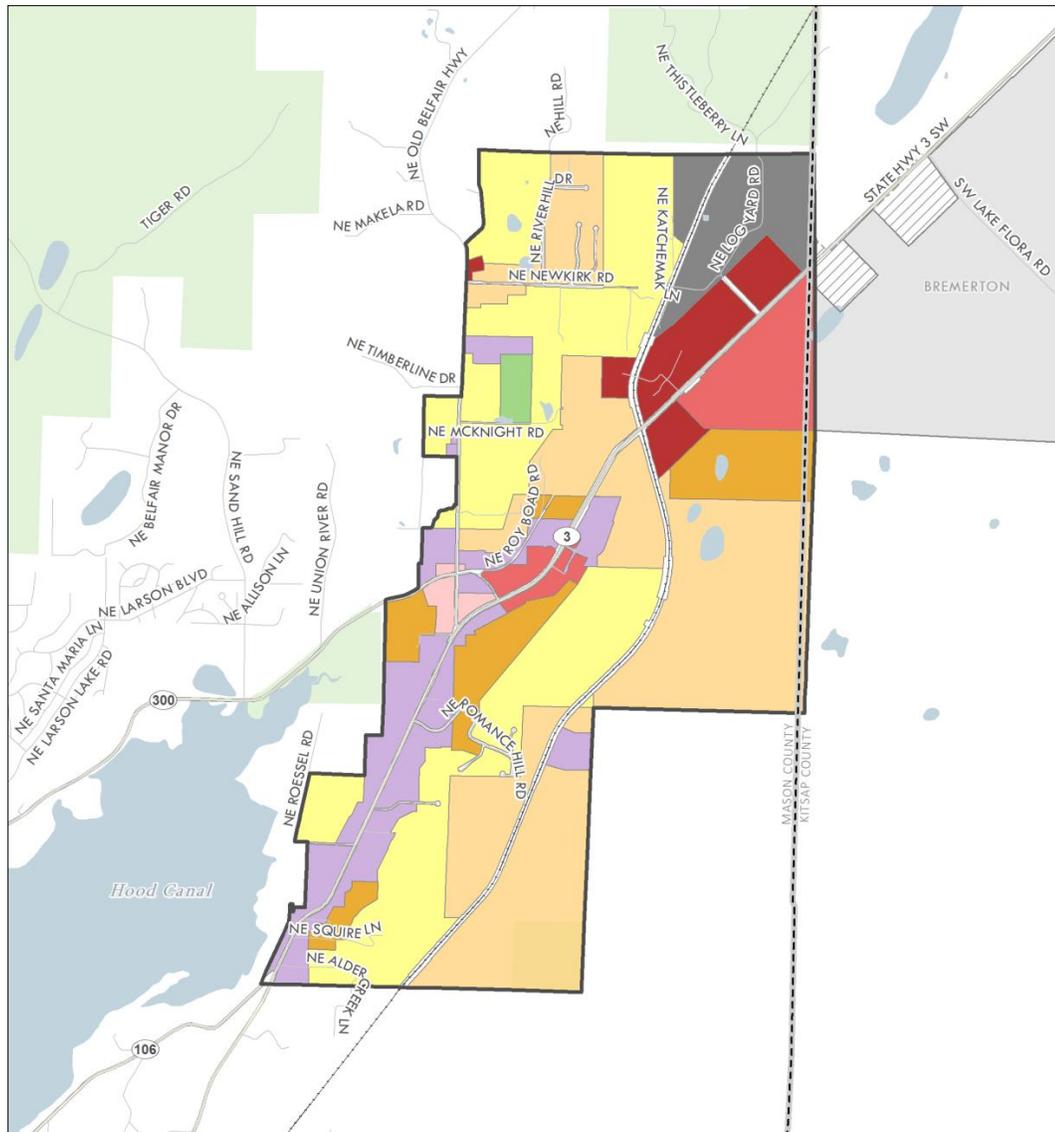
- | | |
|----------------------|-----------------------------|
| Belfair UGA Boundary | Future Land Use |
| UGAs | Agricultural Resource Lands |
| Water Bodies | Agricultural/UGA Overlap |
| Streams | Long Term Commercial Forest |
| | Rural |
| | Urban Growth Area |

Source: Mason County GIS, 2022.

Page 2-7

Exhibit 2-4 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 2-4. Belfair No Action Zoning



Map Date: January 2022

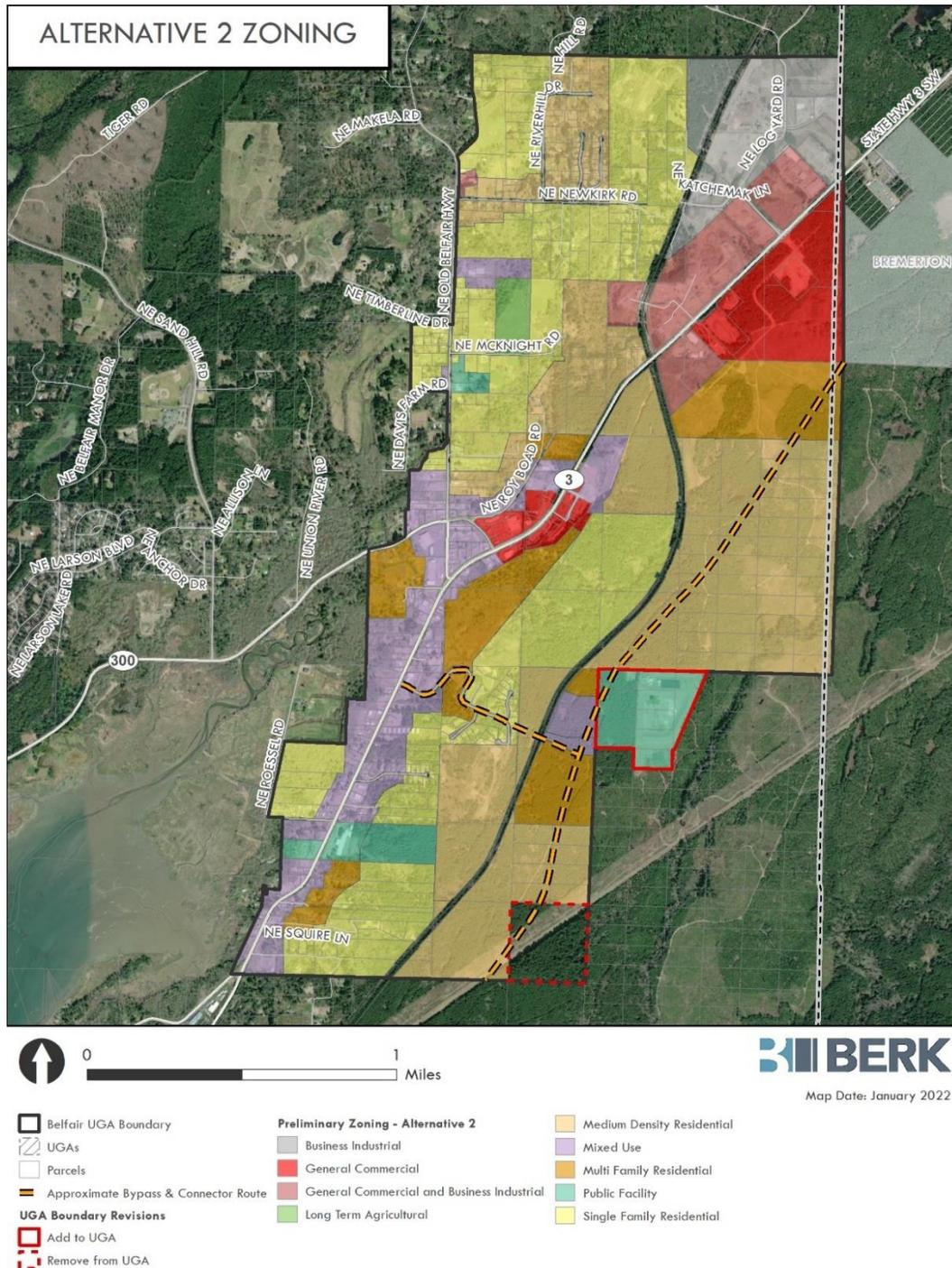
- | | | |
|----------------------|--|----------------------------------|
| Belfair UGA Boundary | Zoning | Long Term Agricultural (LTA) |
| UGAs | Business Industrial (B-I) | Mixed Use (MU) |
| Water Bodies | Festival Retail (FR) | Low Density Residential |
| Streams | General Commercial (GC) | Medium Density Residential (R-5) |
| Public Land | General Commercial and Business Industrial (GC-BI) | Multi Family Residential (R-10) |

Source: Mason County GIS, BERK 2022.

Page 2-9

Exhibit 2-5 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 2-5. Proposed Zoning – Alternative 2

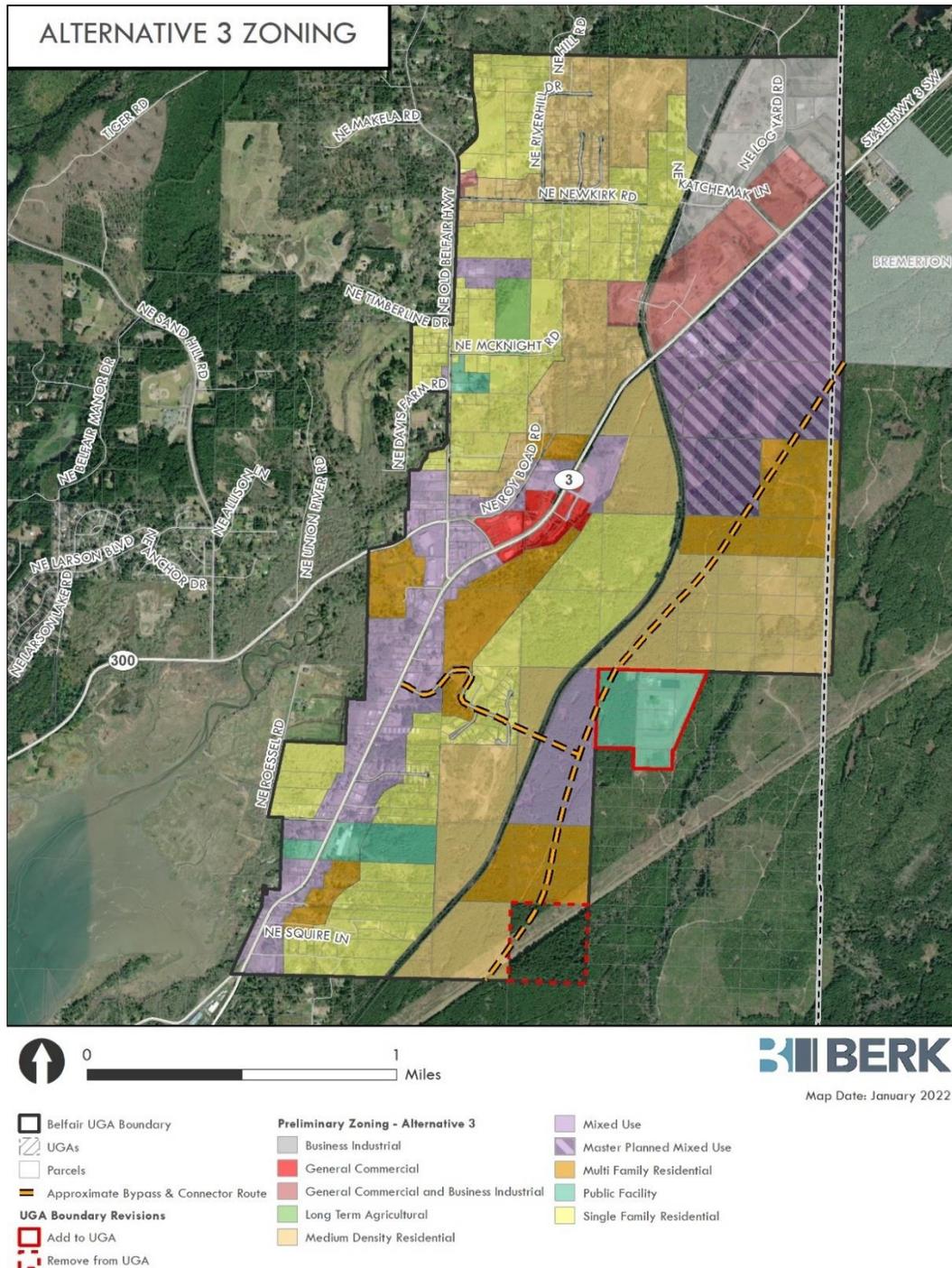


Sources: Mason County, 2022; BERK, 2022.

Page 2-11

Exhibit 2-6 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 2-6. Proposed Zoning – Alternative 3



Sources: Mason County, 2022; BERK, 2022.

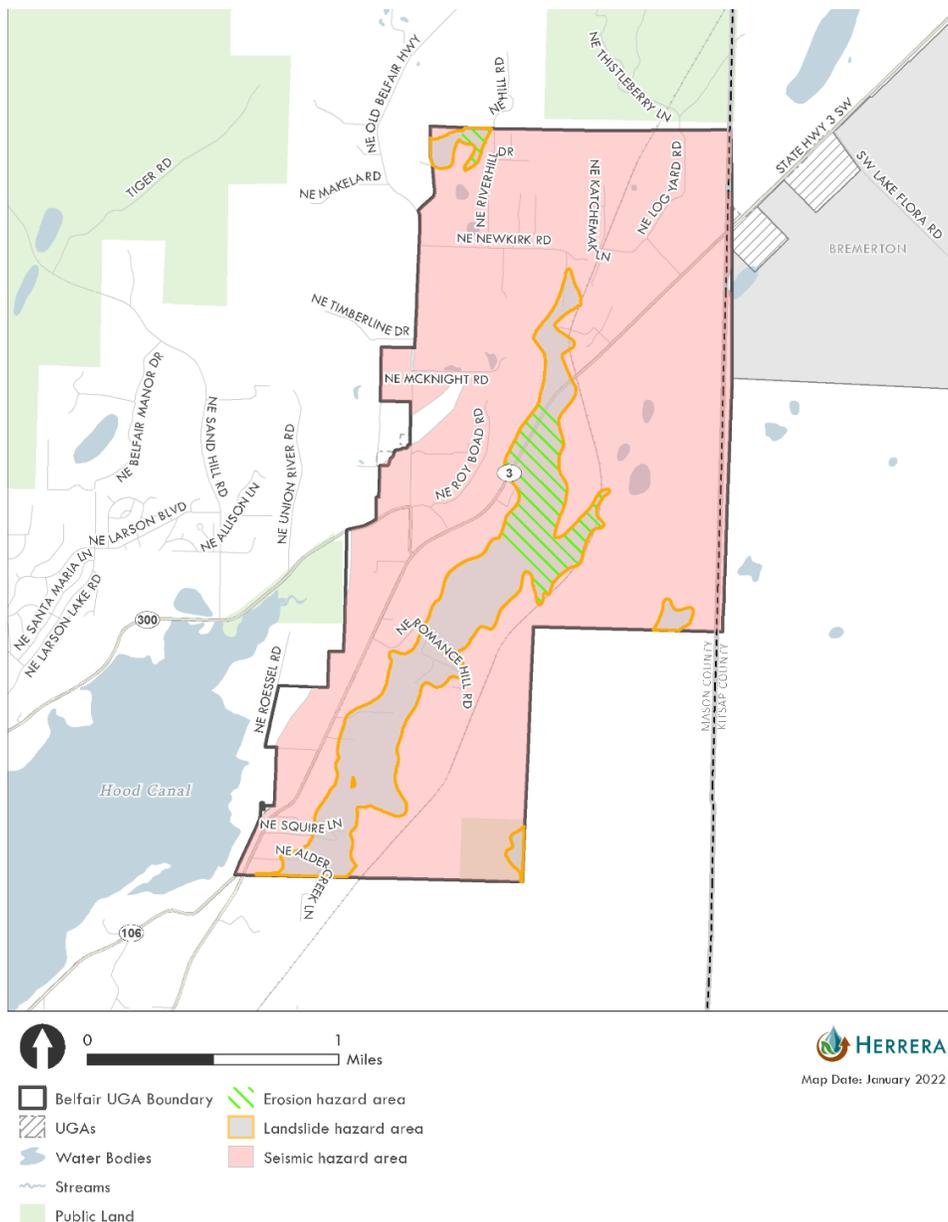
Draft EIS Chapter 3

Chapter 3.1 Earth

Page 3-4

Exhibit 3-1 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-1. Geohazards



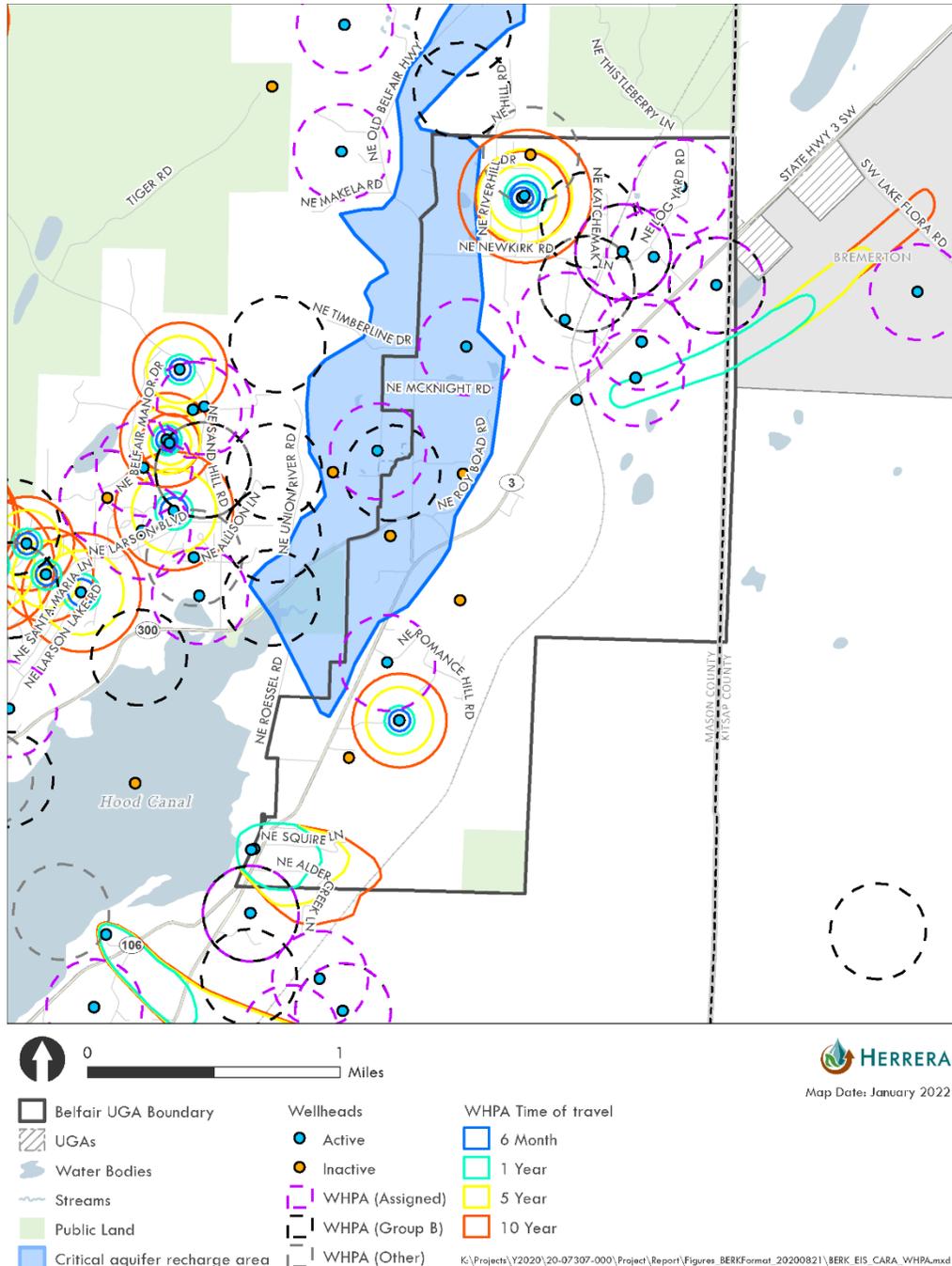
Source: Mason County GIS, Herrera, 2022.

Chapter 3.2 Water Resources

Page 3-11

Exhibit 3-3 has been revised to show the full extent of CARAs and WHPAs outside the UGA and to show the latest correct UGA boundary.

Exhibit 3-3 CARA WHPA



Source: Mason County GIS, Herrera 2020.

Page 3-12

The description of the hydrology of the Union River has been amended to include additional information in response to public comment. Revised text is presented below.

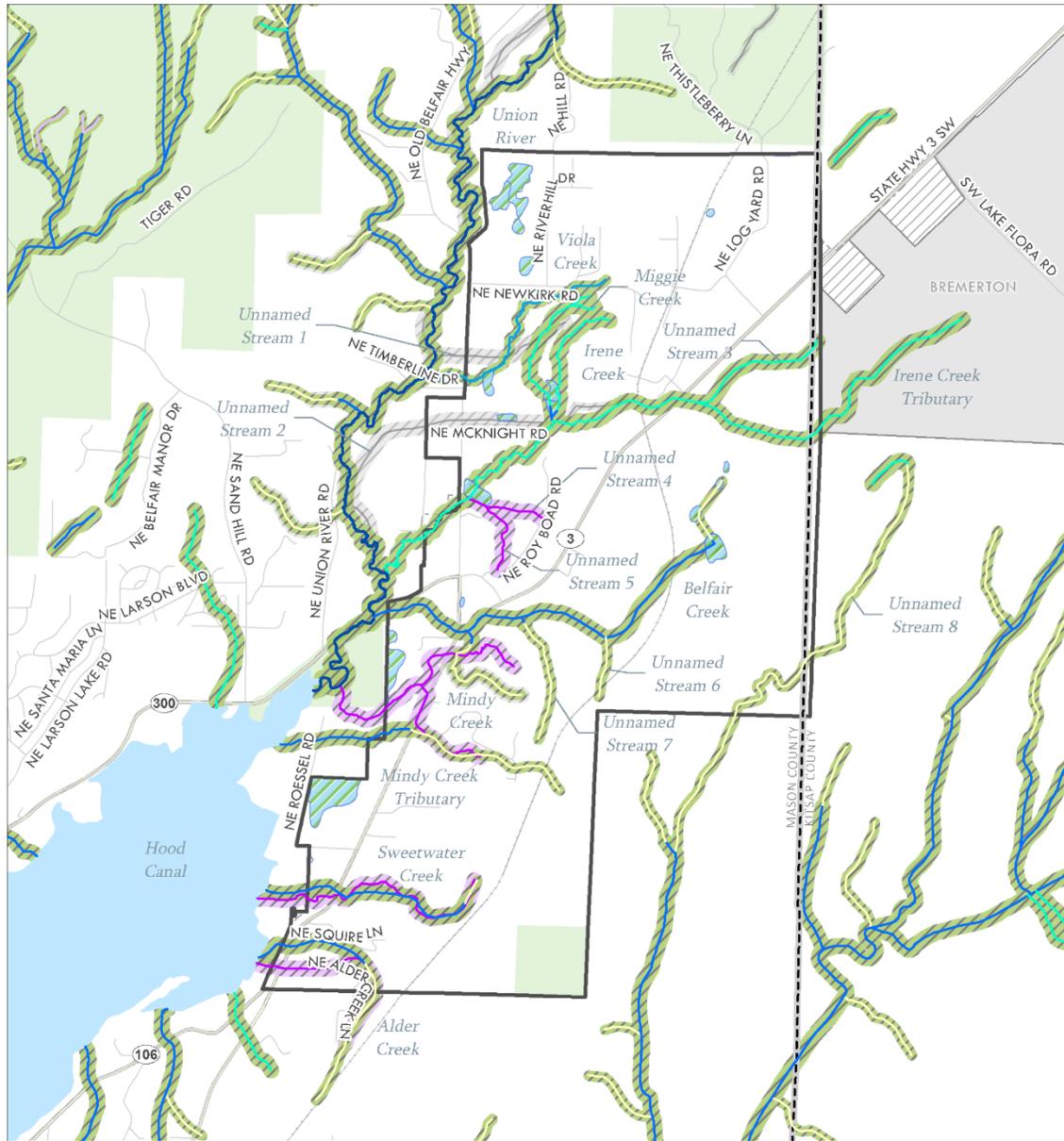
Union River

The Union River is one of the more significant rivers that flow into Hood Canal and provides the largest source of water to the lower arm of the canal. The Union River watershed is approximately 14,500 acres (Ecology 2001); but only 1,350 acres (9 percent) of the watershed lies within the Belfair UGA. The Union River is designated a class AA (extraordinary) water body according to the standards set forth in WAC 173-201-045. The hydrology of the Union River is influenced by the Casad Dam, which is owned and operated by the City of Bremerton.

Page 3-13

Exhibit 3-4 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-4. Wetlands & Streams



HERRERA
 Map Date: January 2022

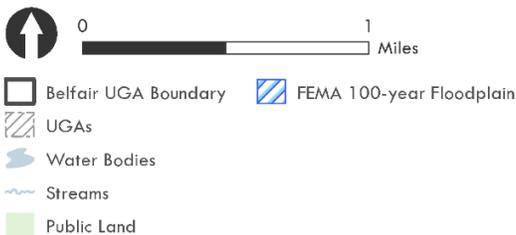
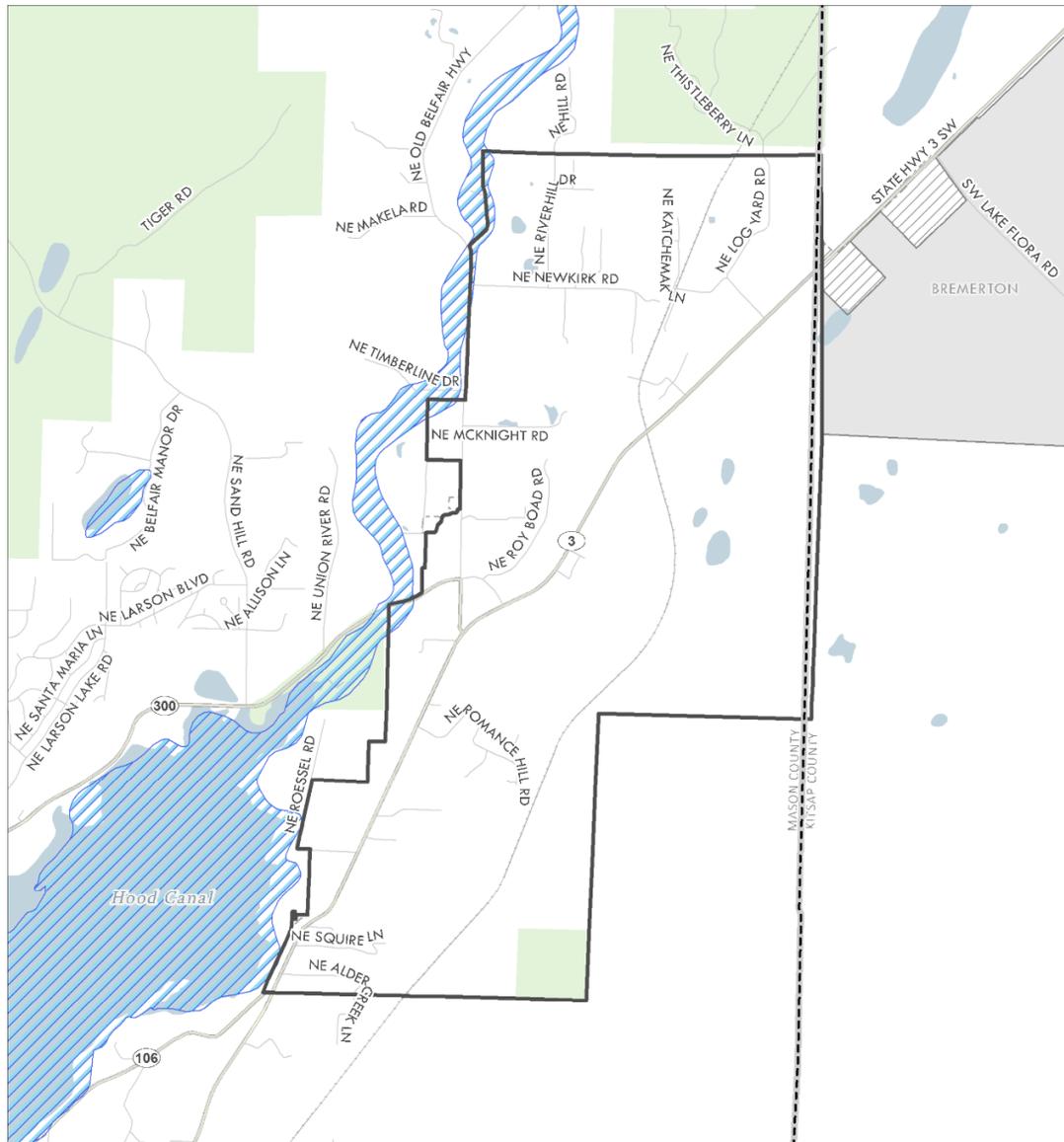
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Belfair UGA Boundary UGAs Public Land Wetland (NWI) Hood Canal Stream buffer (Mason County) | <ul style="list-style-type: none"> Mapped streams (WADNR, 2020) — Type F Streams (150' buffer) — Type NP Streams (100' buffer) — Type NS Streams (75' buffer) — Type U (Non-Fish) Streams (Est. 75'-100' buffer) — Type U (Est. 75'-150' buffer) — Shorelines of the State (150' buffer) | <ul style="list-style-type: none"> — Mapped streams (CH2MHill, 2009) Est. 0' - 150' buffer Stream buffer (Mason County) Mapped streams (SWIFD, 2018) Stream buffer (Mason County) |
|---|--|--|

Note: Represents mapped information; actual locations and types are confirmed based on field conditions and application of County critical area regulations.
 Source: Mason County GIS, CH2MHill 2009, K. Vanbuskirk 2021, Herrera, 2021 and 2022

Page 3-16

Exhibit 3-5 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-5. FEMA 100-year Floodplain



HERRERA
 Map Date: January 2022

Source: Mason County GIS, Herrera 2022.

