

# Belfair Online Community Workshop Meeting Summary

Meeting Date November 19, 2021 | Prepared March 4, 2021

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## Meeting Details

November 19, 2020 | 6-8 pm | Zoom

## Meeting Purpose

- Introduce community to the project.
- Prompt people to take the online survey (now closed).
- Answer the community's questions about the subarea planning and planned action EIS process.

## Links and Materials

Project Website: [www.co.mason.wa.us/community-services/belfair-eis](http://www.co.mason.wa.us/community-services/belfair-eis)

Project Story Map: <http://belfair.berk-maps.com/>

Video: [Recorded Webinar: Community Workshop](#)

# Participation

20 members of the community participated in the meeting.

## Staffing

### Mason County

Commissioner Randy Neatherlin  
Commissioner Kevin Shutt  
Commissioner Sharon Trask  
Richard Dickinson  
Kell Rowen  
Loretta Swanson

### Consultant Team

Ian Crozier, Makers  
Matt Fontaine, Herrera  
Rebecca Fornaby, BERK  
Kevin Gifford, BERK  
Lisa Grueter, BERK  
Stephanie Herzstein, Transpo  
John Owen, Makers

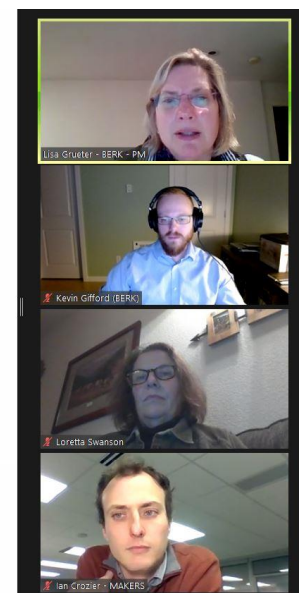
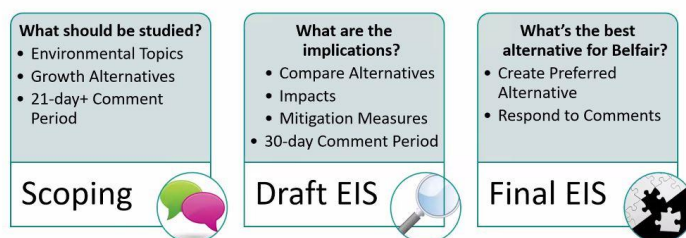
## Agenda

6:00 Welcome  
6:10 Project Overview Presentation, Q&A, and Poll  
6:25 Existing Conditions Presentation and Q&A  
6:40 Proposed Changes Presentation and Q&A  
7:00 Survey about Preferred Development Types  
7:20 Large Group Discussion  
8:00 End

Figure 1. Lisa Grueter, BERK Consulting, providing an overview of the project

## What is an EIS?

- An environmental impact statement (EIS) provides information to the public and decision-makers about the environmental effects of plans or projects on the natural and built environment.



# What We Heard

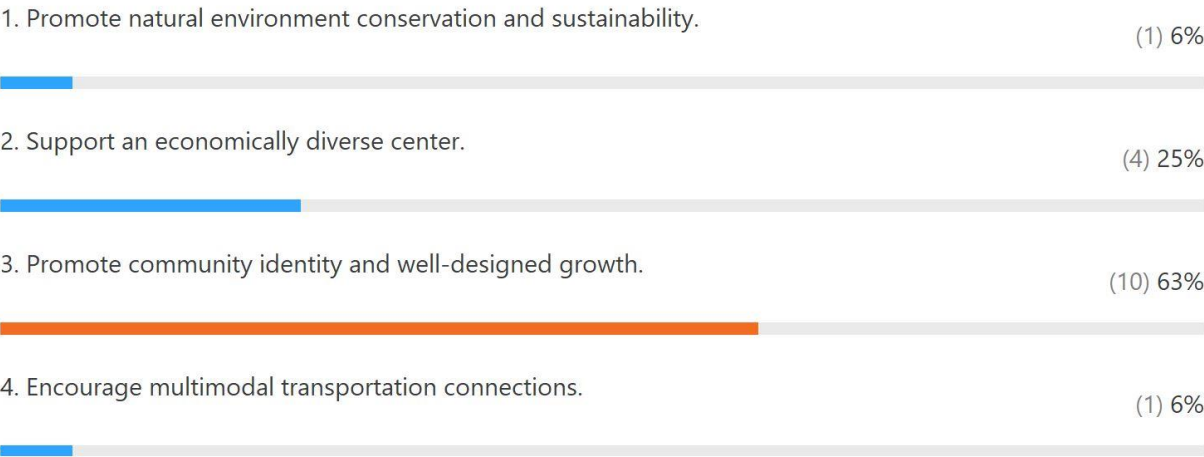
Participants comments and questions are bulleted below. Responses from the Consultant Team or County staff follow in *italics*.

## PROJECT OVERVIEW PRESENTATION, Q&A, AND POLL

- I would like a clarification. In some of the County announcements, they mentioned a grant for sewer. In your presentation you mentioned a loan. Is it a loan, grant, or combination of the two that will fund the extension of the sewer? I want a qualifier on language so taxpayers know there may be a loan they're responsible for down the line.
  - *We received both—grant funds to complete the design work and sewer update. A portion of that will go towards construction. The bulk of the construction will be funded by a low interest loan. At this point, nothing has been expended or decided as to how much of the loan we will use for construction. Funding could also come from Kitsap County or City of Bremerton.*

Figure 2. Poll Results

**1. Which of the following objectives from the 2004 Belfair Urban Growth Area Plan do you value most today? (Select TWO)**

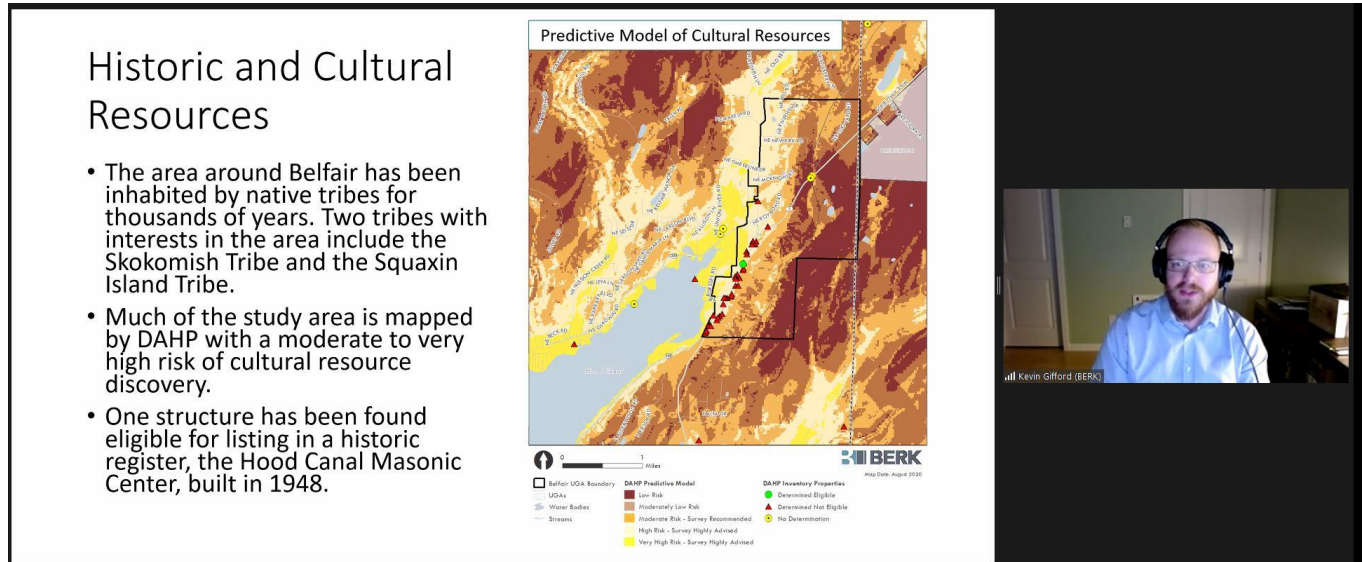


## EXISTING CONDITIONS PRESENTATION AND Q&A

The Consultant Team, including Kevin Gifford of BERK Consulting shared existing conditions information.

- Comment: There is no stream running along NE McKnight Rd.
  - Response: Thank you. We will follow up and evaluate that information relative to other data sources.

**Figure 3. Kevin Gifford, BERK Consulting, presenting on existing conditions**



## PROPOSED CHANGES PRESENTATION AND Q&A

Kevin Gifford explained the UGA options and also identified that alternatives may mix and match options and not all options may be integrated.

- Revisions are still preliminary - the County wants public input to guide final changes.
- UGA boundary revisions may occur on a separate timeline from the Planned Action if additional feasibility analysis is necessary.
- EIS Alternatives will take a “menu” approach and combine some or all items. See Figure 4.

**Figure 4. Mix and Match Diagram**

**Please choose up to 2 choices from the options below by adding items on the left to the container on the right**

☐ Option 1

☒ Option 2

☐ Option 3

☐ Option 4

☐ Option 6

☐ Option 7

☐ Option 8

☐ Option 9

☐ Option 5



Kevin reviewed each area on Figure 5 in the context of the introductory notes above.

**Area 1: Northwest**

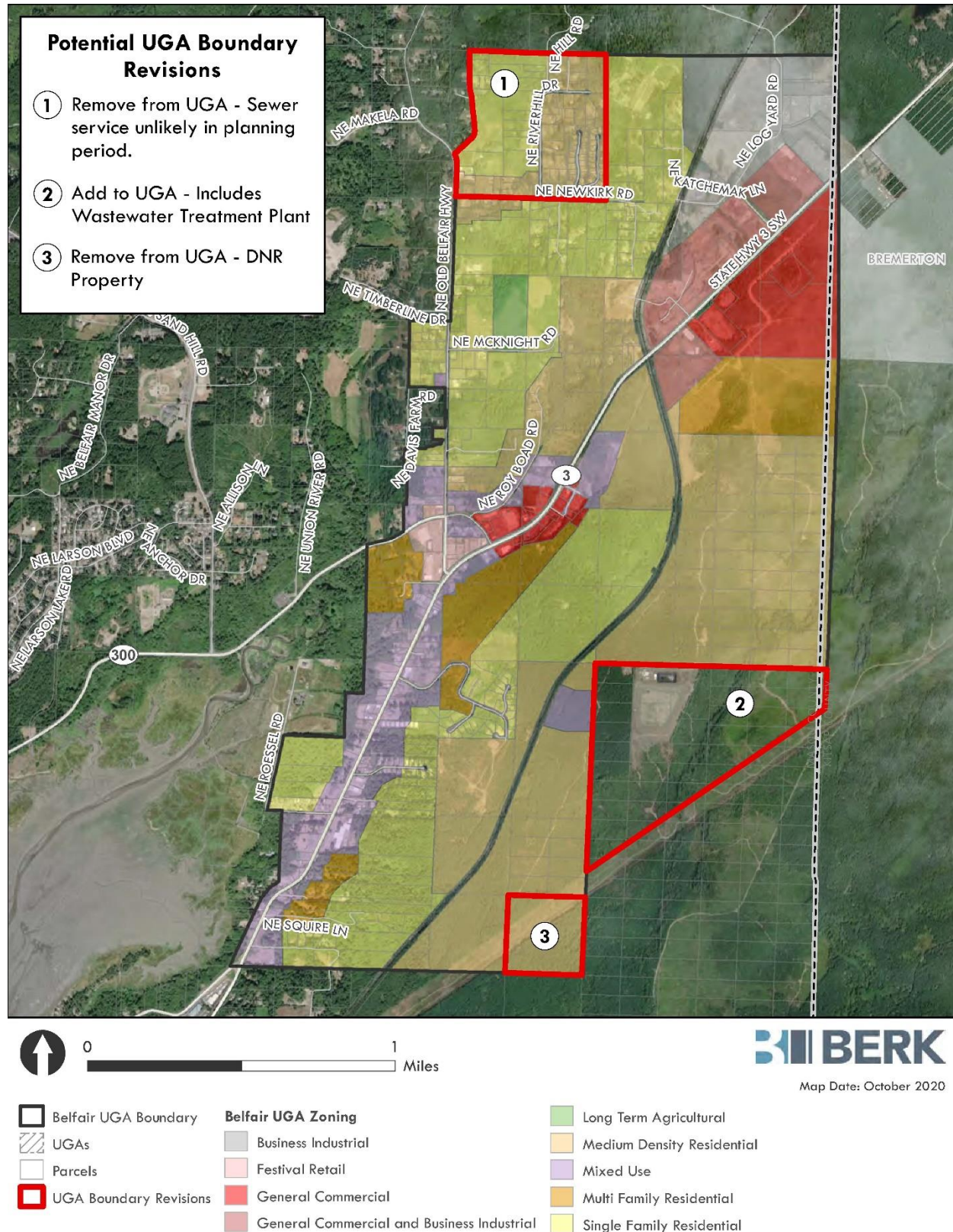
- Removal considered based on ability to provide services but may not be feasible under Planned Action.
- Platted and zoned for lower-density residential development.
- Widespread septic use – conversion to sewer would benefit local water quality, but sewer service may not be available in this area within the planning horizon.

**Area 2:** Southeast – Consider adding wastewater treatment plant and surrounding County property to the UGA.

**Area 3:** South – Consider removal.

- State-owned land (DNR).
- Separated from the rest of the UGA by a large utility right-of-way, so future service access may be challenging.

Figure 5. UGA Options Map



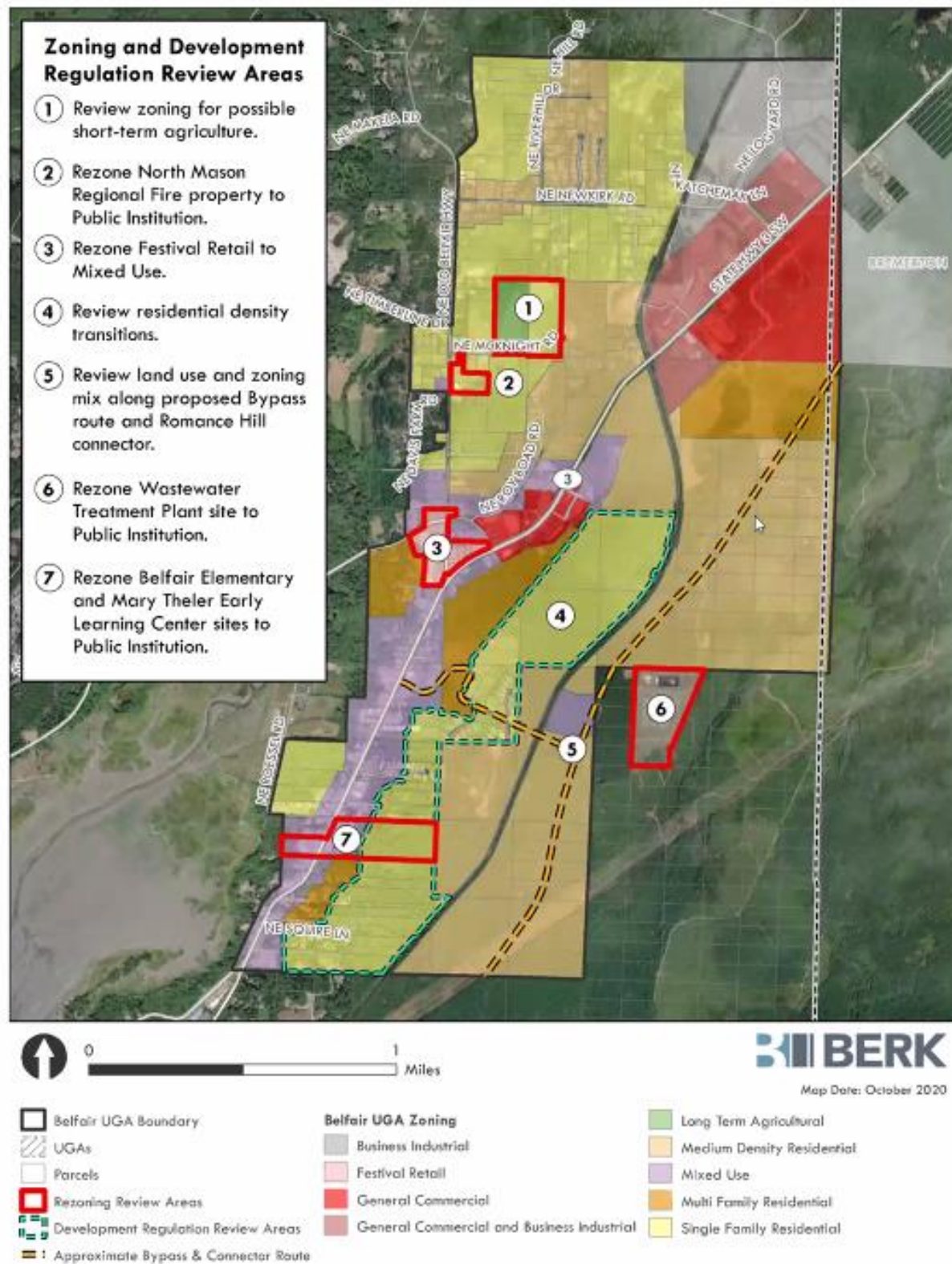
Kevin reviewed the zoning options, including:

- Resource Lands in UGA
  - Review agricultural uses/zoning.
- Zoning of Public Facilities
  - Consistency of zoning for schools, libraries, fire stations, and wastewater plant.
- Bypass and Connector Zoning
  - Examine future land uses on these routes in response to shifting traffic patterns.
- Residential Densities
  - Review residential types and densities planned between SR-3 and the bypass route.

The areas of potential revision are shown on Figure 6.



Figure 6. Zoning Options



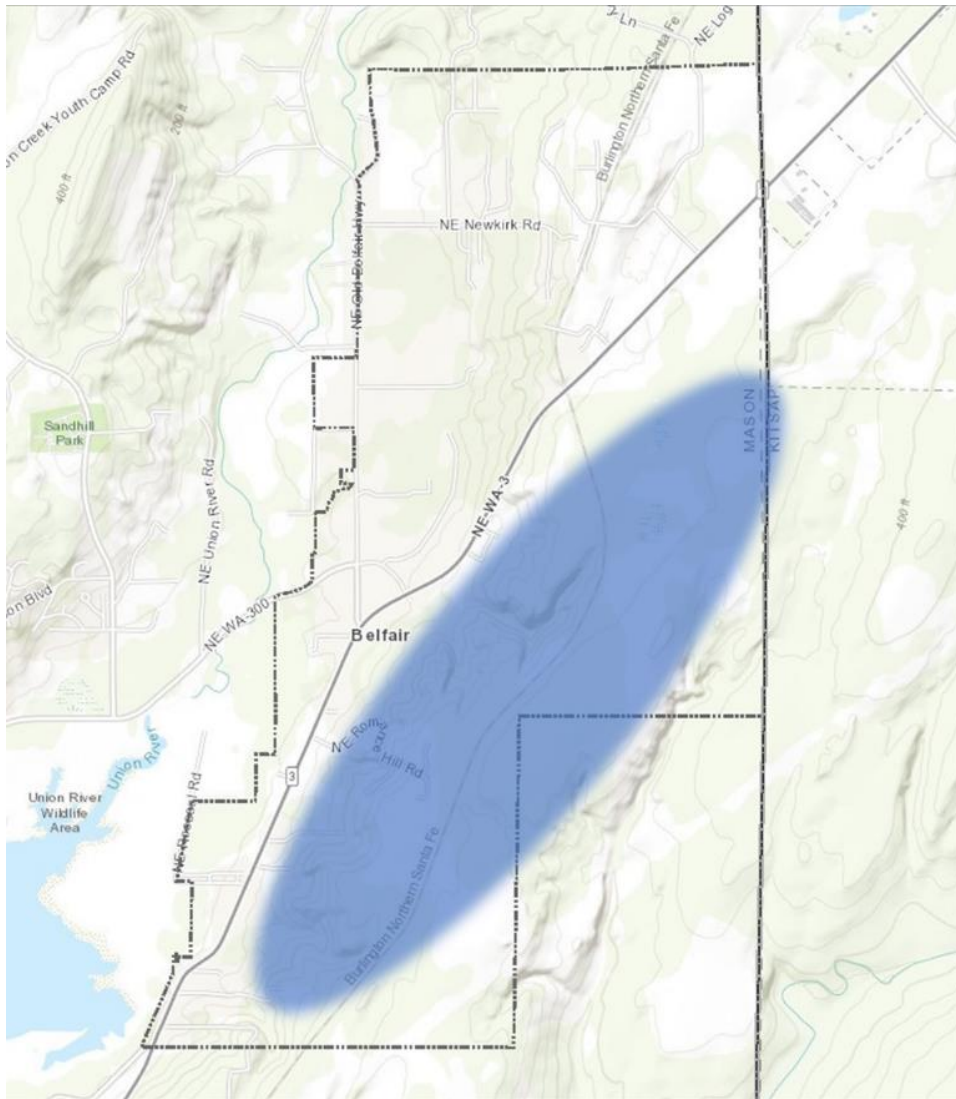
Feedback on the UGA options and Zoning options included:

- (Figure 5) Regarding the potential removal of the area in the northwest corner of the Urban Growth Area (UGA), you should consider extending that all the way South to Irene Creek and east to Roy Boad Road. It's on a critical aquifer recharge area and several fish bearing streams. It's not very developable.
- (Figure 6) In addition to Resource Lands, there are Conservation Lands directly south of number 2, near Irene Pond property. About 28 acres are held in perpetual preservation. The public institution for number 2 would be a moot point if the area is taken out of the UGA.
- I heard at a meeting today that the Fire Department had at one time wanted to be hooked up to the sewer. I think they still do but it would be cost prohibitive.
- (Figure 6) Number 7 where the elementary school is located is in a landslide hazard area.
- (Figure 6) The development node by number 7 used to have a considerable amount of R10. The Salmon Center has moved and that area should be looked at for development.
  - You can't see it but everything south of 7 is R10 and is no longer the Salmon Center's planned location.
- As for the festival retail piece [#3 on Figure 6]—I chaired the committee for three years and worked closely with John Owen. The beauty of that festival retail is that there are incentives for developers—height incentives to bump up height in exchange for some open space. That area was focused on pedestrian connectivity and open spaces and trail connections through the downtown core. It had a slightly different intent than just multifamily. Hopefully, we'll see some investment come in, some is already being discussed.
- (Figure 6) Looking at the green area around number 4, some of the area closer to SR 3 does have some slide areas and critical areas. Keep in mind that some of the grade up top is not that bad. The owners have plans to develop it for housing.
  - WSDOT has done polls looking at how important Romance Hill is. As the alignment is now, someone would need to make a decision to get off the bypass, and if they miss it they would be two miles past town before the next exit. Not everyone is going to use the bypass going by Belfair. Many will use Highway 106 to go south to Union and Highway 101. There's still a lot of traffic there. We need that connector. It's located in a great spot that goes right around the main commercial and congested area.
- (Figure 6) Regarding number 7, although the Salmon Center didn't build their permanent home there, they are only a quarter of a mile away and will be there forever. There's a lot of development on that hillside. If you make that public infrastructure, it still needs to be developed or used in another way. Lots of landowners are still planning on developing their land in the present zoning plan that they have now. I hope we don't throw out whole sections because of grade. Lots of thought was put into mixed use and multifamily opportunity.
  - *Number 4 is zoned for single family and future development. Our intent is to work within constraints in this area.*
  - *The boundary of number 7 is the school district's land.*

## SURVEY ABOUT PREFERRED DEVELOPMENT TYPES (VISUAL PREFERENCE SURVEY)

John Owens and Ian Crozier with Makers, a part of the Consultant Team, showed participants a series of photos of different types of housing to learn about the community's preferences for future development. A focus was on development examples for the hillside east of SR 3 and the plateau with the bypass.

