

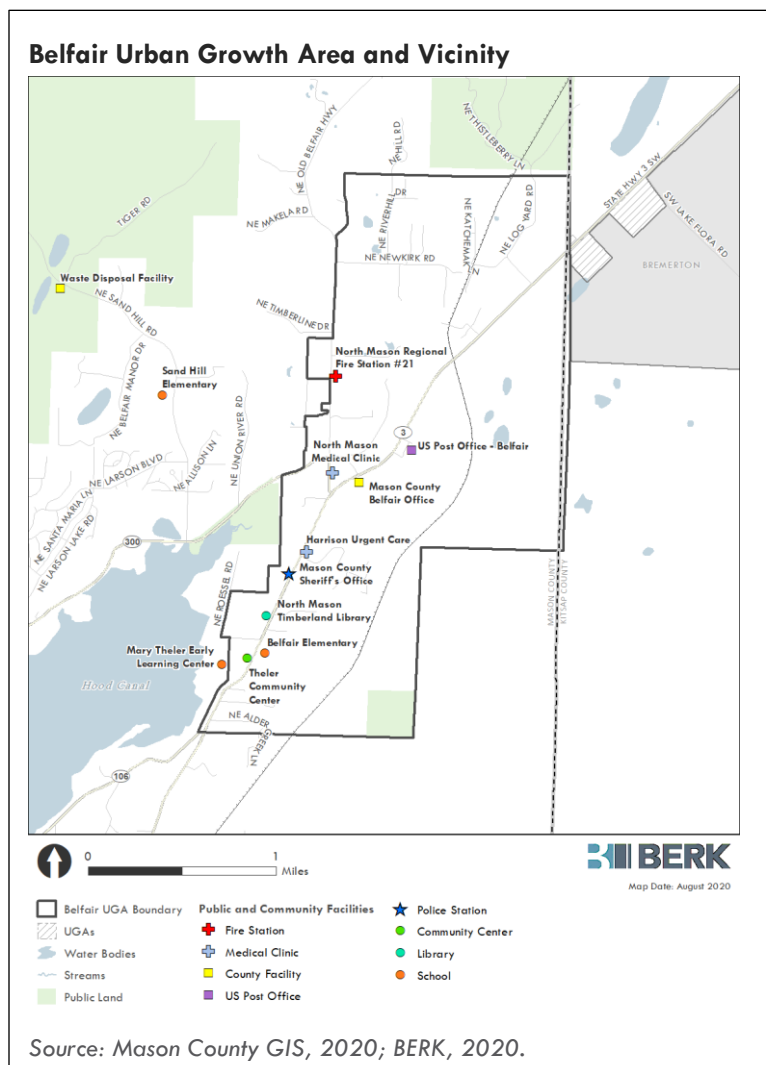


Mason County Belfair Urban Growth Area Planned Action

November 2020 | SEPA Scoping Document

Why is the County reviewing the Belfair UGA?

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. 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.

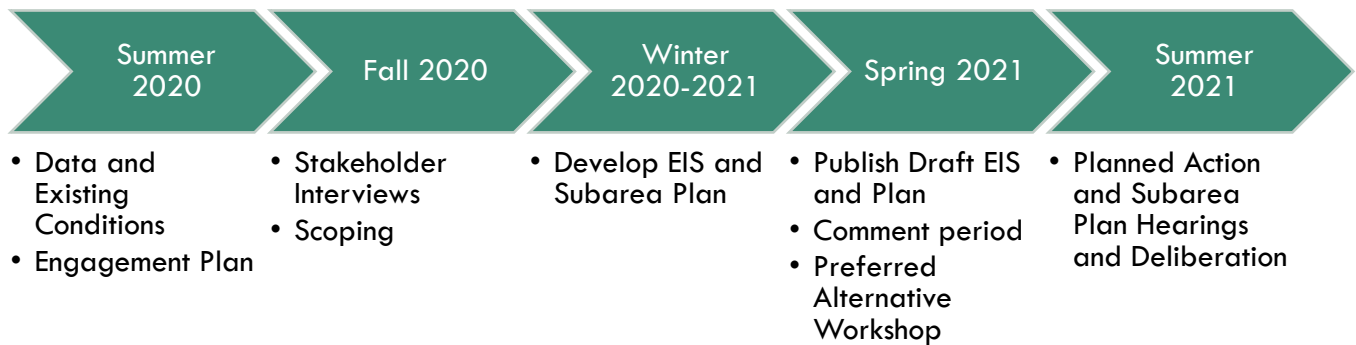


Where is Belfair?

