

Belfair Visioning Survey & Story Map

This document provides a summary of the public survey and story map deployed on November 9 to December 3, 2020. Upon request the survey was held open through December 2020 and one additional survey response was received. A full summary of the public meeting on November 19, 2020 and scoping comments from November 12 to December 3, 2020 are under separate cover.

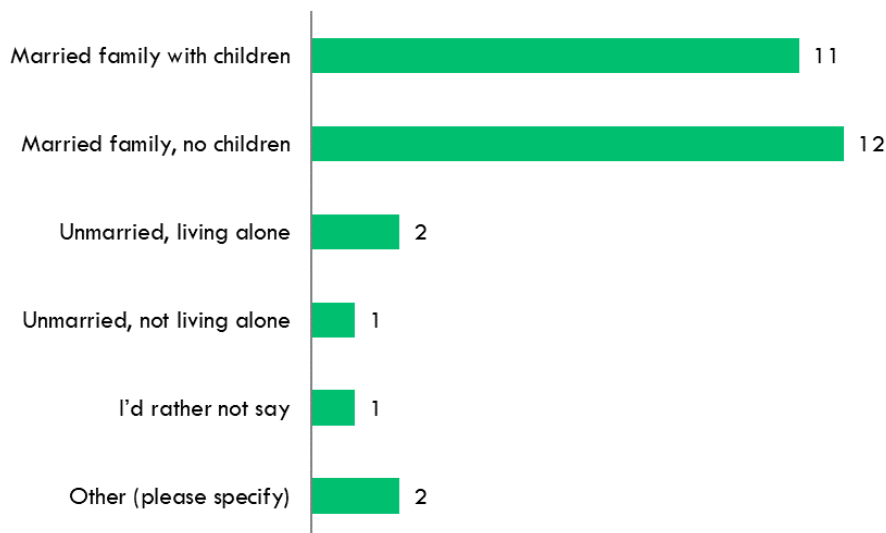
The contents of this document include:

Survey Respondent Characteristics.....	1
Community Character.....	2
Environmental Review Topics	5
Map Comments.....	6

SURVEY RESPONDENT CHARACTERISTICS

Twenty-eight persons responded to the survey during the scoping period and one beyond that period for a total of twenty nine responses. Most have families with no children: married no children (12) or multigenerational (1). Almost half of the respondents have children (11 married with children, 1 divorced with children). The remainder are unmarried (3) or preferred not to say (1). See Exhibit 1.

Exhibit 1. Survey Respondent Household Characteristics



Other:

- *divorced with children*
- *Married with parents living in home*

COMMUNITY CHARACTER

Nearly all respondents shop or do business in Belfair. A little less than half live there, and fewer work there. See Exhibit 2.

Exhibit 2. How do you currently interact with the Belfair UGA? (n=29)



Qualities that brought respondents to live or work in Belfair included:

- the affordability of the area,
- business opportunities,
- family ties,
- outdoors/scenic beauty, and
- rural and small town atmosphere.

See Exhibit 3.

Exhibit 3. What qualities brought you to live or work in the Belfair area? (e.g. grew up here, good location for business, housing choices, schools, etc.) (n=26)