**Figure 7. Focus of Planned Action and Development Types Survey**



Each development type is listed below in bold followed by participants' comments in bulleted form. Responses from the Consultant Team or County staff follow in *italics*.



**Figure 8. Results of the Visual Preference Survey**

Visual	Number of Votes by Score					Total Score (i.e. votes * score)	Number of Votes	Average Score
	1	2	3	4	5			
Cottages and courtyard	0	0	4	9	3	63	16	3.9375
Townhouses around pathway	2	7	4	2	0	36	15	2.4
Large lot single family	1	1	2	9	3	60	16	3.75
Clustered residences tucked	0	0	4	9	4	68	17	4
Separated subdivisions with open space	0	3	3	8	2	57	16	3.5625
Small shopping center with local services	0	2	3	9	1	54	15	3.6
Larger shopping center	4	7	2	3		36	16	2.25
Walkup apartments with open space	1	2	2	8	0	43	13	3.307692308
Townhouses with open space	0	2	3	9	1	54	15	3.6
Compact Cottages with pathways	0	2	6	7	1	55	16	3.4375
Small scale mixed use apartments over commercial	3	6	1	5	1	43	16	2.6875
Contemporary walkups	4	5	5	2	0	37	16	2.3125
Larger Multifamily complex	3	5	2	5	0	39	15	2.6
Traditional small scale neighborhood	0	1	4	10	0	54	15	3.6
Clustered small lot	0	0	4	11	1	61	16	3.8125

The participants tended to like clustered housing options with open space and pathways, including examples of clustered small lot single family, cottage, townhouses, and walk up apartments, as well as large lot single family. Small shopping centers with local services were preferred over larger shopping centers.

**Figure 9. VPS #1 Cottages and Courtyard: Most found this is a good addition**

**Cottages around a courtyard**

**Sharing Poll Results**  
Attendees are now viewing the poll results

1. How well would this building fit in in Belfair?

1. This shouldn't be allowed (0) 0%

2. Not a positive contribution (0) 0%

3. Neutral (4) 25%

4. This is a good addition (9) 56%

5. Perfect! (3) 19%

Stop Share Results Re-launch Polling

Participants (31)

Panelists (11) Attendees (20)

Search

bbakken@northmasonra.com

David Windom Planning

Dedrick Allan

Earl Iddings

Greg Oldham

JudyGScott

Justin Holzgrove, Mason PUD 3

Kevin Shutty

Kirk Boxleitner

Lisa Klein

Mac McLean

Marissa Watson

Pat Loudin

Rob

Scott Cooper

Sharon Trask

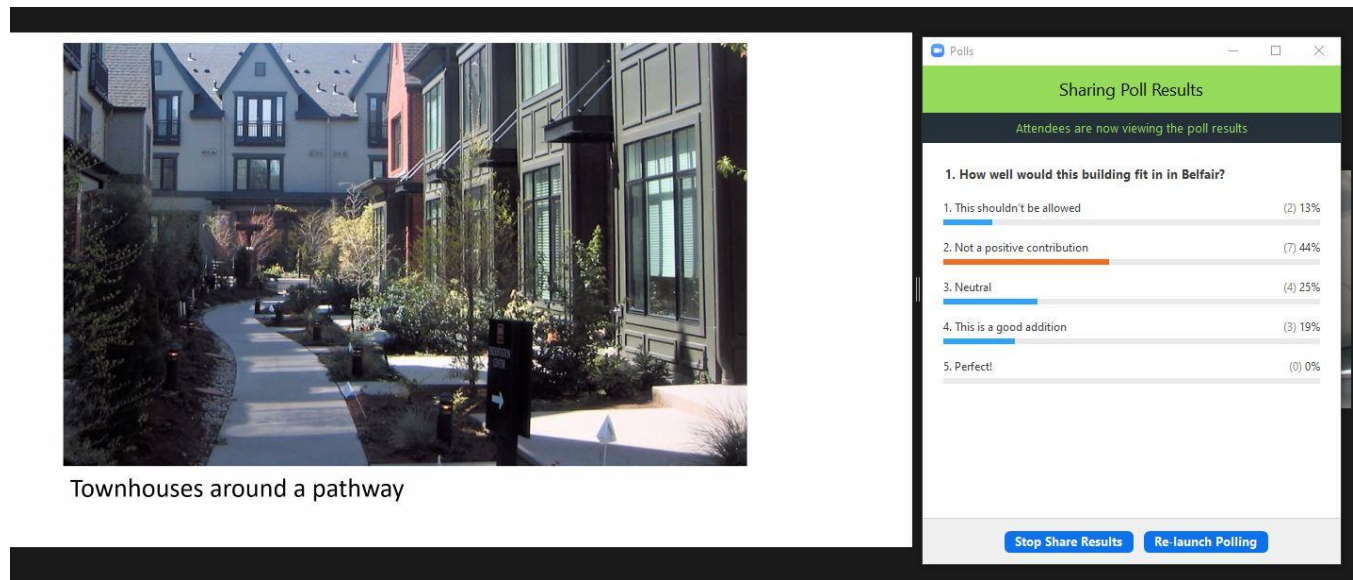
Vanessa Davis

Unmute Start Video Participants Q&A Polls Chat Share Screen Pause/Stop Recording Closed Caption More End

## ■ Cottages around a courtyard

- No comments.

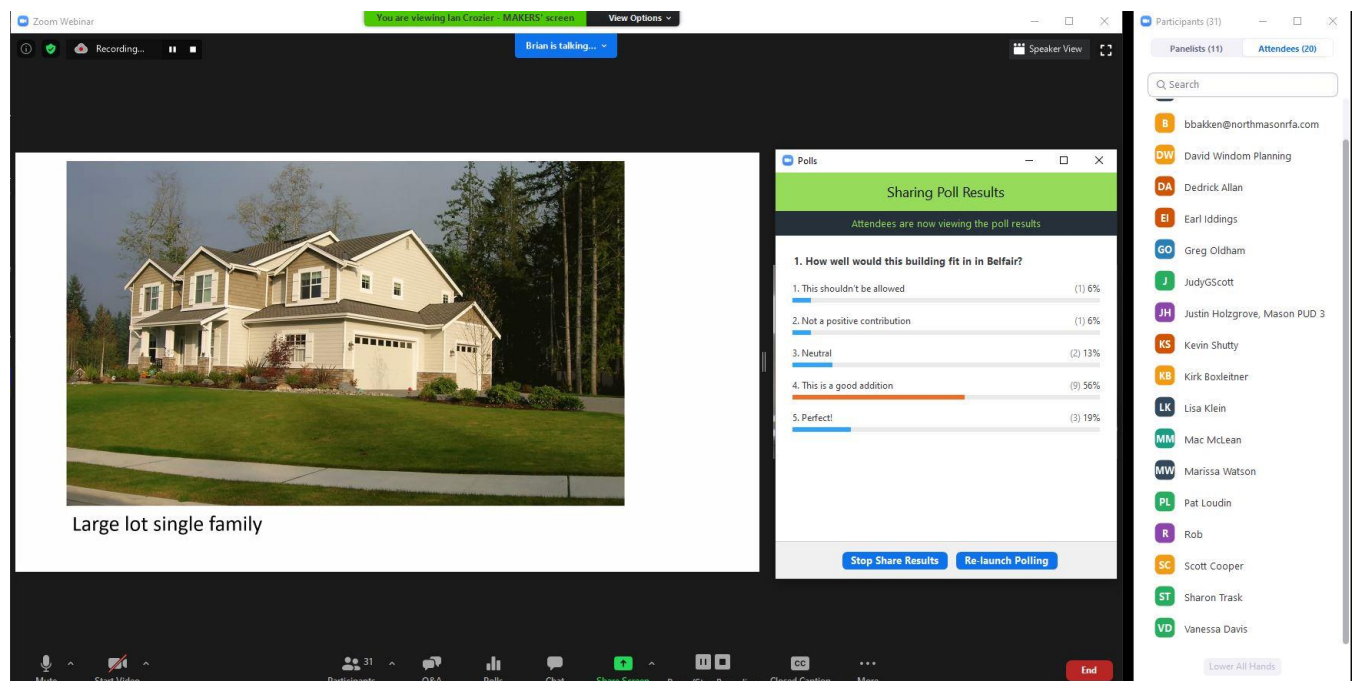
**Figure 10. VPS#2 Townhouses around a pathway: Most found this is not a positive contribution**



- **Townhouses around a pathway**

- No comments.

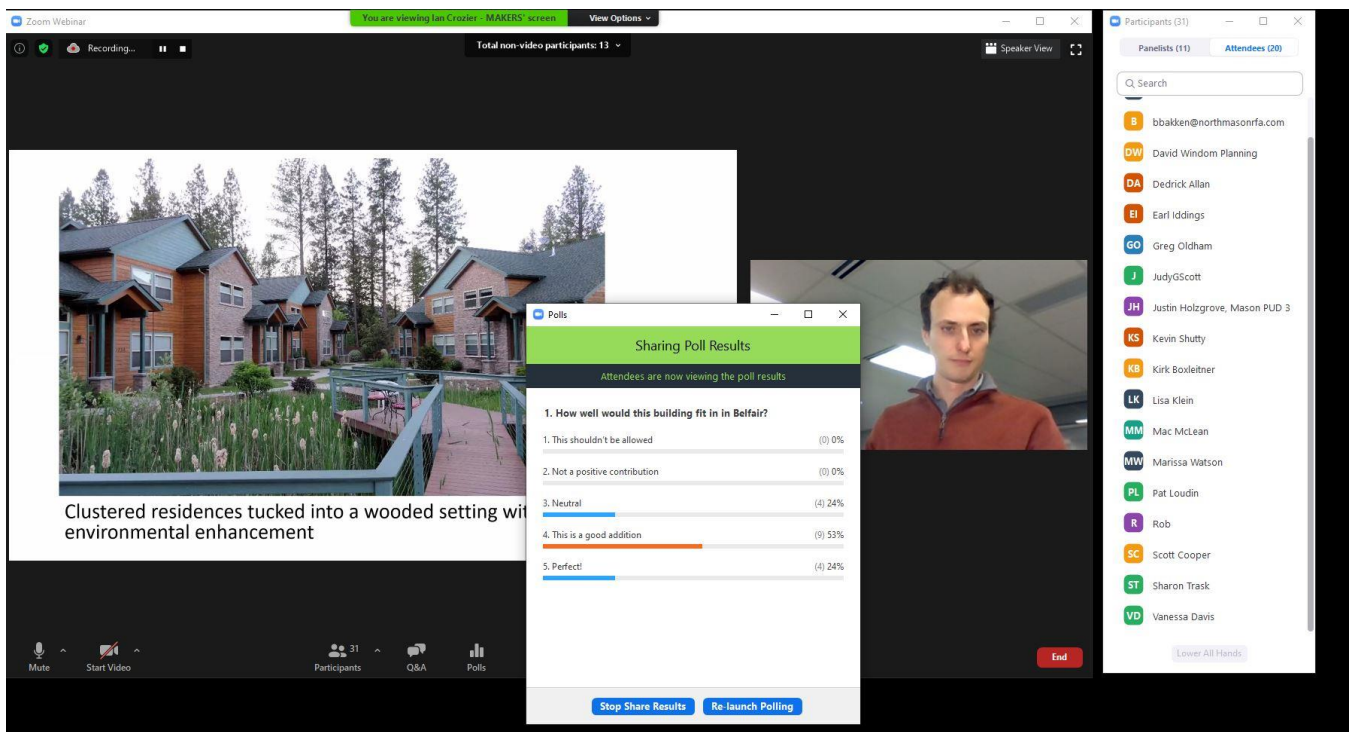
**Figure 11. Large lot single family: Most found this is a good addition**



- **Large lot single family**

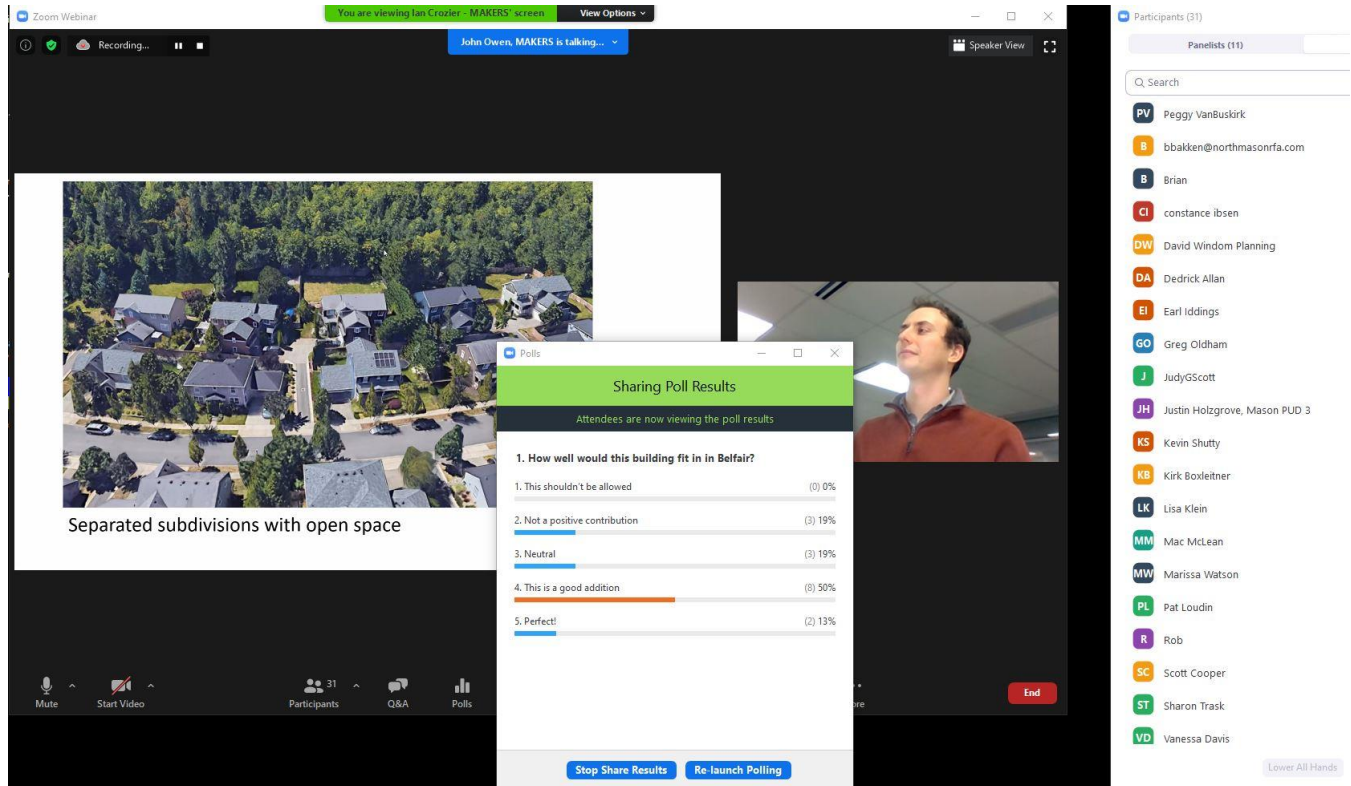
- No comments.

**Figure 12. Clustered residences tucked into a wooded setting: Most found this is a good addition (Ian Crozier, Makers)**



- **Clustered residences tucked into a wooded setting with environmental enhancement**
  - I like that it hugs the landscape.