The proposal addresses the Belfair UGA bounded at the northeastern boundary of the Mason County border with Kitsap County. It is nearly 4 square miles in area. The Environmental Impact Statement (EIS) will review the conditions within the UGA and rural lands bordering the UGA. See box above.

What is the planning process and timeline?

The planned action and subarea plan update are underway. During fall 2020 existing conditions were evaluated. In fall 2020, a scoping process and opportunity for public and agency comments has begun. By spring 2021 it is anticipated a Draft Planned Action EIS and Subarea Plan amendments would be published with a minimum 30-day comment period. That would be followed by responses to comments and a Final EIS. The Mason County Planning Advisory Commission and Board of County Commissioners will hold meetings throughout the process and eventually hearings and deliberations with a desired completion date of summer 2021.



What is an EIS?

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.

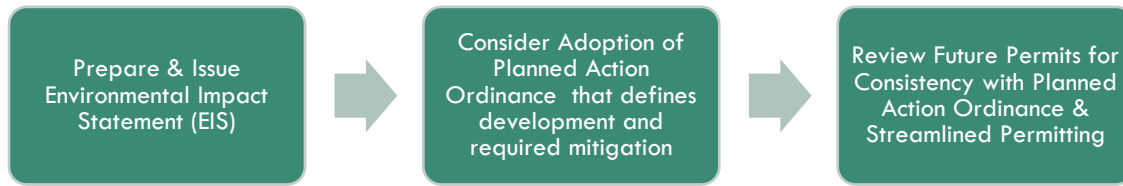
The EIS will also identify potential beneficial outcomes, where alternatives protect environmental features (e.g. wetlands) in a sustainable manner, improve environmental characteristics (e.g. stormwater quality), and emphasize improved access by car, transit, foot, and bike.

What is a Planned Action?

The County is proposing to designate all or some of the 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 included below.

Planned Action Process



What topics would the EIS Cover?

Mason County has identified the following areas for discussion in the EIS:

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

Existing conditions, potential impacts of each alternative, and mitigation measures would be identified for each topic.

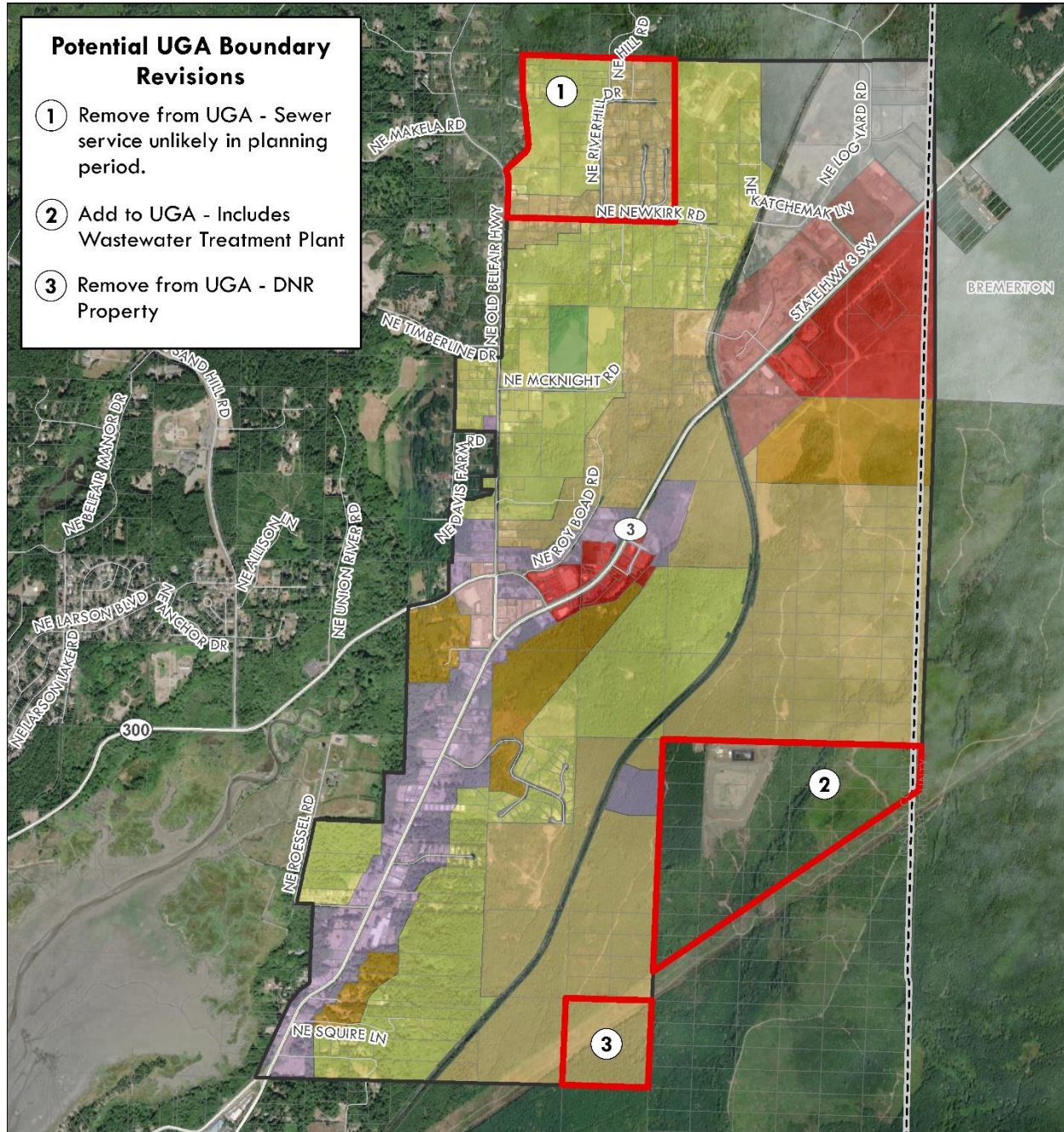
What Alternatives could be studied?