Page 3-17

The discussion of Impacts Common to All Alternatives has been revised to clarify the zoning changes proposed within the portion of the UGA that lies within a CARA.

Wells and Groundwater

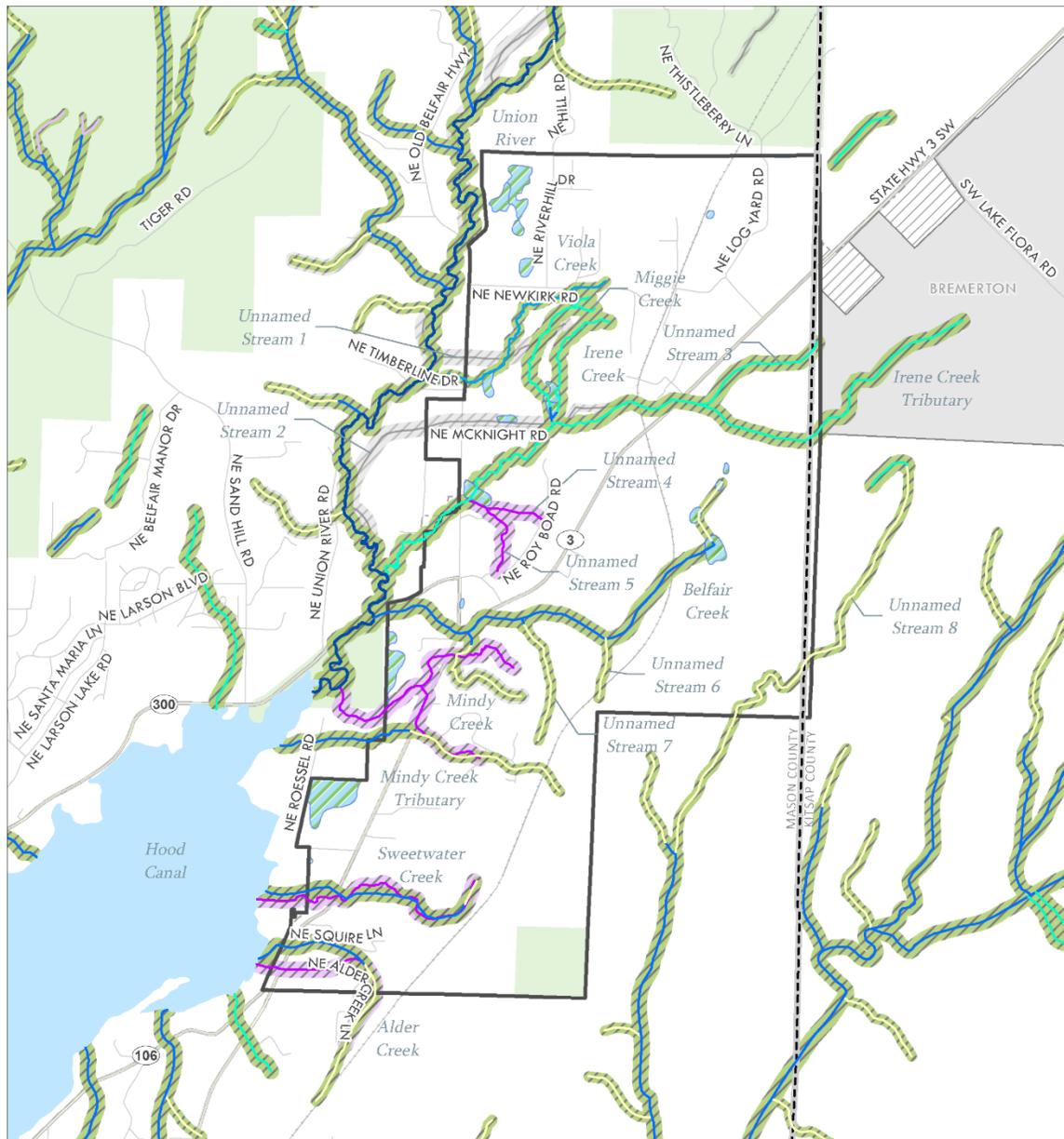
Increased development and growth in the urban area over the CARA and WHPAs could increase impervious area, reduce groundwater recharge, and increase the risk of contaminants entering Belfair's aquifer. All action alternatives would include the same zoning changes over the CARA, resulting the same potential for adverse impacts. ~~There are no zoning changes proposed between alternatives over the CARA.~~ Development over WHPA would meet Infiltration Site Suitability Criteria (per 2014 Stormwater Management Manual for Western Washington) and follow Mason County CARA regulations (MCC 8.52.120), stormwater regulations (MCC 14.48.050), and grading regulations (MCC 14.44) to reduce potential impacts to wells and groundwater to less-than-significant.

Chapter 3.3 Plants and Animals

Page 3-26

Exhibit 3-7 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-7. Wetlands and Streams



0 1 Miles

HERRERA
Map Date: January 2022

- Belfair UGA Boundary
- UGAs
- Public Land
- Wetland (NWI)
- Hood Canal
- Stream buffer (Mason County)
- Mapped streams (WADNR, 2020)
- Type F Streams (150' buffer)
- Type NP Streams (100' buffer)
- Type NS Streams (75' buffer)
- Type U (Non-Fish) Streams (Est. 75'-100' buffer)
- Type U (Est. 75'-150' buffer)
- Shorelines of the State (150' buffer)
- Mapped streams (CH2MHill, 2009) Est. 0' - 150' buffer
- Stream buffer (Mason County)
- Mapped streams (SWIFD, 2018)
- Stream buffer (Mason County)

Note: Represents mapped information; actual locations and types are confirmed based on field conditions and application of County critical area regulations.
Source: Mason County GIS, CH2MHill 2009, K. Vanbuskirk 2021, Herrera, 2021 and 2022.

Page 3-33

The description of applicable Federal regulations has been amended in response to public comment. Revised text is presented below.

Federal

Federal regulations including the Clean Water Act Section 404 and Section 10 of the Rivers and Harbors Act, as administered by the U.S. Army of Corps of Engineers are applicable to any proposed alterations to Waters of the US. Compliance with Section 7 of the Endangered Species Act is also required for federal permits. The Magnuson-Stevens Fishery Conservation and Management Act provides protection for Essential Fish Habitat. The Marine Mammal Act is applicable for the protection of species in marine waters. Projects require federal authorization will typically require 6 to 18 months for final review. The Bald and Golden Eagle Protection Act (16 U.S.C 668-668c), enacted in 1940 and amended several times since, prohibits anyone, without a permit issued by the Secretary of the Interior, from “taking” bald or golden eagles, including their parts, nests, or eggs. Bald and golden eagle protection within the UGA is addressed by Mason County Code, which lists golden eagles as a species of importance in Section 8.52.170 and includes bald eagle habitat as a quality that is considered when setting environmental designations as part of the Shoreline Master Program (MCC 17.50.080).

Chapter 3.4 Land Use Patterns

Page 3-35

Exhibit 3-10 has been revised to reflect updated information on existing land uses in the UGA. The revised figure is presented below.

Exhibit 3-10. Existing Land Use Acreages

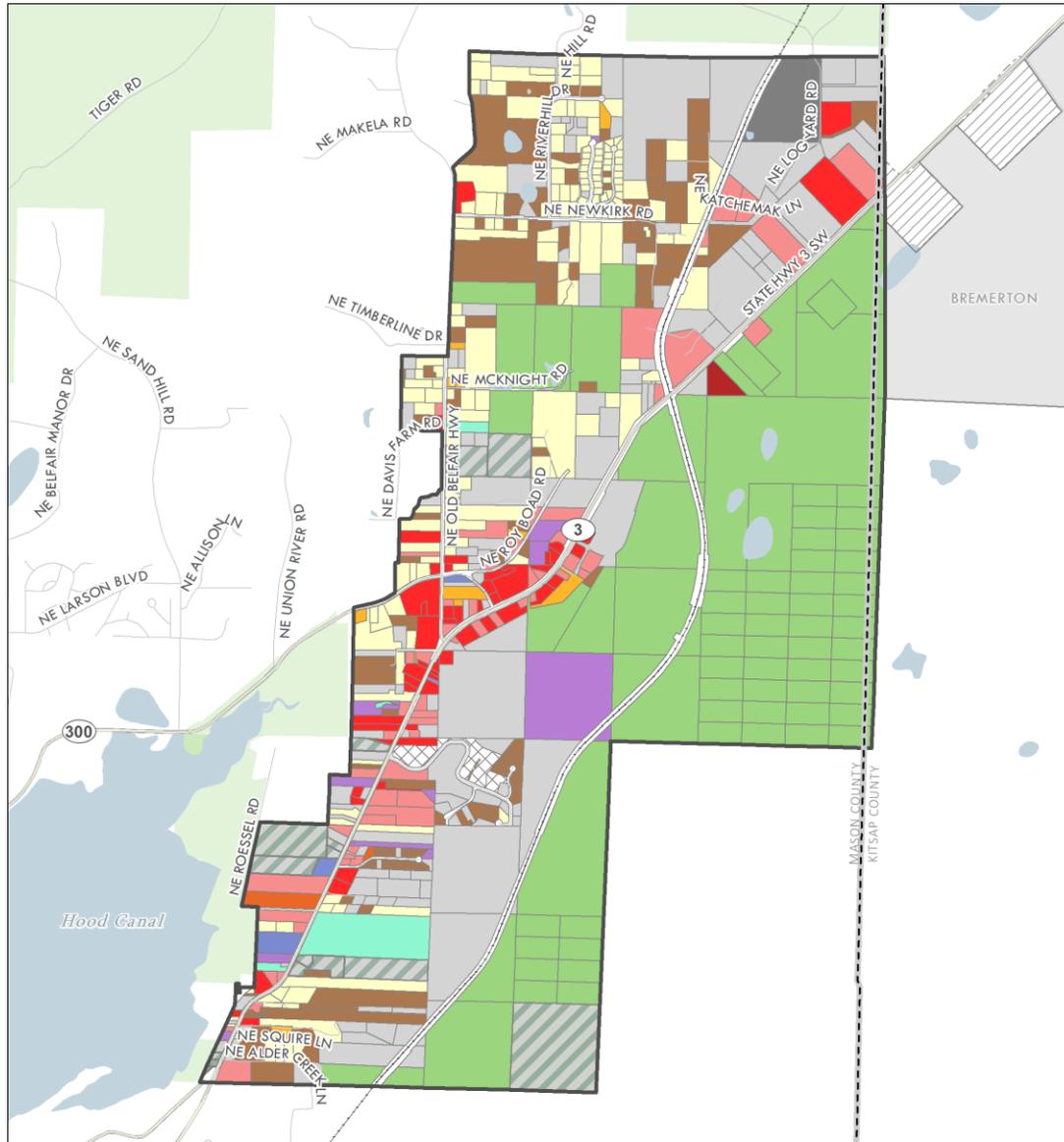
Land Use Category	Acres ¹	Percent of Total
Residential - Single Family	251.66 260.58	11.4% 11.8%
Residential - Multifamily	12.95	0.6%
Residential - Mobile Home	6.75	0.3%
Residential - Other	195.67	8.9%
Commercial - Trade	75.49	3.4%
Commercial - Services	109.41	5.0%
Commercial - Misc.	4.30	0.2%
Industrial	27.48	1.2%
Transportation/Utilities	55.83	2.5%
Government/Education	32.33	1.5%
Cultural/Recreational	7.60	0.3%
Resource	832.99	37.8%
Undeveloped	482.07 571.71	21.9% 25.9%
<u>Undeveloped – Public/Conservancy</u>	<u>96.51</u>	<u>4.4%</u>
Unknown	12.09	0.5%
Total	2,203.12 2,205.16	100.0%

¹ Acreage excludes roads and other public rights-of-way.
Source: Mason County GIS, 2020; BERK, 2020.

Page 3-36

Exhibit 3-11 showed incorrect existing land uses on several parcels in the UGA and an out-of-date UGA boundary. The corrected figure is presented below.

Exhibit 3-11. Existing Land Use Map



Map Date: January 2022

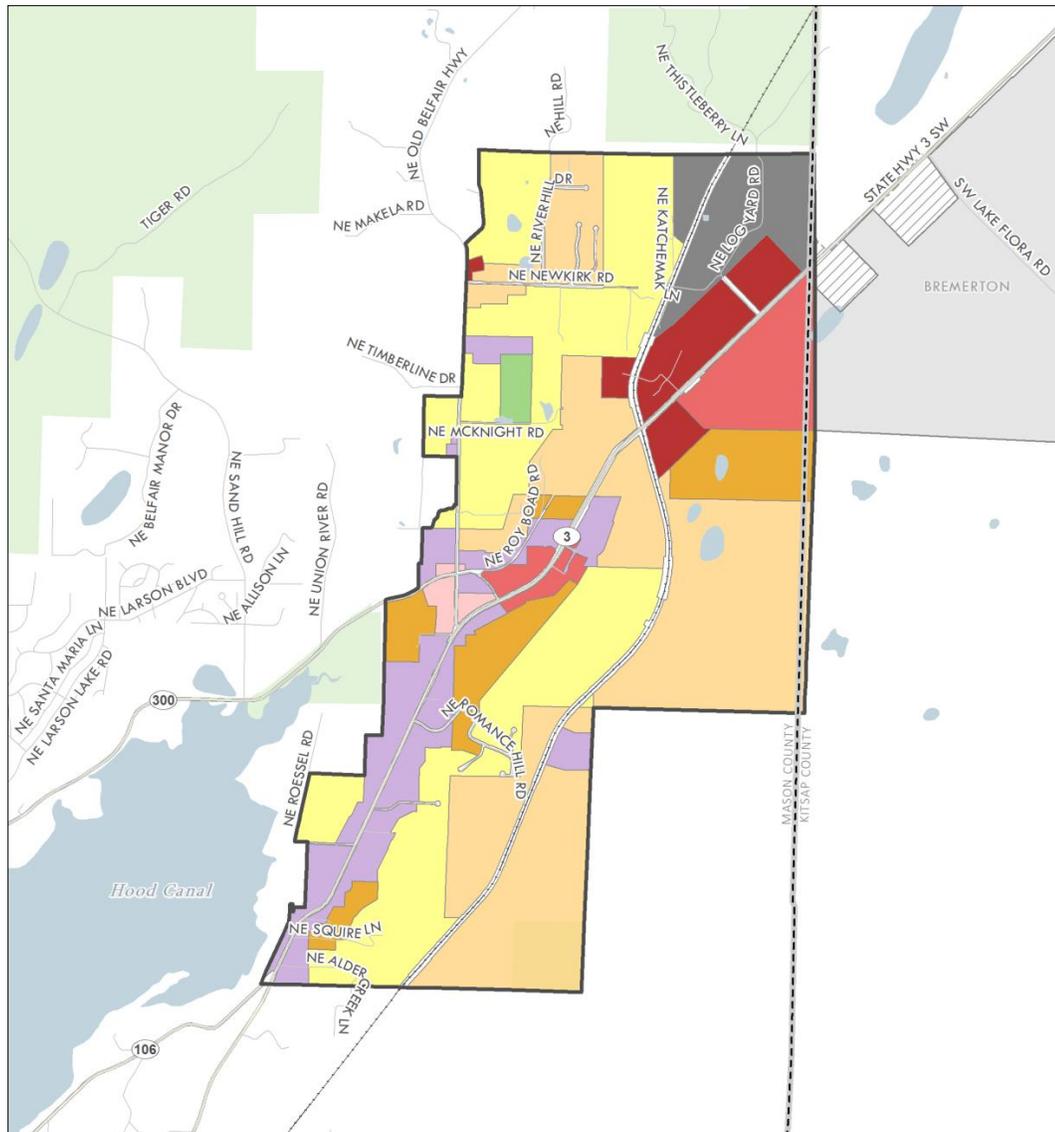
Belfair UGA Boundary	Existing Land Use	Commercial - Services	Cultural/Recreational
UGAs	Residential - Single Family	Commercial - Misc.	Resource
Water Bodies	Residential - Multifamily	Industrial	Undeveloped
Streams	Residential - Mobile Home	Transportation/Utilities	Undeveloped - Public/Conservancy
Public Land	Residential - Other	Government/Education	Unknown
	Commercial - Trade		

Source: Mason County GIS, 2022; BERK, 2022.

Page 3-39

Exhibit 3-13 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-13. Belfair UGA Zoning Map



Map Date: January 2022

- | | | |
|----------------------|--|----------------------------------|
| Belfair UGA Boundary | Zoning | Long Term Agricultural (LTA) |
| UGAs | Business Industrial (B-I) | Mixed Use (MU) |
| Water Bodies | Festival Retail (FR) | Low Density Residential |
| Streams | General Commercial (GC) | Medium Density Residential (R-5) |
| Public Land | General Commercial and Business Industrial (GC-BI) | Multi Family Residential (R-10) |

Source: Mason County GIS, 2022; BERK, 2022.

Page 3-41

Exhibit 3-14 included legend information for features not included in the map. An updated exhibit is presented below.

Exhibit 3-14. Major Pipeline Project Locations



- Belfair UGA Boundary
- Pipeline Properties
- ☁ Water Bodies

BERK
Map Date: January 2022

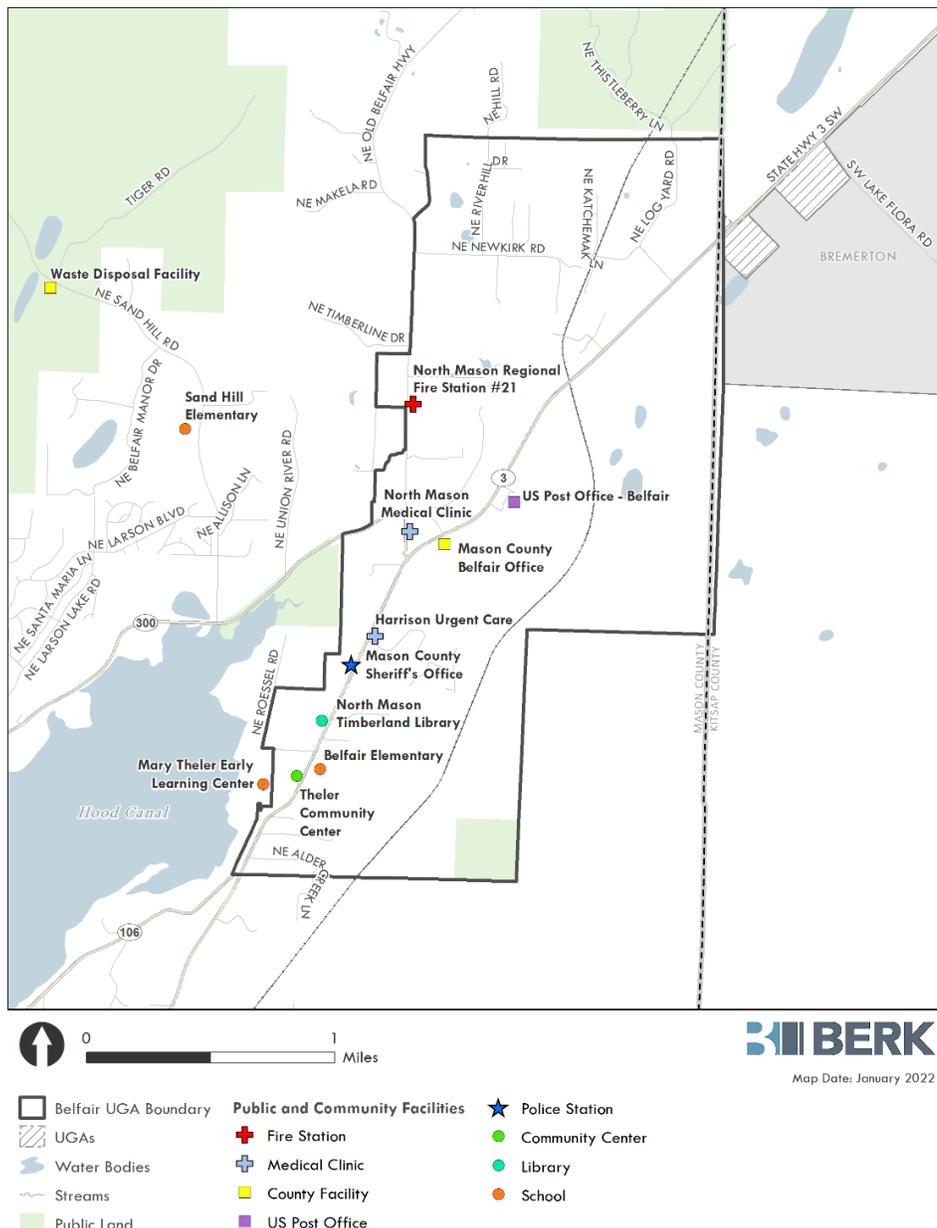
Source: Mason County Building Department, 2020; BERK, 2022.

Chapter 3.7 Public Services

Page 3-81

Exhibit 3-28 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-28. Existing Community Facility Locations

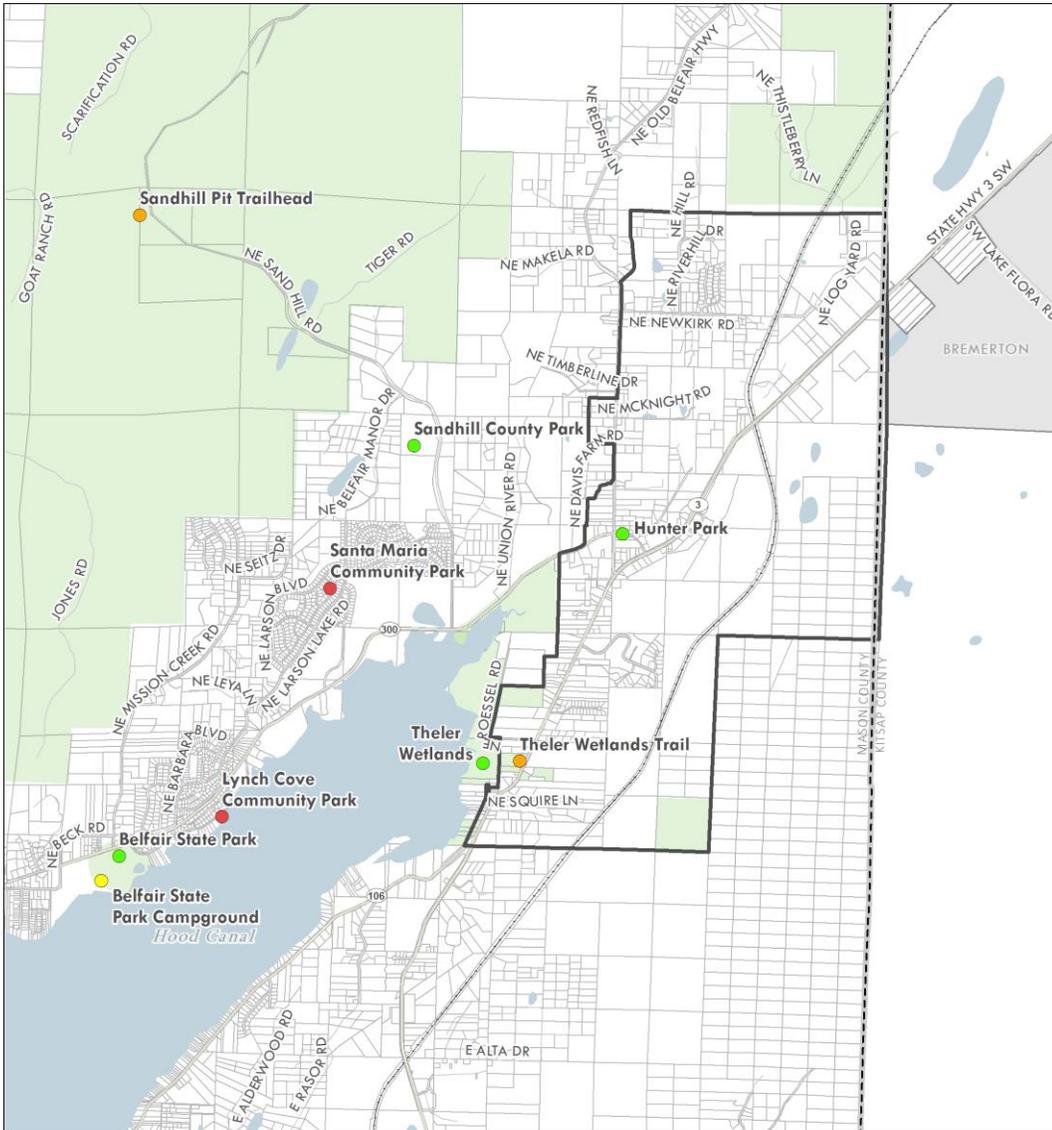


Source: Mason County GIS, 2020. BERK, 2020.

Page 3-84

Exhibit 3-30 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-30. Belfair Area Parks and Recreation



Map Date: February 2022

- | | |
|----------------------|--------------------------------|
| Belfair UGA Boundary | Recreational Facilities |
| UGAs | Camping |
| Water Bodies | Public Park |
| Streams | Private Park |
| Public Land | Trailhead |

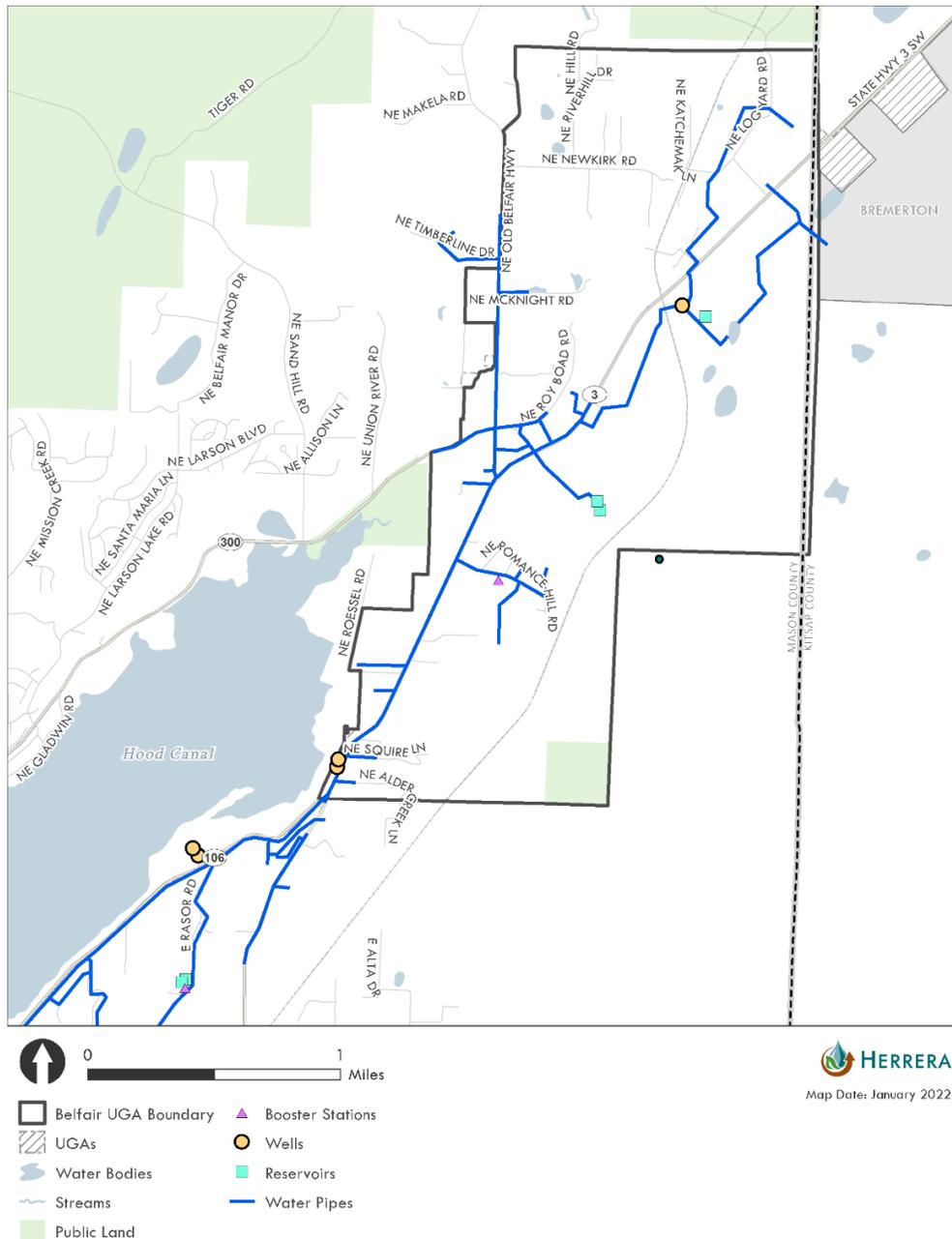
Source: Mason County GIS, BERK 2022.