**Figure 13. Separated subdivisions with open space: Most found this is a good addition (Ian Crozier, Makers)**

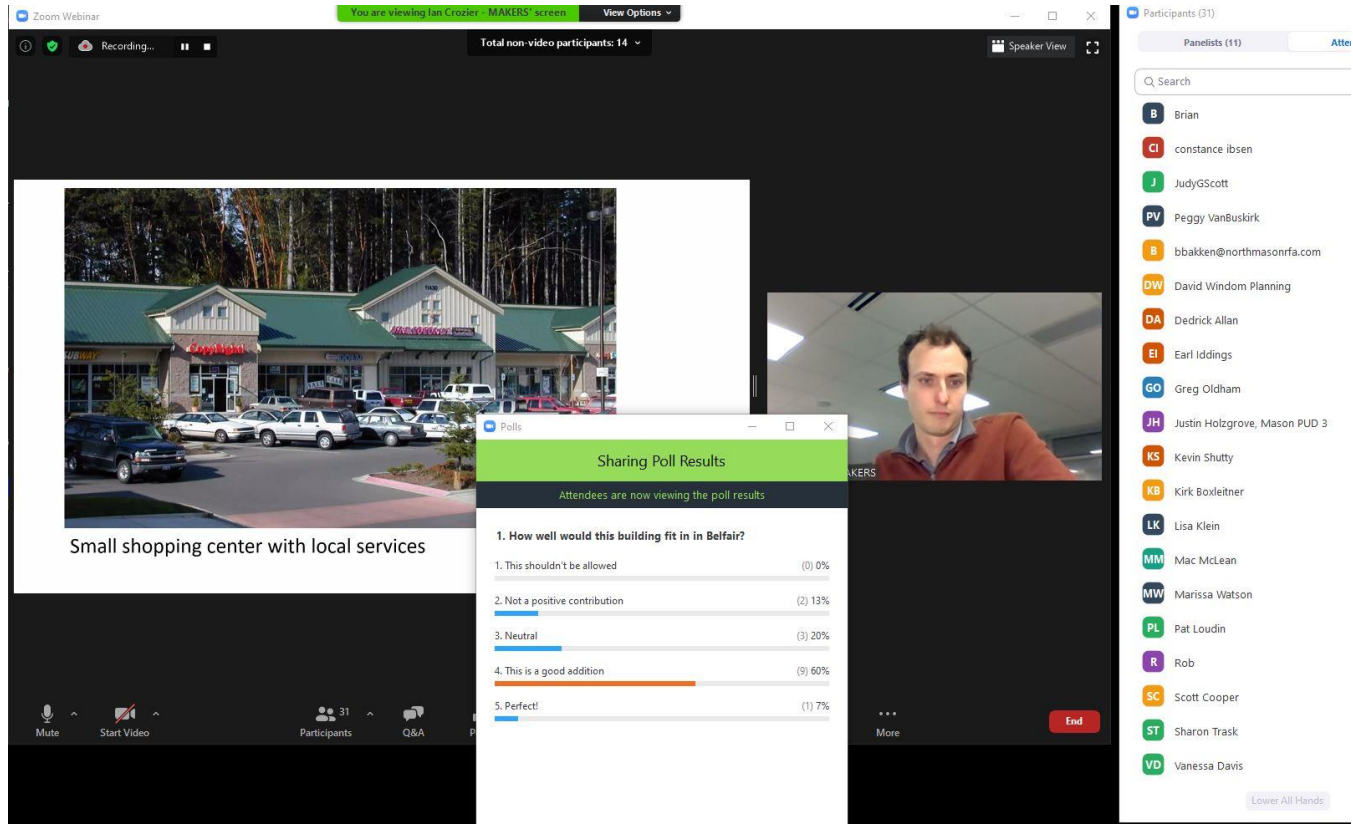


#### ■ Separated subdivisions with open space

- Street parking shouldn't be allowed in developments with garages and driveways.
- I'm neutral because it might be too difficult here unless it's on the plateau.
  - *We just wanted a more general sense about the eastern portion of the UGA.*
- I love the alley access to the second layer in this development. My developer friend doesn't like alleys but if we had something like this maybe we could incentivize developers to add back-loaded access or alleys. Perhaps it would save them money if there's a market for it.
  - *Alley access can save a lot. Its more efficient and uses less asphalt.*



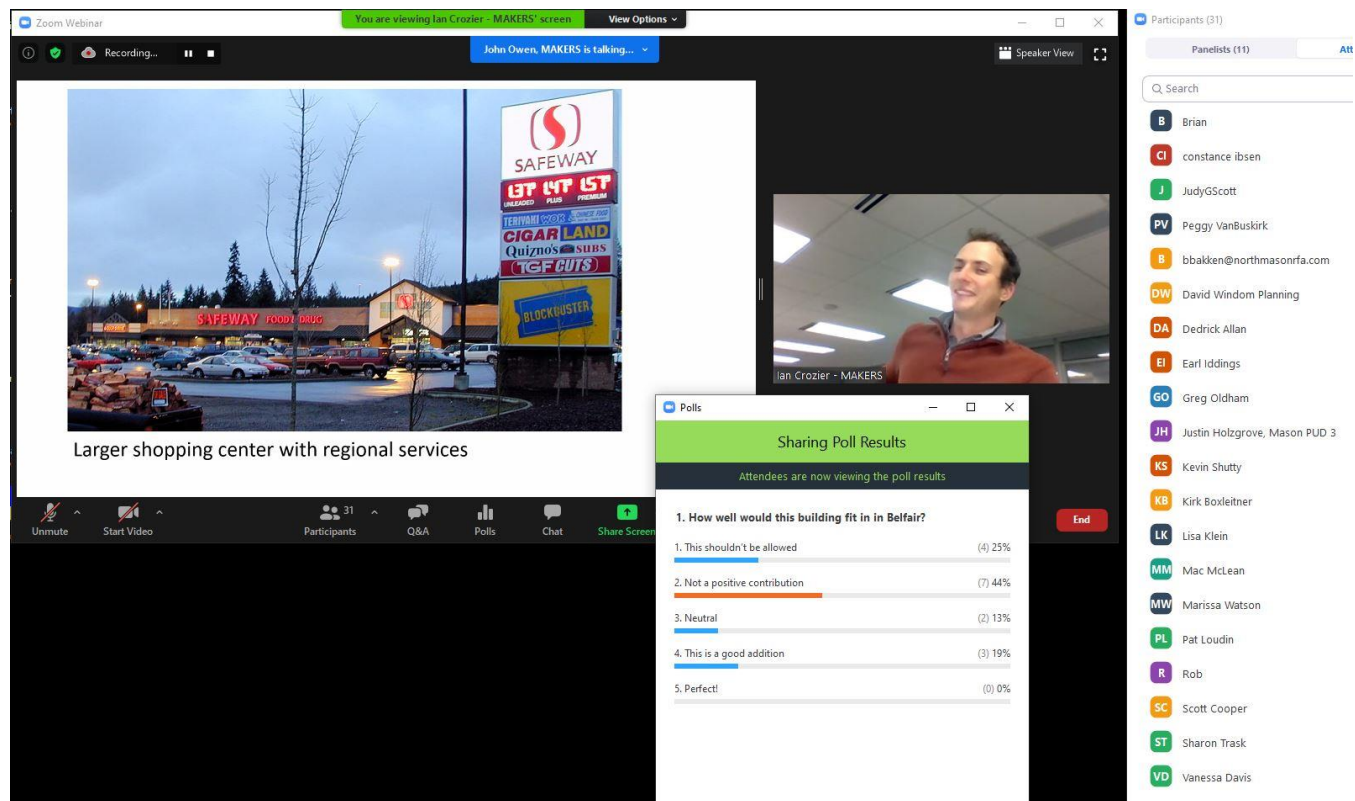
**Figure 14. Small shopping center with local services: Most found this is a good addition (Ian Crozier, Makers)**



#### ■ Small shopping center with local services

- During a three-year process with a lot of engagement, there was a consensus that informed our plan. To add commercial development on the north end to work with downtown, not create a separate and distinct center. There's a reason we ended up with the design we did and the residential on that side. I hope most of the area east of the bypass and in southern area stays residential.
- I agree with the above. Keep the integrity of downtown and build that up.

**Figure 15. Larger shopping center with regional services: Most thought this is not a positive contribution (Ian Crozier, Makers)**

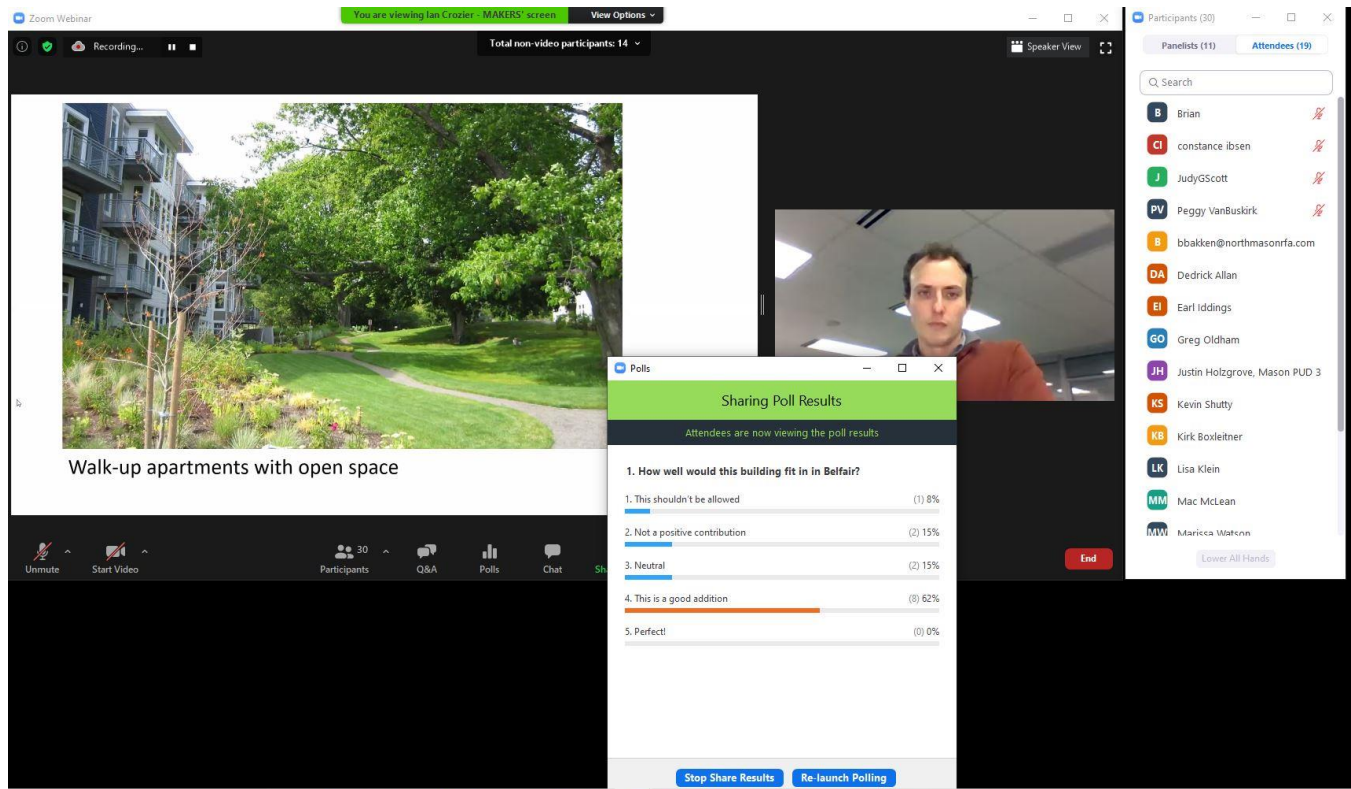


- **Larger shopping center with regional services**

- No comments.



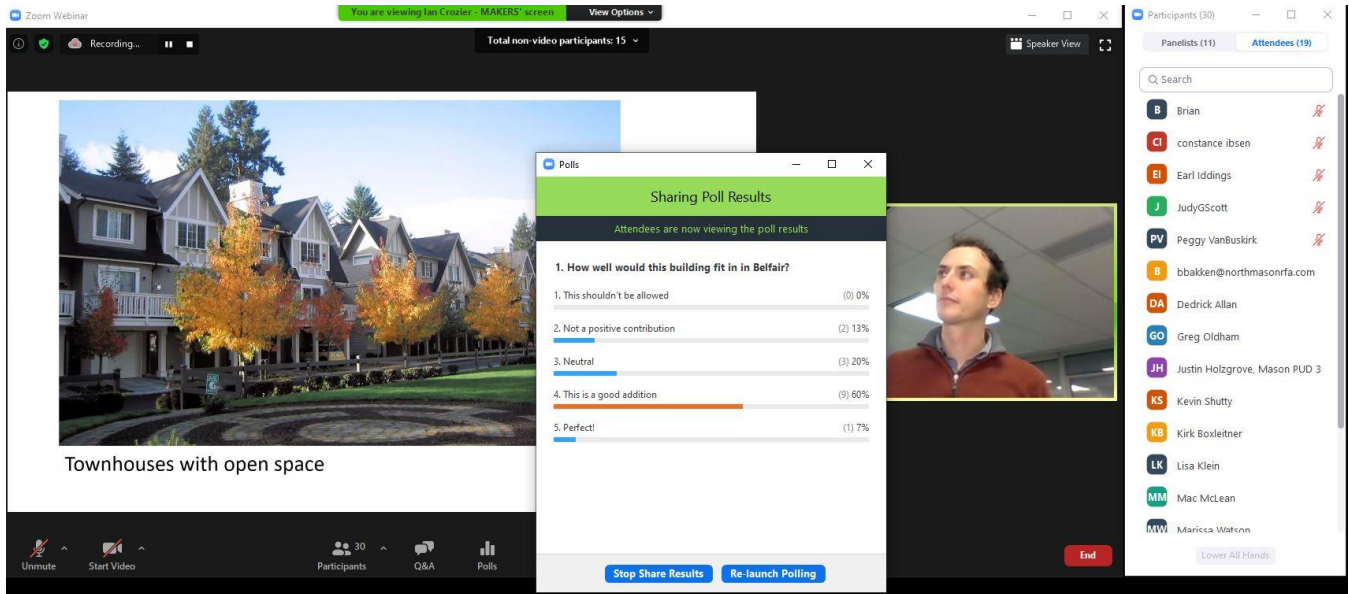
**Figure 16. Walk up apartments with open space: Most found this is a good addition (Ian Crozier, Makers)**



#### ■ Walk up apartments with open space

- I'm opposed to it short term. If the bypass doesn't go through, I don't want new apartments to clog up SR 3 as it already exists.
- I'm for it and I'm confident the bypass will go through. We need housing downtown—walkable and located to downtown facilities.
  - *For this survey we're asking about the undeveloped area where the bypass will go through and the hillside east of SR 3.*
- What would be total dwellings per acre and acreage? There are already 3-400 new units pending. If you're talking about the entire green portion east of SR 3 and west of the future bypass, what's the potential buildout?
  - *We'd have to take a look at that. Since we're hearing positivity for a variety of types, we'd assess and come back to you with a number. We're getting a sense of the range of housing types that would be appropriate in some places. You might imagine these fairly close to SR 3 with a path leading to the commercial area.*

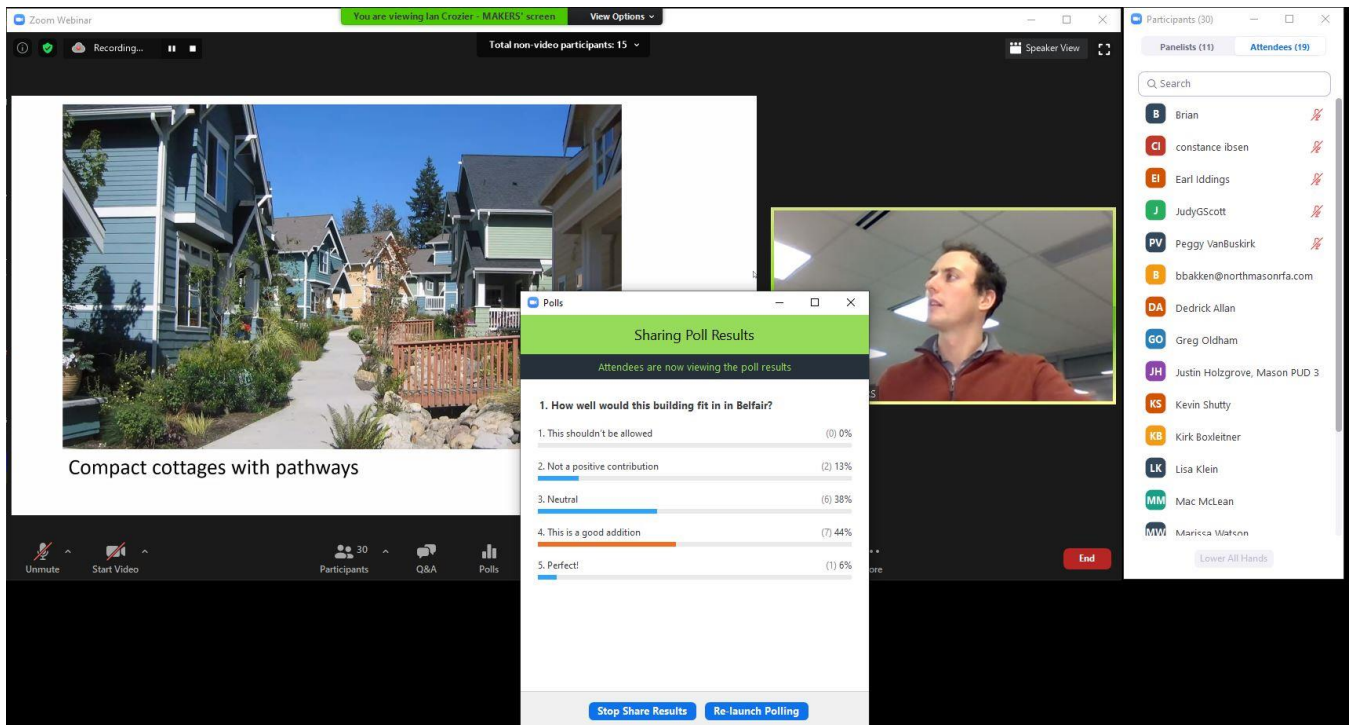
**Figure 17. Townhouses with open space: Most found this is a good addition (Ian Crozier, Makers)**



- **Townhouses with open space**

- No comments.

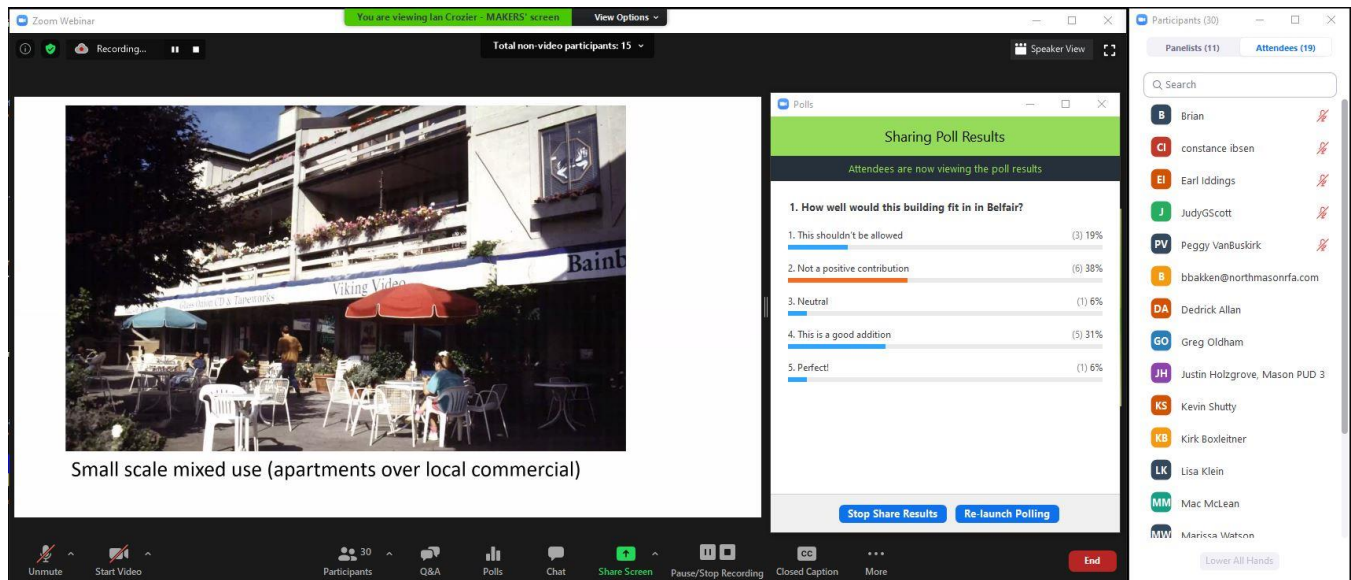
**Figure 18. Compact cottages with pathways: Most found this is a good addition (Ian Crozier, Makers)**



- **Compact cottages with pathways**

- No comments.

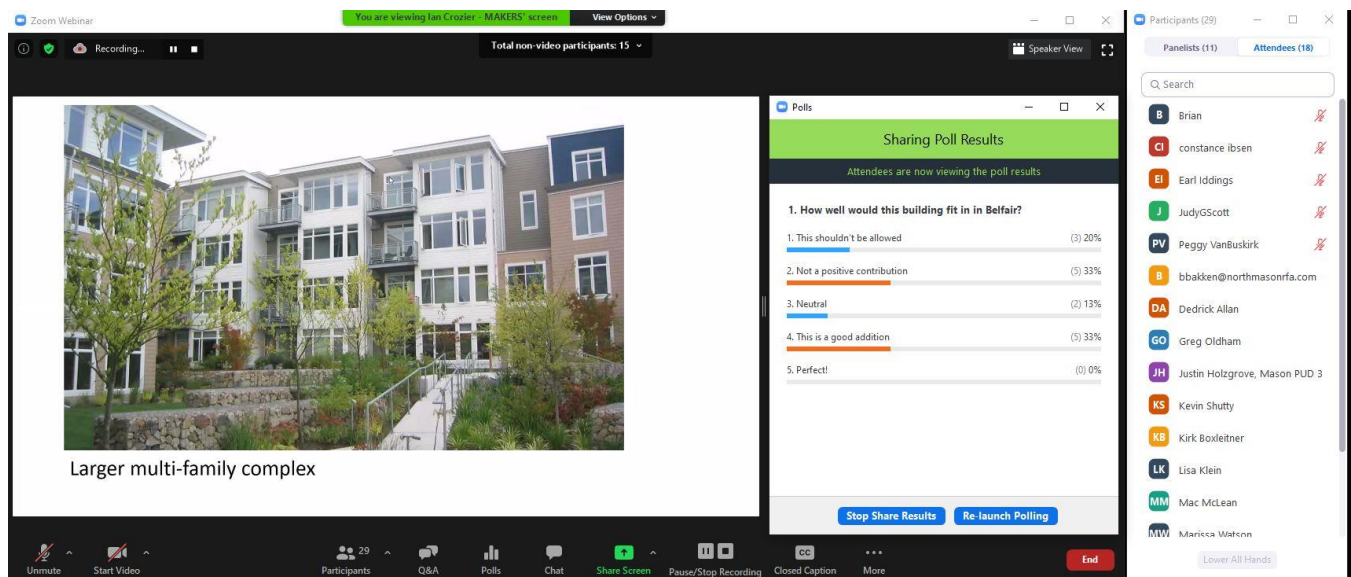
**Figure 19. Small scale mixed use: Most thought this is not a positive contribution**



#### ■ Small scale mixed use

- This application isn't appropriate for Belfair given how rural we are.