The County will evaluate 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 the State Environmental Policy Act.

Two other Action Alternatives would be addressed that vary future land use, levels of growth, UGA boundaries, and investments in infrastructure designed to create a new future for Belfair.

It is anticipated the Action Alternatives could mix and match features of boundaries and zoning adjustments shown below. Other features of change could be identified through scoping.

UGA Boundary Revision Options



Potential UGA Boundary Revisions

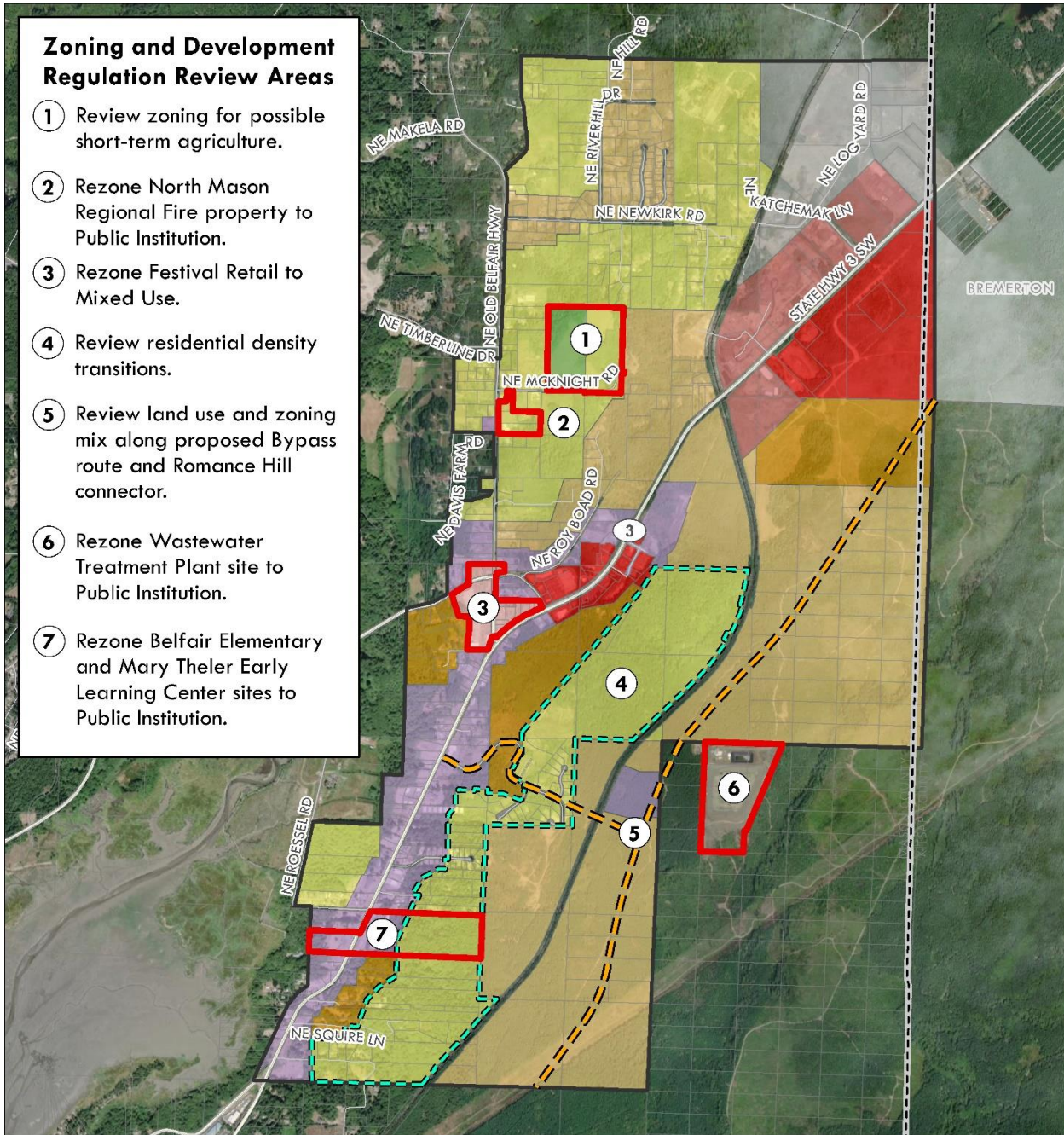
- ① Remove from UGA - Sewer service unlikely in planning period.
- ② Add to UGA - Includes Wastewater Treatment Plant
- ③ Remove from UGA - DNR Property