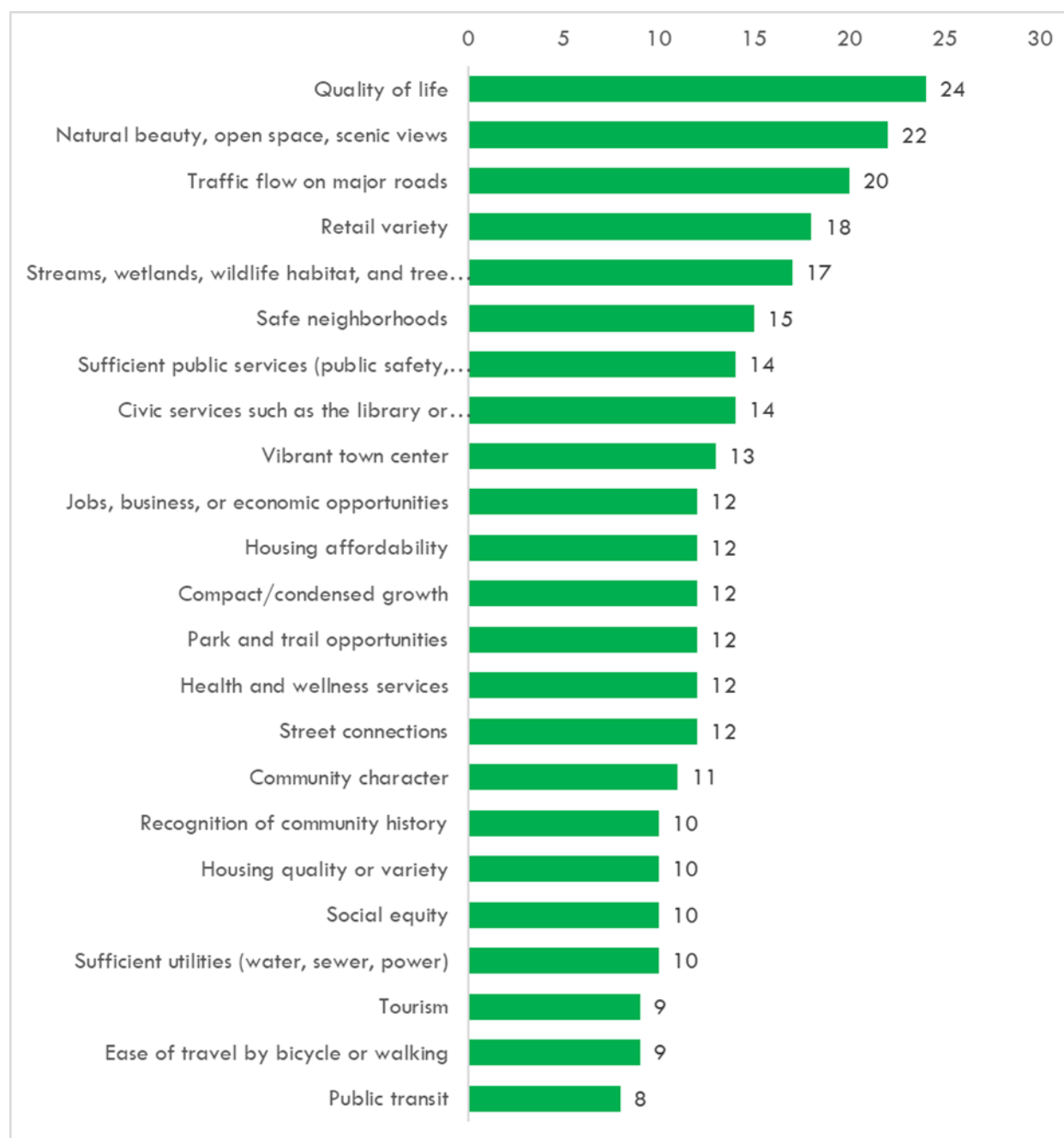
Key Theme	Comment
Affordable	Housing affordability; small, non-urban environment but with easy accessibility to core services, stores and health care.
Affordable	Affordable housing near the salt water
Affordable	inexpensive large property
Affordable	good location, nice people, quiet, peaceful, affordable cost of living (Housing)
Affordable	Housing
Business	Good Location for Business
Business	Pro-business and a good location to our farms
Business	Good location for new business
Business	business, lower costs
Business	Location to work
Business	I had a business in Allyn, and still support the area. I prefer to support local.
Family	wife from area
Family	Grew up here. Small town / downtown environment.
Family	Family lived here
Family	I grew up here and use to enjoy the rural environment of the Old Belfair highway.
Outdoors/Scenic	Access to the Hood Canal, quieter area to recreate
Outdoors/Scenic	Grew up on Hoods Canal. The outdoors brought us back.
Outdoors/Scenic	It is a beautiful, scenic area and the chance to live here (over + 36 years).
Outdoors/Scenic	proximity to Hood Canal for recreation and the navy
Outdoors/Scenic	The canal.
Outdoors/Scenic	Love Puget Sound especially West Sound. Close to fabulous shopping, State and National Parks, easy to get to the Coast, close to ferries, and a great place to live.
Rural/Small Town	Rural location, relatively clean environment, recreational opportunities, small town atmosphere, housing choices
Rural/Small Town	small town, Hood Canal,
Rural/Small Town	quality of slow paced life
Rural/Small Town	Available house to buy in a rural area.
Rural/Small Town	small town with lots of potential to grow. Access to Hood Canal
Rural/Small Town	Property. I live in Tahuya

The top ideas and goals for Belfair are:

- Quality of Life
- Natural beauty, open space, and scenic views
- Traffic flow on major roads
- Retail variety
- Streams, wetlands, wildlife habitat, and tree canopy

See Exhibit 4.