**Figure 20. Larger multifamily: There were mixed opinions with more concerned about this example**

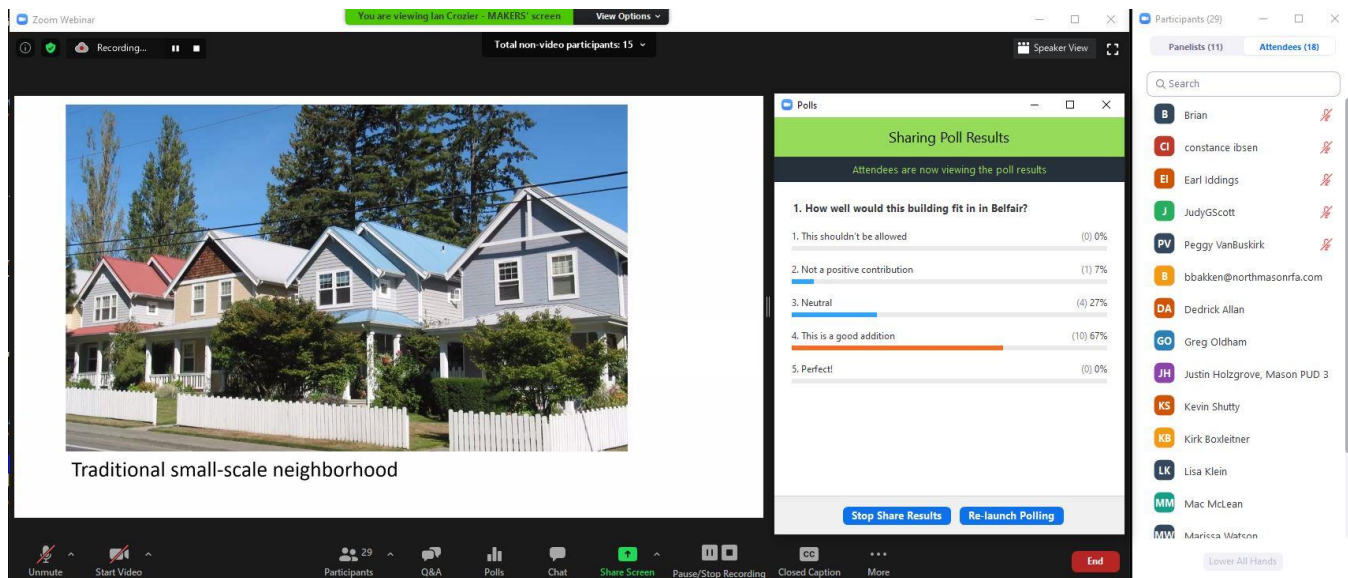


#### ■ Larger multifamily

- If we're going to use this sort of model, the plateau would be a good location—not downtown. This would be lose to the Mason transit complex. We're going to have some sort of commercial development because not everyone is going to walk downtown. And traffic.
- Especially along SR 3 with views of canal and mountains, that's exactly what we planned where the grade is not preclusive. More density downtown would be really desirable. Offering a third or fourth story would be a benefit for the investor.



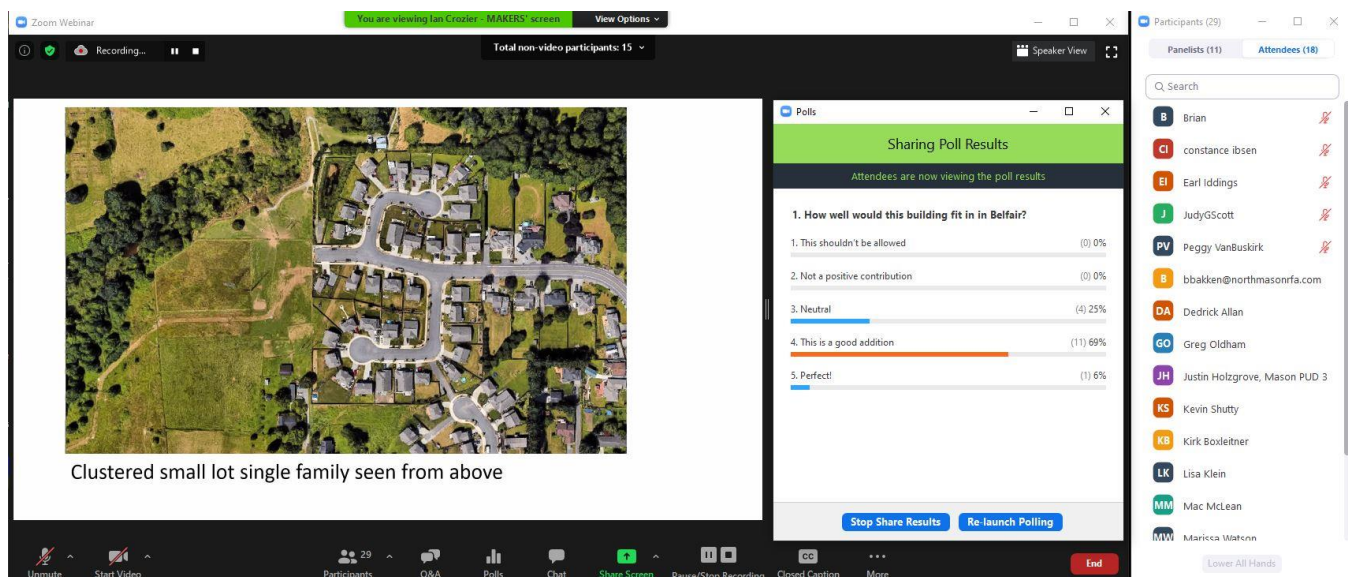
**Figure 21. Traditional small scale neighborhood: Most thought this is a good addition**



- Traditional small scale neighborhood

- No comments.

**Figure 22. Clustered small lot: Most thought this is a good addition**



- Clustered small lot

- Currently this is what people would like to see for this type of community—the open space in particular.
- This is fairly consistent with the earlier plan. The top things I hear are that we need to have the Romance Hill connector and that it can't be a new Belfair with five intersections—It needs to be a true bypass. A mix is great but we should limit the ingress egress so we can keep it to 50 mph.

- I don't think previous planning effort did all it could with transportation recommendations. The four-way intersection continues to be a huge impediment. I don't agree about keeping the romance hill connector. It's a point of contention with some folks.

## LARGE GROUP DISCUSSION

Participants' responses to the following three questions are bulleted below.

### What assets are important to maintain or enhance?

- Maintaining the Romance Road connector.
- Advancing the sewer system.
- Prioritize the vitality of downtown.

### How do you see Belfair changing in 20 years?

- Belfair will be a bigger bedroom community and need to become a retail/commercial center.
- There will be a lot more people and businesses, leading to more congestion—I'd like to study more how we plan to regulate that.
- I hope there will be more infill development in downtown—and perhaps more light industrial business in the northern part of the UGA, including big box development. All types of housing should be embraced.
- I see Belfair becoming a tourist/resort destination—along with those who want to retain the rural feeling of the community.
- There will be tremendous growth—we're positioning ourselves to serve and support that growth with clean hydropower and fiberoptic service.

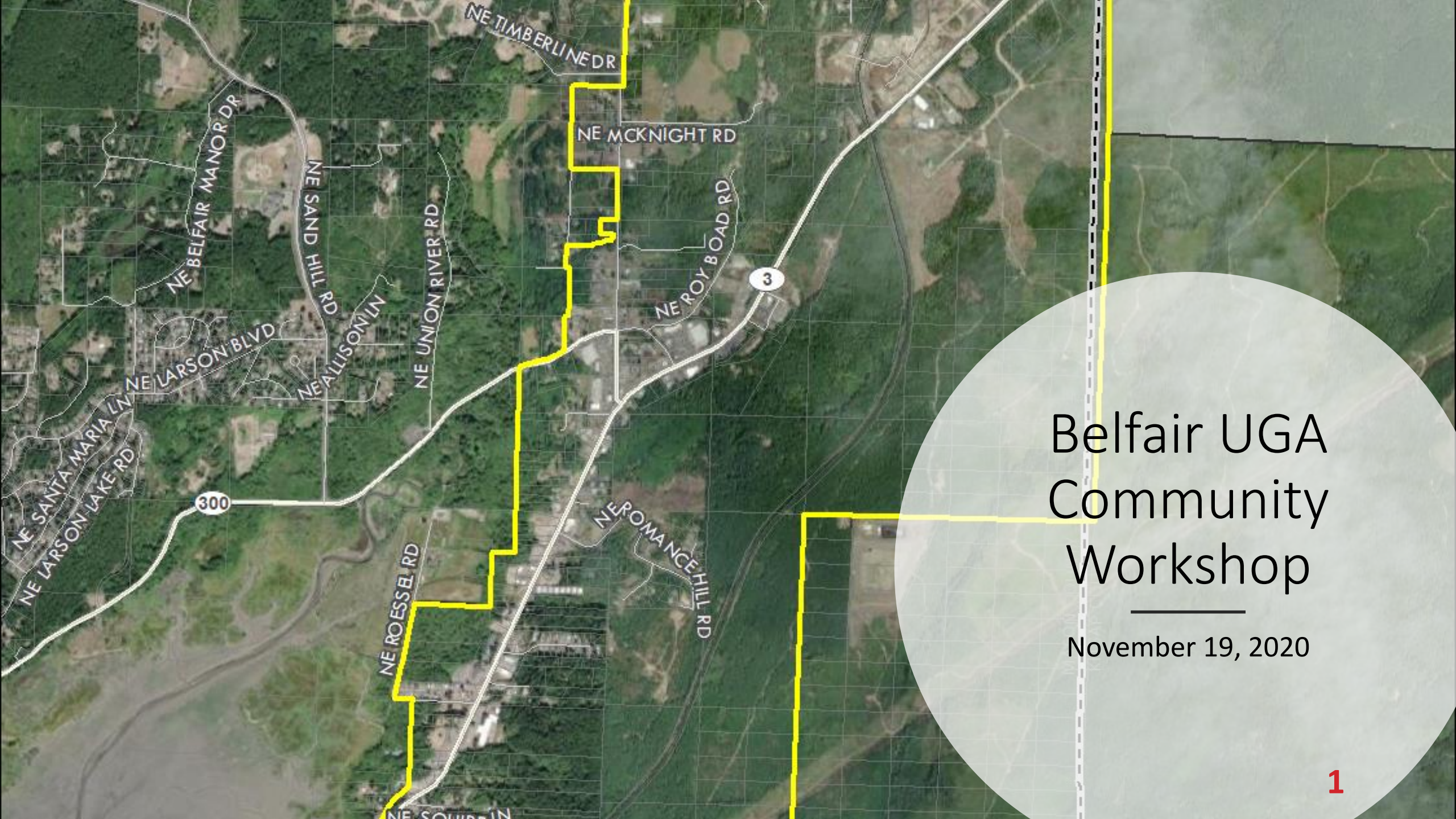
### What stood out to you most tonight?

- That Belfair is really a crossroads—this leads to competing interests. I live in Union and want to get *through* Belfair, but I often go to the library, QFC, etc. Competing interests are going to be difficult to plan for. There will be people who just take the bypass, causing businesses to suffer. This is a difficult economic policy issue that is further complicated by affordable housing. How will this all be planned for and included?
- The level of agreement on the residential-only land use in the area east of the railroad tracks. I was pleased to see this.
- You have all done an amazing job with this—it's impressive.

## Next Steps

- A recording of this meeting will be posted to the County's website (<https://www.co.mason.wa.us/community-services/belfair-eis/index.php>).
- The close of the scoping period is by 5 pm, December 3, 2020.
- Scoping will inform the development of EIS alternatives.





# Belfair UGA Community Workshop

November 19, 2020

# Welcome and Introductions

# Agenda

1. Welcome and introduction *(10 minutes)*
2. Project overview *(10 minutes)*
3. Existing conditions findings *(15 minutes)*
4. Proposed changes to: *(20 minutes)*
  1. Urban Growth Area (UGA)
  2. Zoning
5. Potential development preferences survey *(20 minutes)*
6. Group discussion/Q&A *(30 minutes)*
7. Next steps/adjourn *(5 minutes)*

# Housekeeping

**Project webpage:**

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



This meeting is being recorded to make it more accessible.



Meeting materials will be posted on the project webpage.



Take the online survey available at the link above.

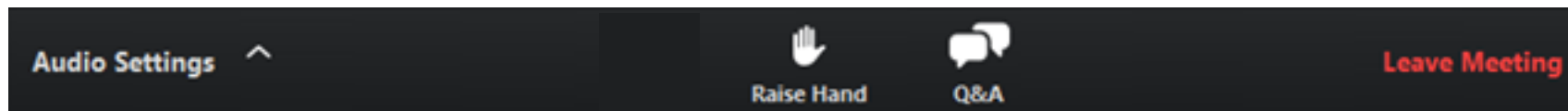


# Webinar Discussion Tools



Questions? Use the “Q&A” button to type questions at any time.

During the discussion portion, you can “Raise Your Hand” to ask a verbal question.



Kell will field typed questions; Ian will check for raised “hands”.

# Project Team



## County Staff

Kell Rowen

Loretta Swanson

Richard Dickinson



## Land Use Planning and EIS

Lisa Grueter

Kevin Gifford

Rebecca Fornaby



## Aesthetics & Urban Design

John Owen

Ian Crozier



## Transportation Planning

Stefanie Herzstein



**HERRERA**  
Innovate + Protect

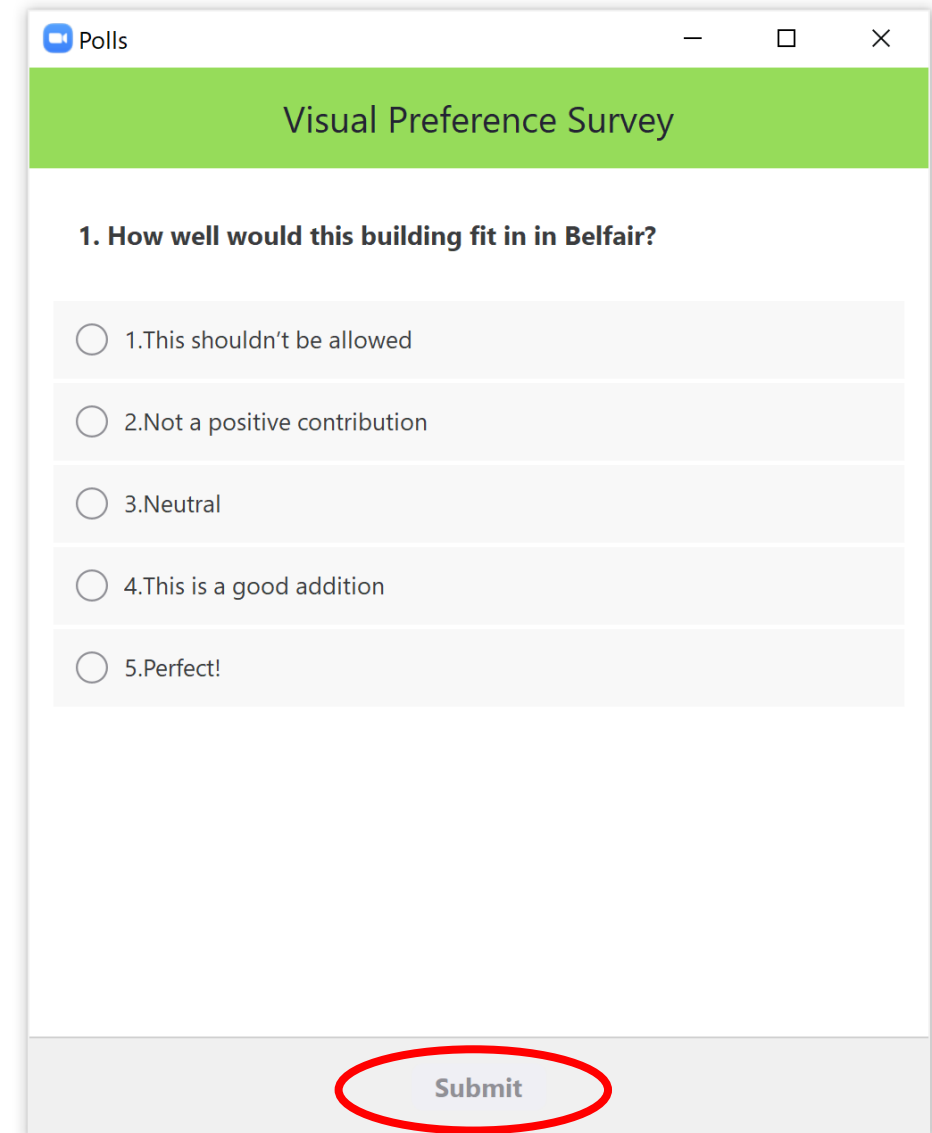
## Natural Environment Infrastructure

Matt Fontaine



# Poll Instructions

- Your answers are anonymous
- The poll questions are easiest to complete on a laptop/desktop computer
- Questions will appear on your Zoom screen in a pop-up box (example shown at right)
- Press the “Submit” button after you’ve answered each question
- We’ll share survey results immediately – and discuss further in breakout groups



The screenshot shows a Zoom poll window titled "Polls" in the top left corner. The main title of the poll is "Visual Preference Survey" in a green header bar. The first question is "1. How well would this building fit in in Belfair?". Below the question are five radio button options: "1.This shouldn't be allowed", "2.Not a positive contribution", "3.Neutral", "4.This is a good addition", and "5.Perfect!". At the bottom of the window, there is a "Submit" button, which is circled in red.

Visual Preference Survey

1. How well would this building fit in in Belfair?

☐ 1.This shouldn't be allowed

☐ 2.Not a positive contribution

☐ 3.Neutral

☐ 4.This is a good addition

☐ 5.Perfect!

Submit

# Test Question

Name and logo for the new Seattle hockey team.

*What do you think of this branding?*

**Answer options**

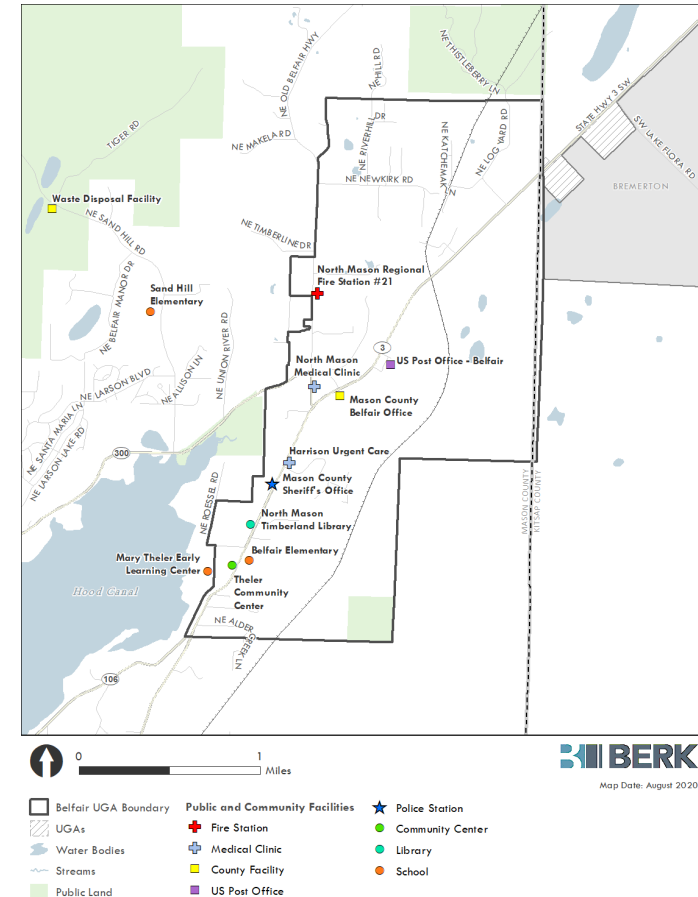
1. Terrible, horrible
2. Not impressed
3. Neutral
4. Pretty good, actually
5. Amazing!



# Project Overview

# Why is the County reviewing the Belfair UGA?

- The Belfair Plan was adopted in 2004. Belfair is seeing rapid change.
  - 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.





# Project Goals and Objectives

- Project Goals

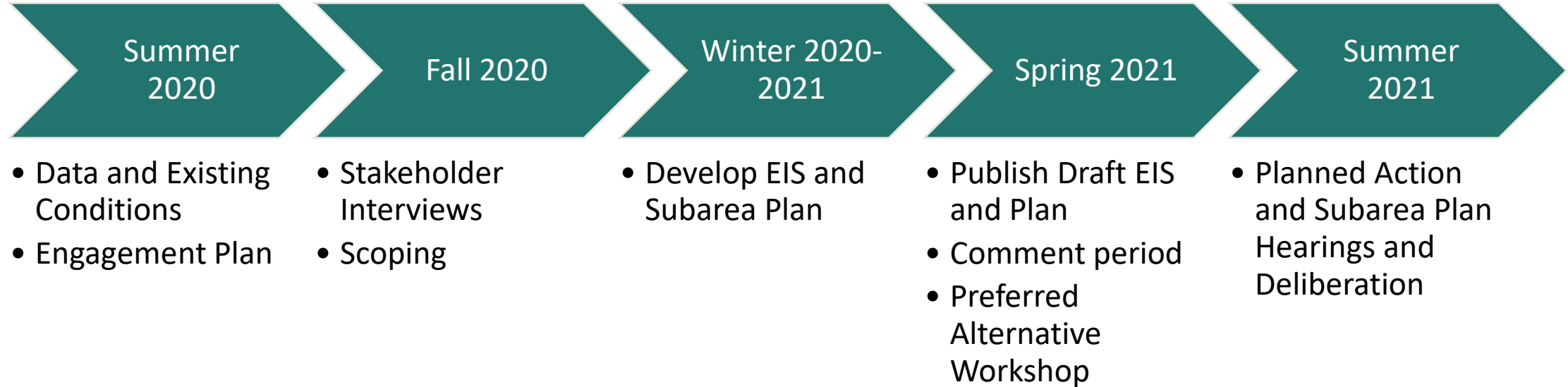
- Develop a Planned Action Environmental Impact Statement and ordinance for the Belfair UGA to facilitate growth reflective of a community-supported vision.
- Focus of the Planned Action is the area from SR-3 east to the Bypass.
- Refresh the 2004 Belfair UGA Plan.