Chapter 3.8 Utilities

Page 3-101

Exhibit 3-39 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-39. Existing Water Utility System

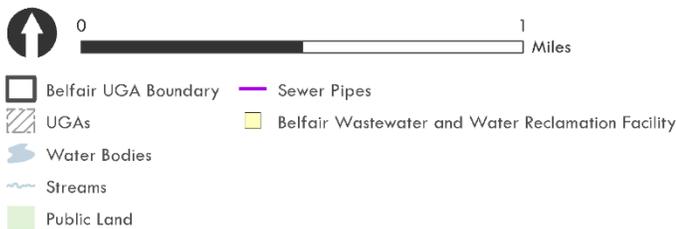
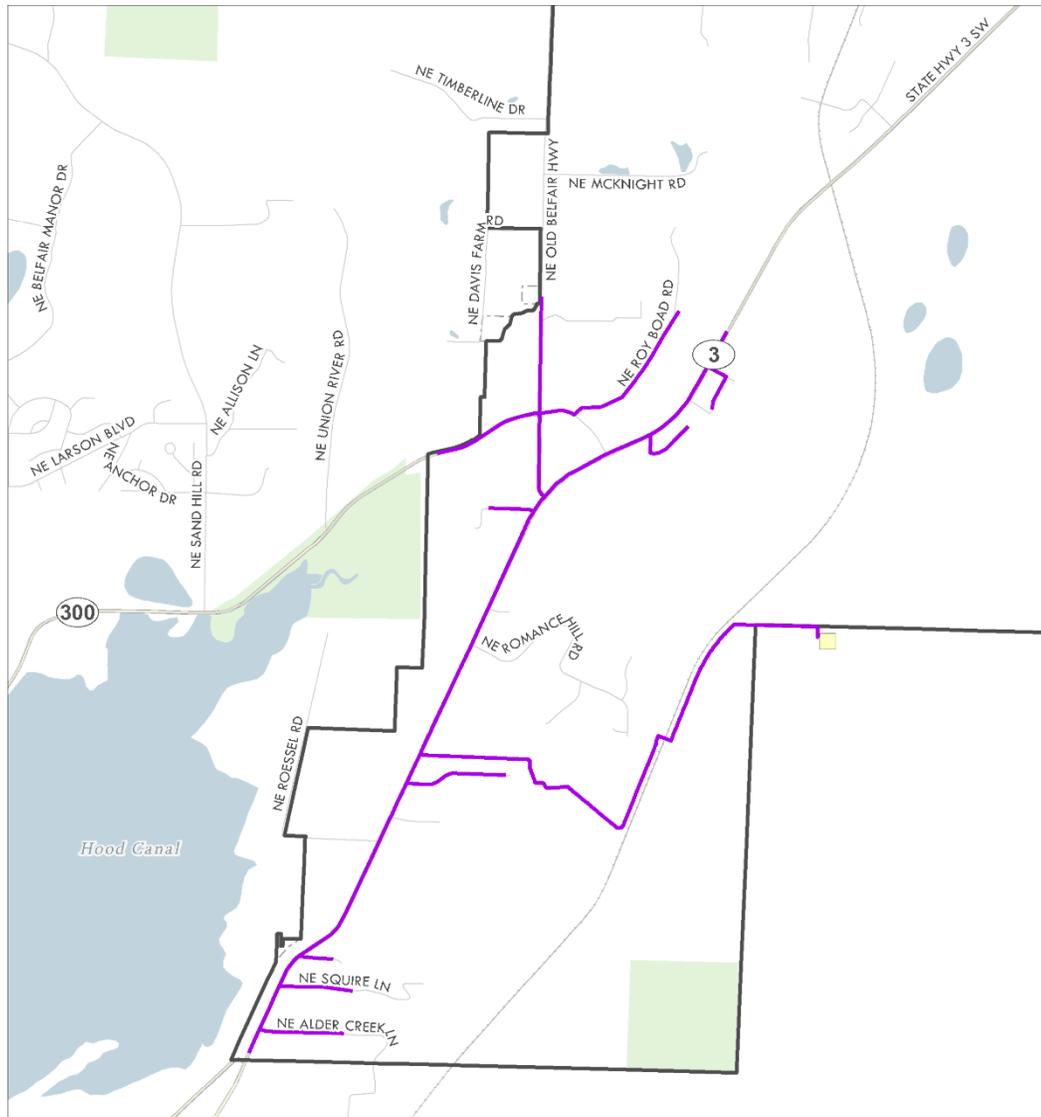


Source: Belfair Water District and Herrera 2022.

Page 3-105

Exhibit 3-40 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-40. Existing Sewer System



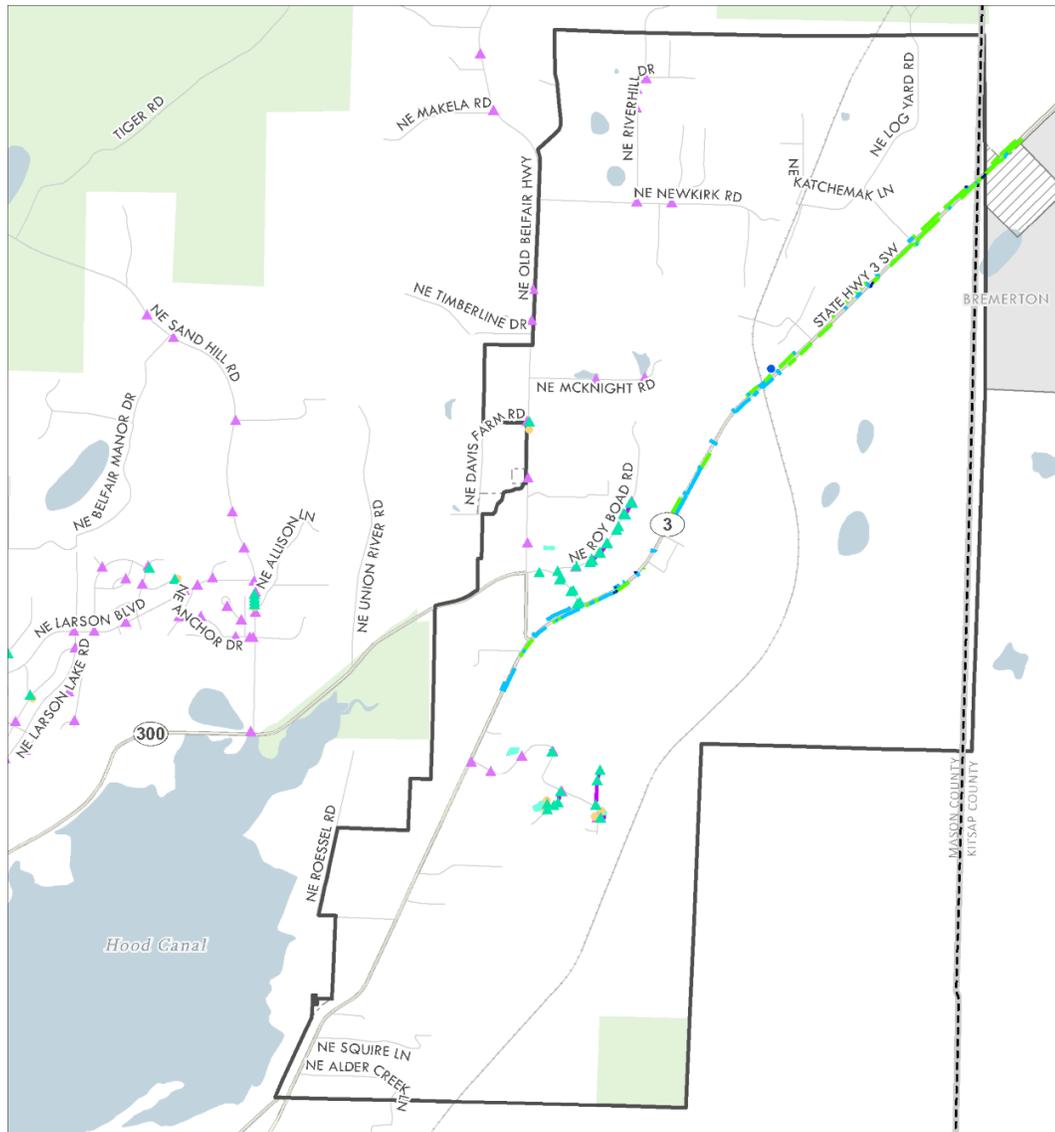
HERRERA
Map Date: January 2022

Source: Mason County GIS, 2022.

Page 3-107

Exhibit 3-43 showed an out-of-date boundary for the Belfair UGA that incorrectly included two parcels on the west side of Old Belfair Highway. The corrected map is presented below.

Exhibit 3-43. Existing Stormwater System



- | | | |
|----------------------|----------------------------|-------------|
| Belfair UGA Boundary | Catch Basins | WSDOT Ditch |
| UGAs | Outfalls | WSDOT Pipes |
| Water Bodies | WSDOT Stormwater Ponds | |
| Streams | County Culverts | |
| Public Land | Catch Basin Culverts | |
| | Stormwater Detention Ponds | |



Map Date: January 2022

Source: Mason County GIS, 2022.

Page 3-108

The footnote for Exhibit 3-44 contained a typographical error. The corrected exhibit is presented below.

Exhibit 3-44. Existing Stormwater Infrastructure

Structure Type	Total Structures	Owner		
		County	WSDOT	Private
Catch Basins	35	29		6
Culverts	23	Unknown	Unknown	Unknown
Catch Basin Culverts	32	Unknown	Unknown	Unknown
Outfalls	6	Unknown	Unknown	Unknown
Detention Facilities	5		3	2
Detention / Wetland	4		4	
Wetland	1		1	
Oil/water separator	1		1	
Regional Facilities	1			1 ^a

Source: Mason County GIS data, 2015 and 2020 (Culvert data was updated in 2020).

^a Hood Canal Salmon Enhancement Group maintains a regional stormwater facility at the Northwest Pacific Salmon Center—WSDOT Facilities.

Supplemental Draft EIS Chapter 3

Chapter 3.1 Water Resources

Page 3-8

In response to public comment received from the Squaxin Island Tribe, the summary of Significant Unavoidable Adverse Impacts has been amended as follows:

3.1.4 Significant Unavoidable Adverse Impacts

Based on hydrogeologic analysis and flow calculations described above, the additional groundwater withdrawal expected for Alternatives 2 and 3 is likely to reduce streamflow in the Union River and Coulter Creek more than stream flow would be reduced by Alternative 1. During periods of high natural stream flow, the percent reduction resulting from groundwater withdrawal for the UGA is very small for either stream. During periods of low flow (as represented by the minimum instream flow in the calculations above), the percent reduction is greater, but still less than 3 percent reduction in stream flow.

By following the mitigation measures listed above, including but not limited to the Subarea Plan policy for collaborative, inter-agency watershed planning and monitoring and the Planned Action Ordinance requirement for connection to public water systems, no significant unavoidable adverse impacts to stream flow have been identified or tribal water rights are expected. Through ongoing inter-agency coordination and watershed planning, the level of significance of these groundwater withdrawal and streamflow impacts can be further studied, and measures can be identified to avoid or reduce impacts, as needed.

5 Responses to Comments

This chapter describes public comment opportunities and documents public comments received on the Draft EIS and Supplemental Draft EIS. Responses to comments are provided in Section 5.2.

5.1 Comments Received

Written comments were received on the DEIS in spring 2021 from April 29 to June 7, 2021 by 5 pm. Thirteen comment letters were received as listed in Exhibit 5-1.

Exhibit 5-1. Comments Received on the Draft EIS

Letter #	Author	Date
1	Andrea Spencer, City of Bremerton	May 5, 2021
2	Constance Ibsen	May 26, 2021
3	Shane Weber, City of Bremerton	May 28, 2021
4	Brian Peterson	May 28, 2021
5	Patty Michak, Hood Canal Coordinating Council	June 1, 2021
6	Stephanie Neil	June 1, 2021
7	Courtney Flora (on behalf of David Overton)	June 4, 2021
8	Ken VanBuskirk	June 4, 2021
9	Chris Wilder, Mason Transit Authority (MTA)	June 7, 2021
10	Judy Scott	June 7, 2021
11	Joseph Pavel, Skokomish Indian Tribe	June 7, 2021
12	Erica Marbet, Squaxin Island Tribe	June 7, 2021
13	Andy Larson, WSDOT	June 29, 2021

The SDEIS comment period was held from October 28 to November 29, 2021. Four comment letters were received. See Exhibit 5-2.

Exhibit 5-2. Comments Received on the Supplemental Draft EIS

Letter Number	Author	Date
1	Annette Creekpaum, Mason County PUD 3	November 29, 2021
2	Lisa Klein (on behalf of Jack and Steve Johnson)	November 29, 2021
3	Erica Marbet, Squaxin Island Tribe	November 29, 2021
4	Ken VanBuskirk	November 29, 2021

5.2 Responses to Comments

This section provides written responses to comments received during the Draft EIS and Supplemental Draft EIS comment periods. Copies of comment letters/emails are included in Appendix A; individual comments are numbered. Comments that state an opinion, support/opposition for a particular alternative, or suggest a course of action are acknowledged with a statement that the comment is noted. Comments that ask questions or request revisions to the Draft EIS or SDEIS are provided with a response that either explains the approach of the analysis or offers clarifications/corrections.

5.2.1 Draft EIS Comments

Letter 1 – Andrea Spencer, City of Bremerton

Thank you for your comment. Comment noted.

Letter 2 – Constance Ibsen

The comment requested actual traffic counts, the dates, and who did them. The Transpo Group, the Belfair EIS transportation author, provided the information as follows.

The actual traffic counts pertain to the affected environment. For the affected environment the DEIS analysis is based on prior studies completed by Mason County based on available reports. The DEIS provides dates of counts in a paragraph describing volumes. For ease, the table below provides the dates of the counts. The vendor providing the counts is unknown but should not affect the information.

Exhibit 5-3. Intersection Count Dates

Intersection	Count Date
NE Old Belfair Highway/NE Newkirk Road	2017
NE Old Belfair Highway/SR 300-NE Clifton Lane	2017
NE Clifton Lane/NE Roy Boad Road	2017
SR 3/Log Yard Road	2019
SR 3/NE Ridge Point Boulevard	2017
SR 3/NE Clifton Lane	2019
SR 3/SR 300	2019
SR 3/Romance Hill Road	2017
SR 3/SR 106	2019
SR 3/SR 302	2019

If the commenter is trying to understand what conditions will be with the DEIS Alternatives the traffic volumes are provided in DEIS Appendix E (see attached). These represent the No Action and Alternative 2 and 3 volumes at the study intersections for the weekday PM peak hour. This information is provided in a format that is similar to traffic count data worksheets.

Letter 3 – Shane Weber, City of Bremerton

Thank you for your comment. Comment noted.

Letter 4 – Brian Peterson

Comment 1

Thank you for your comment. Draft EIS Exhibit 3-30 is intended to show existing parks and recreation facilities that are available for use. Planning for Sweetwater Creek/Waterwheel Park is still underway.

Comment 2

Thank you for your comment. Comment noted.

Comment 3

Thank you for your comment. Comment noted.

Letter 5 – Patty Michak, Hood Canal Coordinating Council

Comment 1

Actual wetland locations and types are based on field conditions and application of County critical area regulations. If the Council has a detailed delineation for this wetland, the County will incorporate it into mapped spatial data.

Comment 2

Draft EIS Exhibits 3-4 and 3-7 showed an outdated version of the Belfair UGA boundary. Updated maps showing the corrected boundary are presented in Chapter 4 of this Final EIS.

Comment 3

Draft EIS Exhibit 3-10 has been updated to distinguish conservancy lands from other undeveloped land. The updated table is presented in Chapter 4 of this Final EIS.

Comment 4

Draft EIS Exhibit 3-11 has been updated to correct the land use classification of the indicated property and show a corrected UGA boundary. The updated exhibit is presented in Chapter 4 of this Final EIS.

Letter 6 – Stephanie Neil

Comment 1

Thank you for your comment. Comment noted.

Comment 2

Thank you for your comment. Comment noted.

Comment 3

Thank you for your comment. Comment noted.

Comment 4

The Draft EIS existing land use map (Exhibit 3-11) has been amended to reflect additional conservancy acreage along Old Belfair Highway. The updated exhibit is presented in Chapter 4 of this Final EIS.

Comment 5

Thank you for your comment. Comment noted.

Comment 6

Thank you for your comment. Comment noted.

Comment 7

Thank you for your comment. The Draft EIS presents stream and wetland data from multiple sources to provide as complete a picture as possible of the sensitive environmental resources in the UGA. These sources include Washington Department of Natural Resources, a previous study in the area by CH2M Hill, and the Statewide Integrated Fish Distribution dataset published by the Northwest Indian Fisheries Commission. In some locations, these datasets provide conflicting information about the presence of wetlands and/or streams. Mason County development regulations require actual locations and types to be determined in the field at the time of development application.

Comment 8

Thank you for your comment. Comment noted.

Comment 9

Mason County staff would be responsible for pre-project cultural resource review. Chapter 4 of the Supplemental Draft EIS (pages 4-4 and 4-5) contains a detailed response to this comment, including revised mitigation language.

Letter 7 – Courtney Flora (on behalf of David Overton)

Comment 1

The comments regarding Section 17.20 and 23 are noted and forwarded to County decisionmakers. The property currently is zoned GC, GC/BI, and Multifamily (R-10).

The MP-MU blends allowances from two zones GC and MU and to give flexibility. The base zones referenced in the MP-MU include residential and light industrial uses. The special uses for the base zones are carried forward and that includes all BI zone permitted uses as special uses.

Regarding 17.20.020, the MP-MU district can be listed in the section for completeness. Regarding Section 17.23.280, the draft code reviewed by the Planning Advisory Commission references MCC 17.70 Master Development Plans.

Comment 2

The comments regarding Section 17.70 the comments are noted and forwarded to County decisionmakers.

Regarding the SEPA process facilitation that is addressed in the Planned Action Ordinance – the SEPA Process is referenced per the comment in edits to MCC 17.70.016(c) as reviewed by the PAC at their December 2021 hearing.

Regarding 17.70.016 (e), the Development Agreement is noted as being part of a Type IV review as suggested.

Regarding 17.70.017(a), the County may consider changing “may approve” to “shall approve” though it is a discretionary land use permit.

Regarding 17.70.017(a)(2), compliance with the review criteria is referenced as 17.70.015(b), which does exist. See the Mason County Code.

Regarding 17.70.017(a)(8), the proposed code adds “significantly” before “adversely impacted.”

Regarding vesting, the MDP is effective for 15 years and a greater period is possible. See 17.70.023.

Letter 8 – Ken VanBuskirk

Comment 1

A notice of the SEPA scoping period was published in the local newspaper, and each address within the UGA received a mailer in advance of the May 2021 public hearing on the Draft EIS. Major revisions to the UGA boundary were removed from consideration after the scoping process due to the County’s long-standing plans to extend sewer into some of the areas suggested for removal. Amendment of the boundary in this area would require additional analysis and study beyond the scope of this EIS.

Comment 2

The distribution list published in the Draft EIS incorrectly omitted the City of Bremerton, who did receive a copy of the Scoping Document and did not submit any scoping comments. Agencies most directly affected by the proposal were notified. Notice of the scoping period was also published in the local newspaper allowing the general public and other entities, including the Cemetery and Hospital districts, to be aware of the proposal.

Comment 3

The EIS process has provided numerous opportunities for public input, including scoping meetings and public hearings. As described in the response to Comment 1, the scoping notice was published in the local newspaper, and flyers were distributed by hand in the study area. Subsequently, public hearing notices were also mailed to all addresses in the UGA in May 2021.

Comment 4

Thank you for your comment. Comment noted.

Comment 5

Thank you for your comment. Comment noted.

Comment 6

Thank you for your comment. Comment noted.

Comment 7

Belfair Water District maintains its own planning process for capital facilities and water supply to determine the timing and extent of system expansions and infrastructure improvements. In addition, the Planned Action Ordinance contains a provision that growth in the UGA will be monitored to ensure it does not exceed the water district's capacity to serve.

Exhibit 3-3 of Draft EIS displays the location of several mapped active Group B wells and associated wellhead protection areas in the Belfair UGA. Group B wells are not required to obtain a permit from Ecology per Chapter 246-291 of the WAC. More permit exempt wells may exist in the study area.

Comment 8

Thank you for your comment. Comment noted.

Comment 9

Thank you for your comment. Comment noted.

Comment 10

Thank you for your comment. The EIS presents the suggested funding mitigation measure as a potential mitigation that would be helpful to address identified impacts. Whether to adopt such a measure is within the purview of the Mason County Board of County Commissioners.

Comment 11

Thank you for your comment. Typo corrected in Chapter 4 of this Final EIS.

Comment 12

Draft EIS exhibits 2-1, 2-3, and 2-4 included an out-of-date UGA boundary. Corrected maps showing the most-up-to-date boundary are presented in Chapter 4 of this EIS.

Comment 13

Public Institution zoning on Old Belfair Highway (shown in Draft EIS Exhibit 2-5) is proposed to reflect the current use of the property as a fire station. This EIS does not retroactively review projects already approved.

Comment 14

Thank you for your comment. The Draft EIS presents this as an option for consideration by decision makers.

Comment 15

The Romance Hill Connector has been under consideration for over 20 years as a separate process from the Belfair Subarea Plan Update, including multiple community engagement efforts. The County's zoning in this area reflects long-standing plans for a connector route between downtown Belfair and the freight corridor. Upon construction of the connector, this route will function as a major evacuation route from Belfair in the event of a natural disaster, such as a tsunami. While development of Belfair under the action alternatives could conceivably place more people in the impact area of a tsunami event, regional emergency planning processes are ongoing and would consider best available science and future planned growth in their recommendations as plans are updated.

Comment 16

The statement indicates that the mentioned Critical Aquifer Recharge Areas (CARAs) and Wellhead Protection Areas (WHPAs) must be protected because they are subject to regulations and commitments. As described in Draft EIS Chapter 3.2, Belfair Water District maintains a wellhead protection plan, and development above CARAs would be subject to Mason County stormwater and grading regulations.

Comment 17

The requested information was provided in Chapter 4 of the Supplemental Draft EIS, published in October 2021.

Comment 18

Documented wetlands in the UGA are mapped in Draft EIS Exhibit 3-4.

Comment 19

The Draft EIS acknowledges that multiple sources of stream data are available in the UGA and are not entirely consistent with each other. To provide decision makers with the full spectrum of available information, Exhibit 3-4 presents all available stream datasets, including both State-produced and locally-mapped data.

Comment 20

Thank you for your comment. Comment noted.

Comment 21

The indicated Draft EIS text was intended to convey that all action alternatives would implement the same zoning changes within the CARA, not that no zoning changes are proposed (all action alternatives would change Festival Retail to Mixed Use and rezone the fire station property to Public Institution within the CARA boundary). Clarified text is presented in Chapter 4 of this Final EIS.

The proposed change from Festival Retail to Mixed Use would result in minimal changes to development intensity or land use that could negatively affect water quality as the two zones are very similar. Likewise, the Public Institutional zoning applied to the fire station is consistent with the property's current use. Construction of the fire station and the other projects listed in the comment were approved prior to the preparation of this EIS and are outside the scope of this SEPA process.

County code prohibits dry cleaners within CARAs, regardless of zoning. As such, it is not necessary to specifically prohibit dry cleaners in the Mixed Use zone. The prohibition within CARAs would supersede the zoning regulations.

Comment 22

See response to Comment 19.

Comment 23

See response to Comment 19. The DEIS acknowledges multiple sources of information on the position of this tributary, including Mr. VanBuskirk.

Comment 24

Thank you for your comment. This EIS is for the entire Belfair UGA and does not retroactively address projects already completed or reviewed.

Comment 25

Revised text is presented in Chapter 4 of this Final EIS.

Comment 26

The Draft EIS existing land use map (Exhibit 3-11) has been amended, and the updated exhibit is presented in Chapter 4 of this Final EIS.

Comment 27

Thank you for your comment. Pipeline projects already approved are outside the scope of this EIS.

Comment 28

Thank you for your comment. A corrected map is presented in Chapter 4 of this Final EIS.

Comment 29

The land capacity analysis concluded that removing the subject area from the UGA would not significantly reduce development capacity within the UGA. This indicates that the subject area does not contain a substantial amount of developable land that could contribute to capacity. However, that does not mean the area is not characterized by urban development that meets the criteria for inclusion in the UGA.

Comment 30

This comment is addressed in Chapter 4 of the Supplemental Draft EIS.

Comment 31

Thank you for your comment. Comment noted.

Comment 32

The text of the footnote on Draft EIS Exhibit 3-44 is incorrect. The inclusion of the text “WSDOT Facilities” is a typographical error. The regional stormwater facility at the Salmon Center is operated by the Hood Canal Salmon Enhancement Group, not WSDOT. Corrected text is presented in Chapter 4 of this Final EIS.

Comment 33

The Planned Action Ordinance will establish thresholds for water infrastructure concurrency.

Comment 34

Thank you for your comment. Comment noted.

Comment 35

Thank you for your comment. Comment noted.

Comment 36

Thank you for your comment. Comment noted.

Comment 37

Thank you for your comment. Comment noted.

Comment 38

Studies conducted on roundabouts, including studies by the Federal Highway Administration (FHWA) and WSDOT, show they are safer for pedestrians and bicyclists than other intersection types due to fewer conflicts, slower speeds, and shorter crossings.

Comment 39

Thank you for your comment. The listed improvements are taken from the adopted 2018 Belfair Mobility Plan.

Comment 40

Thank you for your comment. Comment noted.

Comment 41

Thank you for your comment. Comment noted.

Comment 42

Thank you for your comment. Comment noted.

Comment 43

Thank you for your comment. Enforcement of the previously approved special use permit for the Salmon Center is outside the scope of this EIS.

Comment 44

See response to Comment 3.

Comment 45

The Salmon Center was marked as a major feature of the original 2004 Belfair Subarea Plan. Though the current Salmon Center site is not inside the UGA, it is a major facility in the area, and the Subarea Plan notes its location adjacent to the UGA.

Comment 46

The Romance Hill connection is shown on maps as a conceptual alignment, and its design and construction are a separate process from this EIS and Subarea Plan Update. The Subarea Plan can be updated to include information on CARA acreage.

Comment 47

Thank you for your comment. Prohibition of dogs and bicycles on Theler trails does not preclude use by pedestrians.

Comment 48

The loop trail on page 21 is in the same location as depicted in Figure 9 of the original 2004 Belfair UGA Plan.

Comment 49

The exhibit on page 23 is the same as Figure 10 of the original 2004 Belfair UGA Plan.

Comment 50

See response to Comment 1. Potential UGA boundary revisions were discussed during scoping meetings, and all residents of the UGA were mailed postcards to advise them of the publication of the Draft EIS and invite them to attend the associated public hearing.

Comment 51

The location of the Mixed Use node at the eastern end of Romance Hill Road is based on existing zoning; the County has already zoned this area for mixed use development in preparation for construction of the bypass and connector.

In CARAs, environmental regulations would apply regardless of the underlying zoning, and any prohibitions on specific uses would apply, regardless of uses allowed by zoning. See response to Comment 21.

Comment 52

See responses to Comments 19 and 23.

Comment 53

The Draft Subarea Plan land use designation maps reflect proposed zoning, not existing and will be updated to reflect the final decision of the Board of County Commissioners.

Comment 54

The Transportation section of the Subarea Plan will contain a list of planned projects, similar to Parks, Trails, Open Space, and Public Facilities section. The list of necessary transportation projects varies by alternative, and the Transportation section will be updated to reflect the transportation mitigation projects associated with the alternative selected for adoption.

Comment 55

Thank you for your comment. Comment noted.

Comment 56

Thank you for your comment. Comment noted.

Comment 57

Construction and maintenance of trail projects in the Subarea Plan will require future funding, which the County will identify as part of future capital planning processes. Funding may consist of a variety of sources, including grants and/or development fees.

The Subarea Plan builds upon the proposed trail and park network included in the original Belfair UGA Plan, which also sited parks and trails in areas with environmental constraints that made them unsuitable for extensive residential or commercial development.

Comment 58

This Parks recommendation is carried forward from the 2004 Belfair UGA Plan.

Comment 59

Thank you for your comment. Comment noted.

Comment 60

Thank you for your comment. Comment noted.

Comment 61

This provision is intended to promote consistency across zoning districts applied to public facilities and avoid the creation of two zoning districts for the Belfair and Shelton UGAs.

Comment 62

See response to Comment 21. Environmental regulations prohibit dry cleaners within CARAs, regardless of uses allowed by underlying zoning.

Comment 63

See response to Comments 21 and 62. Environmental regulations prohibit dry cleaners within CARAs, regardless of uses allowed by underlying zoning.