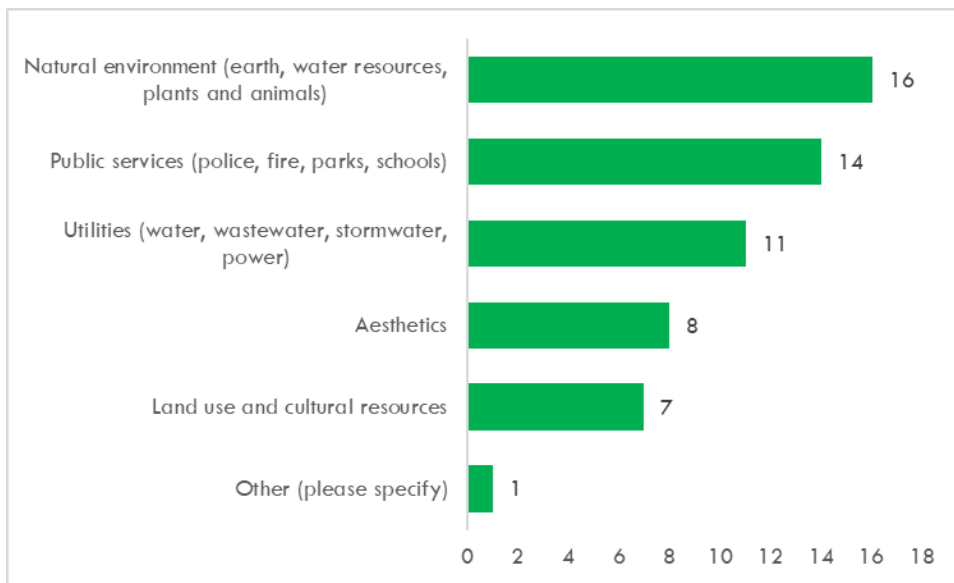
Exhibit 4. We want to know which ideas and goals are most important to the Belfair community. Check your top 5 priorities. (n=29)



ENVIRONMENTAL REVIEW TOPICS

All the topics in the graph and transportation are proposed for review in the Planned Action EIS. The most important environmental topics for the project review included the natural environment and public services, as well as utilities. Likely if transportation were listed as an option it would have scored high.

Exhibit 5. Mason County intends to study a range of natural and built environment topics. Recognizing limited resources, what do you feel are the most important EIS topics to understand environmental implications and tradeoffs of different growth alternatives? (n=29)



Other: The COUNTY Needs a TREE COMMITTEE at the NORTH MASON AREA. You took down TOO MANY trees to Make the HWY 3 changes near Belfair E.S. and Roessel Road and the N Mason Library. We mean it.

MAP COMMENTS

As part of the scoping process, BERK developed an interactive web map using the ArcGIS Story Map platform to allow the public to explore spatial data about the UGA and submit location-specific comments. The Story Map invited comments on two broad categories of potential changes to the UGA, boundary revisions and zoning/development regulations. Comments received during the scoping period are listed below. All comments submitted via the Story Map were anonymous.

There were 20-22 survey respondents that weighed in on map comments. Similarly, survey comments on maps were anonymous.

UGA Boundary Revisions

Comment UGA-1: 11/10/2020, 11:02 PM

Changes 1, 2 and 3 all seem logical and should be included.