- Current Belfair 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 and service, and tourist-based businesses.
- Promote community identity and well-designed growth.
  - Create focal points: north, Downtown, Salmon Center
  - Develop new residential development to create neighborhoods, not just housing.
- Encourage multimodal transportation connections.

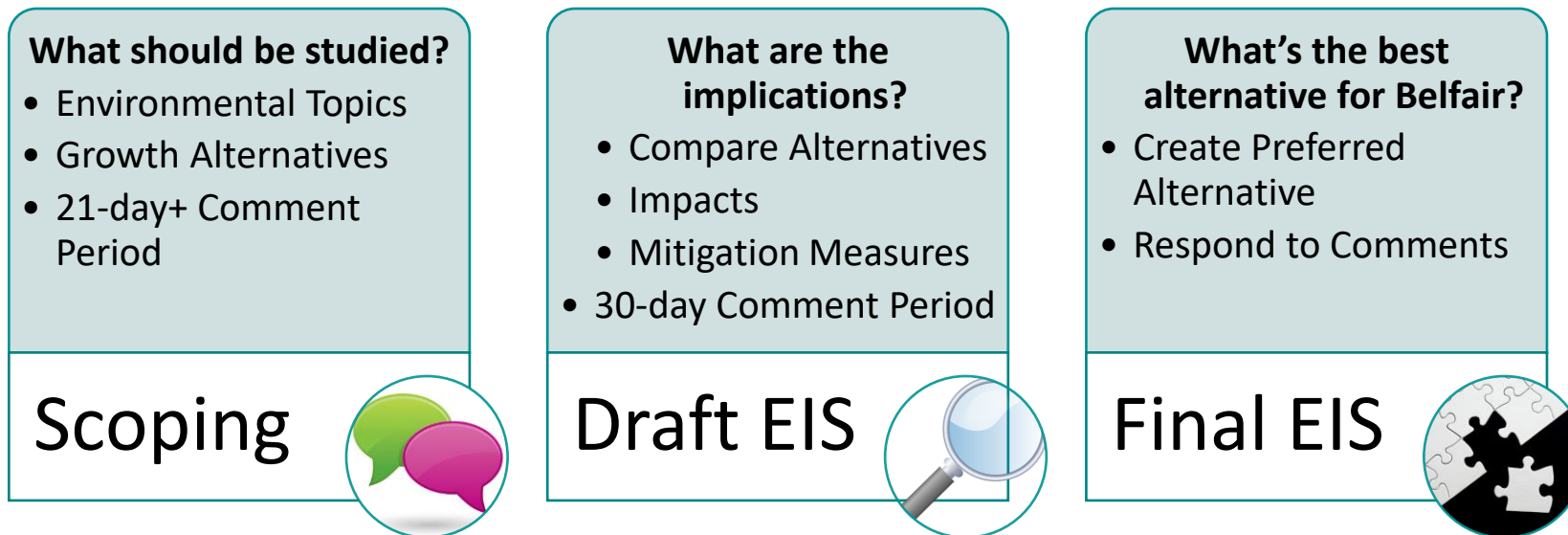
# Key Project Elements

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.



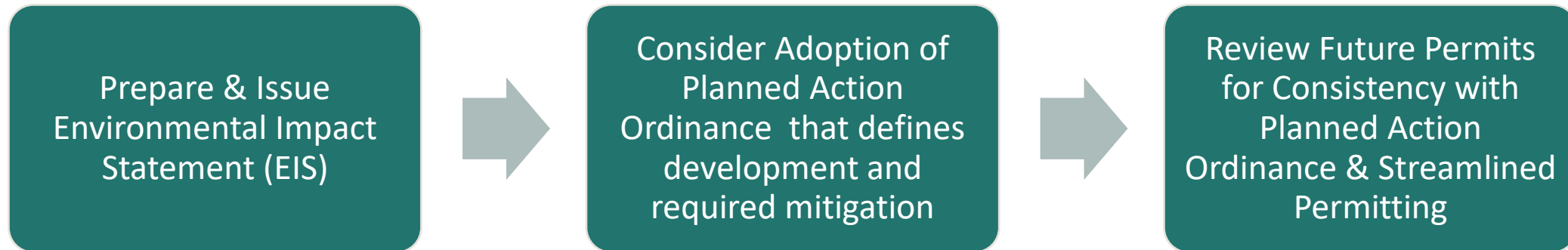
# What is an EIS?

- An environmental impact statement (EIS) provides information to the public and decision-makers about the environmental effects of plans or projects on the natural and built environment.



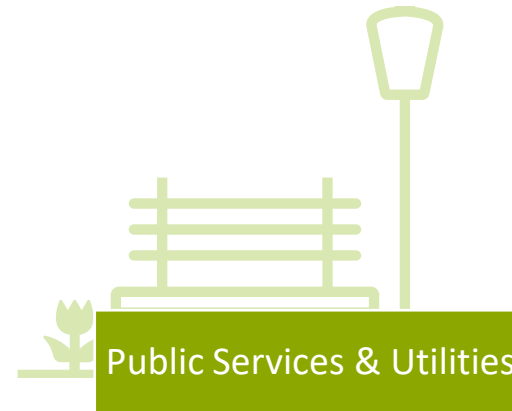
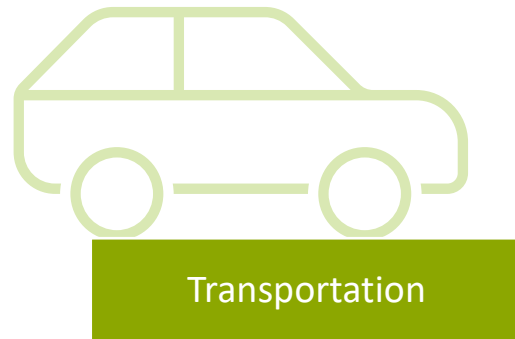
# What is a planned action?

- 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.





# What topics are proposed to be studied in the EIS?



A large teal 3D rectangular graphic is positioned on the left side of the slide. It has a white shadow on its right side, giving it a three-dimensional appearance. The text 'Existing Conditions Findings' is centered within this teal area in a white, sans-serif font.

# Existing Conditions Findings

# Natural Environment

- Extensive critical areas in and around the UGA:
  - Wetlands;
  - Streams (fish-bearing and non-fish bearing);
  - Geologically hazardous areas; and
  - Critical Aquifer Recharge Areas (CARAs) and Wellhead Protection Areas (WHPAs).
- Critical area presence may affect types and locations of suitable development in the UGA.

# Streams and Wetlands

This map displays the Union River and its tributaries, including Viola Creek, Maggie Creek, Belfair Creek, Mindy Creek, Sweetwater Creek, and Hood Canal. It also shows various roads such as NE Old Bear Rd, NE River Rd, NE New Kirk Rd, NE Timberline Dr, NE McKnight Rd, NE Roy & Quad Rd, NE Union River Rd, NE Rosser Rd, NE Squire Ln, NE Alder Rd, NE Bear Manor Dr, NE Sand Hill Rd, NE Larson Blvd, NE Santa Maria Ln, NE Larson Lake Rd, NE Thistlebury Ln, NE Katchemak Ln, NE Log Yard Rd, and State Hwy 3 SW. The map includes a legend for Streams and Wetlands, with a scale bar indicating 0 to 1 mile. The map is titled "Streams and Wetlands" and is part of a larger project titled "Union River Watershed Assessment".



**Frequently Flooded Areas**

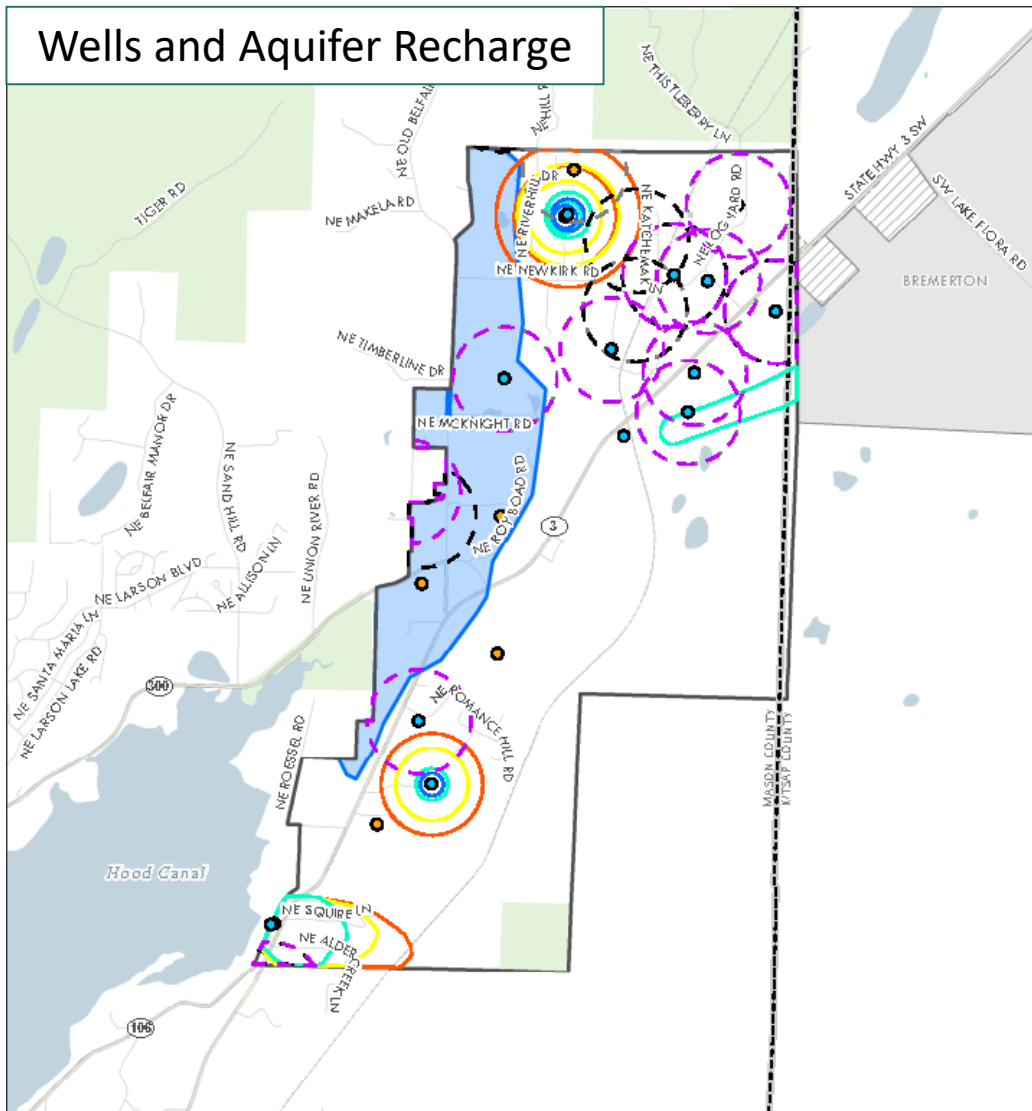
This map displays the frequently flooded areas within the NE 1/4 of Section 36, Township 36N, Range 12E. The flooded regions are highlighted in blue with diagonal hatching. The map includes the following roads and features:

- Roads:** NE OLD BELAIR, NE MAKELARD, NE RIVERHILL DR, NE NEWKIRK RD, NE KATCHEMAN LN, NE LOG WARD RD, NE TIMBERLINE DR, NE MCKNIGHT RD, NE ROY ROAD RD, NE UNION RIVER RD, NE SAND HILL RD, NE ALISON LN, NE BELFAIR MANOR DR, NE LARSON BLVD, NE SANTA MARIA LN, NE LARSON LAKE RD, NE ROESSER RD, NE POWANCE HILL RD, NE SQUIRE LN, NE ALDER CREEK LN, NE THIS LEBBY LN, STATE HWY 3 SW, SW LAKE FLORA RD.
- Water Bodies:** Hood Canal.
- Geographic Features:** The map shows the boundary between Mason County and Weyerhaeuser County, with Mason County to the north and Weyerhaeuser County to the south.





## Wells and Aquifer Recharge



0 1 Miles

- Belfair UGA Boundary
- UGAs
- Water Bodies
- ~ Streams
- Public Land
- Critical aquifer recharge area

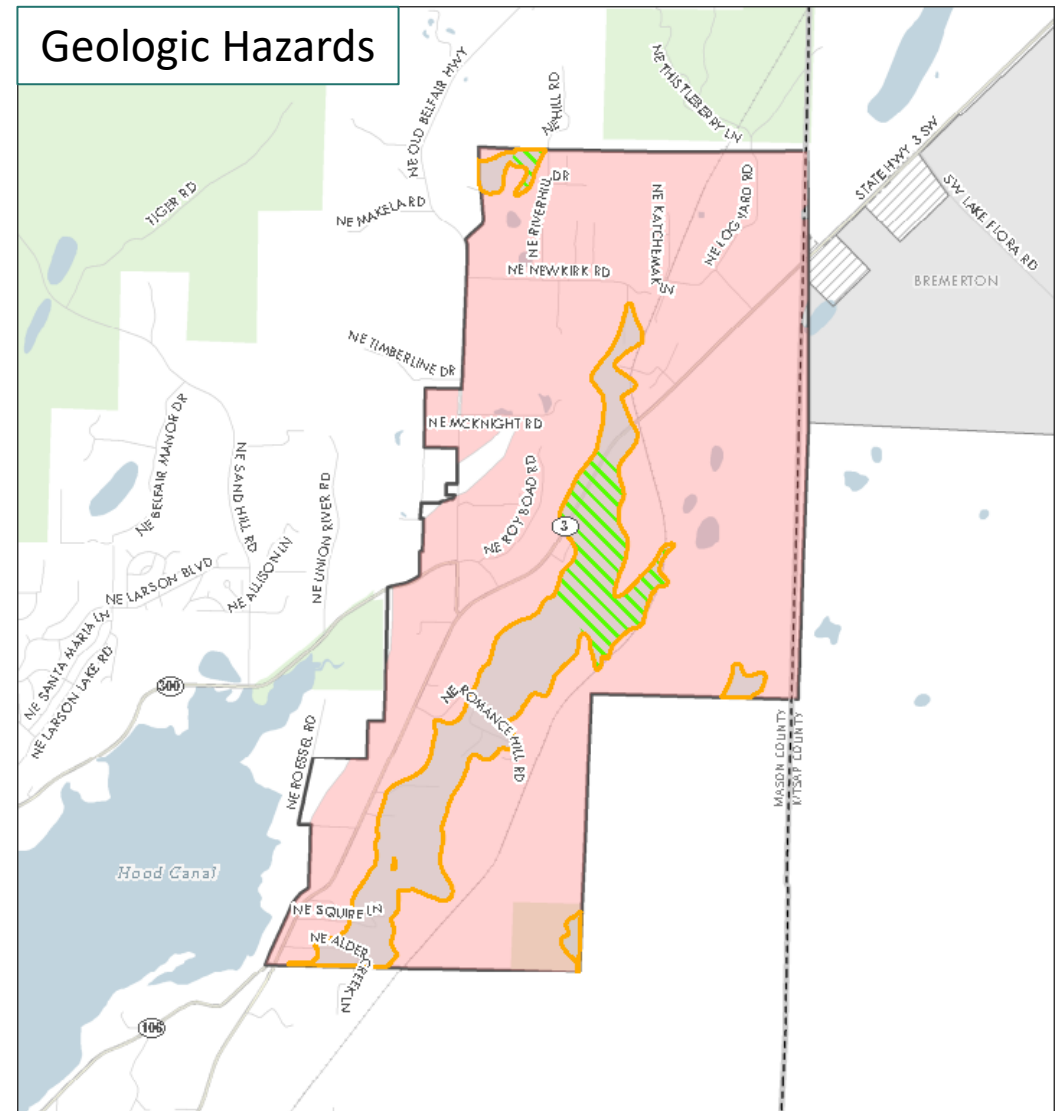
- Active
- Inactive
- WHPA (Assigned)
- WHPA (Group B)
- WHPA (Other)

- WHPA Time of travel
- 6 Month
- 1 Year
- 5 Year
- 10 Year



Map Date: August 2020

## Geologic Hazards



0 1 Miles

- Belfair UGA Boundary
- UGAs
- Water Bodies
- ~ Streams
- Public Land

- Erosion hazard area
- Landslide hazard area
- Seismic hazard area

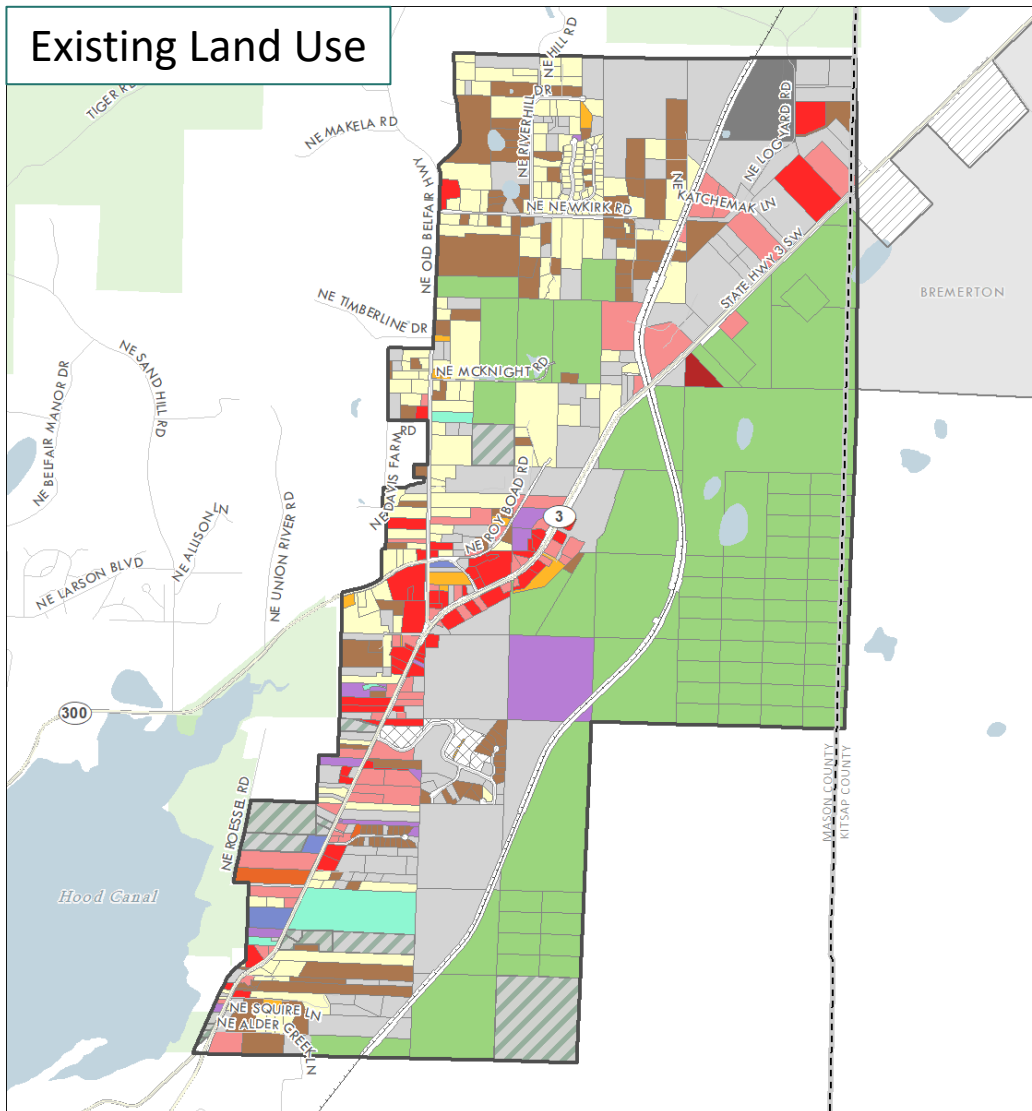


Map Date: August 2020

# Land Use and Aesthetics

- Extensive undeveloped property in the UGA - opportunities for future residential and commercial growth.
- Mixed-Use zoning is concentrated along SR-3, where traffic volumes are high, which can present urban design challenges.
- Mature vegetation promotes a rural feel and screens development; preservation of this tree cover could be a future design asset.
- UGA contains large areas of resource lands, particularly east of the railroad. Clarify long-term plans for these lands.

