



MASON COUNTY STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT BELFAIR URBAN GROWTH AREA PLANNED ACTION

November 12, 2020

Lead Agency / Proponent

Mason County

Agency Contact

Kell Rowen, Planning Manager
Mason County Community Services
360.427.9670 ext. 286
krowen@co.mason.wa.us

Description of Proposal

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.

Location

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.

Determination

Mason County has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. Materials indicating likely environmental impacts are available at the project website: <https://www.co.mason.wa.us/community-services/belfair-eis/>

The lead agency 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). 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 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.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

Written Comment Period

Provide your written comments by **5 pm, December 3, 2020**.

Send to Contact:

Kell Rowen, Planning Manager
Mason County Community Services
615 W Alder Street
Shelton WA 98584

planning@co.mason.wa.us

Participate Online and at a Virtual Meeting

Tells us about your ideas for the future of Belfair.

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/>

SEPA Responsible Official

David Windom, Community Services Director
Mason County, 615 W Alder Street, Shelton, WA 98584

Signature



Date



Appeal process: You may appeal this determination of significance per MCC 8.32.010 and 15.11.010. You should be prepared to make specific factual objections. Contact the Kell Rowen, 360.427.9670 ext. 286 or krowen@co.mason.wa.us, to read or ask about the procedures for SEPA appeals.