Comment 64

As shown in the draft code revisions, the reference to Old Beard Place is present in the existing code; it is not a proposed revision.

Comment 65

The April 19 PAC meeting was advertised as a public workshop, and notice was published in the local newspaper and provided to agencies per the requirements of RCW 43.21C.440. Lack of attendance by members of the public or agencies does not invalidate the meeting, as the public comment opportunity was provided, and public noticing procedures were properly followed.

Comment 66

Thank you for your comment. Comment noted.

Comment 67

Current established thresholds are LOS D in urban areas.

Comment 68

Thank you for your comment. Comment noted.

Comment 69

Thank you for your comment. Comment noted.

Comment 70

This portion of the Planned Action Ordinance is a forward-looking statement designed to ensure that future development under the planned action contributes to the costs associated with implementation of planned regional stormwater projects identified in the 2018 Belfair UGA Basin Plan. The necessary fair share payment will be determined for each planned action project at the time of application based on the regional facilities implemented to date.

Comment 71

Thank you for your comment. Comment noted.

Comment 72

This mitigation measure refers to Parks, Trails, Open Space, and Public Facilities recommendation P-7 on page 49 of the Draft Subarea Plan.

Comment 73

Thank you for your comment. Comment noted.

Comment 74

Thank you for your comment. Comment noted. The County is aware of the inconsistency in the code and is working to reconcile.

Comment 75

The Draft Planned Action Ordinance has been updated to include CARAs.

Comment 76

Thank you for your comment. Comment noted.

Letter 9 – Chris Wilder, Mason Transit Authority (MTA)

Comment 1

Prior to implementation of specific transportation improvements, intersection-specific design studies will be conducted to confirm detailed specifications for improvements. Roundabouts are designed to accommodate buses, trucks, and other large vehicles, but these intersection-level studies will further consider the surrounding context and modes being served.

Comment 2

Studies conducted on roundabouts, including studies by the Federal Highway Administration (FHWA) and WSDOT, show they are safer for pedestrians and bicyclists than other intersection types due to fewer conflicts, slower speeds, and shorter crossings.

Letter 10 – Judy Scott

Comment 1

Thank you for your comment. Comment noted.

Comment 2

Thank you for your comment. Comment noted.

Comment 3

As shown in Exhibit 2-7, the Preferred Alternative maintains the zoning of this property as Long-Term Agriculture.

Letter 11 – Joseph Pavel, Skokomish Indian Tribe

Thank you for your comments. Chapter 3.1 of the Supplemental Draft EIS provides additional hydrogeologic analysis and comment responses related to water quality, aquifer recharge, streamflow, and tribal water rights.

Letter 12 – Erica Marbet, Squaxin Island Tribe

Thank you for your comments. Chapter 3.1 of the Supplemental Draft EIS provides additional hydrogeologic analysis and comment responses related to water quality, aquifer recharge, streamflow, and tribal water rights. Chapter 3.2 of the Supplemental Draft EIS provides additional discussion of potential impacts associated with the Belfair Water Reclamation Facility.

Letter 13 – Andy Larson, Washington Department of Transportation (WSDOT)

Thank you for your comments. Chapter 3.3 of the Supplemental Draft EIS provides additional discussion of non-motorized facilities, planned improvements, and proposed mitigation measures.

5.2.2 Supplemental Draft EIS Comments

Letter 1 – Annette Creekpau, Mason County PUD 3

Comment 1

This understanding is correct – the Preferred Alternative would apply the County’s existing Public Institutional (PI) zone (with modifications) to promote consistency with the Shelton UGA code provisions.

Comment 2

Updated redline revisions to the development code, including the Public Institutional zone, are available as part of the packet for the December 6, 2021 Planning Advisory Commission Public Hearing. The hearing materials are posted on the project website: <https://masoncountywa.gov/community-services/belfair-eis>.

Comment 3

Thank you for your comment. Comment noted.

Comment 4

Thank you for your comment. Comment noted.

Letter 2 – Lisa Klein (on behalf of Jack and Steve Johnson)

Comment 1

Draft EIS Alternative 3 was presented to the Planning Advisory Commission (PAC) as the Staff Recommended Alternative. At that time, no SEPA Preferred Alternative had been formally identified as the PAC had not yet made a recommendation to the Board of County Commissioners. The goal of Alternative 3 was accommodate higher residential and employment growth within the Belfair UGA; given the subject

property's location between an area of Medium Density Residential (R-5) zoning to the west and Business Industrial (B-I) zoning to the east, it was deemed appropriate to re-zone the subject property from its current zoning of Single-Family Residential (R-4) to Medium Density Residential (R-5). Based on land capacity analysis, this proposed zoning increase under Alternative 3 would allow the Riverhill properties to develop approximately 15 additional residential units compared to existing zoning. Should the County revert to Alternative 3 proposals for the site, this would be in the range of the studied alternatives.

After publication of the Draft EIS, public comments received regarding protection of sensitive water resources in the UGA prompted additional environmental review and publication of the Supplemental Draft EIS. As part of that process, the County developed Alternative 3 Hybrid, which was recommended by the PAC as the SEPA Preferred Alternative. As shown in Draft EIS Exhibit 3-3, the northern portion of the UGA, including the Riverhill, LLC property, contains extensive wellhead protection areas. To enhance protection of groundwater resources in the UGA, the Preferred Alternative (Alternative 3 Hybrid) maintains the existing Single-Family Residential (R-4) zoning on the subject property.

The Preferred Alternative zoning for the Riverhill properties is consistent with Alternative 2 and the No Action Alternative (existing zoning), so it does not represent a density reduction, simply a continuation of the zoning designation currently in place.

Comment 2

Thank you for your comment. The conceptual bypass and connector alignments shown on the EIS maps are approximate based on the information currently available from WSDOT. The precise location of these routes has not been finalized, and the Subarea Plan can be amended to show the exact route when that information is available.

Comment 3

Thank you for your comment. Comment noted.

Letter 3 – Erica Marbet, Squaxin Island Tribe

Comment 1

Thank you for your comment. Providing water for both people and salmon is an important consideration, and it will continue to be considered as part of County planning efforts.

Comment 2

Thank you for your comment. The EIS acknowledges that deeper wells do affect stream flows. However, deeper wells typically have multiple impermeable layers separating the pumped aquifer from the stream, which reduces the effect on streams compared to shallower wells in the UGA, which generally do not have any impermeable layer separation.

Comment 3

Thank you for your comment. Stream water withdrawal quantities presented in the Supplemental Draft EIS only quantify the withdrawals and do not include return flow from well water that ultimately infiltrates back into the ground via septic systems, irrigation, or spray field application at the Belfair WRF.

Comment 4

See response to Comment 2. Quantification of effects on streamflow related to shallow private wells would require extensive hydrogeologic study in the area. Given the characteristics of deeper wells that reduce their impacts on streamflow, the EIS recommends that future development in the UGA be required to connect to a public water system to facilitate the gradual phasing out of these shallow private wells.

Comment 5

Thank you for your comment. The requirement to connect to a public water system has been included in the Planned Action Ordinance as a condition of approval for projects wishing to be classified as a planned action.

Comment 6

Thank you for your comment. Revised language regarding level of significance is presented in Chapter 4. To guarantee implementation of mitigation actions, upon adoption of the Planned Action Ordinance, listed mitigation measures will be required for all new development in the Belfair UGA that wishes to be considered under the planned action, including the requirement to connect to a public water system.

Comment 7

Thank you for your comment. Comment noted.

Comment 8

Thank you for your comment. The County will continue to engage with the Tribe on major land use planning efforts and water system planning in the future.

Letter 4 – Ken VanBuskirk

Comment 1

See response to DEIS Letter 8, Comment 3.

Comment 2

See response to DEIS Letter 8, Comment 13.

Comment 3

See responses to DEIS Letter 8, Comments 1 and 6.

Comment 4

See response to DEIS Letter 8, Comment 7.

Comment 5

The City of Bremerton operates the Casad Dam on the Union River according to their Operation and Maintenance Manual. The Casad Dam has influence on the hydrology of the Union River, but this influence is not an impact of the alternatives and is therefore not relevant to the Summary in Chapter 1 of the Draft EIS. A sentence has been added to Chapter 3.2.1 Affected Environment to document the influence of the dam. See revised text in Chapter 4 of this Final EIS.

Comment 6

Thank you for your comment. Though many of the recommendations of the Subarea Plan have not yet been developed, these projects can still serve as mitigation for impacts associated with future development in the UGA.

Comment 7

Supplemental Draft EIS Exhibit 3-7 depicts the trail network presented in the 2018 Belfair Mobility Plan, available here: <https://www.belfairmobility.org/>. Public outreach efforts associated with the plan are documented on the website at the link above.

Comment 8

See response to DEIS Letter 8, Comment 9.

Comment 9

See response to DEIS Letter 8, Comment 7. As described in the Supplemental Draft EIS, the updated Planned Action Ordinance will contain a provision that future planned action project will be required to connect to public water service as a condition of approval. Belfair Water District will continue to monitor water supply

and plan for system expansions as appropriate. In the event that adequate water supply is not available, and the District is unable to approve a connection, the project will not be eligible for approval as a planned action.

Comment 10

Thank you for your comment. Potential mitigation measures to address the identified impacts are listed on pages 1-26 and 1-27 of the Supplemental Draft EIS.

Comment 11

Thank you for your comment. Comment noted.

Comment 12

Appendix C to the Supplemental Draft EIS provides a breakdown of costs associated with each of the proposed mitigation projects, including non-motorized projects, and the associated contribution to the estimated fee per trip.

Regarding safety concerns related to transportation improvements, please see response to Comment Letter 9, Comment 2.

Comment 13

A detailed discussion of improvement and policy options to address these transportation impacts is contained in Draft EIS Chapter 3.9.3 – Mitigation Measures.

Comment 14

On December 6, 2021, the PAC recommended Alternative 3 Hybrid as the Preferred Alternative for consideration by the Board of County Commissioners.

Comment 15

See response to DEIS Letter 8, Comment 12.

Comment 16

Thank you for your comment. Comment noted.

Comment 17

The Supplemental Draft EIS specifically addressed comments that required additional analysis to fully describe potential environmental impacts associated with the alternatives. Responses to other comment letters received are provided in this Final EIS.

Comment 18

Thank you for your comment. This EIS does retroactively review projects that have already been approved.

Comment 19

See responses to Comment Letter 8, Comments 34-42.

6 Acronyms

ADA	Americans with Disabilities Act
CAO	Critical Areas Ordinance
CIP	Capital Improvement Program
CTR	Commute Trip Reduction
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas
GMA	Growth Management Act
gpm	Gallons per Minute
HCM	Highway Capacity Manual
KMC	Kirkland Municipal Code
LF	Linear Feet
LOS	Level of Service
MDD	Maximum Daily Demand
MEV	Million Entering Vehicles
mgd	million gallons per day
MPH	Miles per Hour
MVMT	Million Vehicle Miles Traveled
NFIP	National Flood Insurance Program
NWI	National Wetlands Inventory
PSCAA	Puget Sound Clean Air Agency
PSRC	Puget Sound Regional Council
RCW	Revised Code of Washington
SMP	Shoreline Master Program
SOV	Single Occupancy Vehicle
SR	State Route
TMDL	Total Maximum Daily Load
VMT	Vehicle Miles Traveled
WRIA	Water Resource Inventory Area
WSDOT	Washington State Department of Transportation

7 References

- Belfair Water District No. 1. 2020. *2020 Comprehensive Water System Plan (Draft)*, October 23, 2020. Belfair, Washington.
- BHC. 2021. Draft 2021 General Sewer Plan. Prepared for Mason County by BHC Consultants, Inc. January.
- Britannica, The Editors of Encyclopaedia. (2021, March 28). *George Vancouver*. Retrieved from <https://www.britannica.com/>:
<https://www.britannica.com/biography/George-Vancouver>
- CH2M Hill. 2009. Figure 1-1 Project Location and Vicinity. Belfair Wastewater and Water Reclamation Facilities. Produced on March 3, 2009. Received via personal communication from Ken VanBuskirk, January 11, 2021.
- Christiansen, A. C. 2021. *Cultural Resources Survey for the Olympic Ridge Development Project, Mason County, Washington*. Portland: SWCA Environmental Consultants.
- Dale Webb, B. W. 2021, April 16. General Manager. (D. M. Loretta Swanson, Interviewer).
- DNR (Washington State Department of Natural Resources). 2020. Forest Practices Application Mapping Tool. <https://fpamt.dnr.wa.gov/default.aspx#>. Accessed February 1, 2021.
- DNR (Washington State Department of Natural Resources). 2020. *Green Mountain and Tahuya State Forest*. Retrieved from <https://www.dnr.wa.gov/>:
<https://www.dnr.wa.gov/GreenMountainTahuya>
- Ecology. 2001. W.J. Ward, S. Butkus, and W. Ehinger. Union River Fecal Coliform Total Maximum Daily Load Study. Publication No. 01-03-038. Washington State Department of Ecology, Environmental Assessment Program, Olympia, Washington. October.
- Ecology. 2012. Reclaimed Water Permit Number ST 6224. Issued to the Belfair Wastewater and Water Reclamation Facility, Mason County Utilities and Waste Management. Effective January 1, 2013. Issued by the State of Washington Department of Ecology, Olympia, Washington, and the State of Washington Department of Health. December.

- Emerson, S. a. (2011). *Cultural Resources Survey for the Washington State Department of Transportation's SR 3, Belfair Area, Improvement Project, Mason County, Washington*. Cheney: Archaeological and Historical Services, Eastern Washington University.
- HCDOP. 2005. Hood Canal Dissolved Oxygen Program. Accessed August 20, 2020. <http://www.hoodcanal.washington.edu/aboutHC/brochure.html>
- Herrera. 2018. Belfair UGA 2018 Basin Plan. Prepared for Mason County Public Works Department by Herrera Environmental Consultants, Inc., Seattle, Washington. October 22, 2018.
- Hood Canal Salmon Enhancement Group. (2020, August 31). *How It All Began*. Retrieved from <https://www.pnwsalmoncenter.org>:
<https://www.pnwsalmoncenter.org/about/organization-history/>
- Liu, B. K. (1999, December 27). *The history of West Sound place names*. Retrieved from <https://products.kitsapsun.com/>:
https://products.kitsapsun.com/archive/1999/12-27/0012_the_history_of_west_sound_place_n.html
- Mason County Community Development and Utilities. (2007, January 29). *Belfair/Lower Hood Canal Water Reclamation Facilities Plan Supplemental Information Final Programmatic EIS*. Retrieved from <https://www.co.mason.wa.us/>:
<https://www.co.mason.wa.us/forms/utw/belfair-lower-hood-canal-wrf-jan-2007.pdf>
- Mason County. 2013. *Mason County Parks & Trails Department Information About Our Parks*. Retrieved from <https://www.co.mason.wa.us>:
https://www.co.mason.wa.us/forms/parks/parks_brochure.pdf
- Mason County. 2016. *Mason County Transportation Plan*. Adopted June 21, 2016
- Mason County. 2018. *Belfair Mobility Plan*. September 28, 2018
- Mason County. 2018. *MASON COUNTY PARKS AND TRAILS COMPREHENSIVE PLAN 2018 (Draft)*. Retrieved from <https://www.co.mason.wa.us>:
<https://www.co.mason.wa.us/forms/parks/2018-draft-comp-plan.pdf>
- Mason County. 2020. Mason County GIS. Accessed August 18, 2020. <https://gis.co.mason.wa.us/mason/>
- NRCS. 2020. Web Soil Survey Database. Natural Resources Conservation Service. <<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>>.
- USFWS. 2019. National Wetlands Inventory wetlands dataset layer. Digital data created in 2017. U.S. Fish and Wildlife Service. Accessed August 20, 2020. <https://www.fws.gov/wetlands/data/mapper.html>

- Polenz, M., K. Alldritt, N.J. Hehemann, I.Y. Sarikhan, and R.L. Logan. 2009. Geologic map of the Belfair 7.5-minute quadrangle, Mason, Kitsap, and Pierce Counties, Washington. Washington State Department of Natural Resources, Division of Geology and Earth Resources. July 2009.
- PUD 3. 2020. *PUD 3 Fast Facts*. Retrieved from <https://www.pud3.org/>:
<https://www.pud3.org/service/about-us/pud-3-fast-facts>
- Romano, C. C. 2018, March 16. *Get Outside! Theler Wetlands*. Retrieved from <https://www.cascadiamagazine.org/>:
<https://www.cascadiamagazine.org/places/getoutside/get-outside-theler-wetlands/>
- Skokomish Tribe. 2014. *Culture and History*. Retrieved from <http://www.skokomish.org/>: <http://www.skokomish.org/culture-and-history/>
- Smithsonian. 2021, March 28. *Wilkes Expedition*. Retrieved from <https://timeandnavigation.si.edu/>:
<https://timeandnavigation.si.edu/navigating-at-sea/us-goes-to-sea/wilkes-expedition>
- Squaxin Island Tribe. 2017. *Who We Are*. Retrieved from <https://squaxinland.org/>: <https://squaxinland.org/government/who-we-are/>
- Stantec. 2020. Draft 2020 Comprehensive Water System Plan. Prepared for Belfair Water District No. 1. by Stantec Consulting Services, Inc. October 23.
- SWCA Environmental Consultants. 2021. *Cultural Resources Survey for the Olympic Ridge Development Project, Mason County, Washington*. Prepared for EE Overton, Tacoma, Washington. SWCA Project No. 62349.01 Copy on file with the Washington State Department of Archaeology and Historic Preservation (DAHP).
- Transportation Research Board. 2016. *Highway Capacity Manual 6th Edition*. Washington DC.
- Transportation Research Board. 2010. *Highway Capacity Manual 2010*. Washington DC.
- US Energy Information Administration. 2016, March 18. *2012 Commercial Buildings Energy Consumption Survey: Energy Usage Summary: CBECS 2012 - Release date: March 18, 2016*. Retrieved from <https://www.eia.gov/>:
<https://www.eia.gov/consumption/commercial/reports/2012/energyusage/>

- USFWS. 2020. The National Wetlands Inventory. U.S. Fish and Wildlife Service, last modified October 1, 2020.
<https://www.fws.gov/wetlands/data/Mapper.html>
- USGS. (U.S Geological Survey). 2020. National Hydrography Dataset for Washington State. Accessed February 4, 2021.
<<https://www.sciencebase.gov/catalog/item/5a96cdb6e4b06990606c4d44>>
- WDFW. (Washington Department of Fish and Wildlife). 2018. Statewide Washington Integrated Fish Distribution. WDFW GIS Open Data. Accessed February 4, 2020. < <https://data-wdfw.opendata.arcgis.com/datasets/statewide-washington-integrated-fish-distribution>>.
- WDFW. 2020a. Priority Species and Habitat Database. Provided by Washington Department of Fish and Wildlife. Accessed May 1, 2020.
<<http://wdfw.wa.gov/mapping/phs/>>.
- WDFW. 2020b. SalmonScape mapping system. Washington Department of Fish and Wildlife. Accessed May 1, 2020.
<<http://wdfw.wa.gov/mapping/salmonscape/index.html>>.
- WDFW 2020c. Washington State Fish Passage. Provided by Washington Department of Fish and Wildlife. Accessed August 13, 2020.
<<https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html>>.
- Washington State Department of Transportation. 2020. *SR 3 Freight Corridor Planning Study*. July 2020
- Washington State Parks. (2020). *BELFAIR STATE PARK*. Retrieved from <https://parks.state.wa.us/>: <https://parks.state.wa.us/475/Belfair>

8 Appendices

Appendix A **Comments Received on the Draft EIS
and Supplemental Draft EIS**

Appendix B **Draft Planned Action Ordinance**

A Comments Received on the Draft EIS and Supplemental Draft EIS

From: andrea.spencer@ci.bremerton.wa.us
To: Kell Rowen
Subject: Re: Draft Belfair Planned Action EIS
Date: 05-May-2021 17:22
Attachments: Re: Draft Belfair Planned Action EIS.html [Save] [Open]
headers.822 [Save] [Open]
Message Id: 1aef6709ec323d4e9692fdffd83969920000000010c#A7D29F2BA7EC7040735522B8F8B401ECB4B6FBF917C00C9D347941E
D1793DDCD

TEXT.htm

ATTACHMENT

Hi Kell -

Thanks for the link - congrats on moving an initiative this big forward!

Andrea

#xD;

From: Kell Rowen <KRowen@co.mason.wa.us>

Sent: Wednesday, May 5, 2021 5:19 PM

To: Andrea Spencer <Andrea.Spencer@ci.bremerton.wa.us>; Ned Lever <Ned.Lever@ci.bremerton.wa.us>

Subject: Draft Belfair Planned Action EIS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andrea and Ned,

Mason County is working with BERK in drafting a Planned Action EIS for the Belfair UGA. We issued the DRAFT last Thursday for the 30-day comment period and I failed to include our neighbor Bremerton on the Agency list! The **comment period closes 5:00 p.m. June 1, 2021**. You can find all of the documents here: <https://www.co.mason.wa.us/community-services/belfair-eis/index.php>.

Sincerely,

Kell Rowen | Community Development Administrator

Mason County Community Services

O: (360) 427-9670 ext. 286

C: (360) 463-3035

<https://www.co.mason.wa.us/community-services>

Draft EIS Letter #2 - Weber

MAIL

From: shane.weber@ci.bremerton.wa.us
To: Kell Rowen
Subject: RE: Draft Belfair Planned Action EIS
Date: 28-May-2021 14:09
Attachments: RE: Draft Belfair Planned Action EIS.html [Save] [Open]
headers.822 [Save] [Open]
Message Id: 1aef6709ec323d4e9692fdffd83969920000000010c#39D903578F70A64181B58C2D707C05F53A328CD13F324C8738E07B51
FBDFA801

TEXT.htm

ATTACHMENT

Good Afternoon Kell – No comments from Bremerton on the transportation element of the planned action EIS.

Best Regards,

Shane Weber, P.E.

Engineering Manager - Transportation

Bremerton ADA Coordinator

Phone: 360-473-2354

Email. Shane.Weber@ci.bremerton.wa.us

From: Kell Rowen <KRowen@co.mason.wa.us>
Sent: Wednesday, May 5, 2021 5:20 PM
To: Andrea Spencer <Andrea.Spencer@ci.bremerton.wa.us>; Ned Lever <Ned.Lever@ci.bremerton.wa.us>
Subject: Draft Belfair Planned Action EIS

amp;nbsp;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andrea and Ned,

Mason County is working with BERK in drafting a Planned Action EIS for the Belfair UGA. We issued the DRAFT last Thursday for the 30-day comment period and I failed to include our neighbor Bremerton on the Agency list! The **comment**

Mason County is working with BERK in drafting a Planned Action EIS for the Belfair UGA. We issued the DRAFT last Thursday for the 30-day comment period and I failed to include our neighbor Bremerton on the Agency list! The **comment period closes 5:00 p.m. June 1, 2021**. You can find all of the documents here: <https://www.co.mason.wa.us/community-services/belfair-eis/index.php>.

Sincerely,

Kell Rowen | Community Development Administrator

Mason County Community Services

O: (360) 427-9670 ext. 286

C: (360) 463-3035

<https://www.co.mason.wa.us/community-services>

Draft EIS Letter #3 - Ibsen

From: constance ibsen <constance.c.ibsen@gmail.com>

Sent: Wednesday, May 26, 2021 3:55 PM

To: Kell Rowen <KRowen@co.mason.wa.us>

Subject: Actual Traffic Counts for Belfair Area...?

Kell,

I thought I had already sent you an email asking if there are actual traffic counts, the dates, who did them available? My eyes just glazed over reading the traffic modeling pages in the draft EIS.

Constance

Draft EIS Letter #4 - Peterson

Mariah Frazier

From: Planning
Sent: Monday, June 14, 2021 10:12 AM
To: Ken VanBuskirk
Cc: Mariah Frazier
Subject: FW: KELL - Comment on Belfair DEIS

FYI

From: BRIAN PETERSEN <drbrian@hctc.com>
Sent: Friday, May 28, 2021 12:18 PM
To: Planning <planning@co.mason.wa.us>
Subject: KELL - Comment on Belfair DEIS

Hi Kell,

Hope this note finds you well.

I only have three main comments on the DEIS materials I went through.

1. At the southern "environmental node" as we referred to it in the original plan... we do have a new park identified and designed ... The "Sweetwater Creek / Waterwheel Park". This park is right across from Theler and it is actually in our 'Parks & Trails Comp Plan' for Mason County and therefore also in our most recently updated "Mason County Comp Plan". I think it would be helpful if this was identified on the EIS and called out by name since it is so far along in it's development and already in the Comp Plan. 1

2. The Romance Hill Connector has been discussed for years. This connector / ROW was originally purchased and improved by Public Works Director, Jerry Hauth for the specific purpose of a future connection at this location. The community supported this connection through multiple community meetings in our UGA Master Planning sessions throughout a three year process. The final zoning plans the community settled on shows a small pocket of commercial zoning at the future intersection of Romance Hill and the Belfair Bypass. This connection has been discussed and planned for over 20 years. This is good planning. Let's make sure a couple people don't politicize this. Remember, IF there was no mid point connector, people would need to make a decision on possible commercial stops in town... two miles north of town... if they wanted to change their mind and drop in for some shopping, they couldn't get back off the bypass until 3 miles south of town by the high school and then would have to backtrack into town... which few would do. 2

Also, keep in mind the traffic patterns identified over the years. The amount of people using the bypass has been overstated at times. Many 'passers by' are folks who will continue traveling down 106 to Union or up Dalby / McReavy Rd. to Shelton or down to 101 to Shelton and beyond. Those people will still come through the heart of the commerce center. However, if they are truly only 'passers by' trips and they wanted to avoid the heart of the commerce center at the Starbucks light, they could stay on the bypass.... come down the Romance Hill road and take a left on 3 and still head south.

Romance Hill is critical for our commerce center and yet still helpful for the pass through traffic.

3. Future investment in sewer line extensions should be stubbed lines to access our own 'industrial' zoned lands... including a stub of the main under highway 3.

3

That's it....

Thanks for your time and for this process. Sorry I missed the last one online but I appreciate you allowing continued comment on this.

Cheers,

Dr. Brian Petersen
ADIO Properties, LLC
(360) 710 0855



Hood Canal Coordinating Council

Jefferson, Kitsap & Mason Counties; Port Gamble S'Klallam & Skokomish Tribes
17791 Fjord Drive NE, Suite 118, Poulsbo, WA 98370

June 1, 2021

Kell Rowen, Community Development Administrator
Mason County Community Services
615 W Alder Street
Shelton, WA 98584

RE: Hood Canal Coordinating Council Staff Review Comments on the Belfair UGA DEIS April 2021

Dear Kell,

The Hood Canal Coordinating Council staff has reviewed the Mason County Belfair Urban Growth Area DEIS, April 2021 and would like to provide the following comments.

Comment 1: See Wetlands pages 3-14, 3-15 and Exhibit 3-4 Wetlands and Streams

There is a large wetland occurring on Irene Creek east of the Old Belfair Highway which is partly contained within the 17 acre wetland mitigation site of the Hood Canal Coordinating Council's In Lieu Fee Program. We have estimated this wetland to be at least at 24 acres based on area topography, aerial imagery review and field survey of some parcels in the area. This is a Category 1 wetland and occurs from south of the Irene Creek culvert crossing at Old Belfair Highway north and east to McKnight Road. North of McKnight Road a wetland with an open water pond also occurs. These two wetlands are hydrologically connected by Irene Creek and hyporheic flow. This wetland is not accurately depicted on Exhibit 3-4 Wetlands and Streams.

1

Comment 2: Is the UGA boundary correct at the circled location of Exhibit 3-4, looks different from previous Exhibits? Also verify boundary on Exhibit 3-7.



2

Comment 3: Exhibit 3-10. Existing Land Use Acreages

Undeveloped Public/Conservancy lands should be separated out from undeveloped only lands. Public and conserved lands have restrictive land uses placed on title and are not typically available for development so should not be included with unrestricted undeveloped land.

3

Comment 4: Exhibit 3-11 Existing Land Use Map

Incorrect land use for parcel 12329-11-00040 (see red arrow on figure excerpt below) – conserved wetland mitigation property.



4

Sincerely,

Patty Michak

Patty Michak
Mitigation Program Manager
Hood Canal Coordinating Council

Draft EIS Letter #6 - Neil

Mariah Frazier

From: Stephanie Neil <davisfarmflowergirl@gmail.com>
Sent: Tuesday, June 1, 2021 6:49 PM
To: Planning
Subject: Fwd: Belfair UGA Draft EIS comments

I wanted to clarify what I wrote in my earlier email regarding cultural resources. I'm really happy to see the County considering additional measures to identify and protect cultural resources. I think it is a good idea to conduct more surveys in high probability areas before development. I don't think the desktop reviews will be that useful because they are just gathering background information, there is no fieldwork. The statewide predictive model is a useful tool but it has limitations. My main question is who would be determining if a survey was necessary - DAHP staff, County staff, or other?

Thank You,
Stephanie Neil

----- Forwarded message -----

From: **Stephanie Neil** <davisfarmflowergirl@gmail.com>
Date: Tue, Jun 1, 2021 at 6:22 PM
Subject: Belfair UGA Draft EIS comments
To: <planning@co.mason.wa.us>

Thank you for taking comments on the Belfair UGA Draft EIS.