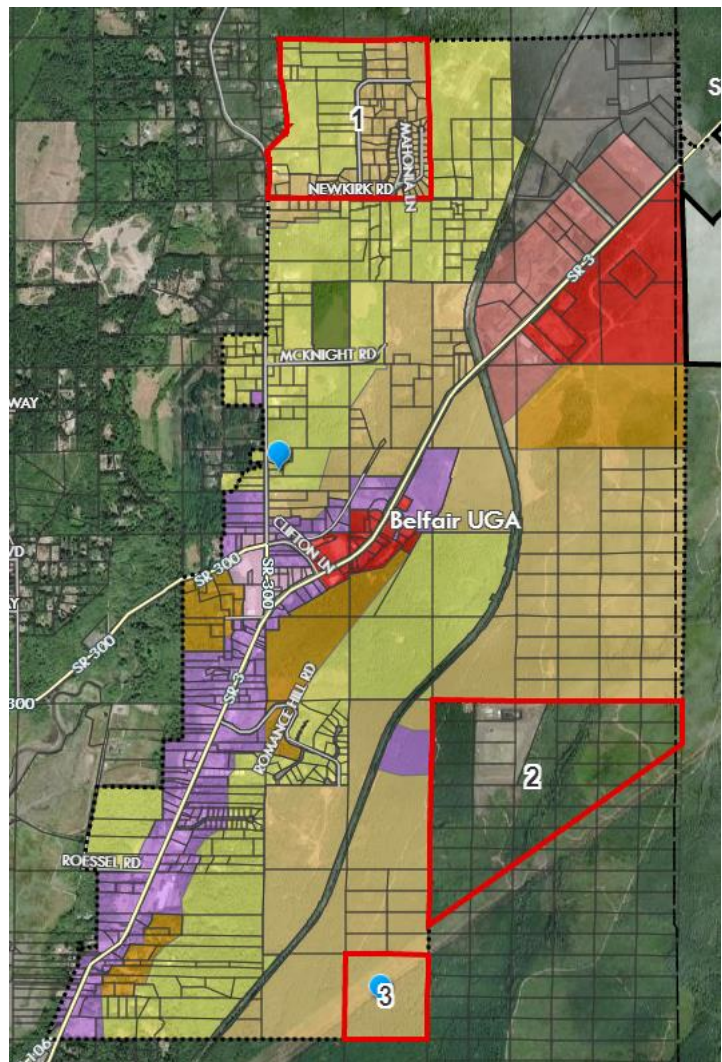
Comment UGA-2: 11/19/2020, 3:58 PM

Expand area 1 to include all CARA areas;(critical aquifer recharge areas), areas South to salmon bearing Irene creek and East to Roy Boad Road that is also in CARA.

Survey

What do you like about the proposals? (n=20)

- Areas 1, 2, and 3
 - It is fine.
 - Approve proposals.
 - This is a good plan to implement and get done in a reasonable timeframe.
 - Removing areas that don't seem to belong in the first place.
 - It makes sense to bring number 2 into the UGA and to take number 3 out(no tax base) but leave number 1 in, but the leave number.
 - #1 ok. #2 and 3 need real justification! Not just allowing big money developers access to infrastructure at little cost.
 - Like item 2 and 3, puts development on the plateau where there is buildable unencumbered lands.



- like removal of #1 sewer would destroy the area
- #2. Integral to existing sewer system.
- Development of area 2
- #3. No point in including as it is state land.
- OK with removing #3
- Removing DNR land
- General Concerns/Dislikes
 - I don't
 - nothing
- Other
 - Need much more information to answer this question.
 - do not have enough knowledge for an informed decision.
 - Use a Different Place than ROMANCE HILL Road for the BYPASS 'CONNECTOR'. Do Not Plan More Round About's ANYPLACE.
 - expand the UGA for more housing along the bypass.
 - No comment

What would you change about the proposals?

- Areas 1, 2, and 3
 - Do not add 2 to the UGA.
 - Keep 1 in UGA.
 - Why would you add to the UGA around the wastewater plant. It's already bigger than it needs to be for a 20 or 40 year growth projection. And if you did include the treatment plant within the boundaries - are you then planning on sticking to the GMA law that states you can't run infrastructure from within a UGA - to service land outside the UGA? And why in the world would you eliminate the most dense housing area in the UGA - Riverhill - the point of GMA was to decrease sprawl and clean up the dense areas and protect rivers and streams - like the ones all at the bottom of riverhill. ???stream
 - Item 1 should extend South to Irene creek as much of the Union River valley is unbuildable. valley is e.
 - Add our area, 603 NE Old Belfair Hwy to the removed area.
 - leave it, the last screw up is still bad, new hwy 3 made traffic worse, now cut off more business and take more land. Animals are relocating into home areas.
- No changes
 - No comment

- nothing
- Not a thing.
- Nothing
- Other
 - Need much more information to answer this question.
 - do not have enough knowledge for an informed decision.
 - Location of review should be all general commercial.
 - Make sure that wetlands are not negatively impacted.
 - The Shipping bypass needs to be part of these maps. Also, ingress/egress that is going to be allowed off of it and where.
 - Put a Signal Light at McDonalds. And, Please Do NOT put in more Hwy 3 Round About's. Get a Different Hwy 3 contractor than S.L.C.
 - remove the timberland south of theler, unlikely to be built on, owned by WDFW and library.