## Existing Land Use



0 1 Miles

**BERK**

Map Date: September 2020

□ Belfair UGA Boundary

▨ UGAs

Water Bodies

Streams

Public Land

### Existing Land Use

Residential - Single Family

Residential - Multifamily

Residential - Mobile Home

Residential - Other

Commercial - Trade

Commercial - Services

Commercial - Misc.

Industrial

Transportation/Utilities

Government/Education

Cultural/Recreational

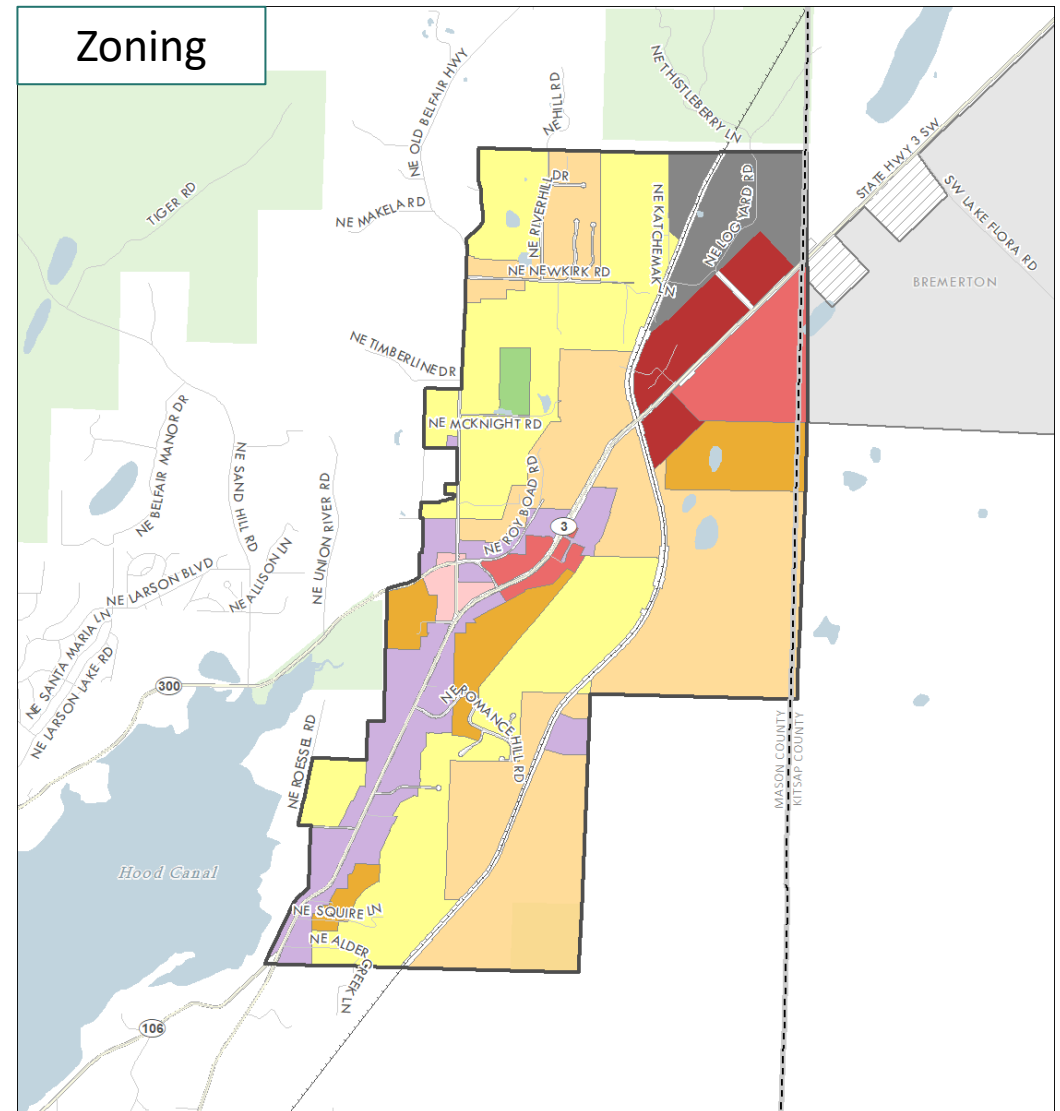
Resource

Undeveloped

Undeveloped - Public/Conservancy

Unknown

## Zoning



0 1 Miles

**BERK**

Map Date: August 2020

□ Belfair UGA Boundary

▨ UGAs

Water Bodies

Streams

Public Land

### Zoning

Business Industrial (B-I)

Festival Retail (FR)

General Commercial (GC)

General Commercial and Business Industrial (GC-BI)

Long Term Agricultural (LTA)

Mixed Use (MU)

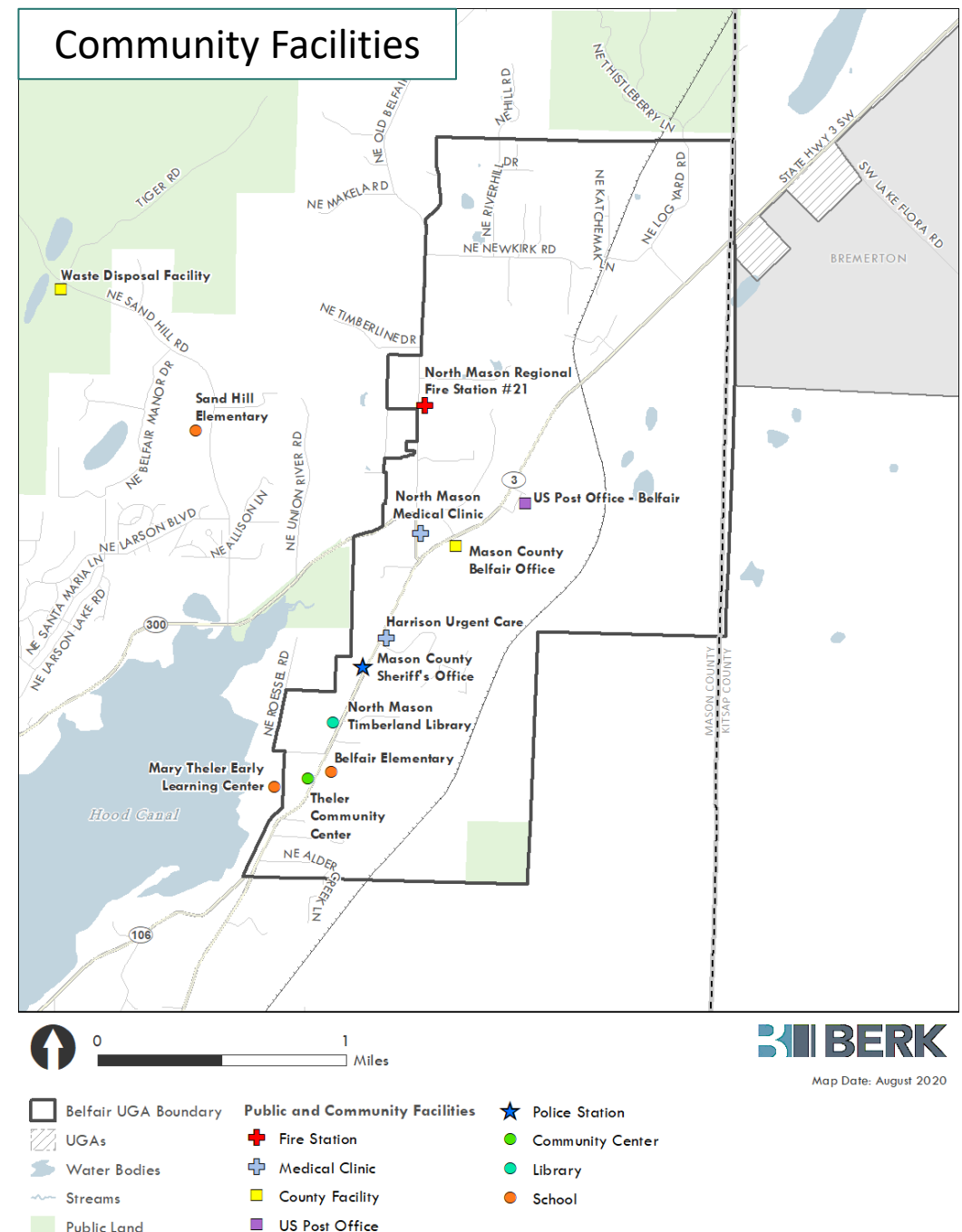
Single Family Residential (R-4)

Medium Density Residential (R-5)

Multi Family Residential (R-10)

# Public Services

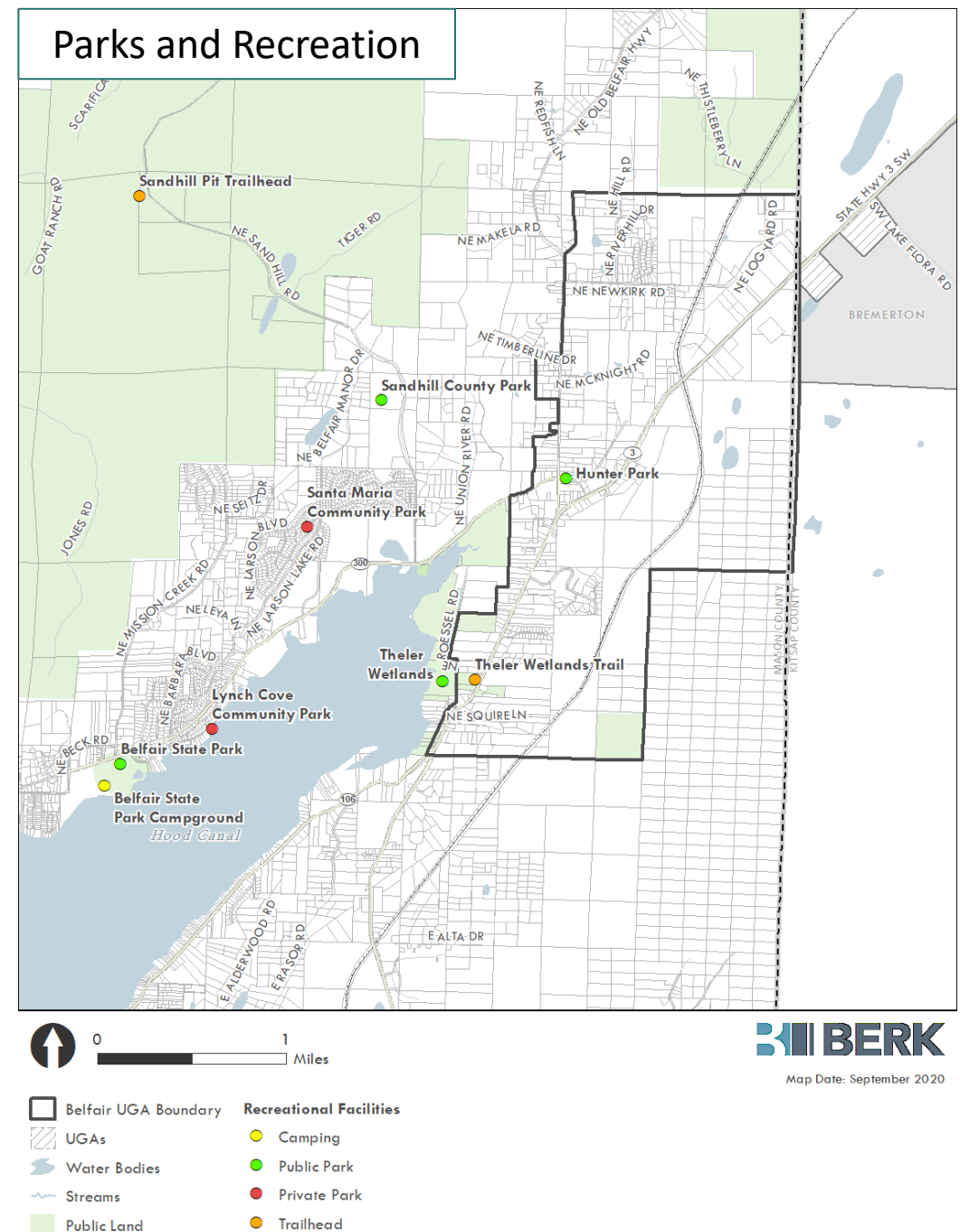
- As the commercial and residential hub for northern Mason County, public service providers in Belfair area already planning for growth in the area.
- Completion of the bypass is likely to place additional demands on public service providers in the area.





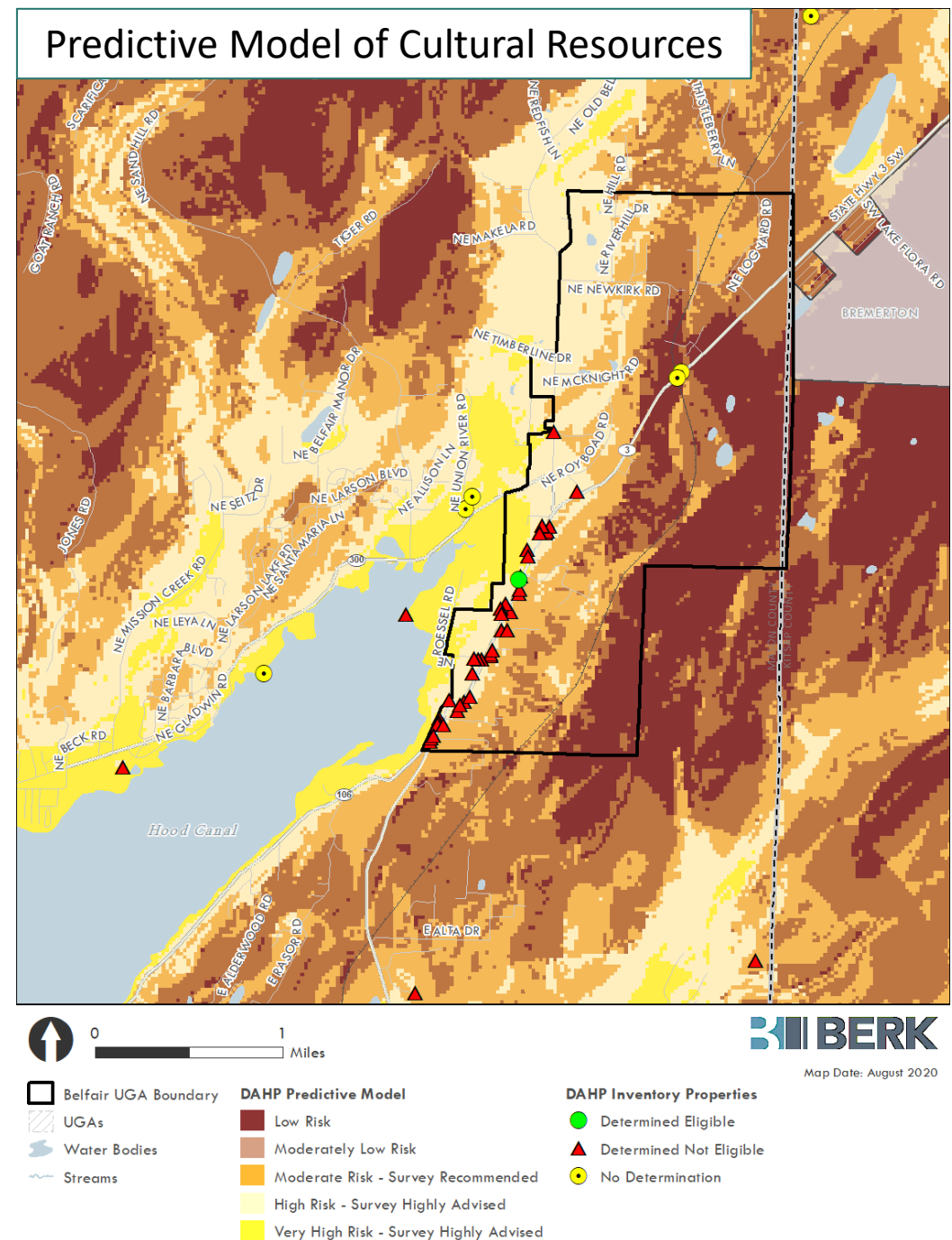
# Public Services

- Extensive recreation opportunities in the area, but most facilities are located outside the UGA.
- UGA contains extensive open space, but much is privately owned (e.g., residentially zoned commercial forest land).



# Historic and Cultural Resources

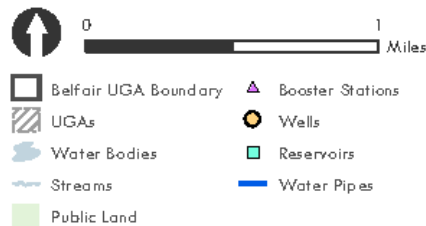
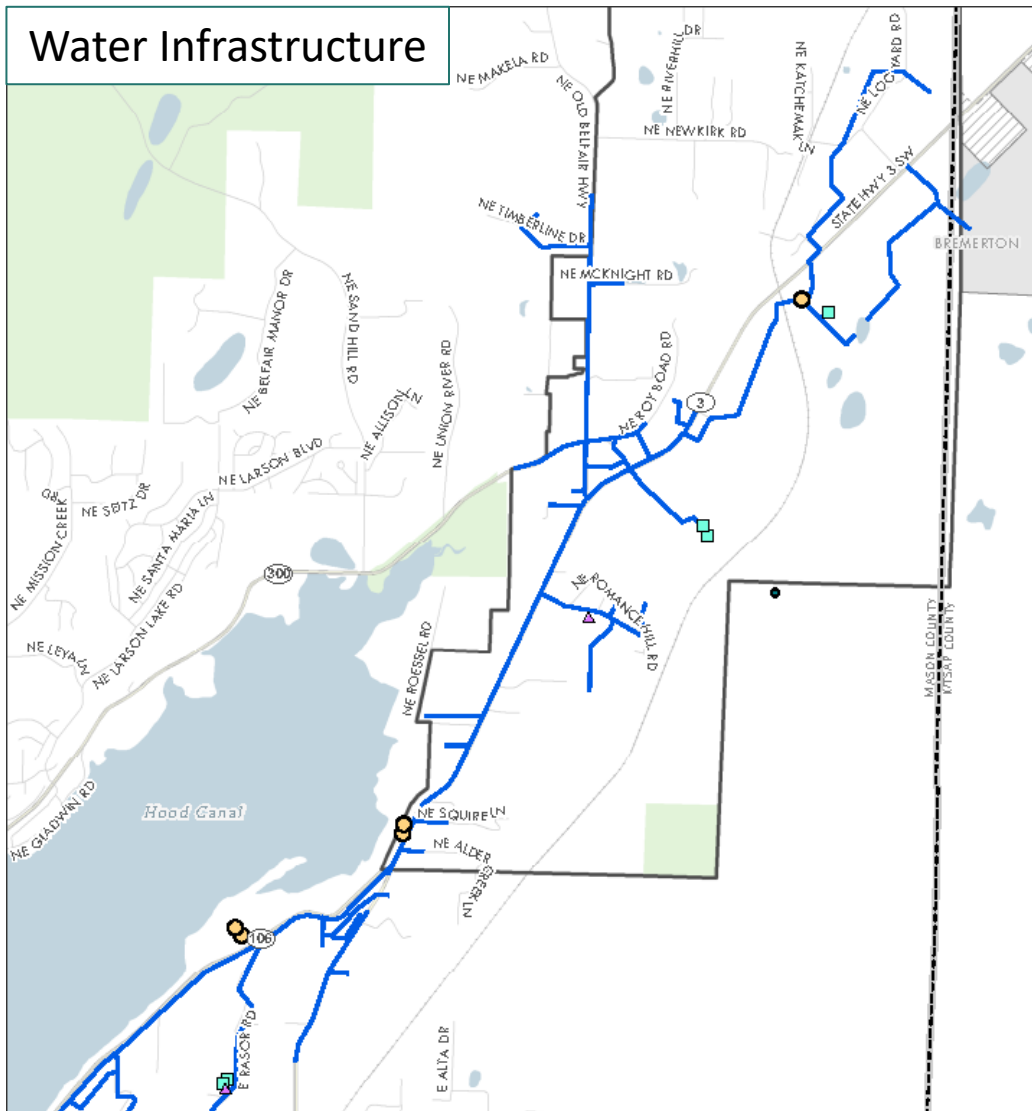
- The area around Belfair has been inhabited by native tribes for thousands of years. Two tribes with interests in the area include the Skokomish Tribe and the Squaxin Island Tribe.
- Much of the study area is mapped by DAHP with a moderate to very high risk of cultural resource discovery.
- One structure has been found eligible for listing in a historic register, the Hood Canal Masonic Center, built in 1948.