I have been a Belfair resident for about 32 years and it's a very special place to me. I grew up in Belfair, left in 1996 for university and to start my career, and returned when I had my first child in 2007 because I wanted to raise my kids here.

I looked at the Draft EIS and also some of the meeting notes and have the following comments.

I see Belfair as a crossroads, vacation destination, and bedroom community to Bremerton and beyond. I personally commute from Belfair to Seattle three days a week via the ferry service from Bremerton and Southworth and I'm one of many. Belfair is on a major route north-south and also a jumping off point to summer cabins and recreation on Hood Canal, Tahuya Peninsula, Mason Lake, and the Olympic Peninsula.

I know there will be increased growth and we need to plan for it. I'd also like to see improvements in transportation to handle increased numbers of people, and the protection of important natural resources.

I prefer Alternative 2 or a new Alternative with pieces from Alternative 3, but not the entire thing. I think the growth should be focused near SR3 or the new SR3 Freight Corridor. I think it will be easier to improve the existing infrastructure on SR3 and design SR3 Freight Corridor infrastructure to handle the increased growth.

I do not think it would be wise to rezone the portion of the UGA in the Newkirk area. The Union River Valley Critical Aquifer Recharge Area needs to be protected and as noted in the Draft EIS the Union River is a shoreline of statewide significance and already has issues with bacteria, dissolved oxygen, and temperature levels. Also noted were poor spawning conditions due to runoff. Efforts should be made to protect the Union River and its major tributaries.

I own the property at 301 NE Old Belfair Hwy. I noted the UGA includes that parcel (it sticks out there) but the zoning has been changed to Rural Residential. Irene Creek flows through this property. The UGA boundary should be redrawn

straight along Old Belfair Hwy at this location. The property at 381 NE Davis Farm Rd. was also changed to Rural Residential and borders Irene Creek but the UGA boundary also goes around this property. It should be redrawn here as well.

3

I think there is additional acreage in public/conservancy than is shown. The property at 360 NE Old Belfair Hwy is under a conservation easement. The 10 acre to the east of this parcel is marked but not the 7 acre along OBH.

4

I do think adding more growth to the northern area of the UGA near the SR3 and SR3 Freight Corridor by changing to a MP-MU designation is a good idea. This area is better suited for development and would be closer to the main travel routes.

5

The Draft EIS noted the intersection at Old Belfair Hwy/ SR 300/ Clifton Ln is very busy and already poorly functioning. It would not be wise to add increased traffic coming from the Newkirk direction, even if the intersection is improved.

6

I don't think the maps have all the streams and wetlands accurately mapped. I think there are likely additional wetland areas to the east of SR3 near the center of Belfair and some streams do not appear to be in the correct locations. I think better data is needed to properly plan and there may need to be additional areas that are set aside for wetland preservation and/or mitigation.

7

I would like to see a connection from the SR3 Freight Corridor to SR3 close to the intersection of SR3 and SR106. I think this would make a more logical connection than the one planned at Romance Hill. Maybe this would be harder to engineer at the top of the hill, I don't know enough about the details of the land, but it seems like it would make a much better connection and keep the people travelling down SR106 from going through downtown.

I like the idea of a roundabout at the SR300/ OBH/ Clifton Lance intersection. I don't understand the need for another roundabout at Roy Boad Road.

8

I really like the idea for increased bicycle and foot trails, especially the one along SR300. I regularly ride my bicycle and run on roads and many in Belfair are very dangerous. The section from QFC to Sand Hill Rd is one of the worst. It would be great to have more of the parks tied together. This connection along SR 300 towards Belfair State Park and towards the Sand Hill park is much needed.

I am a professional archaeologist and familiar with the secure side of WISAARD. I have some questions regarding additional cultural resources requirements. Who would be reviewing and determining if a cultural resources desktop review or survey is necessary? Would that be done by County staff? It seems like that would require a lot of additional work. I don't see the usefulness in having desktop reviews for the moderately low and moderate areas. I like the idea of adding standard inadvertent discovery language, but I think the other proposed changes might be requiring more work than is really necessary to protect cultural resources.

9

Thank you for your time,
Stephanie Neil

Draft EIS Letter #7 - Flora

Mariah Frazier

From: Courtney Flora <cflora@mhseattle.com>
Sent: Friday, June 4, 2021 3:30 PM
To: Kell Rowen
Subject: Belfair PAO and Subarea Plan

Hi Kell— Thanks for forwarding the updated draft. Here are our initial comments on the proposed code language. It would be great if we could connect on Monday to run through these.

- In Attachment B under MCC 17.20.020, “Mixed-Use/Master Plan” should be added as one of the Districts Established.
- The new 17.23.200 says the purpose of the MP-MU district is to “allow a mix of commercial and residential uses with a focus on business/industrial park development and multi-family housing.” But the allowed uses in 17.23.210 are only those uses allowed in General Commercial and Mixed Use—not in Residential or Business Industrial. We may need to add some of the residential and BI uses to meet the intent of the zone; we will review in more detail.
- What’s the rationale for including 17.23.220, Special Uses? If we have to go through a Master Plan process anyway, probably no need to have this section.
- Apex is reviewing the new landscaping standards, and we may have additional comments on that.
- In the new 17.23.280 (“Master Plan”), it would be helpful to have a process statement, such as “Allowed uses under the 10-acre threshold will be reviewed and approved through an administrative site plan application, consistent with adopted regulations. Proposals exceeding the 10-acre threshold may be reviewed under a Type III Master Plan process, as outlined in MCC 17.70.”
- In 17.70.016(c), add a final sentence, “In the Belfair UGA, the applicant will submit a SEPA checklist for purposes of determining consistency with the Planned Action Ordinance. If the proposal is consistent, no further SEPA review will be required.”
- In 17.70.016 (e), add a final sentence: “For proposals in the Belfair UGA subject to a Type III process, no Development Agreement is required.” (An open record hearing before the Hearing Examiner and Council would violate state law).
- In 17.70.017(a), change “may approve” to “shall approve” in the opening sentence (“may” suggests that if all the approval criteria are met, decision-maker could still deny project, which doesn’t make sense)
- 17.70.017(a)(2) requires compliance with the review criteria in 17.70.015(b), which doesn’t exist. This reference should be deleted or corrected.
- In 17.70.017(a)(8) add “significantly” before “adversely impacted” (this could be interpreted to mean any adverse impact, no matter how minor, precludes approval)
- An extended vesting provision should be added. The memo references 15-vesting with the option of requesting 5 year extensions; I don’t see that anywhere in the current or draft regulations.

Hope this all makes sense—again, happy to talk through it. Thanks, and have a great weekend!

Courtney Flora
Partner

McCULLOUGH HILL LEARY, PS

701 Fifth Avenue, Suite 6600

Seattle, Washington 98104

Tel: 206.812.3376

Fax: 206.812.3389

cflora@mhseattle.com

NOTICE: This communication may contain privileged or confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Draft EIS Letter #8 - VanBuskirk

June 4, 2021

To: Kell Rowen, Community Development Administrator

Mason County Planning Advisory Commission

Mason County
Mason County Community Services
615 W Alder Street
Shelton WA 98584

Comments to: SEPA scoping materials, Draft Belfair EIS, Draft update to 2004 UGA plan, Proposed Development Code amendments, and Draft planned action ordinance.

SEPA scoping materials:

Post card notices of SEPA scoping materials were originally distributed to several local businesses and were not widely known in the community as they were not mailed out. The original scoping materials contained UGA boundary revisions that removed a substantial portion of the NW corner, (Riverhill, Newkirk road) area, from the UGA. There was no public notice mailed to the residents of the UGA of this consideration. The boundary revision was removed from consideration with little public involvement. I was told it was because a County Commissioner did not like the idea! I submitted several scoping comments about modifying the UGA boundary that seem to have been ignored.

1

The reason given for the comment period being extended a week was due to the SEPA register not having the Scoping Document which was sent out in November 2020. The draft EIS distribution list does not list the City of Bremerton, Mason County Hospital District 2, and Mason County Cemetery District 1.

2

There was a lot of discussion in the original scoping meeting about facilitating growth that supports a community-based vision for Belfair. This community based vision is not widely known or supported as evidenced by the lack of public involvement to date. The biggest hot topic issue in our community right now is what is going on with all the land clearing and how will it affect traffic.

3

Draft Belfair EIS:

The April 29th letter preceding the EIS 3 speaks to the subarea plan, infrastructure improvements and mitigation fees being key issues facing our decision makers. I agree.

4

Fact sheet iv. Preceding the EIS describes the Alternative #3. I support this alternative focusing development on the plateau out the valley and CARA, however only with the following adjustments to Alternative #2.

5

Do not include the Public Facility, Festival Retail or R5 rezones described in Alternative 2 instead modify, revise UGA boundary to remove public WDFW property west of Timberland Regional Library and remove all properties in the Irene Creek and Viola Creek drainages.

6

Summary 1-8: I doubt that Belfair water district will be able to serve the entire study area without modifying the UGA boundaries. How many permit exempt groundwater wells with buffers exist in the study area?

7

Summary 1-11: Discard 2nd bullet point regarding expanding the mixed use zoning in connection with building a freight corridor Romance hill connector. This connection concept is not widely supported in the community. Discard 3rd bullet point regarding rezoning 94 acres from R-4 to R-5. This is also not widely supported in the community and would only add to transportation concurrency dilemma. Amend 4th bullet point to include undevelopable state owned property on western edge of UGA.

8

Summary 1-20: In my opinion impact fees should be established for schools, parks and transportation infrastructure.

9

Summary 1-24: Mason County **should** rather than “could” implement a funding mechanism for stormwater system for UGA.

10

Proposals and Alternatives 2-5: Refresh UGA plan-first bullet point typo, “area” should be replaced with word “are”.

11

Proposals and Alternatives, 2-6, 7: Exhibits 2-3 and 2-4 depict UGA boundary in wrong location. 2 separate properties rezoned out of UGA.

12

Proposals and Alternatives, 2-9: Exhibit 2-5 Public facility zoning on Old Belfair highway is not compatible with nearby long term agriculture and ARL, agricultural resource lands. Two documented eagles nest, 1100 and 1900’ to SW.

13

Proposals and Alternative 2-13: Planned Action Boundary should only cover east portion of UGA.

14

Chapter 3. Earth 3-3. Geographically Hazardous Areas. With more than 30% of the UGA lands being classified as a landslide hazard area all development including parks and trails and roads should be excluded from those areas. Again all future development should be focused on the eastern UGA away from these landslide hazard areas. With this in mind the planned Romance hill connector to freight corridor should be abandoned. In addition the most recent DNR tsunami modeling should be included as appendices to plan. <https://www.king5.com/article/weather/earthquakes/new-maps-show-how-a-tsunami-could-impact-seattle-and-puget-sound/281-199e4224-07fa-4d31-9464-71976b1e8a01>

15

Water Resources 3.2.1 Affected Environment page 3-10 “A large portion of UGA is within area where ground water resources are important and must be protected.” How will County accomplish this protection?

16

Page 3-11 Exhibit 3-3 depicts the CARA stopping at UGA boundary. I think it is important that the map shows that the CARA extends outside the UGA boundary. I think the percentage of UGA land in a CARA should be calculated and addressed in the EIS similar to what was done for the Geographically Hazardous areas. I think the 2013 Mason County CARA team recommendations regarding the CARA

17

ordinance should be considered and referenced in the mitigation measures and referenced in EIS. (Attached).	17
Page 3-12, discusses Hood Canal and a 182 largest wetland but doesn't say where it is at. Need to be identified by location, landmark if nothing else.	18
Page 3-13, Exhibit 3-4. How can a plan be approved and adopted with inaccurate data? Same faulty data including fish presence used by same consultant in 2018 Belfair UGA Basin Plan.	19
Page 3-14, 15 wetlands. Mason County needs to characterize and rate all the wetlands in UGA immediately before any more are filled in. Reference pages 33 and 184 of 2018 Belfair UGA Basin Plan.	20
Page 3-17, Wells and groundwater states that there are no zoning changes proposed between alternatives over the CARA. That is false. Zoning changes include the current fire station being constructed on Old Belfair highway, the whole festival retail zone to mixed use and yet to be constructed 100 apartments on Roy Boad road as depicted on scoping post card and incorrectly rezoned form R-5 to R-10 in 2018 before moratorium was removed in 2019. Development code for the FR to mixed use rezone, if approved , will need to be amended to remove dry cleaners from allowed uses. They are prohibited in a CARA.	21
Chapter 3.3 Plants and Animals, 3.3.1 Affected Environment. Page 3-24 bottom. Due to conflicting information only streams depicted on DNR database are considered official fish habitat. How can you approve this plan when the DNR database is known to be faulty?	22
Page 3.28-2 nd paragraph, Mindy creek tributary crossed under SR-3. (DNR 2020) wrong location. Stream was rerouted a short distance when SR3 was widened but still merges with Mindy creek and enters Union River not Hood Canal.	23
Page 3.29 Plant and animal impacts common to all alternatives. Recent SEPA done for NMRFA building and rezone to Public facility failed to identify that their project and entire UGA lie in US Fish and Wildlife "Pacific" migratory bird flyway. Also there are two active Bald eagle nests adjacent to western boundary of UGA. The closest being 600 feet from UGA. Both sites are in the Union River valley in the area I suggested to be removed from UGA.	24
Page 3-33. Federal regulations should include the Federal Bald and Golden Eagle protection Act administered by the U. S. Fish and Wildlife Service.	25
Page 3-36, Exhibit 3-11 existing land use map is wrong for two parcels off of old Belfair highway, undeveloped conservancy land and residential across street.	26
Page 3-40 Major pipeline developments. PCI LLC sets on a CARA. Major community concern with traffic mitigation for pipeline developments. Some feel they fail to timely meet GMA goal 11 and 12 on page 3-43.	27
Page 3-41. Streams not depicted as referenced in key.	28

Page 3-46 Existing Development Capacity. Comments received in scoping process support the proposal to modify UGA boundary to remove NW part of study area from UGA. The land capacity analysis considered the effects of modifying the boundary and found it had little effect to the capacity. **The PAC should make a recommendation to modify UGA boundary in Union river valley as part of alternative #3 focusing development on plateau in eastern portion of UGA.**

29

Page 3-65 Exhibit 3-22 Archaeology sites. Applicant misrepresented 45MS197 as an archaeology site. It wasn't listed **until 2012** as a historic hydroelectric site. The waterwheel site was built in the **1950's** after a trout pond and spillway was built by a Mr. Barber and a large excavator. The waterwheel was decorative only and served no other purposes.

30

Page 3-106. Last sentence. "The County currently does not have a stormwater utility fee or a dedicated funding mechanism for stormwater capital improvement projects." **PAC should recommend that the County establish a stormwater utility fee.**

31

Page 3-108 Exhibit 3-44 Existing stormwater facilities. What is the regional storm water WSDOT facility located outside UGA on PNWSC property? Is it in use? By WSDOT?

32

Page 3-112 Belfair water district anticipates that Alternative 2 and 3 growth projections exceed water district plans. **What is the PAC going to recommend regarding? Will recommendation consider concurrency requirements?**

33

3.9 Transportation

Page 3-120 Transportation section is the most I have been hearing about in community and is perhaps the largest issue if not the most expensive infrastructure.

34

Page 3-131 Belfair connector projects.

Only one connector to the freight corridor built at Log yard road utilizing existing round about is the most common sense solution. The Romance Hill connector to the freight corridor is not a community supported option. Romance Hill road bisects a Land slide hazard area. If it is connected to freight corridor the connection costs should be paid by developers.

35

Page 3-133 Planned transportation improvements.

NE Clifton Lane Access Management at SR 3: The only left-turn to and from NE Clifton Lane between SR 3 and Roy Boad Road are currently restricted and to provide a compact roundabout at Roy Boad Road to allow u-turning is not necessary and a poor idea as it is only 200' from next intersection and there is a Mason Transit Authority bus stop with lots of pedestrians.

36

NE Old Belfair Highway/SR 300-NE /Clifton Lane Roundabout: This project was identified as part of the original 2004 subarea plan **seventeen years ago as a signalized intersection.** So much for concurrency!

37

2004 T-7: Signalize the Clifton Lane/Old Belfair Highway intersection. Install a traffic signal at this intersection when warranted. Include pedestrian sidewalks and signals on all four legs of the intersection. This intersection is very dangerous. Locals refer to it as Belfair’s IQ test. A roundabout in this location is not good. There are too many pedestrians! Signalize intersection like recommended in 2004. | 38

Page 3-134. Pedestrian and bicycle network. Bicycles and dogs are not allowed on Theler trail system. The proposed trail linking Romance hill, SR-3 and Salmon Center is in a large landslide hazard area. Trail maintenance is very expensive. | 39

Page 3-135 Exhibit 3-53 Proposed trail is in a landslide hazard area. Risk is unacceptable. Trail maintenance in steep ground is expensive and causes erosion. | 40

Page 3-146 I fail to see how County can meet the 6 year concurrency requirement. It appears County has already approved new developments with less than adequate current levels of service. | 41

Page 3-148 Capacity improvements. 2 way left turn lane on Old Belfair highway to Newkirk road is a bad idea. Would not be necessary if a modified Alternative 3 was selected with UGA boundary revisions I earlier described. | 42

Draft 2021 Belfair UGA Plan

I was a member of the 2004 plan committee. It was a large committee made up of 27 people and we had over 14 public meetings which were all well attended. On the cover page of the plan there is a large building depicted, the Salmon Center. It was a 36,000 square foot facility depicted on 25 acres and was one of the three development nodes in the 2004 plan. On page 6 of the 2021 draft version it talks about the Salmon Center being constructed in 2009 and that it has cemented the “theme”, and is a tourism draw with 300,000 visitors a year anticipated. It should be noted that it was moved to Agricultural Resource land outside the UGA. 300,000 visitors a year is way outside the scope of their special use permit, current transportation and sewer infrastructure cannot support and cannot be extended outside of the UGA. | 43

Page 11.

March 15, 2021 PAC meeting. Important to note that PAC discussed minor modification to redirect trails and **parks** from identified landslide hazard areas. | 44

April 19,2021, Community meeting under RCW 43.21.c440(3)(b) meeting was not noticed well and there were no public members or public agencies in attendance. | 44

Page 14. Why is Salmon Center depicted on map? It is not in UGA and map gives impression that it is an important area. Outside the scope of their special use permit! | 45

Page 15. Romance Hill connection is planned. This is not a community supported vision. If built it should be paid for by developers(s). Natural environment- the CARA acreage should be depicted as a percentage of total UGA acreage like the Land Slide Hazard Area. | 46

Page 16. Bikes and dogs are not allowed on Theler trails and WDFW lands. | 47

Page 21. Depicts loop trail in Landslide hazard area. | 48

Page 23. Park and multifamily residential sited on a class 1 wetland that was identified as a potential stormwater facility in 2018 basin plan. | 49

Page 31. LU-1 Where is the recommendation that was in original scoping document regarding removing a portion of the Riverhill community? I think the residents of Riverhill and the Old Belfair Highway should be surveyed. Also another publically owned WDFW parcel on western edge of UGA should be removed. There was no public discussion about either. | 50

Page 32. LU-2 Mixed Use designation -Assumes Romance Hill connector to freight corridor will be built. Very expensive, developers should pay total cost for infrastructure. Community does not support. Where Mixed Use is on top of the CARA specific recommendations should note prohibited uses and uses requiring environmental permits per Mason County Resource ordinance. 8.52.120 | 51

Page 34,35. LU-3 Support the concept. That area has the greatest potential for smart growth and the plateau is where there are minimal environmental impacts. The hydrology layer needs to be corrected to remove nonexistent streams. Alternative 3 with a reduction in Uga and development in the Union River valley makes most sense. | 52

Page 40. LU-6 Map incorrect does not include existing R10 on Roy Boad road. 2 of the R-10s are overlying CARA and another is in landslide hazard area. | 53

Page 47. Transportation.
How can plan be approved if transportation section is pending.
Several of the original transportation recommendations in the 2004 were not achieved in their entirety or at all.
T-1 just phase 1, phase 2 still pending
T-2 no median
T-3 no median
T-4 no median
T-6 not at all, name changed to Freight Corridor
T-7 no
T-9? | 54

https://static1.squarespace.com/static/59af58ce37c5817a20c87a02/t/59b4260be9bdfd95033f32eb/1504978454855/belfair_uga_plan.pdf

Page 48.
P-2 and P-3. Market does no longer meet Washington State Farmers Market Association requirements to be a "farmers" market. | 55

P-4. Good idea for larger Regional Park to be sited on plateau. Port of Allyn and Salmon Center's idea of Sweetwater Park is not supported by community. Site still listed on Department of Ecology's cleanup list. Does not protect critical areas. R-10 zoning should be removed from area as Salmon center has moved and is no longer focal point of the southern development node. | 56

P-7. Trails require lots of maintenance. Who will pay? No trail of park should be put in a landslide hazard area. | 57

Page 50. Figure 28.
What is "add improved access at bridge in long term"? Area depicted is the US Navy RR trestle. Abandon or reroute trails, (P1) to avoid all landslide hazard areas. | 58

Page 51.
Water quality recommendations need funding. County needs to enforce current ordinance and adopt recommendations of 2012 CARA team.(attached) **PAC should recommend.** | 59

Page 52. Implementation Strategy
The implementation strategy is word for word the same as 2004. Successful implementation of plan depends on local interests to organize and cooperate. That organization and cooperation is not happening. **Perhaps the PAC should recommend to the BOCC that Belfair incorporate.** As I understand it the Belfair UGA is one of a few UGAs in the state that aren't associated with an incorporated city. See second paragraph.
<https://investors.harborcustomhomes.com/profiles/investor/ResLibraryView.asp?ResLibraryID=94134&BzID=2449&G=1380> | 60

Proposed Development Code Amendments.

Page 1.
Last bullet point.
Apply Public Facility Zoning that matches the standards contained in the Shelton UGA Public Institutional zone (MCC 17.07.710) (Alternatives 2 and 3). | 61

I don't think it meets the intent of the ordinance in "facilitating"" managed" growth to approve rezoning existing facilities after the fact, or to apply the "Public facility" zoning that matches the standards contained in the Shelton UGA Public Institutional zone. The two UGAs are entirely different and Shelton is incorporated with their own Commission. | 61

Page 7.
Code 17.23.130 Allowed uses: 20. Remove dry cleaner as an allowed use. Strictly prohibited in CARA. | 62

Page 9.
Code 17.23.145 Prohibited uses. Add dry cleaners as prohibited in CARA | 63

Code 17.23.155 (b) What is Old Beard place??? Please be more specific. The only Beard place I know of is 2 miles from UGA. | 64

Draft Planned Action Ordinance

Page 4. "The County provided several opportunities for meaningful public involvement and review in the Belfair UGA Plan and Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.
Please note the PAC meeting April 19 was not consistent with 43.21.C 440,3b. Agenda noted as "Public workshop", **Meeting minutes document there was no public or agencies in attendance.**

65

Section 2 Purpose, E. Uncertain how the objectives in this section are going to be adopted and achieved.

66

Page 9- (b) Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in the Mason County Comprehensive Plan and Mason County Code. What are current established thresholds in Comprehensive plan and code.

67

Page 11-e (2) The County shall base its decision to qualify a project as a Planned Action Project on review of the SEPA Checklist form in WAC 197-11 and review of the Planned Action Project submittal and supporting documentation, provided on County required forms. [the County may develop its own SEPA checklist for the planned action area; however, the standard form is assumed here]

68

I feel the SEPA checklist review needs to be strengthened and **the PAC should recommend that the County develop its own SEPA checklist.**

Page 17. Exhibit A-option 2 makes most sense to focus development on plateau. Streams not visible on exhibit map.

69

Page 23. Utilities

7.

To account for increased stormwater conveyance needs due to increased impervious areas, the County shall require planned action applicants to pay their fair share of regional facilities that have been implemented in accordance with the Belfair UGA 2018 Basin Plan.

70

What are the regional facilities that have been implemented in accordance with that 2018 basin plan?

8.

Mason County may condition planned action applicants to pay adopted capital facilities charges for stormwater.

71

Change Mason County "may" to "shall".

Page 23 Transportation

9.

Connect the Romance Hill Loop Trail to land uses north of Romance Hill Road to facilitate north-south non-motorized activity in the Belfair UGA.

“Romance Hill loop trail” has not been adopted and is not referenced in UGA plan parks and trails recommendations.

72

Page 24. Transportation

10.

Concurrency: Transportation improvements or strategies shall be constructed to ensure that an adequate transportation system is in place to serve increased travel demands. Concurrency is defined as having a financial commitment in place to resolve the deficiency within six years. The County will not approve new developments unless the LOS standards are met. Transportation improvements identified in the Comprehensive Plan, County Transportation Improvement Program, and the Belfair Planned Action EIS are needed to meet LOS standards. Planned action applicants shall pay their proportionate share of improvements based on new PM Peak hour trips. A calculation of SEPA mitigation Fess is included in Section B-3.

The County will not approve new developments unless the LOS standards are met.

73

Page 25.

16.

The County Stormwater Management code (MCC 14.48.050) requires new development to meet the minimum requirements of the 2005 Edition of Ecology’s Stormwater Management Manual for Western Washington. The County requires all large developments that propose stormwater infiltration upslope of landslide hazard areas to complete a hydrogeology analysis to confirm that the proposed design would not increase the risk of landslide hazards. Stormwater facilities must be designed in accordance with the 2012 Stormwater Management Manual for Western Washington, as amended in 2014, consistent with the Mason County Shoreline Master Program (MCC 8.52).

It is confusing which manual 2005 or 2012 governs which process?

74

Page 25 water resources

. During final design and permitting of projects under all alternatives, project proponents will first be required to avoid and minimize impacts to wetlands and streams through design measures and best management practices. Where impacts are unavoidable, project proponents will mitigate them in accordance with applicable federal regulations, local critical areas ordinances, and permit requirements. See Table 2.

No mention of CARA needs to be.

75

Page 28.

#29.

MCC Chapter 14.46 includes the purpose, description, and regulations associated with the County's storm and surface water utility. The utility is responsible for flooding management, water quality improvement, and protecting aquatic habitat. Currently, **there are no annual stormwater fees associated with the utility**. Assessments for fees may become necessary to support the utility and its functions, and a priority list of projects will be developed before any fee or assessment is required (MCC 14.46.040).

County storm water utility, annual storm water fees need to be adopted. PAC should recommend.

76

Page 29.

1 a. Based on the share of trips in Section (3)(a) and mitigation in the EIS the cost and fee per trip has been calculated. Unless amended, **or replaced with a transportation impact fee**, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications. The proportionate share of costs of the Planned Actions shall be determined based on their proportionate share of trips identified in Section 3.D(3) of this ordinance and this section.

PAC should recommend a transportation impact fee.

77

Sincerely,

Ken VanBuskirk

NE 61 Davis Farm Road

Belfair, Wa 98528

To Randy Neatherlin, Chair, Mason County Board of County Commissioners

From Bob Hager, Lead, Informal CARA Team

Date March 26, 2013

Subject Status and Recommendations on Mason County Critical Aquifer Recharge Areas (CARAs) Ordinance

In response to your request, I am pleased to report that the informal group you asked me to convene has finished its recommendations on Mason County Critical Aquifer Recharge Area(s) and ordinance.

The members of the informal team were Pat Vandehey, Terri Thompson, Constance Ibsen, Ken VanBuskirk and myself. The results are the product of the team members' review of existing materials, investigations and, in particular, the substantial information compiled by Terri Thompson and Pat Vandehey.

MASON County Critical Aquifer Recharge Area Ordinance Status and Recommendations

OVERVIEW AND STATUS

Mason County Resource Ordinance, Section 17.01.080 (MCRO) provides the standards for Critical Aquifer Recharge Areas (CARAs) in accordance with the Growth Management Act ([Attachment 1](#)). The GMA defines CARAs as “areas with a critical recharging effect on aquifers used for potable water.” CARA ordinances are to protect the aquifer by ensuring a clean supply of freshwater as it enters the ground and the aquifer. It is generally accepted that protecting public drinking groundwater supplies from contamination is essential for human health. Clean-up costs can be prohibitive or not possible.

Mason County CARA locations are designated as Class I (Extremely Susceptible) Class II (Highly Susceptible), Class III (Moderately Susceptible) or Class IV (Low Susceptibility). CARAs are shown on 25 USGS base maps with boundary lines drawn by retired volunteer geologist consultant Gordon Adams (now deceased). In a March 29, 1999 letter to Robert Fink, Mason County Growth Management Planner, Mr. Adams describes the methodology and references he used ([Attachment 2](#)).

Mason County Planning uses these maps when reviewing permit applications. Mason County planners often have difficulty determining if a particular property is located on a CARA due to the width of the hand drawn lines and the scale of the maps. In addition, there are some areas where the lines do not meet ([Attachment 3](#)). Although developed at the same time by Mr. Adams, the City of Shelton and the Mason County CARA maps are exactly opposite for Class I and II aquifer classifications. Interestingly, the online Mason County and City of Shelton Comprehensive Plans CARA maps show no Class III aquifers. The Gordon Adams’ maps show many Class III CARAs. Also, the Gordon Adams’ CARA map shows a Class II CARA in downtown Shelton ([Attachment 4](#)), which is missing from the City of Shelton CARA and Mason County CARA maps on their respective websites ([Attachment 5](#)).