Zoning Revisions

Comment Zoning-1: 11/10/2020, 11:05 PM

Timberland library land should also be rezoned to match item 7.

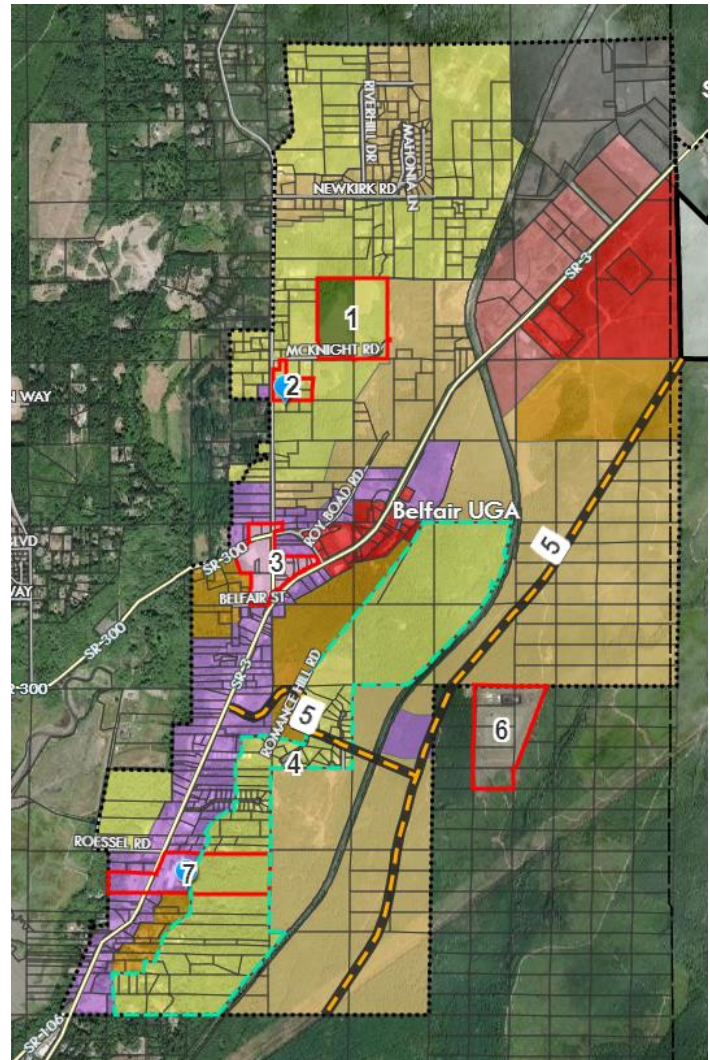
Comment Zoning-2: 11/19/2020, 4:05 PM

Item 1 and 2 unnecessary if area is removed from UGA because it overlays CARA!. Item 3 is long overdue. item 7 is in a landslide hazard area!. School is considering moving.

Survey

What do you like? (n=22)

- General Support or General Concern
 - Seems like reasonable modifications.
 - Support all seven reviews.
 - most of it
 - Seems fine to me. Makes logical sense.
 - Approve proposals.
 - Na
 - nothing
 - nothing, don't change my day.
 - It sounds as if the county plans on cutting "tax breaks" with the plan, to those who stand to benefit most.
 - Insufficient information. Need rationale behind each proposal.
 - Do not have enough knowledge to make an informed choice.
- Specific Likes
 - Integrating bypass route, added residential.
 - Rezoning to take the bypass into account is necessary.
 - rezone for fire
 - Numbers 2 - 7
 - Romance Hill connection is super important. Keep multi-family housing density along SR3. It has sewer and there are several parcels that will work well for housing on east and west of sr3. Allow fire department and LTA only if owner wants it as LTA.



- all but #4 and #5. The public has not been provided much of the plan here and who is paying for what.
- Like items 1,3,4 and 6.
- That the new development along the new bypass route would have sewer.
- item 7 makes sense.
- remove DNR / cannot be developed.

What would you change?

