



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111

■ FAX: (360) 679-7306 ■ 1 NE 7th St., Coupeville, WA 98239-5000

■ 121 N East Camano Drive, Camano Island, WA 98282 ■ Phone (360) 387-3443

www.islandcountywa.gov/planning

DETERMINATION OF NON-SIGNIFICANCE AND INCORPORATION BY REFERENCE OF EXISTING ENVIRONMENTAL DOCUMENTS

Date of Issuance: December 10, 2025

Description of the proposal: Island County 2045 Comprehensive Plan Periodic Update

The proposal is a periodic update of the Island County Comprehensive Plan as required by the state Growth Management Act (Revised Code of Washington (RCW), Chapter 36.70A).

Updates are proposed to the currently adopted 2016 Comprehensive Plan goals and policies for the following elements:

- Introduction Chapter – New Vision and Values
- Land Use
- Housing
- Natural Resources
- Capital Facilities and Utilities
- Parks, Recreation, and Open Space
- Climate (new)
- Economic Development
- Transportation

Elements that are not being updated during this comprehensive plan update include Historic Element, Shoreline Element, and the Freeland Subarea Plan.

A Clinton Subarea Plan is being added to the Land Use Element of the Comprehensive Plan.

Various updates to development regulations are also proposed in response to state legislation.

Included in the proposal is a development moratorium adopted as an emergency, by Ordinance C-29-25 PLG-003-25, that prohibits from April 15, 2025 to April 14, 2026 the acceptance, processing, review, or issuance of certain land use or building applications in Mixed-use RAID zones.

Proponent: Island County Planning and Community Development (ICPCD)

Location of the proposal: The updated plan will apply to unincorporated Island County. The Clinton subarea plan, code changes, and moratorium apply to specific zones as described in the SEPA checklist.

Title and date of documents being adopted or referenced:

Several environmental documents have been prepared by ICPCD that are incorporated by reference as listed in the SEPA checklist including:

1. Countywide Planning Policies, DNS (February 6, 2025)
2. Land Capacity Analysis, Island County Planning and Community Development – a report on the capacity in Island County for state population allocations, including the methodology and assumptions used in the analysis and results (December 2025)
3. Final EIS (FEIS) for the Island County Comprehensive Plan (September 18, 1998)
4. Supplemental Draft EIS (SEIS) for Island County Comprehensive Plan (July 14, 1998)
5. Draft EIS (DEIS) for the Draft Island County Comprehensive Plan - Policy and Land Use Element (November 12, 1996)
6. Preliminary Draft EIS (DEIS) for the Island County Comprehensive Plan (April 26, 1994)

Description of documents being adopted or referenced:

The adopted documents are SEPA environmental DNSs, EISs, and analysis prepared for GMA Comprehensive Plan adoptions, updates, and related implementing actions.

The documents are available to be read at:

Island County Planning and Community Development, 1 NE 7th St., Coupeville, WA 98239 and on the Island County website at <https://www.islandcountywa.gov/209/Comprehensive-Plan>

Adequacy of document being adopted or referenced:

ICPCD has identified and adopted these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the Board of County Commissioners.

Threshold Determination:

Determination of Non-Significance (DNS)

ICPCD has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Island County will not act on this proposal for 60 days after the date of issuance of the DNS. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Commenting:

Public comments will be received for a 60-day period following the issuance of the SEPA determination; comments are due by **4:30 p.m. on February 9, 2026**. Direct comments to the contact person below or to complplan@islandcountywa.gov

Appealing this determination:

Pursuant to ICC 16.19.190.B.2 a SEPA threshold determination issued for a Type IV legislative action that is initiated pursuant to Chapter 36.70A RCW may be appealed to the Hearing Examiner within 14 days following the completion of the public comment period. An appeal shall be accompanied by written statement of appeal and the applicable fee pursuant to the fee schedule adopted by the Board. Appeals may be filed by a County Department or any aggrieved person.

Direct appeals by **4:30 p.m. February 23, 2026** in person or by mail to:

Island County Planning and Community Development
1 NE 7th St.
Coupeville, WA 98239-5000

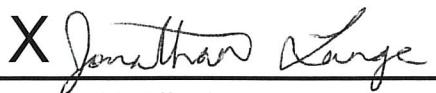
A more comprehensive statement of appeal setting forth in detail alleged errors and/or the basis for appeal must be submitted by the appealing person or Department within 30 days following completion of the public comment period, or the appeal is not properly filed and will be dismissed by the Hearing Examiner.

Contact person, if other than responsible official:

Name: Mike Podowski, Long Range Planner, Planning and Community Development
m.podowski@islandcountyww.gov
Phone: 360-678-2343
Address: 1 NE 7th St, Coupeville, WA 98239-5000

Responsible official:

Name: Jonathan Lange, AICP, Director of Planning and Community Development
j.lange@islandcountywa.gov
Phone: 360-678-7821
Address: 1 NE 7th St, Coupeville, WA 98239-5000


Responsible Official