



MASON COUNTY, WA
411 N 5TH ST
SHELTON, WA 98584

Recent investments will contribute to rapid growth in Belfair. In addition to the County’s grant to extend the sewer system, a new freight corridor, or “bypass,” is planned. The County is refreshing the 2004 Belfair Plan and creating a Planned Action Environmental Impact Statement (EIS) and ordinance to guide growth that reflects the community’s vision.

Environmental Review Process

Mason County published a Draft EIS in April 2021, followed by a Supplemental Draft EIS in October 2021. Mason County will publish a Final EIS describing the potential impacts of the Preferred Alternative and documenting public comments received on the Draft EIS and Supplemental Draft EIS in early February 2022. The Draft EIS, Supplemental Draft EIS, and Draft Planned Action Ordinance documents are available on the project website: <https://masoncountywa.gov/community-services/belfair-eis>

Public Hearing

The BOCC will hold a public hearing on the Preferred Alternative on February 15, 2022 at 9:15 am. See the project website for background information and details on how to attend via Zoom.

Description of the Preferred Alternative

The Preferred Alternative would include changes to the Belfair UGA zoning to allow increased residential and employment growth. A summary of anticipated growth levels is provided in the table below, and a map of proposed zoning changes is provided on the following page.

Other changes to plans, policies, and regulations under the Preferred Alternative would include:

- Integrate the new Master Planned Mixed Use zone with the County’s existing master plan process (MCC 17.70).
- Apply Public Institutional zoning (MCC 17.07.710) to the Belfair UGA, as mapped on the following page.
- Apply Planned Action requirements for connection to public water supply, implementation of transportation improvements, and coordination with utility and infrastructure providers.

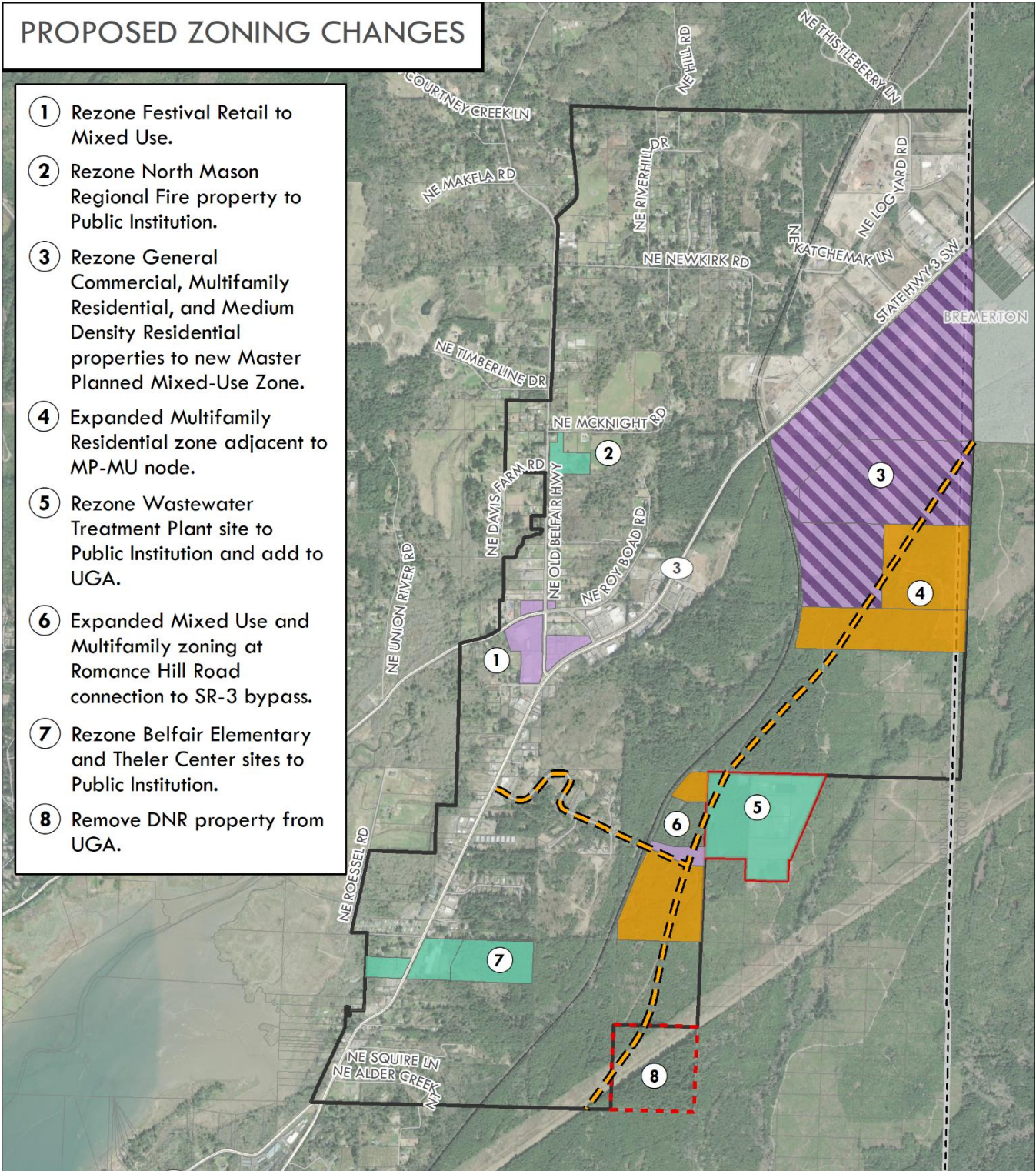
	EXISTING CAPACITY	PREFERRED ALTERNATIVE
Housing Units	1,806	2,274
Single-Family	1,109	917
Townhome/Multiplex	180	511
Multifamily	514	511
Population	4,378	5,509
Commercial Space (sq ft)	1,172,136	1,328,708
Industrial	421,990	735,867
Office	375,073	327,030
Retail	375,073	265,812

Agency Contact

Kell Rowen, Planning Manager
Mason County Community Services
360.427.9670 ext. 286
krowen@masoncountywa.gov

PROPOSED ZONING CHANGES

- 1 Rezone Festival Retail to Mixed Use.
- 2 Rezone North Mason Regional Fire property to Public Institution.
- 3 Rezone General Commercial, Multifamily Residential, and Medium Density Residential properties to new Master Planned Mixed-Use Zone.
- 4 Expanded Multifamily Residential zone adjacent to MP-MU node.
- 5 Rezone Wastewater Treatment Plant site to Public Institution and add to UGA.
- 6 Expanded Mixed Use and Multifamily zoning at Romance Hill Road connection to SR-3 bypass.
- 7 Rezone Belfair Elementary and Theler Center sites to Public Institution.
- 8 Remove DNR property from UGA.



- Belfair UGA Boundary
- UGAs
- Parcels
- Approximate Bypass & Connector Route
- UGA Boundary Revisions**
- Add to UGA
- Remove from UGA

- Proposed Belfair UGA Zoning Changes**
- Mixed Use
 - Master Planned Mixed Use
 - Multi Family Residential
 - Public Facility

Map Date: January 2022