■ Specific Changes

- Would not do number 1.
- If rezone school area, make sure other uses could come in a build / use / rezone for commercial in future. Also, no need to change housing opportunities for investors along the SR3 downtown.
- Do not allow commercial along the entirety of the bypass. We planned this carefully expecting that would remain a true bypass at 50 mph and only a couple exits along the entire stretch. The only commercial hub should be on the north end.
- I would have to research more in depth and see in person. Unfortunately, we cannot access the proposed bypass.
- Do away with item 2 and site fire facility in a different location on plateau. Number 5 eliminate Romance Hill Connector. do away with Number 7 as site is below a landslide hazard area. I a
- With respect to the "new homes" on Ridge, behind, or, to the North or South of the post office, just How Are the residents supposed to leave and get back, if they shop at QFC or Safeway, for instance? Residents of Ashford House take their lives in their hands when, as pedestrians, they cross "3" for services. How Are You Going to Put a Lot More people in There and Not have problems?
- Eli min ate the sewer into my area at 603 NE Old Belfair and/or explain why the boundary lines were developed to not include properties that border the Union river..
- rezone highway 3 frontage up at the new roundabout to mixed use
- extend log yard road to connect to the Port of Bremerton.
- Belfair elementary should be relocated or accessed from bypass route. How many towns have a grade school on the main Drag? With egress and ingress 9 X's a day traffic suffers.

■ No Comments / No Changes

- No comment
- Na
- nothing
- Nothing.

- Nothing
- General Comments or Concerns
 - Insufficient information. Need rationale behind each proposal.
 - Do not have enough knowledge to make an informed decision.
 - leave it as it is and stop ruining the natural areas.

Is there anything else you'd like to share with Mason County about Belfair?

Following are open ended responses, with minor edits to address spelling or remove expletives.

- Map Changes/ Land Use/ Housing/Growth
 - North Mason County needs these changes to continue to support small business in our area and continue to meet the demands of growth in our area.
 - area 1 should include property east of Riverhill, slope and soils have been on radar for sometime trying to push Newkirk though to Hwy 3.
 - Continue supporting infill development downtown. We are not yet done developing downtown. Lots more opportunities to enhance and infill many many properties. Don't abandon downtown potential for the new shiny Belfair the landowner wants to build up on the hill.
 - Allowing such rapid growth does not seem very wise, considering potential damage to the environment from clearing so much forested land.
 - we have lost too many business, too much land and it isn't being fixed.
 - We do not want to see housing developments occur like we see in Port Orchard/Gig Harbor, meaning putting as many houses as possible on a given piece of land. Our opinion is that detracts from the rural wants of most everyone we talk to."
 - expand the UGA south to North Mason Highschool.
- Transportation/Bypass/Regional System
 - Keep bypass a true bypass. not just another development road with a bunch of intersections on it.
 - I think the bypass needs to be completed ASAP. Residents should have an opportunity to see changes with this before making huge changes of zoning for development. At least a year for all seasons.
 - Please consider the potential bottleneck on SR3 in Allyn after the Bypass is completed. Maybe roundabouts at Homestead Dr and in downtown Allyn.
 - N. Mason has a very nice atmosphere. The Mason County Housing Authority could use to try to do work in the county's north end for more urgently needed housing. The State Department of Highways and perhaps, the county is letting's the highway's contractor RUIN travel on State Highway 3 by permitting round abouts in the middle of a two lane highway. Please discourage more Round About's. It is a nice little area, but it is my impression that letting in more urban growth, without the Belfair Connector completely planned, is courting disaster.

- Bypass, Planned to exit into Allyn makes little sense. Merely Pushing congestion up the road. 302 should cross S of Lk. Devaroe - cut across via overpass to Gas line right of way to Razor E. to Trails end Lk. Rd.- to Shelton. This will allow more building sites, alleviate congestion, create revenue in county taxes (by 400+ properties)
 - - Build a roundabout at the 4 way stop (@ QFC Gas station) to allow for inevitable growth so traffic is managed and not a clogged mess. Sue the state if you have to get this done. - Get the bypass built.
- Natural Environment
 - There are numerous streams unidentified on map. The union River valley is a sensitive area and should be removed from UGA.
- Services and Utilities
 - "Cost of sewer connection would be a financial burden for us on fixed income.
 - A regional park should be developed inside the UGA
 - Are there any plans for the Sandhill correctional Facility?
 - Buy some land for a park w/old trees before it's all gone.
- Other
 - No comment
 - No
 - Not really. Glad to see the community grow and prosper.