Ecology was unable to provide a list of facilities on Mason County CARAs that it permits or monitors because of the limited information on Mason County CARA locations. Ecology did provide a list of 495 facilities in Mason County that it has permitted or tracked under various Ecology programs. Using existing Mason County CARA maps, a limited review by the CARA team determined that a large number of these facilities are on CARAs. For example, of the 102 known sites around the Belfair area in the Ecology database, 37 of the listed facilities are on the Union River Class II CARA. There are 55 leaking underground storage tanks in Mason County for clean up under the oversight and review of Ecology ([Attachment 6](#)). Ecology is currently unable to determine if any of these sites are located on a CARA due to the lack of sufficient definition in Mason County CARA mapping.

Mason County does not have a database of facilities requiring permits located on CARAs. The MCRO, [Section J1](#), requires that a “*database identifying all pre-existing prohibited uses or uses requiring a permit is maintained.*” For these pre-existing facilities the MCRO, [Section C](#), requires the County to “*contact the owner and develop a compliance plan and time line to bring the pre-existing use into compliance to the highest degree practicable and which provides an acceptable low risk to the aquifer.*” There is also no database of abandoned facilities on CARAs.

On-Site Septic Systems (OSS) require mandatory operation and maintenance if located on a CARA (MCRO, [Section G](#)). This is also reflected in the 2007 Mason County *On-Site Management Plan*. ([Attachment 7](#)). There is no OSS countywide database for property parcels on CARAs. OSS operations and maintenance compliance in Mason County is generally not enforced.

There are indications that environmental contamination in Mason County is impeding development:

According to the 2002 CDM *Brownfields Assessment* (Attachment 8) in the early 1990's Hokushin, a manufacturer located in Japan, planned to build a \$70 million fiberboard manufacturing plant employing 120 on 70 acres in John's Prairie. During the *Phase 2 ESA* they encountered contamination in the ground water exceeding drinking standards. The source of the contamination was unknown and is still unknown. The manufacturer decided against a plant here and constructed an identical plant in Australia. In 1998, Express Pipe and Precast leased a parcel in John's Prairie to start a concrete precast manufacturing operation. They encountered large quantities of buried wood waste for which that the Port of Shelton was not aware. The company terminated the lease because the large quantity of wood waste made the development uneconomical and no agreement on how to dispose of the wood waste was reached.

CARA TEAM CONCLUSION:

The CARA team concludes that sufficient and adequate ordinances are in place to protect CARAs; needed is ordinance implementation and enforcement.

RECOMMENDATIONS

Immediate

Develop GIS CARA parcel layer: Direct and give authority to Mason County GIS staff to develop a parcel level layer for Mason County CARA locations based on the 1999 CARA maps prepared by Gordon Adams. John Stormon, hydrogeologist with Washington Department of Ecology, has offered to assist Mason County GIS staff.

This is the most urgent of all the recommendations, as it is needed to identify properties that are on various CARAs and to implement the other requirements in the Ordinance. Ecology also needs this GIS layer to identify facilities it permits and tracks within the CARAs.

The discrepancies between County CARA maps and Shelton CARA maps need to be reconciled. The maps encompass the same CARA areas; yet identify Class 1 and Class II exactly opposite.

Review and identify Class III CARAs on the original Adams' maps and add to the GIS layer.

In addition, the County must develop an ongoing process to refine the GIS layer with DNR, USGS geological information, wellhead data and various hydrogeologic studies prepared for individual projects.

Concurrently

Provide for a Critical Areas **Compliance staff position**. This position needs to be independent of Mason County department of Community Development, Health and Public Works. The job description would include the tracking, monitoring and enforcement of regulations concerning Critical Aquifer Recharge Areas. Possibly, Ecology's Hazardous Waste Program monies could be tapped to provide some support for this staff position and build in-house capacity

Ongoing

Data Base(s) Using the CARA GIS parcel layer:

Develop a comprehensive database of active existing facilities and operations on CARAs that have been permitted **Post the 1999** CARA Ordinance adoption that are either a ‘Prohibited Use’ or require an ‘Environmental Permit.’”

Identify and document sites required to have a hazardous waste number (WAC 173-303).

Inspect for compliance; initial inspection and subsequent inspections “not less than one every two years.” (MCRO, Section J 1 and 2)

Assure that employees at the facilities are aware of and are following the required procedures for being located on a CARA.

Determine and implement compliance procedures/regulations, including enforcement, timelines and penalties.

Develop a database of active facilities and operations on CARAs that existed prior to 1999 CARA adoption (Pre-existing uses) that are either a ‘Prohibited Use’ or require an ‘Environmental Permit’ (Attachment 1, MCRO, Section J1).

In accordance with MCRO, Section C, for each facility or operation mentioned above: *“...contacting the responsible party, develop and implement a compliance plan and timeline, bringing the operation into compliance to the highest degree possible, and provides an acceptable, low risk to the aquifer.”*

Develop a database of abandoned facilities or operations in Mason County, located on CARAs listed as prohibited under the Ordinance. Ecology previous permits and local residents’ knowledge are sources to locate the sites. For each site develop a plan for monitoring and/or removal.

Develop a database for active and inactive surface mining (MCRO, RE-516, A–F (Attachment 9)).

Develop a database of OSS on CARAs, flagging the property records for requiring mandatory Operation and Maintenance (Attachment 1, MCRO, Section G and the *On-Site Management Plan* (Attachment 7)).

Notify the homeowners that are located on CARAs that operation and maintenance of OSS is mandatory to protect aquifer and drinking water sources.

Develop a process of coordination between the County, City and Ecology for the permitting and monitoring of facilities on CARAs.

Request that this report be made available to all Mason County Department Heads.

Attachments:

Four Examples of Sites Impacting CARAS, Attachments (9), Addendum (prepared by T. Thompson)

The following are some examples of past or current operations, which may be or have been, adversely impacting soil and water quality.

Belfair Sewer Project, Belfair UGA

Contaminated soil was encountered during construction of the Belfair sewer and resulted in cost overruns. This area is in the Union River Class II CARA in the Belfair UGA. A GIS parcel layer of pre-existing and/or abandoned permitted or prohibited uses on the Belfair CARAs could have assisted design engineers to locate sewer transmission lines into areas with less likelihood of encountering contaminated soils. Unfortunately, contaminated soil was encountered where there are known pre-existing or abandoned facilities including, at least six gas stations/auto repair facilities, two dry cleaners, and two boat repair facilities --all within 1/3-mile radius.

Goose Lake/Sanderson Airfield

Department of Ecology Agreed Order No. DE99TC-S260, 2001, states:

The Goose Lake Site is located approximately 0.3 miles west of Shelton. The Goose Lake Site and nearby upland property were used as a disposal area for Rayonier’s waste from a calcium sulfite pulp mill. Thousands of tons of waste sulfite liquor were deposited from May 1931 to 1934 into the Lake and from 1934 into a series of upland disposal lagoons. Goose Lake sediment samples demonstrated extremely high concentrations of sulfide. Analysis for total metals indicates that the sediments are contaminated with mercury. Polychlorinated biphenyl (PCB) was also present in the sediment. Analysis of groundwater in the vicinity of the landfill indicated the presence of chromium above the Method A Cleanup Level. Contamination with arsenic above the Method A Cleanup Level was found in all three monitoring wells. Soil samples in the vicinity of the former disposal ponds indicated that arsenic concentrations were above the Method B Cleanup Level. Chromium has also been detected in soils and groundwater at Sanderson Air Field which is located in the Port of Shelton just north of Goose Lake.

Leaking Underground Storage Tanks (LUSTs) – Example, Belfair UGA

According to Ecology, there are 58 known leaking underground storage tanks (LUSTs) in Mason County. Example, **Facility Site 81456814 MC GWIMONT** at NE 22604 HWY3, Belfair. It is identified in the Ecology Toxics Program as Nbr. 6547. It is located on the west side of Highway 3 at the intersection with Highway 106. The start date for the Ecology effort is 8/1/1973. There is no further information or end date provided. Although this is not in the Union River Class II CARA, it is within the Belfair Water District Wells 1 and 2 well head protection buffer zones.

Shelton Landfill (C Street Dump)

This landfill is located on a CARA west of Highway 101 near the end of C Street. It is unlined and unmonitored. It has been listed under Ecology’s Toxics program as a State Cleanup Site since 1988. A large amount of municipal and hazardous waste is buried there. It is also a site that Simpson Timber Company deposited dioxin ash mixed with sewer sludge. Currently, Miles Sand and Gravel, also located on the CARA, has removed a great deal of hillside near this old landfill. The 1987 final dioxin study report by CH2M Hill stated: “...the lowest portion of the depression is not on City property and there is a potential for movement of contaminated material to lower elevations within the depression although two berms would have to be breached before surface movement would occur.” There is a potential for leaching from hazardous material into groundwater and into Goldsborough Creek.

Draft EIS Letter #9 - Wilder

Mariah Frazier

From: Planning
Sent: Monday, June 7, 2021 3:20 PM
To: Mariah Frazier
Subject: FW: Belfair EIS Comment

From: Chris Wilder <cwilder@masontransit.org>
Sent: Thursday, June 3, 2021 12:49 PM
To: Planning <planning@co.mason.wa.us>
Cc: Trina Gwerder <tgwerder@masontransit.org>
Subject: Belfair EIS Comment

Belfair EIS Comment

MTA has concerns about the roundabout's proximity on Hwy 300 / NE Clifton Ln / NE Old Belfair Hwy and Roy Boad / Clifton Ln that may create safety concerns at our bus stop along Bill Hunter Park. Our Buses are large and cumbersome, taking extra time and space to safely merge into traffic. With the roundabout's proximity and steady flow of traffic, this may cause close calls or collisions with our Buses as they try to merge. This intersection is very busy, and other drivers can be very impatient. | 1

Our other concern is the crosswalks in these roundabouts. There is a lot of pedestrians in this area that will be needing to safety cross the street to get to our bus stop. We would like to ask that traffic lights and warning lights for the crosswalks are put in at this intersection instead of a roundabout. | 2

Thank you.

Chris Wilder (MTA)

Draft EIS Letter #10 - Scott

Mariah Frazier

From: Planning
Sent: Monday, June 7, 2021 3:20 PM
To: Mariah Frazier
Subject: FW: Belfair UGA EIS comments

From: Judy G Scott <ssconstruct@hotmail.com>
Sent: Monday, June 7, 2021 1:42 PM
To: Planning <planning@co.mason.wa.us>
Subject: Belfair UGA EIS comments

Greetings

I believe it is important and critical for a SR 3 Freight Corridor/Romance Hill Road Roundabout A Single lane roundabout to be incorporated into the plan even though it shows (Unfunded Improvement Incorporated into the Plan) The economic and safety of access to the down town and medical facilities is important. Even though there are some issues with this road. If there should be a shut down of the North and/or South end of the Freight corridor access points this road would be an added safety measure. Also for the economic viability for the “downtown ” area of Belfair an extra measure of accessibility is vital for businesses to thrive.

1

I also support the change from Festival Retail to Mixed Use.

2

I have concerns and questions in regard to the “options” of short term agricultural zoning? This property is my property and I do not support any changes at this time.

3

Thank you
Judy Scott

Sent from [Mail](#) for Windows 10

Skokomish Indian Tribe

Natural Resources Department (360) 877-5213

N. 541 Tribal Center Road

Fax (360) 877-5148

Skokomish Nation, WA 98584

June 7, 2021

Kell Rowen, Community Development Administrator
Mason County Community Services
615 W Alder Street
Shelton WA 98584
(360) 427-9670 x 286
planning@co.mason.wa.us

Subject: Skokomish Tribe Comments: Mason County Belfair Urban Growth Area: Draft Environmental Impact Statement (DEIS); April 2021

Dear Ms. Rowen,

Thank you for the opportunity to comment on this Draft EIS.

The Skokomish Tribe (Tribe) and reservation are located primarily within the Skokomish River Basin. The basin is part of the Tribe's much larger usual and accustomed (U&A) gathering, fishing and hunting area within the Hood Canal Watershed. These waters are tributary to the waters of Puget Sound in Washington. The Tribe is heavily dependent on shell-fish gathering and fin-fishing for salmon within our U&A, not only for cultural and subsistence use, but also for commercial purposes. The Tribe has senior water rights within our U&A. This includes the Belfair UGA planning area in the (Southern) Hood Canal Sub-Basin within WRIA 14. The planning area is also on western edge of WRIA 15, and involves the water resources of four tribes, including the Skokomish, Squaxin, Suquamish, and Port Gamble S'Klallam (PGST) Tribes.

Both water quantity and quality are primary components of critical habitat. It is vitally important that water quantity is protected for the restoration of biodiversity and the recovery of ESA listed species within the Union River Watershed. It is the Tribe's position that far too much pressure is already placed on this watershed by land development within Kitsap and Mason Counties, including the following:

- Belfair is pumping groundwater in the Skokomish U&A (Union River) and possibly Coulter Creek (Squaxin U&A).
- Bremerton withdraws surface water from the Skokomish U&A (Union River).
- Bremerton production wells withdraw groundwater from an aquifer that likely connects to the Union River, Gorst and Parish Creeks (PGST and Suquamish U&A).
- Bremerton pumping may also affect the Coulter Creek (Squaxin U&A).

The Draft EIS states in the Fact Sheet (Page 5) under the *“Proposed Action and Alternatives”*; that:

“Belfair may soon experience a rapid increase in growth. The County proposes to update the Belfair UGA Plan, adopted in December 2004, and refresh the vision. The County also seeks to Planned Action ordinance for the Belfair UGA to facilitate growth that supports a community-based vision for Belfair. Amendments to the Mason County Comprehensive Plan and Belfair zoning and environmental regulations would be needed to implement alternatives.”

If there is more growth in Belfair, then the increased pumping of Belfair area wells is likely to specifically affect the Union River, while rural dispersed growth would affect multiple creeks as well as the Union River. Has the County done any hydro-geologic analysis to ascertain impacts with different well pumping scenarios?

The DEIS narrative states that *“environmental regulations would be needed to implement alternatives.”* Based on our review of Section 3, *“Environment, Impacts, and Mitigation”*, with specific reference to 3-10, *“Water Resources”*, the Tribe’s position is that this section, while it may be able to show that sufficient *“legal”* water rights exist to facilitate growth, fails to mention Tribal senior water rights issues, thereby minimizing or even failing to recognize *“Tribal”* senior water rights. Additionally, the narrative fails to connect *“legal”* water rights” to the physical availability of water in fact. The County has not produced any definitive surface and/or ground water studies to provide hydro or hydro-geologic information that evidences or shows that there is physically enough water resource availability to facilitate either Alternative 2 or Alternative 3. Instead the County has provided estimates based on assumptions about *“legal”* water rights. This does not replace hydrologic or geo-hydrologic evidence, and is simply insufficient in order to develop effective environmental regulations and mitigation. The Tribe is obligated to protect our senior water rights. It is our position that studies need to be conducted to demonstrate this evidence.

Additionally, on Page 9, the DEIS states that:

“Mason County has also coordinated with tribes and agencies with jurisdiction and environmental expertise and service providers in the preparation of the current DEIS”.

To our knowledge, and with exception of this notification, the Skokomish Tribe has not been consulted regarding the development of this draft EIS, either by any of the consultants listed under *“Authors and Principal Contributors to the EIS”* on Page 8, or by Mason County.

Thank you for the opportunity to comment. If you have any questions or concerns regarding these comments please contact Dana Sarff, Environmental Planner, at 360-877-5213 Ext 2201 or at dsarff@skokomish.org

Respectfully,



Joseph Pavel
Director of Natural Resources
Skokomish Tribe

Draft EIS Letter #12 - Marbet (Squaxin Island Tribe)



SQUAXIN ISLAND TRIBE

June 7, 2021

Kell Rowen
Community Development Administrator
Mason County Community Services
615 W Alder Street
Shelton, WA 98584

Dear Ms. Rowen,

These are comments on the Mason County Belfair Urban Growth Area Draft Environmental Impact Statement | April 2021.

Our primary concerns lie with Mason County's plans for the Belfair Water Reclamation Facility (WRF). The mere existence of this facility is very positive, and there are a number of positive ways to use the WRF's reclaimed water. Still, Mason County's plans to expand the WRF are so substantial that any expansion alternative will cause a change to groundwater, surface water, and water quality of the Coulter Creek and its tributaries, which are Treaty Resources of the Squaxin Island Tribe.

According to Washington State Department of Ecology's [PARIS Database](#), the Belfair WRF's outflow to pond and sprayfields ranged from about 0.04-0.15 million gallons per day (MGD) in 2020. The WRF has accumulated violations of its permit, including for Nitrogen ([PARIS Database](#)). According to the draft EIS, the WRF is permitted to 0.32 MGD. Alternatives 1, 2, and 3 in the draft EIS could result in flow to the plant approaching 0.251, 0.727, and 0.864 MGD respectively (page 3-113). Furthermore, from Mason County's draft General Sewer Plan, the County anticipates increasing sprayfield capacity from 0.125 MGD to 0.237 MGD by 2026. We understand from this draft EIS that Mason County plans to receive wastewater from the City of Bremerton's Puget Sound Industrial Center.

It is clear that reclaimed water application into the Coulter Creek watershed will increase significantly.

Please quantify in the EIS:

1. The current nitrogen load released through the pond and sprayfield into the watershed.
2. How much water will be sent from the Puget Sound Industrial Center?

3. The future nitrogen load released through the pond and sprayfield into the watershed under Alternatives 1, 2, and 3.

Please address in this EIS:

4. What are the County's plans to decrease the number of violations at the Belfair WRF and improve treatment?
5. What are alternatives to only expanding the sprayfield? Forestry irrigation is a way to use wastewater, but forestry in Western Washington does not require irrigation. While improving wastewater treatment, could the WRF fully infiltrate reclaimed water in new locations or reuse it inside the Belfair UGA?

The draft EIS makes an unfounded assumption that because there will be additional development in the Belfair UGA, additional permit-exempt wells will not be drilled, and owners of existing permit-exempt wells will connect to the Belfair Water District Service. We know from experience that although a public water system may be available, homeowners may not connect to it due to additional cost.

Please quantify in this EIS:

6. The number of rural residential parcels that will not have permit-exempt wells versus the number of newly built households that will connect to the Belfair Water District 1 system.
7. The number of existing households with permit-exempt wells that are expected to connect to the Belfair Water District 1 system, and how it can be assured that they will do so.
8. Different impacts to groundwater (and therefore Union River and Coulter Creek) that result from additional pumping in Alternatives 1, 2, and 3 of the draft EIS.

The Belfair WRF reclaimed water source exists in the middle of multiple watersheds, jurisdictions, and Tribal Usual and Accustomed Areas (U&A's):

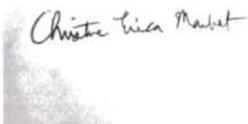
- Belfair Water District is pumping groundwater in the Skokomish U&A (aquifers connected to the Union River) and possibly affects aquifers connected to Coulter Creek (Squaxin U&A).
- Bremerton withdraws surface water from the Skokomish U&A (Union River).
- Bremerton production wells withdraw groundwater from an aquifer that connects to the Union River and Gorst and Parish Creeks (Port Gamble S'Klallam and Suquamish U&A). Bremerton pumping may also affect the Coulter Creek (Squaxin U&A).
- Bremerton and Mason County are developing an agreement to remove water, in the form of wastewater, from the Puget Sound Industrial Center (Port Gamble S'Klallam and Suquamish U&A) to Coulter watershed (Squaxin U&A).
- The City of Port Orchard is looking for additional water rights, which may impact Coulter Creek.

- WRIA 15 just went through a planning process for rural wells and offset of their impact. Reclaimed water is a possible offset. The WRIA 15 group never heard from Mason County about the Belfair Water Reclamation Facility.

Please address in this EIS

9. How Mason County will inform and include all stakeholders in its plans and agreements around reclaimed water?
10. How Mason County will identify and chose alternatives for reclaimed water that improve water quality and streamflow for streams and rivers most impacted by groundwater pumping from expanded development in the Belfair Urban Growth Area.

Sincerely,

A handwritten signature in cursive script that reads "Christie Erica Marbet". The signature is written in black ink on a light-colored background.

Erica Marbet

Water Resources Biologist

Squaxin Island Tribe

Draft EIS Letter #13 - Larson (WSDOT)

From: Larson, Andy <LarsonA@wsdot.wa.gov>
Sent: Tuesday, June 29, 2021 6:59 AM
To: Loretta Swanson; Kell Rowen
Cc: Schueler, JoAnn; Engel, Dennis; Sawyer, Jeff; Ott, Sarah; Sanoy, Gaius; Perez, Joseph; Turpin, Theresa; Kokenge, Kyler; Moody, Lone
Subject: Belfair Planned Action EIS Review Comments

Hello Loretta,

WSDOT has reviewed the Belfair Planned Action EIS and we have the following comments:

- Lack of nonmotorized facilities
 - Support the plan to extend sidewalk from its current terminus on SR 3 near MP 25.39 south to SR 106 at MP 24.91. Recommend the plan also include extending bicycle lanes in that section.
 - Support the plan's proposal for trail along SR 300, but the path should remain on SR 300 to create a connected network. The plan leaves a gap along SR 300 to the downtown business district, which would be a valuable destination for nonmotorized users.
- Planned transportation improvements
 - Recommend including intersection improvements at the SR 3/NE Clifton Ln and SR 3/SR 300 intersections. These intersections are constrained under the existing traffic volumes, and additional growth will further deteriorate the system.
 - Support the recommendation for a roundabout at the SR 300/NE Old Belfair Hwy intersection
 - Support intersection improvement at the SR 3/Romance Hill Rd intersection – a roundabout should be assumed as the improvement as a conservative measure for funding-planning purposes
 - Additional development will create additional traffic impacts which will further constrain the system. Exhibits 3-57 and 3-60 show the impacts of additional development.
 - Will need to evaluate the intersection operation of many stop-controlled and signalized intersections in the UGA – near or exceeding LOS threshold with existing conditions, will be exacerbated with future growth
 - The existing two-way-left-turn-lane (TWLTL) may not be the best solution with additional development – may need to consider access management strategies
- Proposed mitigation measures
 - Need to consider managing access on SR 3 – not currently considered
 - Need to consider replacing the signal at SR 3/Clifton Rd with a roundabout instead of advocating for the permissive left turn as currently stated
 - Need further discussion at the SR 3/Ridgepoint Blvd intersection – EIS dismisses roundabout prematurely
- Section 1.6.9
 - It is important to keep in mind as mentioned in the document, the SR 3 Freight Corridor will be a limited access highway. The freight corridor is anticipated to be T-3; carrying 300,000 to 4 million tons of freight annually. Therefore, any new developments along the freight corridor should be required to provide frontage roads and because it is a freight corridor, those developments should include active transportation, such as separated bike paths as part of the development. With the growing popularity of Ebikes,

hills are less of an issue for the commuting cyclists. Having separated bike paths and frontage roads will go a long way to enhancing multimodal connections and is in compliance with the Belfair Mobility Plan.

- Exhibit 3-29 Park, Trails, and Open Space Plan (2004)
 - I realize this is an older plan and the alignment of the SR 3 Freight corridor has been evolving, it would be good to consider revising this drawing as it appears there are potential conflicts with the SR 3 Freight Corridor Limited Access Highway.

- Page 3-147 Non-motorized improvements
 - Because SR 3 Freight corridor will be classified as T-3 freight corridor and limited access, WSDOT concurs with the statement that as developments occur, “*required frontage improvements*” from new developments are appropriate. A separated facility parallel to the SR 3 Freight corridor is consistent with the limited access/T-3 Freight Classification and with the Belfair Mobility Plan.

Andrew Larson, PE
Development Services Engineer
(360) 900-9541

Supplemental Draft EIS Letter #1 - Creekspaum (PUD 3)



COMMISSIONERS
THOMAS J. FARMER
LINDA R. GOTT
BRUCE E. JORGENSEN
MANAGER
ANNETTE CREEKPAUM

November 29, 2021

Mason County Community Development
Attn: Kell Rowen
615 W Alder St
Shelton WA, 98584

planning@masoncountywa.gov

RE: SEPA review 202105801; Applicant: Mason County; Supplemental Draft EIS Belfair UGA

Kell:

Thank you for the opportunity to comment on the Supplemental Draft EIS issued by Mason County, regarding the above-referenced project. Mason County PUD 3 ("PUD") has reviewed the information provided and has the following comment(s):

PUD 3 appreciates prior discussion which clarified that the intent is to consistently utilize the zoning designation "**Public Institutional (PI)**" in place of existing references to "Public Facility" zoning designation that appeared throughout the drafts that were recently routed for review. We understand that the consistent use of the term "Public Institutional (PI)" is favored, based on the goal of maintaining some continuity between the Belfair UGA code provisions and Shelton UGA code provisions. We will operate on the understanding that moving forward, the term "Public Institutional (PI)" is the correct term to reference the subject zoning designation.

1

PUD 3 understands that if Alternatives 2, 3, or 3 hybrid are selected, then PUD's four parcels 12333-21-00070; 12333-21-00060; 12333-21-00030; and 12333-21-00020 will be included in the expanded Belfair UGA boundary, will be zoned "Public Institutional (PI)," and will be subject to the code standards for "Public Institutional (PI)" currently under consideration. PUD 3 appreciates the consideration and incorporation of many of the suggested content edits that PUD 3 submitted previously related to the PI zone. PUD 3 understands, based on our prior discussion, that the edits were inadvertently not shown on content recently routed for review in conjunction with this SEPA review process (*particularly "Attachment B: Proposed Public Institutional Zone Amendments - Chapter 17.20 – General Provisions for the Belfair UGA – Article 7 – Public Institutional (PI)"*), and understands that the County is updating or has updated the document set to reflect the PI zone June 3, 2021 redline edits moving forward. Thank you for providing a copy of the June 3, 2021 redline edit document. A copy of that document is attached to this comment letter with the understanding that this is the current version of PI zone content currently under consideration.

2

PUD 3 appreciates the acknowledgement that additional electrical infrastructure (115 kV and 15 kV) will be needed to support growth in the subject area. This will particularly be the case of proposed Option 3

3

or Option 3 hybrid are selected, given the associated residential and commercial growth figures. PUD 3 also appreciates the acknowledgement that utilities should coordinate State Route 3 and railroad crossings and that utility permitting should be expedited.

3

Although the information provided to PUD 3 through this particular SEPA process does not include specific details regarding the need for power that relates to the Belfair UGA provisions under consideration, PUD 3 recognizes the potential for future development subject to availability of urban services. The PUD hereby provides notice that any new electrical load is subject to the PUD's capacity and ability to serve the load. All applicants seeking to connect to the PUD's electrical system must comply with all PUD service rules and regulations, including but not limited to the PUD's line extension policy and system capacity fee. Applicants are encouraged to connect with the PUD to obtain information such as the line extension policy and the service rules and regulations.

4

PUD's comments contained in this correspondence may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact Justin Holzgrove, Director of Engineering & Utility Services, at (360) 426-8255 or justinh@masonpud3.org.

Sincerely,



Annette Creekpaum, Manager
Mason County Public Utility District 3



November 29, 2021

Kell Rowen
Community Development Administrator
Mason County Community Services
615 West Alder Street
Shelton, WA 98584

Project: Belfair UGA Plan and Code Revisions, AHBL No. 2160497.30
Subject: Comments on Planned Action EIS, Subarea Plan Update, and Revisions to Title 17 for the Belfair Urban Growth Area

Dear Kell:

I am submitting comments today on behalf of Jack Johnson and Steve Johnson, owners of Riverhill properties (located in the northern portion of the Belfair Subarea) and Clifton Heights properties (located in the southeastern portion of the Subarea). They have reviewed the Planned Action EIS, Subarea Plan Update, and Revisions to Title 17 for the Belfair Urban Growth Area (UGA). As owners of a significant amount of undeveloped land within the Belfair UGA, they have an interest in the proposed changes. In general, they are supportive of the Planned Action EIS and the corresponding update to the Subarea Plan and Title 17 revisions. They request, however, that the following comments be taken into consideration by the Planning Advisory Commission (PAC) and County Board of Commissioners (BOCC) prior to adoption:

1. It appears Alternative 3 (Alt. 3) was originally the preferred alternative and that additional environmental review has created a new preferred alternative called "Alternative 3 Hybrid" (Hybrid). There is a significant difference between Alt. 3 and the Hybrid, in that the "Riverhill Properties LLC" property (located in the northern portion of the UGA) has a proposed zoning designation of Medium Density Residential under Alt. 3, versus Single Family Residential under the Hybrid (see Figures 1 and 2, below). **We request PAC and BOCC support for Alt. 3 so that the Riverhill property has a designation of Medium Density Residential for the following reasons:**
 - a. Connection to public water and sewer requires a significant cost to extend the utility lines to the property. A higher density would allow for the extension costs to be feasible.
 - b. The property is suitable for the proposed Medium Density Residential zoning designation, given that it is located within the UGA and would be adjacent to other Medium Density Residential property to the west and Business Industrial Zoning to the east.
 - c. It is not clear why the Riverhill properties were singled out for the reduced density when the adjacent properties to the west were not also reduced in density. We request similar consideration as other properties in the northern portion of the subarea.