Map Date: October 2020

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|------------------------|--|----------------------------|
| Belfair UGA Boundary | Belfair UGA Zoning | Long Term Agricultural |
| UGAs | Business Industrial | Medium Density Residential |
| Parcels | Festival Retail | Mixed Use |
| UGA Boundary Revisions | General Commercial | Multi Family Residential |
| | General Commercial and Business Industrial | Single Family Residential |

Zoning and Development Regulation Options



- ### Zoning and Development Regulation Review Areas
- 1 Review zoning for possible short-term agriculture.
 - 2 Rezone North Mason Regional Fire property to Public Institution.
 - 3 Rezone Festival Retail to Mixed Use.
 - 4 Review residential density transitions.
 - 5 Review land use and zoning mix along proposed Bypass route and Romance Hill connector.
 - 6 Rezone Wastewater Treatment Plant site to Public Institution.
 - 7 Rezone Belfair Elementary and Mary Theler Early Learning Center sites to Public Institution.



Map Date: October 2020

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|---|---|---|
| <ul style="list-style-type: none"> Belfair UGA Boundary UGAs Parcels Rezoning Review Areas Development Regulation Review Areas Approximate Bypass & Connector Route | <p>Belfair UGA Zoning</p> <ul style="list-style-type: none"> Business Industrial Festival Retail General Commercial General Commercial and Business Industrial | <ul style="list-style-type: none"> Long Term Agricultural Medium Density Residential Mixed Use Multi Family Residential Single Family Residential |
|---|---|---|

How can I participate? Where can I find more information?

Come join the conversation!

The County invites your participation. You can:

- Visit the project website (<https://www.co.mason.wa.us/community-services/belfair-eis/>) to learn about the study area and planning process,
- Ask to be added to the email contact list (send your request to contact below),
- Respond to surveys,
- Attend workshops, meetings, and hearings, and
- Provide written comments.

Information about events and comment opportunities will be posted at the project website identified above.

Scoping

Early comment opportunities including scoping. Scoping is an opportunity to provide your comments on the scope of the EIS including alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Provide your written comments during the comment period to the contact below.

Scoping Comment period:	Provide written comments to Contact below by 5 pm December 3, 2020
Contact:	Kell Rowen, Planning Manager Mason County Community Services 615 W Alder Street Shelton WA 98584 360.427.9670 ext. 286 planning@co.mason.wa.us
Participate Online	The County has posted links to an interactive story map with information, maps, and a survey on the project website. Please attend our Virtual Community Workshop on November 19, 2020. Details provided on the County project website: https://www.co.mason.wa.us/community-services/belfair-eis/