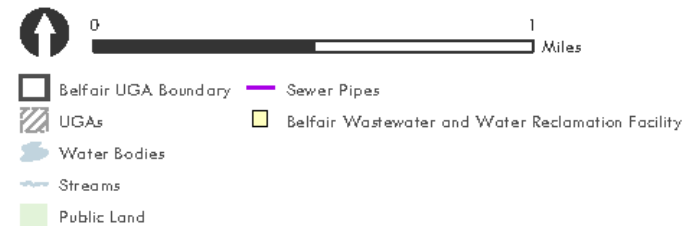
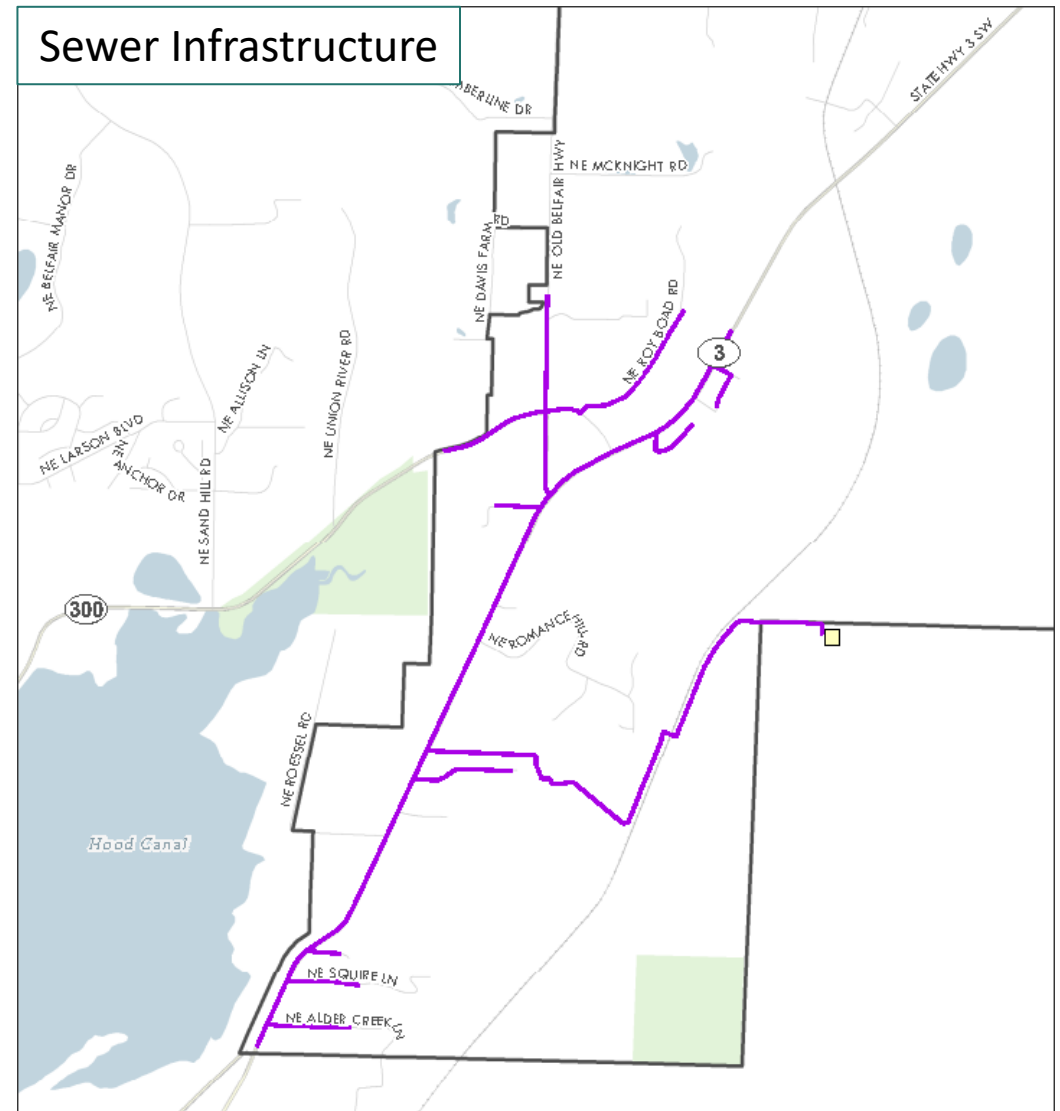
# Utilities

- Water and sewer infrastructure is concentrated along SR-3 and in the southern portion of the UGA.
- Comprehensive plan updates for the Belfair Water District and Mason County Sewer utilities are in-progress. This provides an opportunity to assess existing capacity, plan necessary capital improvements, and update utility funding strategies.

## Water Infrastructure

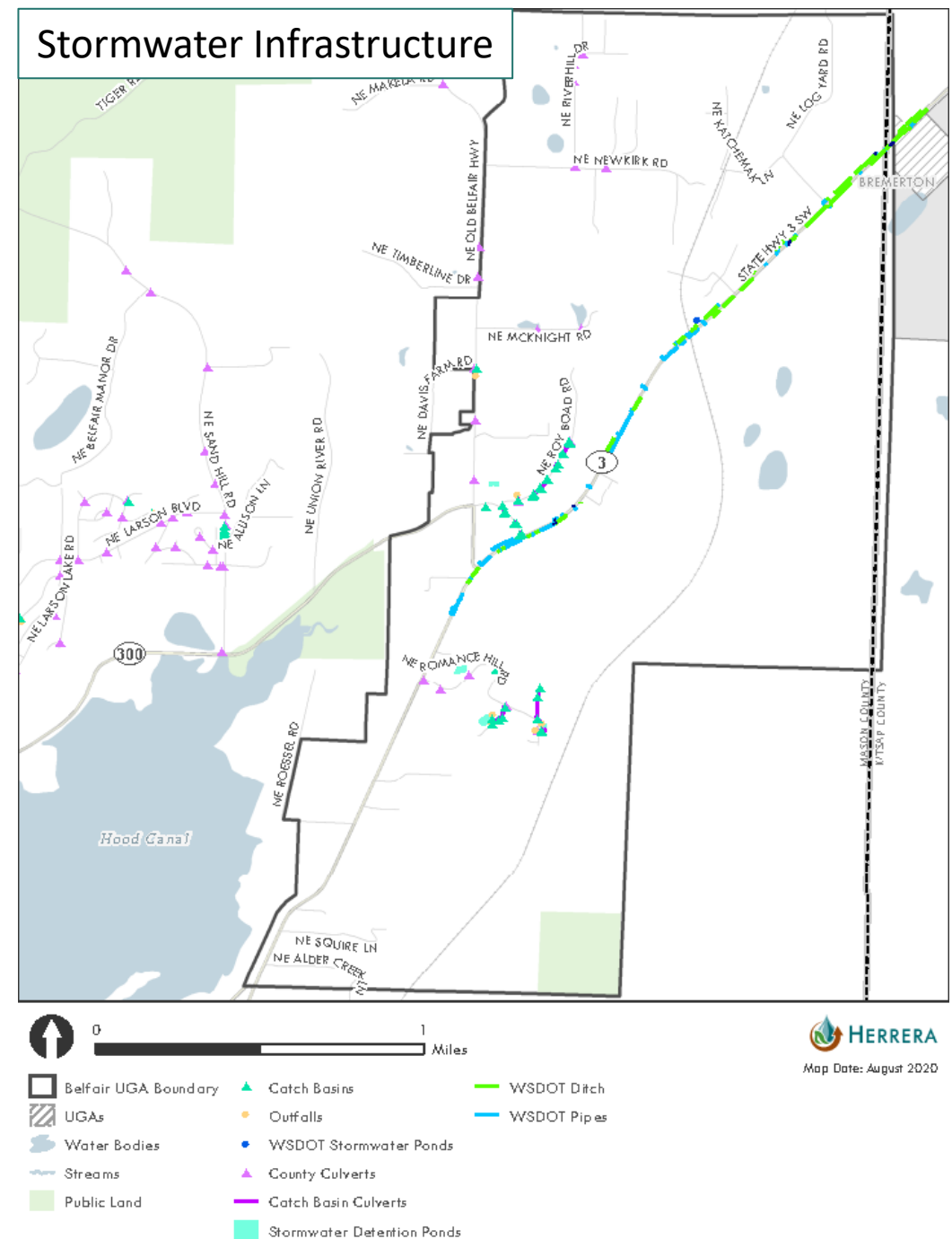


## Sewer Infrastructure



# Utilities

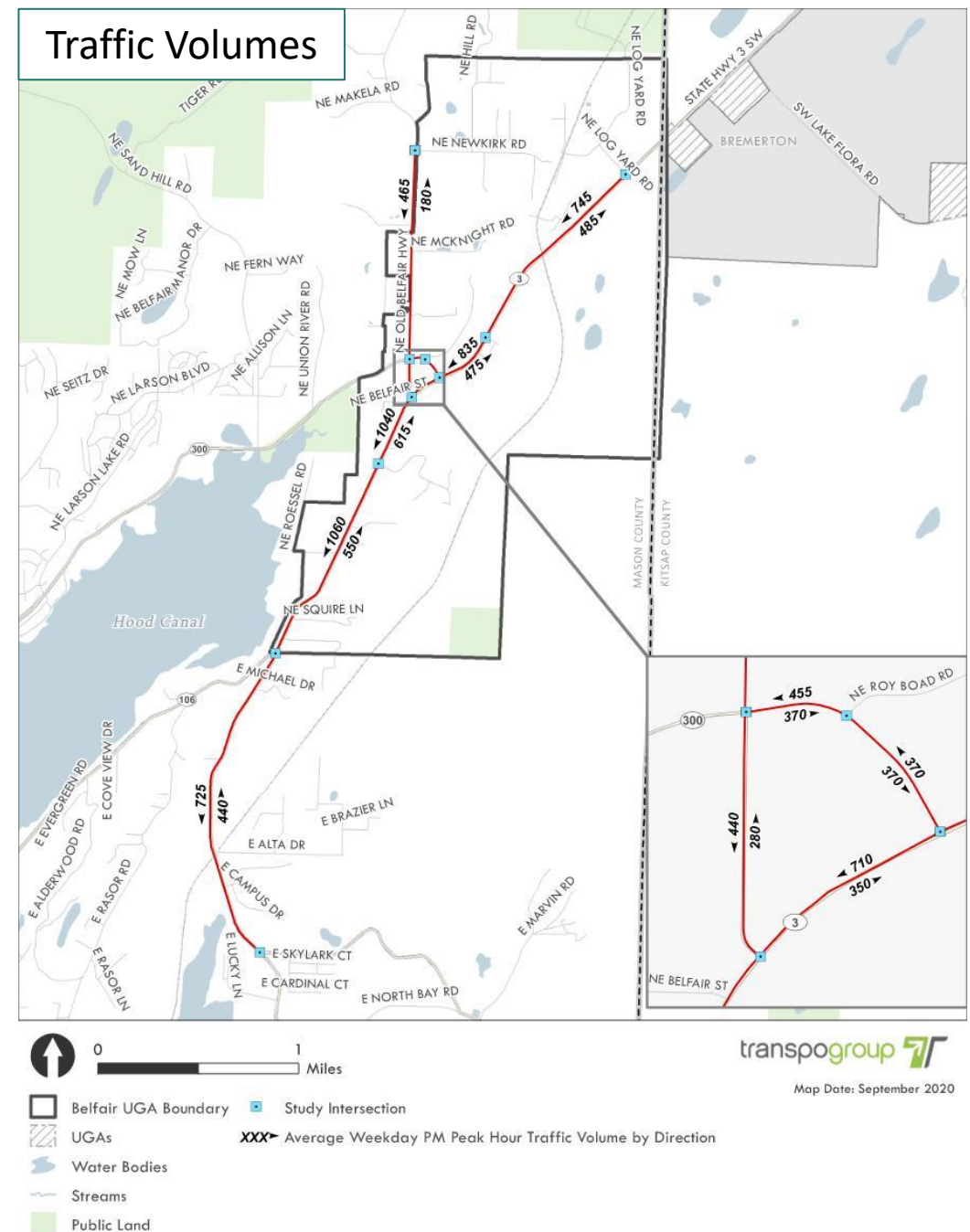
- The 2018 Basin Plan identifies stormwater capital projects to address water quality, habitat, and flooding concerns. CIPs that improve water quality and aquatic habitat may be eligible for grant funding.
- Construction of regional stormwater facilities may help offset increased flows from new development.





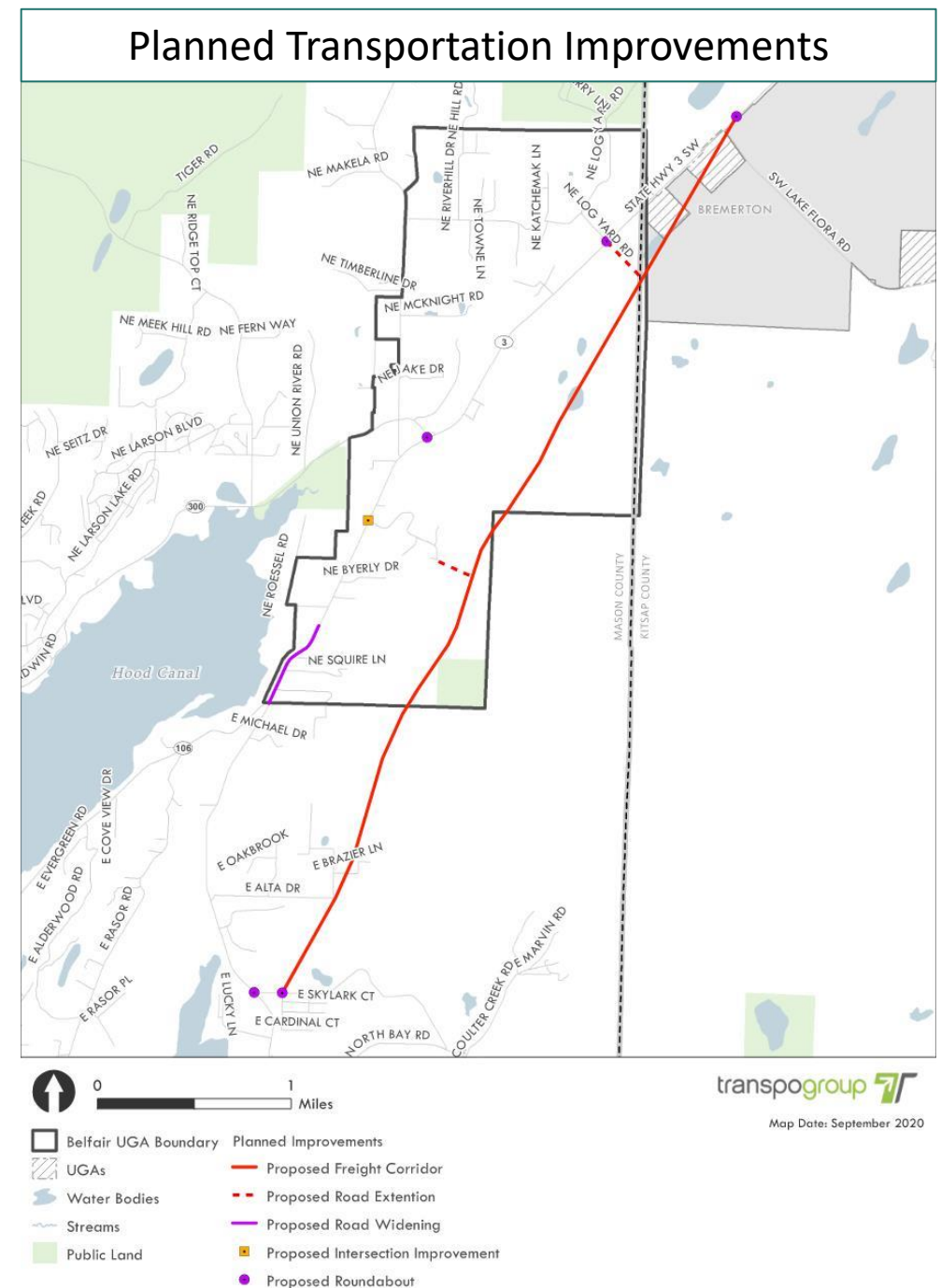
# Transportation

- The Belfair road system is not a traditional grid system, and most traffic in the UGA is concentrated on a few main routes:
  - SR-3,
  - NE Old Belfair Highway,
  - SR-300, and
  - NE Old Clifton Road.



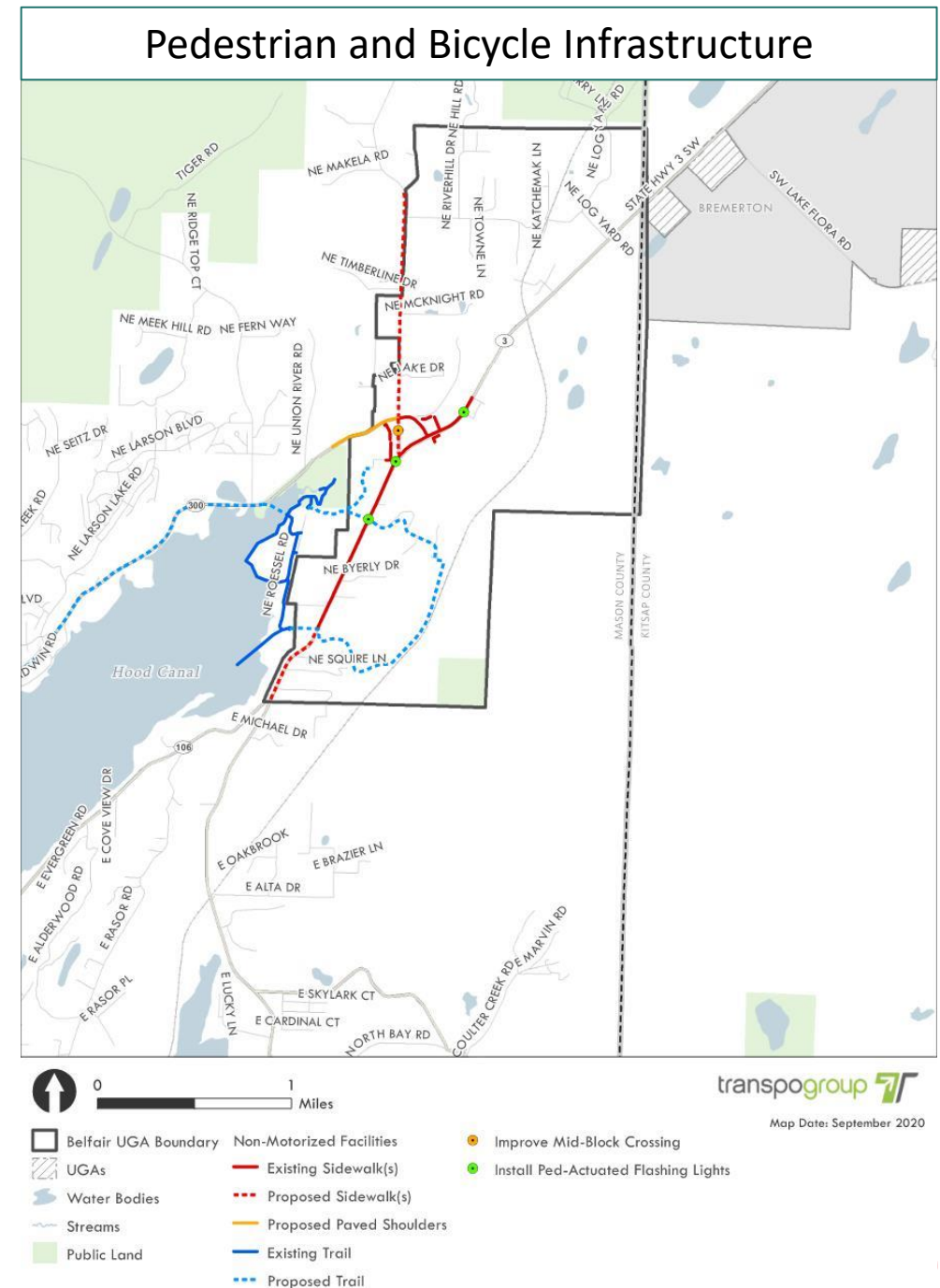
# Transportation

- The planned freight corridor bypass is a key transportation improvement to help reduce congestion and improve safety.
- Redirecting traffic off SR-3 provides an opportunity for a downtown “Business Loop” with enhanced vehicle, pedestrian and bicycle access to downtown.