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

1

TACOMA

2215 North 30th Street
Suite 300

Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com



Figure 1 – Hybrid Proposed Zoning

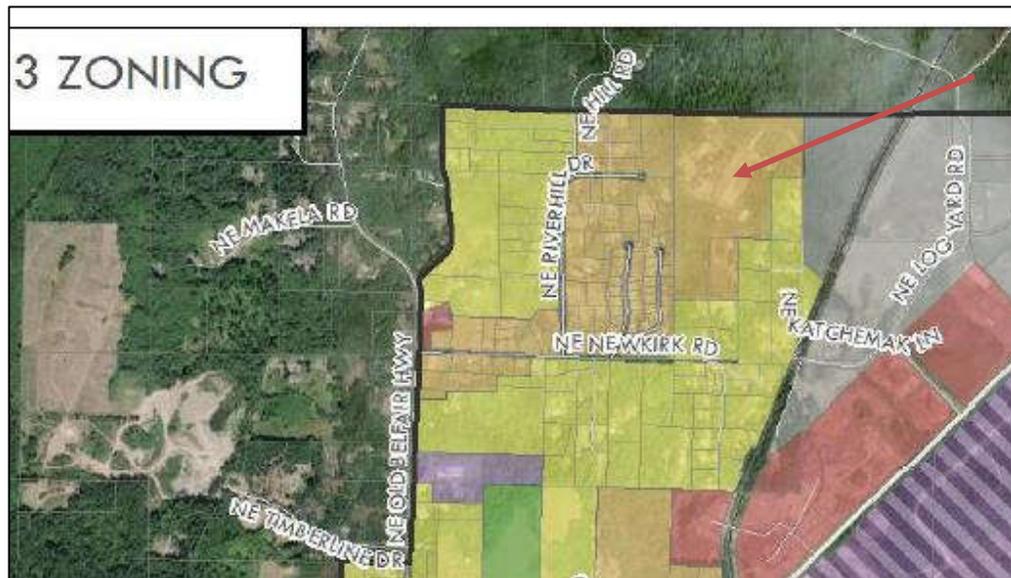


Figure 2 – Alt. 3 Proposed Zoning

2. We are pleased to see the Romance Hill connector on the plans but are concerned that the identified location may be too expensive to build, making it not feasible. Where the connection approaches the railroad tracks, it would need to cross a gully. At a minimum, the plans need to allow for some flexibility in the alignment so that the connection is ultimately feasible to construct (see the location on Figure 3, below).

2

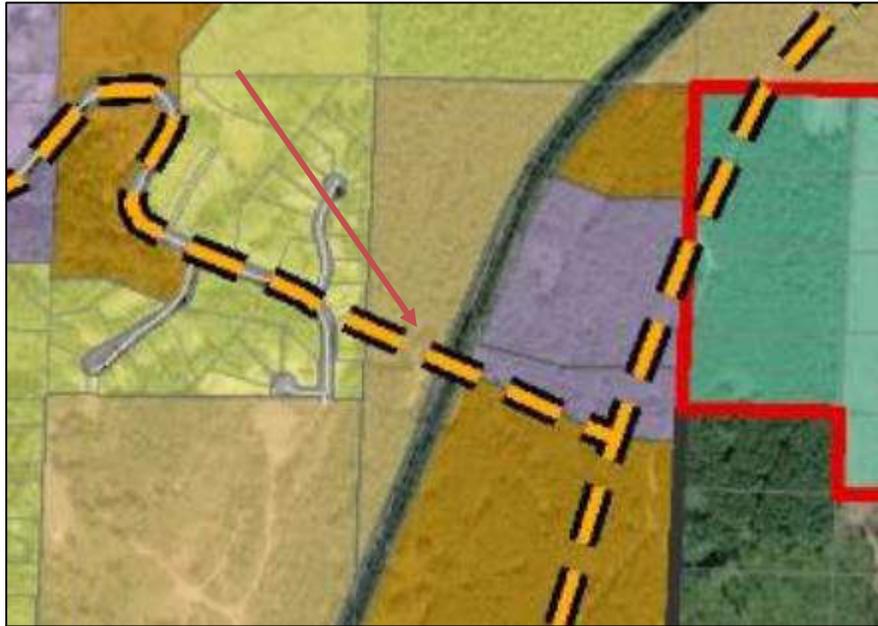


Figure 3 – Romance Hill Connector

3. In general, we are concerned about the transportation impact fees (TIFs). Currently, there are no impact fees in Mason County, so we would be going from zero to 100 very quickly. We recommend that the PAC and BOCC consider a lesser number than the maximum amount proposed in the EIS. In the PAC workshop held on November 15, a comparison was provided of other local agency TIFs. In that type of comparison, it would be beneficial to also include recognition that development in Mason County outside the Belfair UGA will not be charged TIFs. This means that future housing development within the Belfair UGA will be less competitive with housing located over the UGA boundaries. This is an important detail for the PAC and BOCC to consider when determining the appropriate impact fee levels.

3

Thank you to the consultants and County staff for their hard work on the Planned Action EIS, and thank you for this opportunity to comment.

Sincerely,

Lisa Klein, AICP
Associate Principal

LK/lsk

c: Jack Johnson
Steve Johnson



SQUAXIN ISLAND TRIBE

November 29, 2021

SENT BY ELECTRONIC MAIL

Kell Rowen
Community Development Administrator
Mason County Community Services
615 W. Alder Street
Shelton, WA 98584

Dear Ms. Rowen:

These are comments on the Mason County Belfair Urban Growth Area Supplemental Draft Environmental Impact Statement | October 2021 (SDEIS). It was good to see you at the November 15th Planning Advisory Commission meeting to discuss this SDEIS.

The Tribe includes the following concerns in the record.

1. We appreciate that, in response to our initial questions about the DEIS, Berk Consulting asked Pacific Groundwater Group (PGG) to produce a technical memo on Belfair Water System wells entitled, "Belfair EIS Hydrogeologic Analysis" (October 25, 2021). Watersheds identified in PGG's memo, including Coulter, Rocky, Huge, and Burley Creeks, are located within the Squaxin Island Tribe's usual and accustomed fishing area ("U&A"). *United States v. Washington*, 384 F.Supp.312, 377-378 (W.D. Wash. 1974) and 626 F.Supp. 1405, 1441-1442 (W.D. Wash. 1985). Since time immemorial, the Tribe has lived, hunted, fished and gathered in and around these creeks, their tributaries, and their respective basins. Anadromous fish, and particularly salmon, have played a central role in the Tribe's subsistence, economy, culture, spiritual life and day-to-day existence. The Tribe is adjudicated to be a successor-in-interest to signatories of the Treaty of Medicine Creek, 10 Stat. 1132 (hereinafter "Treaty"), by which the Tribe reserved various rights, including the right to exercise off-Reservation fishing rights at its usual and accustomed fishing area ("U&A"). The Tribe has Treaty rights to and is a co-manager of these fisheries, and possesses federally-reserved water rights to streamflows in amounts that support healthy salmon populations. See *Winters v. United States*, 207 U.S. 564 (1908); *United States v. Winans*, 198 U.S. 371 (1905).

1

2. PGG used the Kitsap numerical groundwater model for this work. PGG's analysis showed that ~20% of water pumped from Wells 1 / 2 and ~20% water pumped from Well 4 would have

2

flowed to Coulter Creek (Figure 1). This dispels a common misunderstanding about deeper wells that they don't impact local creeks. While they may be less impactful, they still take water from those creeks. Rocky, Huge, and Burley Creeks were also listed as impacted in Figure 1. PGG did not assess Wells 3 and 5.

2

3. PGG's work, as summarized in Exhibit 3-2 of the SDEIS, shows that the impact to Coulter Creek from Alternatives 1 through 3 ranges from 0.087-0.244 million gallons per day. In other words, 87,000 gallons per day (0.134 cubic feet per second) to 244,000 gallons per day (0.378 cubic feet per second) is the anticipated decrease in Coulter Creek's flow due to future groundwater pumping. This amounts to 0.38 to 1.88% of the Coulter Creek instream flow rule of 13 cfs (Exhibit 3-2).

3

4. The SDEIS describes a personal communication with PGG (p. 3-6) about how deeper wells have less impact on adjacent creeks than shallow wells. Yet, the PGG technical memo and Exhibit 3-2 of the SDEIS have still quantified an impact on Coulter Creek and other creeks, even from Belfair Water District's deeper wells. Furthermore, the PGG technical memo did not address the impacts of surrounding shallow wells either now nor in the future. How are we then able to quantify their impacts in comparison to Belfair Water District's wells?

4

5. The SDEIS suggests (Section 3.1.3) a number of mitigation actions that Mason County could, should or might take. That includes a suggested requirement to hook up to a public water system inside the Belfair urban growth area, which the Tribe supports. The positive impact of such mitigation needs to be quantified, however, and Mason County needs to verify that the mitigation will be implemented. The Tribe strongly urges the Mason County and City of Belfair to include concrete, actionable steps towards the mitigation of instream flows and fish habitat.

5

6. The SDEIS states on p. 3-8:

By following the mitigation measures listed above, no significant unavoidable adverse impacts to stream flow or tribal water rights are expected.

This statement needs to be deleted. It is subjective and lacks factual support. PGG has calculated a measurable impact to Coulter Creek (and others) streamflow. There are no facts to support whether the impact is significant or not. Likewise, Berk lacks a factual basis to determine that the impact is unavoidable. Nor has Berk quantified the benefits of suggested mitigation. And, Mason County needs to guarantee that the suggested mitigation actions will be implemented.

6

7. Thank you for including Section 3.2.2 Supplemental Impact Analysis in the SDEIS, which includes a response to the Tribe's concerns about Nitrogen loading (Exhibit 3-6). Suggested actions at the top of page 3-14 should become imperative. They relate to our above comments about streamflow impacts, and they are listed as:

7

- More detailed, site specific, review of geographic areas where surficial impermeable soils are thin and underlying permeable soils are thick.
- Economic feasibility of reclaimed water distribution to areas of the UGA that have large irrigation demands (e.g, future regional parkland) or commercial and industrial areas where toilet flushing demand may be large depending on uses (e.g. north end of UGA)

7

Consideration of these options should be considered in the context of potential impacts of groundwater withdrawals described in Section 3.1.

8. The Tribe expects the County and Belfair Water District 1 to engage the Tribe in the water system planning process and future water development projects of Belfair Water District 1. The Tribe expects the County to engage the Tribe in the wastewater planning process for the Belfair Water Reclamation Facility.

8

Sincerely,



Erica Marbet
Water Resources Biologist
Squaxin Island Tribe

November 29, 2021

To: Kell Rowen, Community Development Administrator

Mason County Planning Advisory Commission

Mason County
Mason County Community Services
615 W Alder Street
Shelton WA 98584

Comments to: Supplemental Draft Belfair EIS,

Ms. Rowen and Planning Advisory Commission:

As you are aware I made comments to the SEPA scoping materials, draft EIS, Belfair UGA plan, and development code amendments six months ago on June 4, 2021. I was pleased to see responses in the SEIS to the CARA and Cultural Resource section comments that I had made. This has been a very challenging task for all involved. With so much time elapsed; pardon any duplications of my original comments.

As referred to on Summary page 1-3 of this SEIS document I look forward to full and complete responses to my and others comments in the final EIS.

On page 1-4 of the Summary there is a bullet point to “facilitate growth reflective of community supported vision”, where is this community vision captured? I tend to disagree that this community has a collective vision. There was a lot of discussion in the original scoping meeting about facilitating growth that supports a community-based vision for Belfair. This community based vision is not widely known or supported as evidenced by the lack of public involvement in this process to date. Many in this community are oblivious to what is going on around them, until something happens.

1

On page 1-5 of the Summary I support the Alternative 3 “hybrid” with the following additional changes:

NMRFA headquarters is no longer “proposed” it has gone through special use permit process and is nearing completion. I remain concerned that “Public facility” zoning is not compatible with nearby long term agriculture and agricultural resource lands, ARL. Also this proposed zoning change is over the CARA as I pointed out in the EIS comments.

2

Reduce UGA by revising UGA boundary to remove publically owned 13 acre WDFW property west of Timberland Regional Library that is not likely to be developed. Also remove all properties in the Union River Valley that are in the Irene creek, Viola creek and Miggie creek drainages that lie within current UGA and the now fully recognized CARA.

3

On page 1-8 of Summary. "Under all alternatives Belfair Water District #1 would eventually serve the entire study area"; very doubtful unless UGA boundaries are modified as above. | 4

On page 1-10 of Summary; it should be documented in EIS that the City of Bremerton and its Casad dam with more than one billion gallon water reservoir is a dominant factor for stream flows in the Union River and is the main water source for the City of Bremerton. | 5

On page 1-22 of Summary, little progress has been made in implementing Parks and trails recommendations from the 2004 plan. The proposed trails and proposed Sweetwater Park are not in the Mason County Comprehensive plan. (See minutes of **November 4, 2021** MC Parks advisory board) | 6

Where did the proposed trail network depicted in Exhibit 3-7 on page 3-6 of Summary come from? It has not been vetted in a community process. Proposed trail is in a landslide hazard area. Risk is unacceptable. Trail maintenance in steep ground is expensive and causes erosion. I would like to remind you that at the March 15, 2021 PAC meeting the PAC discussed minor modification to redirect trails and **parks** from identified landslide hazard areas. | 7

On page 1-23 of Summary; school impact fees should be required. | 8

On page 1-24 of Summary; Growth and capital costs for Belfair Water District will likely exceed current water district plans. Consider reduction in service area along Old Belfair highway and in CARA. | 9

On page 1-25 of Summary; the Belfair UGA already has capacity issues in stormwater conveyance. The 2018 basin plan stormwater sites already need to be amended. | 10

On page 1-27 of Summary; The County "should" implement a stormwater system funding mechanism. | 11

On page 1-28 of Summary; If County does consider implementing a development fee per trip the proposed non motorized and motorized facilities and improvements need to be reanalyzed. Some of the baseline traffic controls are incorrect. Some of the non motorized facilities are not in UGA, some are not reasonable and unnecessary, and some have genuine safety concerns. | 12

Sr-3- Ridgepoint intersection there will be significant unavoidable adverse impacts with Action Alternatives! How will these impacts be addressed? | 13

On page 2-5 of Summary; Responses to comments on both Draft EIS and this SEIS will be developed and a final EIS published allowing a decision on the Subarea plan, comprehensive plan and Ordinance. | 14

Will Planning Advisory Committee make a recommendation to BOCC **before** final EIS is published? | 14

I would urge the PAC to defer a recommendation until the final EIS is published.

On page 2-8, and 2-9 of Summary, Exhibit 2-3 and 2-4 shows 2 properties on west side of Old Belfair highway that have been removed from UGA. | 15

On page 2-10 of Summary; the future Romance Hill connection should be reexamined. This connection concept to the freight corridor is not widely supported in the community. | 16

On page 3-15, 3.3 Transportation;

3.3.1 Summary of Draft comments received:

Only the comments from WSDOT were incorporated in the SEIS. I am aware of at least five other member of the public that commented on the transportation section. **I feel the PAC should recommend a transportation impact fee; one based in reality.** PAC recommendation should also consider concurrency requirements; as it appears County has already approved new developments with less than adequate current levels of service.

To drastically reduce those proposed traffic impact fees I would suggest that the “non motorized” facilities recommended by the WSDOT should be removed along with incorporating the following recommendations I earlier submitted regarding planned improvements and mitigation measures

Only one connector to the Freight Corridor built at Log yard road utilizing existing round about is the most common sense solution. The Romance Hill connector to the freight corridor is not a community supported option. Romance Hill road is very near a Land slide hazard area. If it is connected to freight corridor the connection costs should be paid by developers.

NE Clifton Lane Access Management at SR 3: The only left-turn to and from NE Clifton Lane between SR 3 and Roy Boad Road are currently restricted and to provide a compact roundabout at Roy Boad Road to allow u-turning is not necessary and a poor idea as it is only 200’ from next intersection and there is a Mason Transit Authority bus stop with lots of pedestrians.

NE Old Belfair Highway/SR 300-NE /Clifton Lane Roundabout: This project was identified as part of the original 2004 subarea plan **seventeen years ago as a signalized intersection.** So much for concurrency! **2004 T-7: Signalize the Clifton Lane/Old Belfair Highway intersection. Install a traffic signal at this intersection when warranted. Include pedestrian sidewalks and signals on all four legs of the intersection.** This intersection is very dangerous. A roundabout in this location is not a good idea. There are too many pedestrians! Signalize intersection like recommended in 2004.

Capacity improvements. 2 way left turn lane on Old Belfair highway to Newkirk road is a bad idea. Where did this idea come from? Would not be necessary if an Alternative 3 hybrid was selected with UGA boundary revisions I earlier described.

Sincerely,

Ken VanBuskirk

NE 61 Davis Farm Road

Belfair, Wa 98528

17

18

19

B Draft Planned Action Ordinance

ORDINANCE NO. XXX

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY, WASHINGTON ADOPTING A SEPA PLANNED ACTION RELATED TO THE BELFAIR SUBAREA AND AMENDING CHAPTER 8.16 OF THE MASON COUNTY CODE REFERENCING STATE ENVIRONMENTAL POLICY ACT RULES.

I. RECITALS

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), such as Mason County (“County”); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an environmental impact statement (EIS); and

WHEREAS, a subarea of the County consisting of the Belfair Urban Growth Area (UGA) as depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference, has been identified as a planned action area for future redevelopment to a mixed-use center (“Planned Action Area”); and

WHEREAS, the County has adopted and updated a subarea plan for the Belfair UGA complying with the GMA (RCW 36.70A), dated **XXX**, to guide the development of the Planned Action Area (“Belfair UGA Plan”); and

WHEREAS, after public participation and coordination with all affected parties, the County, as lead SEPA agency, issued the Mason County Belfair Urban Growth Area Final Environmental Impact

Statement (“Final EIS”) dated February 3, 2022, which identifies the impacts and mitigation measures associated with planned development in the Planned Action Area as identified in the Belfair UGA Plan; and

WHEREAS, the Final EIS includes by incorporation the Mason County Belfair Urban Growth Area Draft Environmental Impact Statement issued on April 29, 2021 and the Supplemental Draft Environmental Impact Statement on October 28, 2021 (collectively referred to herein as the “Planned Action EIS”); and

WHEREAS, the County desires to designate a planned action under SEPA for the Belfair UGA (“Planned Action”); and

WHEREAS, adopting a Planned Action for the Belfair UGA with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the County is amending the Mason County Comprehensive Plan for consistency with the Belfair UGA Plan as amended and supporting infrastructure plans; and

WHEREAS, the County is adopting zoning regulations concurrent with the Belfair UGA Plan to implement said Plan; and

WHEREAS, the Board of County Commissioners finds that adopting this Ordinance and its Exhibits is in the public interest and will advance the public health, safety, and welfare.

II. FINDINGS

The procedural and substantive requirements of the State Environmental Policy Act (RCW 43.21C) have been complied with.

The procedural requirements of the Growth Management Act (RCW 36.70A) have been complied with.

The proposed action is consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.

The proposed action is consistent with Mason County Comprehensive Plan as amended.

The proposed amendments have been reviewed and processed in accordance with the requirements of Title 8 Environmental Policy and Title 15 Development Code.

All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the County's municipal code.

The Mason County Board of County Commissioners finds and determines that the regulation of development and land use within the Belfair UGA is within the County's regulatory authority.

The Mason County Board of County Commissioners finds and determines that approval of such amendments to the Comprehensive Plan and Zoning Code is in the best interests of the residents of Mason County, and will promote the general health, safety, and welfare.

The Mason County Board of County Commissioners finds and determines that regulation of land use and development is subject to the authority and general police power of the County, and the County reserves its powers and authority to appropriately amend, modify, and revise such land use controls in accordance with applicable law.

The Planned Action Environmental Impact Statement (EIS) adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.

The mitigation measures identified in the Planned Action EIS, attached to this Ordinance as **Exhibit B**, and incorporated herein by reference, together with adopted County development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.

The Belfair UGA Plan and Planned Action EIS identify the location, type, and amount of development that is contemplated by the Planned Action.

Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.

The County provided several opportunities for meaningful public involvement and review in the Belfair UGA Plan and Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.

Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

The designated Planned Action Area is located entirely within an Urban Growth Area.

Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

The documents and other materials that constitute the record of the proceedings upon which the Planning Advisory Commission's recommendations are based, including, but not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the Planning division of the Mason County Department of Community Development.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of Board of County Commissioners Findings. The Findings of the Board of County Commissioners are adopted as part of this Ordinance.

Section 2. Purpose. The purpose of this Ordinance is to:

A. Combine environmental analysis, land use plans, development regulations, and County codes and ordinances together with the mitigation measures in the Planned Action EIS to mitigate environmental impacts and process Planned Action development applications in the Planned Action Area;

B. Designate the Belfair UGA shown in Exhibit A as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action Projects pursuant RCW 43.21C.440;

C. Determine that the Planned Action EIS meets the requirements of a planned action EIS pursuant to the State Environmental Policy Act (SEPA);

D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as “Planned Action Projects” consistent with RCW 43.21C.440;

E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, the criteria for Planned Action Project approval, and how development project applications that qualify as Planned Action Projects will be processed by the County;

F. Streamline and expedite the land use permit review process by relying on the Planned Action EIS; and

G. Apply applicable regulations within the County’s development regulations and the mitigation framework contained in this Resolution for the processing of Planned Action Project applications and to incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

Section 3. Procedures and Criteria for Evaluating and Determining Planned Action Projects within the Planned Action Area.

A. Planned Action Area. This “Planned Action” designation shall apply to the area shown in Exhibit A of this Ordinance.

B. Environmental Document. A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Planned Action EIS. The mitigation measures contained in Exhibit B of this Ordinance are based upon the findings of the Planned Action EIS and shall, along with adopted County regulations, provide the framework the County will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.

C. Planned Action Project Designated. Land uses and activities described in the Planned Action EIS, subject to the thresholds described in Subsection 3.D of this Ordinance and the mitigation measures contained in Exhibit B of this Ordinance, are designated “Planned Action Projects” pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area shall be designated a Planned Action Project if it meets the criteria set forth in Subsection 3.D of this Ordinance and all other applicable laws, codes, development regulations, and standards of the County, including this Ordinance, are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Qualifying Land Uses.

(a) Planned Action Categories: The following general categories/types of land uses are defined in the Belfair UGA Plan and can qualify as Planned Actions:

- i. Single-Family
- ii. Townhome/Multiplex
- iii. Multifamily
- iv. Industrial
- v. Office
- vi. Retail
- viii. Mixed uses
- ix. Open Space, Parks, Trails, Recreation, Gathering Spaces
- x. County road and non-motorized circulation improvements consistent with the Transportation evaluation in the Planned Action EIS
- xi. Civic, Cultural, Governmental and Utility Facilities as identified in the Belfair UGA Plan and allowed in Title 15

xii. Other uses allowed in the Zoning regulations applicable to the Belfair UGA in Title 15

(b) Planned Action Project Land Uses: A primary land use can qualify as a Planned Action

Project land use when:

- i. it is within the Planned Action Area as shown in Exhibit A of this Ordinance;
- ii. it is within one or more of the land use categories described in Subsection 3.D(1)(a) above; and
- iii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area.

A Planned Action Project may be a single Planned Action land use or a combination of Planned Action land uses together in a mixed-use development. Planned Action land uses may include accessory uses.

(c) Public Services: The following public services, infrastructure, and utilities can also qualify as Planned Actions: county roads and non-motorized improvements, utilities, parks, trails, civic, cultural, governmental, and similar facilities developed consistent with the Planned Action EIS mitigation measures, County design standards, critical area regulations, and the Mason County Code.

(2) Development Thresholds:

(a) Land Use: The following thresholds of new land uses are contemplated by the Planned Action:

NET DEVELOPMENT 2020-2035+ [2040]	NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3 HYBRID	ALTERNATIVE 3
Housing Units	478	1,834	2,274	2,340
Commercial Space (sq ft)	54,342	1,185,834	1,328,708	1,438,852

Alternative **XXX** is the Preferred Alternative.

(b) Shifting development amounts between land uses in identified in Subsection 3.D(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the Planned Action EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Planned Action EIS are mitigated consistent with Exhibit B of this Ordinance.

(c) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

(3) Transportation Thresholds:

(a) Trip Ranges & Thresholds. The number of new PM peak hour trips anticipated in the Planned Action Area and reviewed in the Planned Action EIS as follows:

New Weekday PM Peak Hour Trips 2040

Alternative	In	Out	Total ¹
Alternative 1: No Action	232	187	419
Alternative 2	2,061	2,040	4,101
Alternative 3 Hybrid	1,524	1,511	3,035
Alternative 3	1,909	1,862	3,771

i. In no case shall trips exceed the Preferred Alternative [XXX]. Monitoring shall be conducted by the County to ensure planned improvements are implemented concurrent with development before the final level of trips in the Preferred Alternative [XXX] is authorized for development.

ii. Growth in trips over current conditions are supported by the County's Transportation Improvement Program (TIP) and SR 3 Freight Corridor. All Alternatives require additional transportation improvements tested in the Planned Action EIS and listed in **Exhibit B**.

(b) Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in the Mason County Comprehensive Plan and Mason County Code.

(c) Traffic Impact Mitigation. Transportation mitigation shall be provided consistent with mitigation measures in **Exhibit B** of this Ordinance, attached hereto and incorporated by this reference.

(d) The responsible County official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with Subsection 3.D (3)(c).

(e) Discretion.

i. The responsible County official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the County's Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action, provided that the method is compatible with Exhibit D.1.b.

ii. The responsible County official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Mason County Code.

iii. Planned Action Project applicants shall pay a proportionate share of the costs of the projects identified in Exhibit B. The responsible County official shall have the discretion to

adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.

- (4) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS would not qualify as a Planned Action Project.
- (5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the County's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.

E. Planned Action Project Review Criteria.

- (1) The County's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:
 - (a) the project is located within the Planned Action Area identified in Exhibit A of this Ordinance;
 - (b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 3.D of this Ordinance;
 - (c) the project is within the Planned Action thresholds and other criteria of Subsection 3.D of this Ordinance;
 - (d) the project is consistent with the Mason County Comprehensive Plan including the policies of the Belfair UGA Plan incorporated into the Comprehensive Plan and the regulations of the Belfair UGA Plan integrated into the Mason County Code;
 - (e) the project's significant adverse environmental impacts have been identified in the Planned Action EIS;

- (f) the project's significant impacts have been mitigated by application of the measures identified in **Exhibit B** of this Ordinance and other applicable County regulations, together with any conditions, modifications, variances, or special permits that may be required;
- (g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
- (h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.

- (2) The County shall base its decision to qualify a project as a Planned Action Project on review of the SEPA Checklist form in WAC 197-11 and review of the Planned Action Project submittal and supporting documentation, provided on County required forms. [the County may develop its own SEPA checklist for the planned action area; however, the standard form is assumed here]

F. Effect of Planned Action Designation.

- (1) Designation as a Planned Action Project by the County's SEPA Responsible Official means that a qualifying project application has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein and with the environmental analysis contained in the Planned Action EIS.
- (2) Upon determination by the County's SEPA Responsible Official that the project application meets the criteria of Subsection 3.D and qualifies as a Planned Action Project, the project shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA. Planned Action Projects will still be subject to all other applicable County, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the County's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process. Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

- (1) Development applications shall meet all applicable requirements of the Mason County Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.
- (2) Applications for Planned Action Projects shall:
 - (a) be made on forms provided by the County;
 - (b) include the SEPA checklist in WAC 197-11;
 - (c) meet all applicable requirements of the Mason County Code and this Ordinance.
- (3) The County's SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.
- (4)
 - (a) If the County's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, they shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b).
 - (b) Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in Title 15, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.
 - (c) The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
 - (d) Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.

- (5) (a) If the County's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, they shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).
- (b) The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.
- (c) Upon issuance of the Determination of Inconsistency, the County's SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the County's SEPA regulations and the requirements of state law.
- (d) A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The County's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.
- (6) To provide additional certainty about applicable requirements, the County or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq.
- (7) A Determination of Consistency or Inconsistency is a Type I land use decision and may be appealed pursuant to the procedures established in Title 15 of the Mason County Code. An appeal of a Determination of Consistency shall be consolidation with any pre-decision or appeal hearing on the underlying project application.

Section 4. Monitoring and Review.

A. The County should monitor the progress of development in the designated Planned Action area in association with the County periodic review of its Comprehensive Plan to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every two (2) years from its effective date in conjunction with the County’s regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (**Exhibit B**). Based upon this review, the County may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

Section 5. SEPA Rules. Mason County Code Chapter 8.16 Categorical Exemptions and Threshold Determinations, Section 8.16.010 is amended as follows:

- **8.16.010 - Purpose—Adoption by reference.**

This chapter contains the rules for deciding whether a proposal has a "probably significant, adverse environmental impact" requiring an environmental impact statement (EIS) to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The county adopts the following sections by reference, as supplemental in this chapter:

WAC

197-11-164 Planned actions—Definition and criteria.

WAC

197-11-168 Ordinances or resolutions designating planned actions—Procedures for adoption.

197-11-172 Planned actions—Project review.

197-11-300 Purpose of this part.

197-11-305 Categorical exemptions.

197-11-310 Threshold determination required.

197-11-315 Environmental checklist.

197-11-330 Threshold determination process.

197-11-335 Additional information.

197-11-340 Determination of Nonsignificance (DNS).

197-11-350 Mitigated DNS.

197-11-355 Optional DNS process.

197-11-360 Determination of Significance (DS)/initiation of scoping.

197-11-390 Effect of threshold determination.

Section 6. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

Draft

ADOPTED by the Board of County Commissioners this _____ of XXX 2022

MASON COUNTY BOARD OF COUNTY
COMMISSIONERS

Randy Netherlin, Chair

Sharon Trask, Commissioner

Kevin Shutty, Commissioner

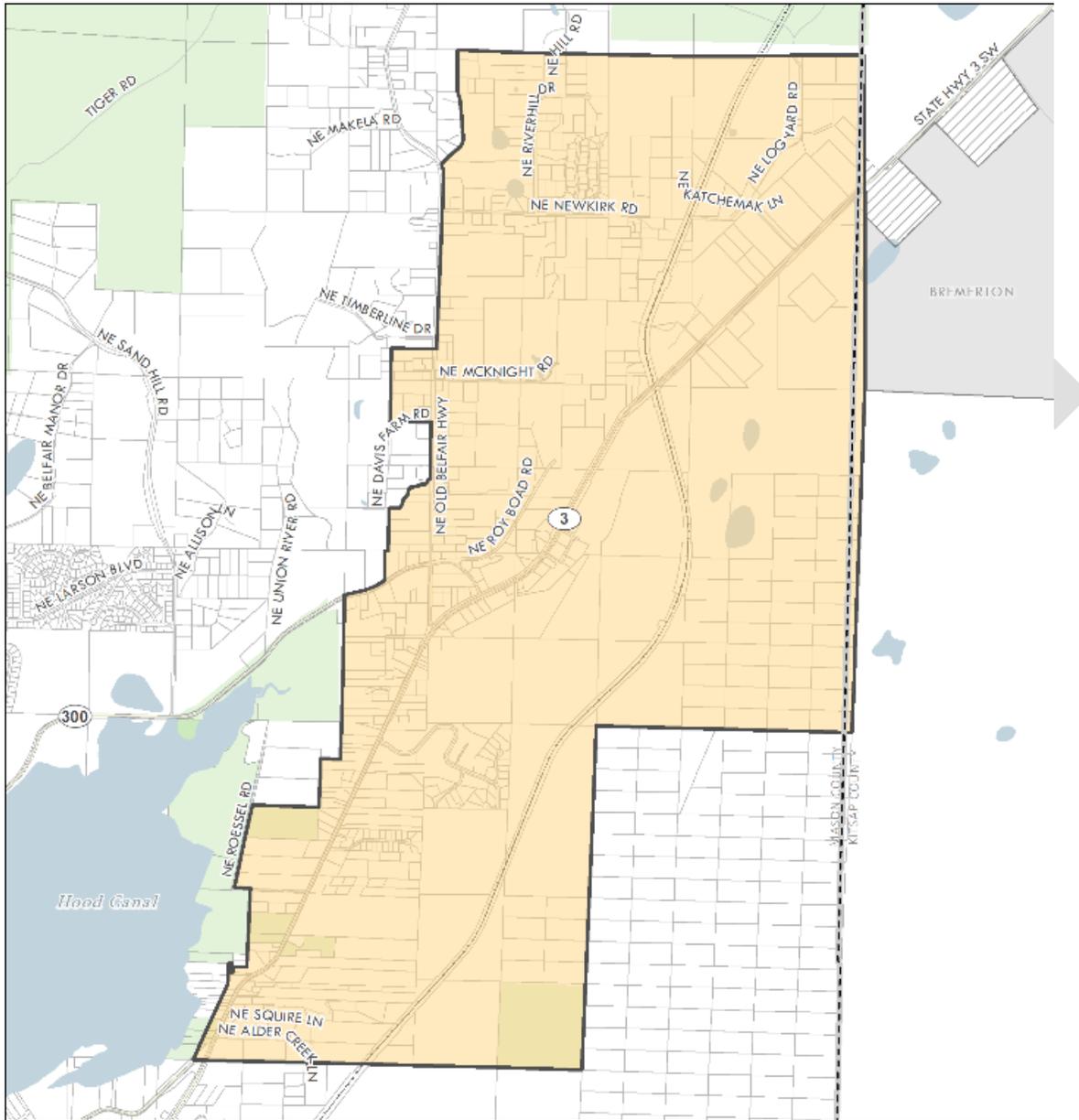
Attest:

McKenzie Smith, Clerk of the Board

Approved as to Form:

Tim Whitehead, Chief DPA

EXHIBIT A. Planned Action Area



Map Date: January 2022

- Belfair UGA Boundary
- Planned Action Area
- UGAs
- Water Bodies
- Streams
- Public Land

EXHIBIT B. Mitigation Document

The Planned Action EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final EIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this Exhibit B-1 to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this Exhibit B-1 shall apply to Planned Action Project applications that are consistent with the Preferred Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see Exhibit A).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform to the satisfaction of the County’s SEPA Responsible Official or authorized designee.

Any and all references to decisions to be made or actions to be taken by the County’s SEPA Responsible Official may also be performed by the County’s SEPA Responsible Official’s authorized designee.

Section B-1. Mitigation Required for Development Applications

Earth, Water Resources, and Plants and Animals

1. Mason County shall condition development to implement street frontage improvements with green infrastructure to provide stormwater infrastructure connections to improve stormwater management consistent with County stormwater regulations and standards.
2. Mason County may condition development to implement a maximum impervious area that together with stormwater standards encourage pervious pavement, biofiltration, full mature growth of native trees and shrubs, or other methods to address water quality, groundwater recharge, and ecological function.

Land Use Patterns and Aesthetics

3. Planned Actions shall be consistent with the Belfair Plan policies and Belfair Zoning standards as amended together with the Planned Action Ordinance. **[Draft EIS / Supplemental Draft EIS identifies Plan/Code amendments that would occur in coordination with the Planned Action.]**

Historic and Cultural Resources

4. Mason County shall require standard inadvertent discovery language (SIDL) on all related permits (compliance with RCW 27.53, 27.44).
5. Decision Tree: A “decision tree” for both above-ground and below-ground resources is applied to determine the appropriate level of investigation and, if necessary, mitigation. See Table 1. Mason County will lead any necessary pre-project cultural resource review and will consult with DAHP and affected Tribes at specific points in the process. Collaboration among responsible parties will be necessary, including on the determination of whether on-the-ground surveys are necessary, which when required will be the responsibility of the project applicant. The Decision Tree shall be applied to each proposed action in the UGA as a more comprehensive supplement to other review tools, including the more generalized Statewide Predictive Model. In all cases, permits should be conditioned at a minimum with standard inadvertent discovery language (SIDL) in order to ensure compliance with all applicable cultural resource regulations.

Table 1. Decision Tree for Above and Below Ground Cultural Resources

For Above-Ground Cultural Resources (e.g., historic buildings):	For Below-Ground Cultural Resources (e.g., archaeological sites):
I. Consult public version of WISAARD ¹	1. Consult secure version of WISAARD including the Statewide Predictive Model (access obtained from

¹ **WISAARD** – Washington Information System for Architectural and Archaeological Records Data; DAHP’s online GIS map tool and searchable database for cultural resources accessed at <https://wisaard.dahp.wa.gov>

For Above-Ground Cultural Resources (e.g., historic buildings):

For Below-Ground Cultural Resources (e.g., archaeological sites):

II. Determine appropriate action as follows:

- a. Project exempt if *both* are met:
 1. Resource is less than 45 years old *and*
 2. Resource ineligible for/not listed in any historic register or database

Note: If property information on WISAARD does not indicate eligibility, contact DAHP for confirmation.
- b. If project is **not exempt** (i.e., does not meet *both* criteria in 2.a above) and resource is identified in database, then
 1. DAHP determines significance;
 2. If **significant**, Avoid resource or determine Mitigation strategy; and
 3. Condition permit with decision.

DAHP via data-sharing agreement or user agreement for qualified individuals)

- 2. Determine appropriate action as follows:
 - a. Project **exempt** if *any* are met:
 1. Prior negative archaeological survey on file, *or*
 2. No ground disturbance will occur, *or*
 3. Project in 100% culturally-sterile fill.
 - b. If **no known** cultural resources are present, apply the DAHP Predictive Model and follow the survey recommendations according to the associated risk identified:
 1. Low Risk-Survey Contingent Upon Project Parameters
 2. Moderately Low Risk-Survey Contingent Upon Project Parameters
 3. Moderate Risk-Survey Recommended
 4. High Risk-Survey Highly Advised
 5. Very High Risk-Survey Highly Advised

See Table below for minimum evaluation.

Table: Above Ground Cultural Resources DAHP Predictive Model and Summary Survey Recommendations

Risk Category	Minimum Evaluation
Low	SIDL
Moderately Low and Moderate	Desktop Review and SIDL
High and Very High	Survey and SIDL

Note: In *all* cases, *regardless* of risk, condition permit with SIDL

- c. If cultural resources **are** present and ground-disturbance is proposed, then:
 1. Notify and consult with DAHP and Tribes (e.g., via Notice of Application);
 2. Avoid resource or determine Mitigation strategy; and
 3. Condition permit with decision.
- 3. For **all** ground-disturbing projects

For Above-Ground Cultural Resources (e.g., historic buildings):

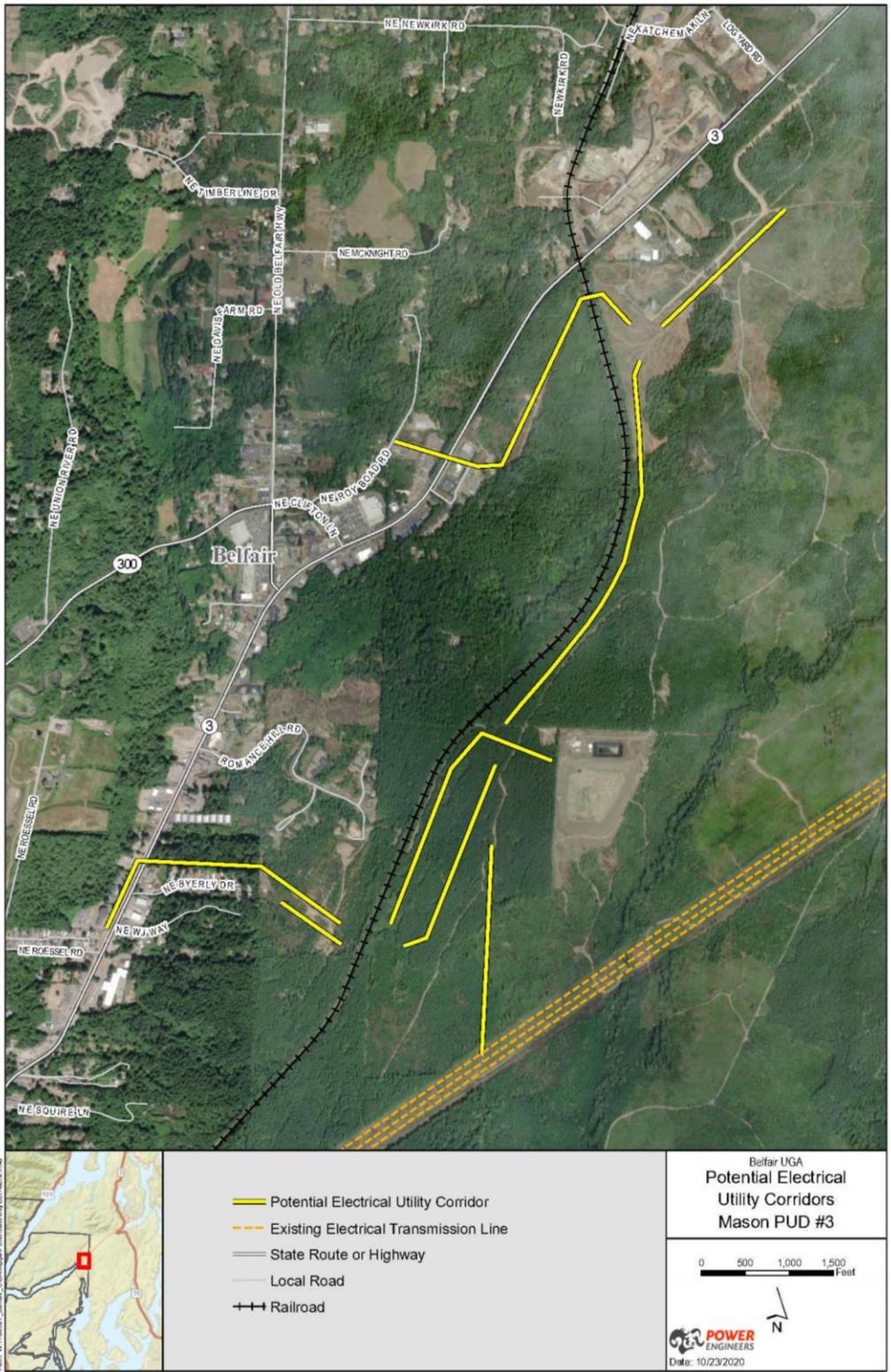
For Below-Ground Cultural Resources (e.g., archaeological sites):

- a. Include SIDL language consistent with RCW 27.53 and 27.44 protecting sites, graves, and Indian burials on public and private lands.
- b. Provide Tribal notification (e.g., via Notice of Application) and adjust per Tribe's instruction

Public Services

- The County shall require planned actions to demonstrate adequate access, fire flow, and consistency with the County fire code. Each planned action application shall demonstrate consultation with North Mason Regional Fire to ensure adequate and timely access for emergency vehicles.
- Planned actions shall provide permit application materials that demonstrate substantial consistency with Subarea Plan parks, recreation, and open space conceptual plans. The County may allow through a voluntary agreement per RCW 82.02.020 a fee in lieu of onsite recreation to fund the acquisition and development of park and recreation facilities in the Belfair vicinity to meet growth-related demand under the Action Alternatives.
- Planned actions shall demonstrate consultation with the School District and ensure adequate school capacity. If there is a lack of facilities to serve the development, the County could condition planned actions to pay their fair share of new school capacity to help fund future capital needs of the North Mason School District associated with future growth in the Belfair UGA. Fair share shall be determined based on student generation and School District levels of service (e.g., student/teacher ratio).
- Mason County shall condition planned actions to coordinate joint trenching with other utilities consistent with Dig Once principles and efficient construction practices. Mason County shall provide advanced notification for planned action projects as part of notices of application as required by Mason County Code.
- Mason County shall condition Planned Actions to demonstrate adequate power infrastructure and supply in coordination with PUD 3. Additional PUD 3 infrastructure will be needed to provide adequate service to this area: 115 kV, high voltage transmission lines (overhead), 15 kV distribution feeders (overhead and underground), and 15 kV distribution line extensions (primarily underground) should be expected and planned throughout the area. See Figure 1.

Figure 1. PUD 3 Potential Electric Utility Corridors



Source: PUD 3, October 2020.

Utilities

4. Mason County shall require connection to a public water system as a condition of planned action approval.
5. Mason County shall approve planned action development with water availability certificates from the Belfair Water District and implementing necessary water supply infrastructure and pays necessary system development charges in accordance with District standards. Mason County may defer planned action project approval based on the provision of infrastructure and adequate water above 0.33 MGD until such time as the Belfair Water District provides infrastructure plans to serve development above that level.
6. Mason County shall approve planned action development with sewer availability certificates from Mason County and implementing necessary conveyance infrastructure, and pays necessary system development charges in accordance with County standards. Mason County defer planned action project approval where such development exceeds spray field capacity of 0.237 MGD, and adequate wastewater treatment capacity above 0.5 MGD until such time as Mason County provides infrastructure plans to serve development above that level.
7. Mason County shall require developers in the subarea to evaluate system capacity downstream of their developments and either construct or pay a fee-in-lieu to improve downstream conveyance when existing conveyance is inadequate, or apply MCC 13.32 Late Comer Agreements for Utility Facilities to ensure the necessary conveyance systems are planned, designed, constructed, and funded by development.
8. To account for increased stormwater conveyance needs due to increased impervious areas, the County shall require planned action applicants to pay their fair share of regional facilities that have been implemented in accordance with the Belfair UGA 2018 Basin Plan.
9. Mason County may condition planned action applicants to pay adopted capital facilities charges for stormwater.

Transportation

10. Non-motorized: Mason County shall require planned actions to implement frontage improvements to implement the Belfair Mobility Plan. Frontage improvements should consider the appropriate pedestrian and bicycle facilities based on the land use context as well as roadway speeds and volumes. The County should consider guidance for multimodal networks in FHWA *Small Town and rural Multimodal Networks*, December 2016. Specific non-motorized improvements should consider:
 - Expansion of the non-motorized network including the trail system in the northern portion of the Belfair UGA to increase connectivity between land uses in this area and to/from the south and east of the existing SR 3.
 - Connect the Romance Hill Loop Trail to land uses north of Romance Hill Road to facilitate north-south non-motorized activity in the Belfair UGA.

- Sidewalks along SR 3 north of the downtown and in the northeast commercial area as well as pedestrian crossings at key locations to improve connectivity east and west of SR 3 and help to reduce reliance on auto travel.
 - Provide non-motorized connections parallel to the SR 3 Freight Corridor consistent with the Belfair Mobility Plan.
11. Concurrency: Transportation improvements or strategies shall be constructed to ensure that an adequate transportation system is in place to serve increased travel demands. Concurrency is defined as having a financial commitment in place to resolve the deficiency within six years. The County will not approve new developments unless the LOS standards are met. Transportation improvements identified in the Comprehensive Plan, County Transportation Improvement Program, and the Belfair Planned Action EIS are needed to meet LOS standards. Planned action applicants shall pay their proportionate share of improvements based on new PM Peak hour trips. A calculation of SEPA mitigation Fess is included in Section B-3.
12. Commute Trip Reduction (CTR): Planned actions that provide facilities for large employers shall prepare a commute trip reduction plan consistent with RCW 70A.15, Mason County Comprehensive Plan, and Mason County Code. The commute trip reduction plan shall be developed in consultation with Mason County Transit.
13. Transit: Planned Actions shall be reviewed by Mason Transit and provide transit facilities (e.g., shelters) as part of frontage improvements consistent with Mason County public works design standards and Mason Transit design standards.

Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized in this section by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable including those listed in the Planned Action EIS and those not included in the Planned Action EIS.

Earth

14. Erosion control plans are required per MCC 8.52 and MCC 14.48. Clearing for roads and utilities shall be limited to the minimum necessary to accomplish the engineering design.
15. Mason County’s Critical Areas regulations (MCC 8.52.140) are applicable for development within geologically hazardous areas.
16. Development proposals on sites containing geologically hazardous areas or within a buffer must meet requirements set forth in MCC 8.52.140.D and E including preparation of either a geological assessment or a geotechnical report, or both.
17. The County Stormwater Management code (MCC 14.48.050) requires new development to meet the minimum requirements of the 2005 Edition of Ecology’s Stormwater Management Manual for Western Washington. The County requires all large developments that propose stormwater infiltration upslope of landslide hazard areas to complete a hydrogeologic analysis to confirm that the proposed design would not increase the risk of landslide hazards. Stormwater facilities must be designed in accordance with the 2012 Stormwater Management Manual for Western Washington, as amended in 2014, consistent with the Mason County Shoreline Master Program (MCC 8.52).

Water Resources

During final design and permitting of projects under all alternatives, project proponents will first be required to avoid and minimize impacts to wetlands and streams through design measures and best management practices. Where impacts are unavoidable, project proponents will mitigate them in accordance with applicable federal regulations, local critical areas ordinances, and permit requirements. See Table 2.

Table 2. Regulatory Permit Matrix for Water Resources.

Jurisdictional Agency	Regulations/Authorizations
Mason County	Pre-application submittal conference SEPA Determination (No Action Alternative) Planned Action Consistency Determination (Action Alternative) Critical Areas review Mason County Stormwater Code Compliance
Washington State Department of Ecology	CWA Section 401 Water Quality Certification NPDES Construction Stormwater General Permit

Jurisdictional Agency	Regulations/Authorizations
	Water Resources Development Act Minimum Water Flows and Levels Act
U.S. Army Corps of Engineers	CWA Section 404 Clean Water Act CWA Section 10 Rivers and Harbors Act

Plants and Animals

Development and redevelopment projects within the study area that have the potential to impact plants and animals will require compliance with federal, state, and local regulations. Mitigation sequencing to avoid, minimize, and mitigate environmental impacts is typically required for all applicable permitting review and authorizations. Table 3 provides a regulatory permit matrix for action requiring local, state, and federal authorizations that impact fish and wildlife and their associated habitat.

Table 3. Regulatory Permit Matrix for Plants and Animals

Jurisdictional Agency	Regulations/Authorizations
Mason County	Pre-application submittal conference SEPA Determination (No Action Alternative) Planned Action Consistency Determination (Action Alternative) Critical Areas review
Washington State Department of Ecology	CWA Section 401 Water Quality Certification Coastal Zone Management Act Consistency Certification Minimum Water Flows and Levels Act
Washington Department of Fish and Wildlife	Hydraulic Project Approval (HPA)
U.S. Army Corps of Engineers	CWA Section 404 Clean Water Act CWA Section 10 Rivers and Harbors Act Requires Compliance with: Section 7 of the Endangered Species Act Magnuson-Stevens Act

Land Use Patterns and Aesthetics

18. Future development in the Belfair UGA would be required to comply with established Mason County permitting processes and development regulations for the Belfair UGA (Mason County Code Title 17, Chapters 17.20 – 17.35).

Historic and Cultural Resources

Per State law, the following apply to *all* actions at *all* times:

19. Washington State law (RCW 27.53 and 27.44) protects archaeological resources (RCW 27.53) and Indian burial grounds and historic graves (RCW 27.44) located on both the public and private lands of the State.
20. An archaeological excavation permit issued by the Washington State Department of Archaeology and Historic Preservation (DAHP) is required in order to disturb an archaeological site.
21. Knowing disturbance of burials/graves and failure to report the location of human remains are prohibited at all times (RCW 27.44 and 68.60).

Public Services

22. Mason County has adopted the International Fire Code (IFC) which addresses building standards, access, and fire flow.
23. Multifamily residential development in the Belfair UGA is required to provide private, on-site open space for residents, in addition to other standard landscaping requirements (MCC 17.26.020). While private open space does not count toward meeting the City's LOS standard for parks, the provision of on-site recreational opportunities could reduce demand for public facilities.
24. The County has adopted the 2018 Edition of the International Energy Conservation Code in MCC 14.04.010.
25. Customers interested in securing power capacity should notify PUD 3 as soon as possible; provide all required information in order to process new service applications; and pay appropriate line extension and system capacity fee payments promptly. All new and altered service applications are subject to Mason PUD 3's Electric Service Rules & Regulations (www.pud3.org/rulesandregs).
26. PUD 3 requires all 115 kV Transmission facilities and most 15 kV Main Distribution Feeders to be installed overhead. High density residential distribution facilities are primarily installed underground. Relocation of existing utilities, where feasible, should come at the expense of the requesting entity. In most cases, trenching, restoration, and/or directional drilling is also to be provided by the requesting entity.

Utilities

27. Mason County Code Chapter 13.31 details requirements and regulations related to the wastewater system within the Belfair UGA. New development and existing structures and buildings within five hundred feet of alignment of the Belfair Wastewater and Reclamation Facility's pipeline shall be connected to public sewer facilities. Existing structures and buildings are subject to an initial

connection period. In some cases, the County is responsible for installing and maintaining grinder pumps in designated low-pressure sewer areas for existing and new single-family development.

28. Mason County Code Chapter 3.156 establishes the Belfair Wastewater and Water Reclamation utility fund for the design, development, construction, and operation of the new Belfair wastewater and water reclamation utility facility. The utility is funded through connection charges and monthly sewer service charges.
29. Mason County Code includes a one-time capital facilities charge (CFC) per ERU for development and redevelopment projects for connection to the Belfair Sewer System to support the cost of new infrastructure as the system expands to accommodate development and redevelopment (Mason County Code 13.31.060). The CFC is reduced for multi-family units. With the application of these regulations and fees, no additional mitigation is required.
30. MCC Chapter 14.46 includes the purpose, description, and regulations associated with the County's storm and surface water utility. The utility is responsible for flooding management, water quality improvement, and protecting aquatic habitat. Currently, there are no annual stormwater fees associated with the utility. Assessments for fees may become necessary to support the utility and its functions, and a priority list of projects will be developed before any fee or assessment is required (MCC 14.46.040).
31. MCC Chapter 14.48 describes the stormwater requirements of development and redevelopment within the utility. The County has adopted the 2005 Department of Ecology Stormwater Manual for Western Washington (SWMMWW), which applies within the Belfair UGA. New development and redevelopment within the study area will need to meet the requirements of the SWMMWW when they exceed certain size thresholds. These requirements include the approval by Mason County Public Works of a stormwater site plan. Projects must manage stormwater runoff on-site to the extent practicable by maximizing infiltration, including using low-impact development (LID) techniques as defined by the most current version of the SWMMWW or local planning documents. Due to high groundwater conditions and other site constraints, on-site management may not always be feasible.
32. The State Reclaimed Water Permit for the Belfair Wastewater and Water Reclamation Facility (plant) establishes effluent limits for the following parameters: Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), Total Nitrogen as N, and Total Coliform. The permit requires to County to monitor groundwater and surface water quality in the West Fork Coulter Creek that may be receiving waters for the reclaimed water discharged from the facility. These effluent limits to receiving waters protect human and environmental health.
33. The Washington Department of Ecology requires an engineering report related to wastewater treatment capacity expansion when the wastewater influent flows reach 85% of the design flows or loads for three consecutive months. This threshold applies to the spray field capacity and the water reclamation facility.

Transportation

34. See Mason County Code: Title 10 Vehicles and Traffic, and Title 12 Bridges and Roads.

Exhibit B-3. Transportation Mitigation Detail

1. Improvements and Fair Share: The Planned Action EIS describes potential improvements to the network and impacted study intersections in addition to the County’s Transportation Improvement Program. Implementation of improvements identified in Table 4 below shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.
 - a. Based on the share of trips in Section (3)(a) and mitigation in the EIS the cost and fee per trip has been calculated. Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications. The proportionate share of costs of the Planned Actions shall be determined based on their proportionate share of trips identified in Section 3.D(3) of this ordinance and this section.

Table 4. Multimodal Transportation Improvements in addition to Six-Year Transportation Improvement Program – Preferred Alternative

	Total Weekday PM Peak Hour Trips	Total Mitigation Cost (Million \$)*	Fee Per Trip
Alternative 1 – No Action	419	\$12.9	\$30,700
Alternative 2	4,101	\$18.1	\$4,413
Alternative 3 Hybrid	3,454	\$17.8	\$4,721
Alternative 3	3,771	\$17.0	\$4,915

*See DEIS Appendix H

[once Preferred Alternative addressed, attach Appendix to Planned Action Ordinance as Exhibit B-3A]

3. Expenditure of Funds – Account: Mason County shall earmark mitigation fee receipts and retain them in an interest-bearing account, expending them on projects identified in the EIS. [once Preferred Alternative addressed, attach Appendix to Planned Action Ordinance as Exhibit B-3A]
4. Mitigation Fee Payable at Permit Issuance: The mitigation fee shall be payable at the time of building permit issuance. For projects that require longer-term construction periods prior to occupancy and impacts to the transportation system, Mason County may allow for the mitigation fee to be paid prior to the issuance of occupancy permits subject to a construction schedule and supporting information provided to the satisfaction of the County.
5. Credit: Mason County shall provide a credit for the value of dedication or improvement to, or new construction of, any system improvements provided by the developer per subsection 1 above. The applicant shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula in subsection 1 above.

- a. The dedication, improvement, or construction shall be conducted at suitable sites and constructed at acceptable quality as determined by Mason County. Such improvement or construction shall be completed, dedicated, or otherwise transferred to Mason County prior to the determination and award of a credit.
 - b. The value of a credit for right of way and easements shall be established on a case-by-case basis by an appraiser selected by, or acceptable to Mason County. The appraiser must be licensed in good standing by the State of Washington for the category of the property appraised. The appraisal shall be in accord with the most recent version of the Uniform Standards of Professional Appraisal Practice and shall be subject to review and acceptance by Mason County. The appraisal and review shall be at the expense of the applicant.
6. Period of Expenditure: The current owner of property on which traffic mitigation fees have been paid may receive a refund of such fees if the mitigation fees have not been expended or encumbered within [10, 15, 20] years of receipt of mitigation fees, unless Mason County has made a written finding that extraordinary or compelling reasons exist to extend the time for expending or encumbering the mitigation fees. [SEPA does not limit years of collection; the County may do so voluntarily.] The County shall program the improvements in the annual Transportation Improvement Program.
7. The Planned Action Share Transportation Fees will be incorporated into Mason County's master fee schedule. Fees shall be subject to biennial review to affirm the cost basis. Mason County may amend the fee based on cost indices to address inflation.
8. Mason County may require that an applicant consult with Bremerton regarding the SR 3/SR 3 Freight Corridor/SW Lake Flora Rd intersection regarding cumulative contribution to trips.