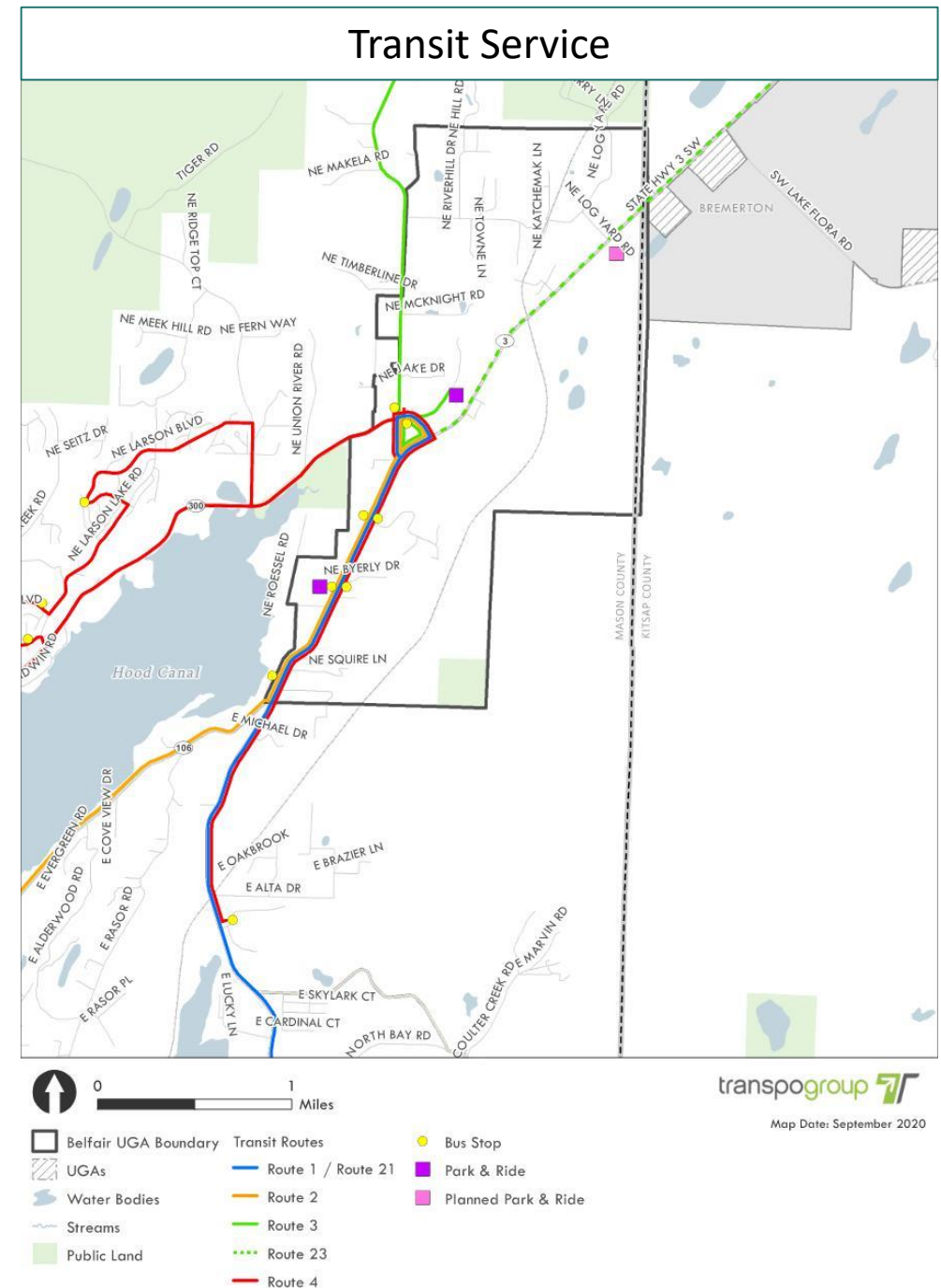
# Transportation

- Pedestrian and bicycle mobility is challenging due to limited facilities and high traffic volumes.
- Ongoing need for pedestrian and bicycle safety improvements at major intersections.



# Transportation

- Transit service in the UGA is provided by MTA, which has 6 fixed routes that serve Belfair.
- Vanpools and express service to the Naval Shipyard are also available.



# Potential UGA and Zoning Revisions



# Potential UGA and Zoning Revisions

- Revisions are still preliminary - the County wants public input to guide final changes.
- UGA boundary revisions may occur on a separate timeline from the Planned Action if additional feasibility analysis is necessary.
- EIS Alternatives will take a “menu” approach and combine some or all items.

Please choose up to 2 choices from the options below by adding items on the left to the container on the right

<input type="checkbox"/> Option 1		
<input checked="" type="checkbox"/> Option 2		
<input type="checkbox"/> Option 3		
<input type="checkbox"/> Option 4		
<input type="checkbox"/> Option 6		
<input type="checkbox"/> Option 7		
<input type="checkbox"/> Option 8		
<input type="checkbox"/> Option 9		

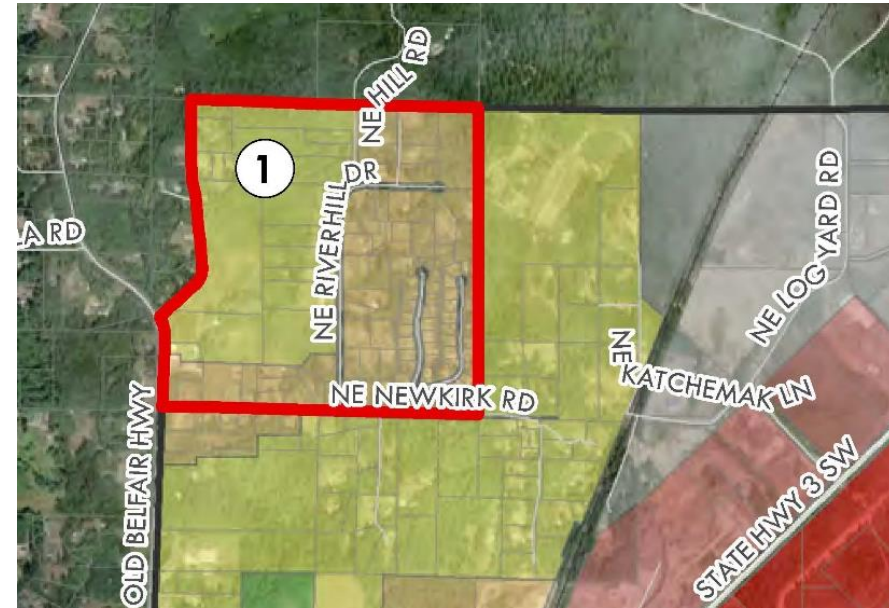
Add

Remove

<input type="checkbox"/> Option 5
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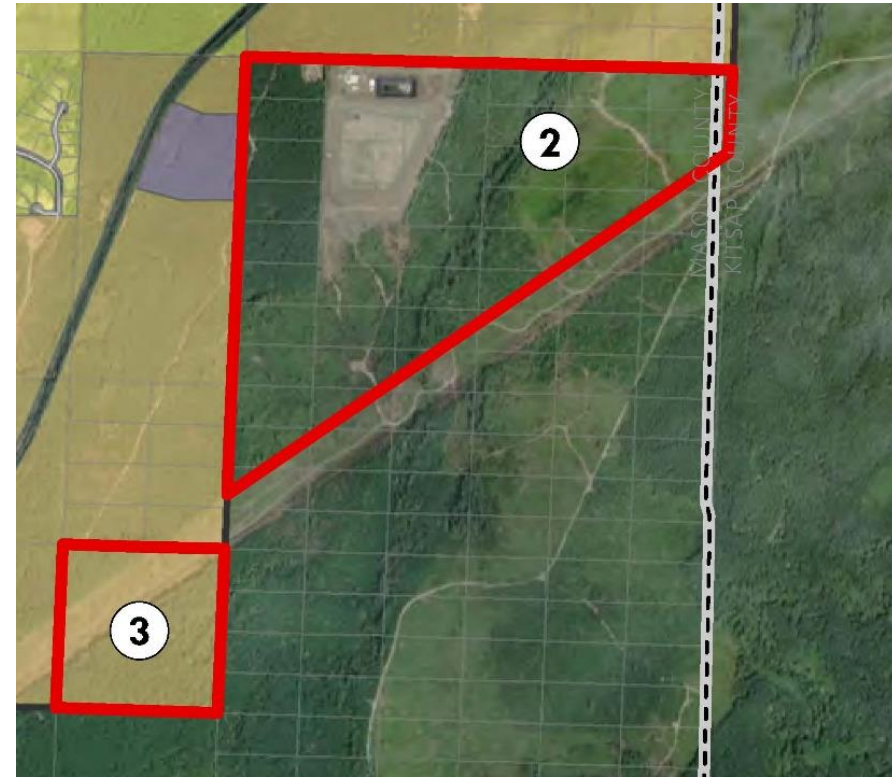
# Potential UGA Boundary Revisions

- Northwest UGA:
  - Removal considered based on ability to provide services but may not be feasible under Planned Action.
  - Platted and zoned for lower-density residential development.
  - Widespread septic use – conversion to sewer would benefit local water quality, but sewer service may not be available in this area within the planning horizon.



# Potential UGA Boundary Revisions

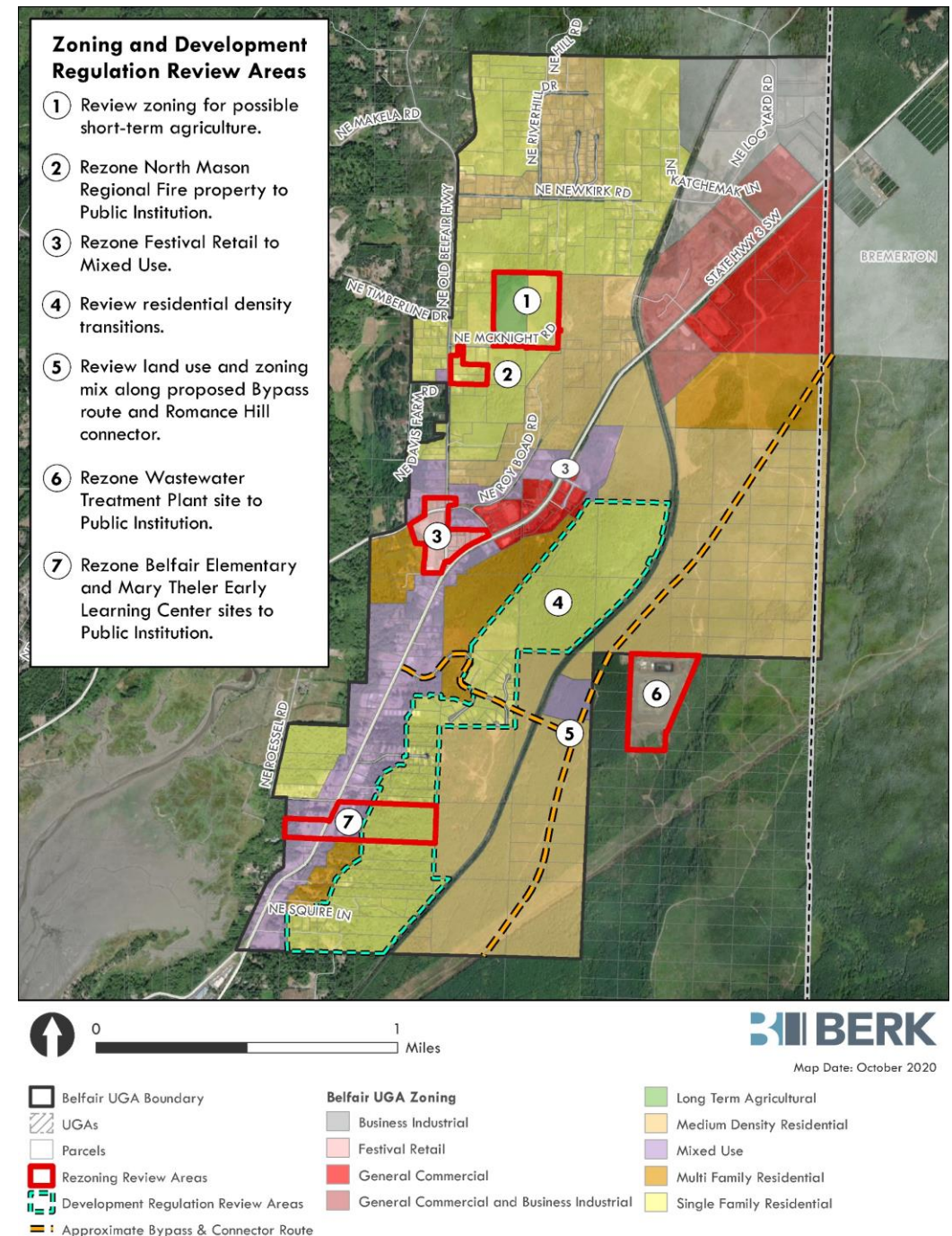
- Southeast UGA:
  - Area 2: Consider adding wastewater treatment plant and surrounding County property to the UGA.
  - Area 3: Consider removal.
    - State-owned land (DNR).
    - Separated from the rest of the UGA by a large utility right-of-way, so future service access may be challenging.





# Zoning and Development Regulation Review

- Resource Lands in UGA
  - Review agricultural uses/zoning.
- Zoning of Public Facilities
  - Consistency of zoning for schools, libraries, fire stations, and wastewater plant.
- Bypass and Connector Zoning
  - Examine future land uses on these routes in response to shifting traffic patterns.
- Residential Densities
  - Review residential types and densities planned between SR-3 and the bypass route.



# Visual Preference Survey

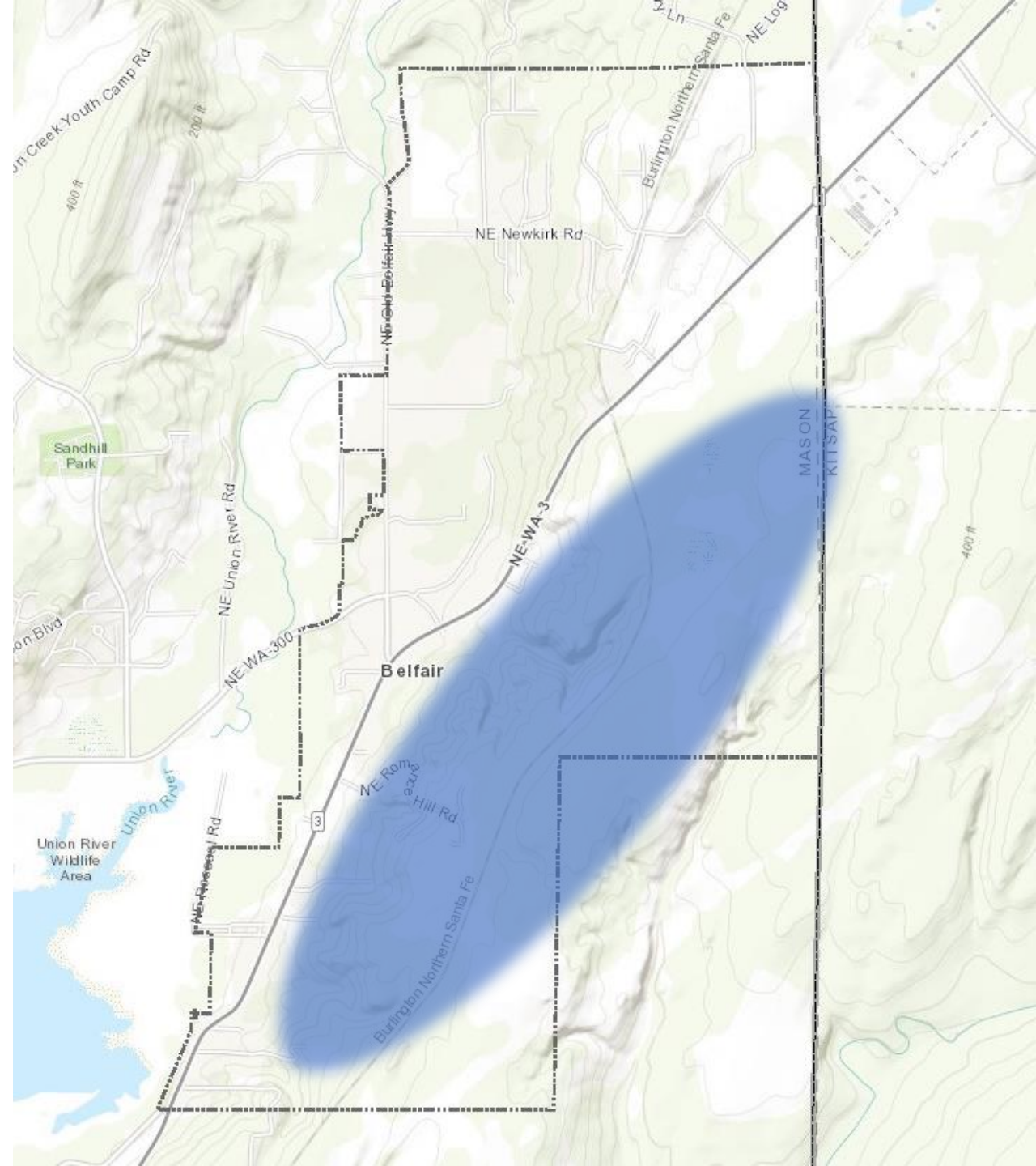


# Belfair Open House Visual Preference Survey

11-19-2020

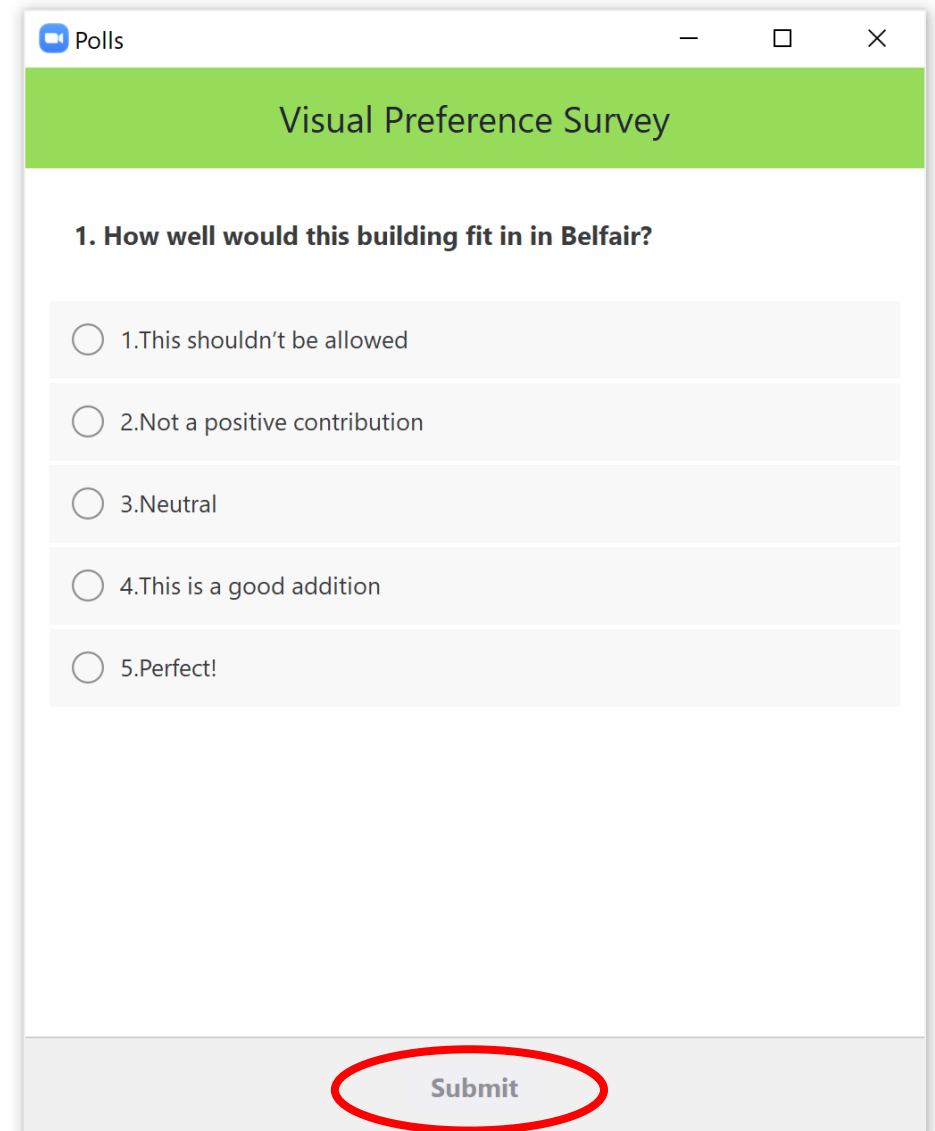
Development examples for:

- hillside east of SR3, and
- the plateau with bypass



# Survey Instructions

- Your answers are anonymous
- The survey questions are easiest to complete on a laptop/desktop computer
- Questions will appear on your Zoom screen in a pop-up box (example shown at right)
- Press the “Submit” button after you’ve answered each question
- We’ll share survey results immediately – and discuss further in breakout groups



Visual Preference Survey

1. How well would this building fit in in Belfair?

☐ 1.This shouldn't be allowed

☐ 2.Not a positive contribution

☐ 3.Neutral

☐ 4.This is a good addition

☐ 5.Perfect!

Submit





Cottages around a courtyard





Townhouses around a pathway





Large lot single family





Clustered residences tucked into a wooded setting with environmental enhancement





Separated subdivisions with open space





Small shopping center with local services





Larger shopping center with regional services





Walk-up apartments with open space





Townhouses with open space





Compact cottages with pathways





Small scale mixed use (apartments over local commercial)





Contemporary walk ups





Larger multi-family complex





Traditional small-scale neighborhood





Clustered small lot single family seen from above



# Group Discussion

## Next Steps

# Thank You!

**Contact:**

Kell Rowen

Planning Manager

Mason County Community Services

360.427.9670 ext. 286

[planning@co.mason.wa.us](mailto:planning@co.mason.wa.us)

**Project webpage:**

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

**Story Map:**

<http://belfair.berk-maps.com>

**Survey:**

<http://www.surveymonkey.com/r/BelfairUGA>