



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Island County Countywide Planning Policies, 2024 Revisions

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Island County Countywide Planning Policies

2. Name of applicant:

Island County Planning and Community Development

3. Address and phone number of applicant and contact person:

John Lanier, Long Range Planner
1 NE 7th St.
Coupeville, WA 98239
(360) 678-7811

4. Date checklist prepared:

2/06/2024

5. Agency requesting checklist:

Island County Planning and Community Development

6. Proposed timing of schedule (including phasing, if applicable):

The update and amendments to the Countywide Planning Policies are expected to be complete and adopted by mid-March 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, the proposed revisions to the Island County Countywide Planning Policies will serve as a foundation that will inform the interlocal agreements and the comprehensive plan which in-turn are implemented in the development regulations. The Countywide Planning Policies also guide future expansions to Urban Growth Areas (UGA) by providing:

- *Methodology for conducting buildable lands analyses;*
- *Joint Planning Area where lands can be identified for future expansion of the UGA; and*

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- *Designations for lands within the Joint Planning Area that provide a sequence for incorporating land into the UGA in a manner that provides protection for resource lands and environmentally sensitive areas.*
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
1. *Countywide Planning Policies, DNS (April 27, 2015)*
 2. *Countywide Planning Policies, DNS (May 31, 2017)*
 3. *Island County 2045 Population Projection – An analysis of factors affecting population growth in Island County and a description of the methodology employed by Planning & Community Development for determining a population for 2045.*
 4. *Island County Regional Population Allocations – A detailed analysis of regional growth trends in the four Island County Planning Areas.*
 5. *Buildable Lands Analysis – A report on the amount and location of available land for development, including the methodology, assumptions and results used in the analysis.*
 6. *Island County 2025 Comprehensive Plan Periodic Update*
 7. *Supplemental Drafts (EIS): Phase B Public Review – Supplemental Draft EIS for the Draft Land Use Element Island County Comprehensive Plan 1998*
 8. *Draft EIS Island County Comprehensive Plan Land Use Element 1996*
 9. *Preliminary Draft EIS Island County Comprehensive Plan 1994*
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
- No pending applications or proposals are directly affected by the Countywide Planning Policies.*
- 10. List any government approvals or permits that will be needed for your proposal, if known.**
- The update of the Countywide Planning Policies is a cooperative effort involving all of the jurisdictions in the County, and will need to be adopted by a majority of the incorporated jurisdictions: the City of Oak Harbor, Town of Coupeville, and the City of Langley, as well as the Island County Board of County Commissioners. During the integrated SEPA/Growth Management Act (GMA) comment period, comments will be solicited from other jurisdictions and the public. Comments from other municipalities must come in the form of an official action by their legislative authority or designee. In addition to formal comments, Island County anticipates formal resolutions from the legislative bodies of all Island County Jurisdictions expressing support for the proposed amendments.*
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on**

this page. (Lead agencies may modify this form to include additional specific information on project description.)

This non-project proposal is to update the Island County Countywide Planning Policies.

The primary purpose of the revisions to the Countywide Planning Policies is:

1. *Implement the legislative intent and planning goals of the Growth Management Act (RCW 36.70A) which emphasize coordinated planning efforts between jurisdictions;*
2. *Provide a clear process for UGA expansions and reductions;*
3. *Provide for policies to manage joint planning areas and UGAs that are adjacent to municipalities, but not yet incorporated;*
4. *Provide a uniform methodology for buildable lands analysis; and*
5. *Provide a program for tracking and reporting information needed for a buildable lands analysis.*

Staff has worked closely with the other local jurisdictions throughout this process to address issues and legislative updates that have become apparent since the adoption of the current Countywide Planning Policies in 2017.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This non-project proposal is to update the Countywide Planning Policies. The updated Countywide Planning Policies focus on providing clear policies and procedures that govern intergovernmental planning efforts. These policies affect the County, all municipalities, special service providers and State Agencies.

B. Environmental Elements

1. Earth

[Find help answering earth questions³](#)

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

a. General description of the site:

Island County includes a wide variety of terrain, including flat, rolling, and hilly lands, and areas with steep slopes. Although Island County is characterized by a gentler landscape than much of the mountainous and river-torn Puget Sound mainland, the islands have been and continue to be buffeted by geological and climatological forces.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: bluffs

b. What is the steepest slope on the site (approximate percent slope)?

Island County features a variety of slopes; steep slopes and landslide hazard areas exist in isolated locations. This is a non-project proposal that does not recommend or approve action on any specific site. Future development projects will be conditioned subject to consistency with unstable and steep slope regulations.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Island County features a variety of soil types; this includes areas identified as prime soils for agricultural land of long-term commercial significance. Soils data can be downloaded from the Island County Mapping Center's website.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are some areas of unstable soils in Island County. Unstable slopes are shown on Critical Areas Maps prepared by Island County Planning and Community Development, and the Coastal Zone Atlas prepared by Department of Ecology.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Does not apply – no fill, excavation, and/or grading is proposed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Does not apply – no clearing, construction, and/or use is proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does not apply – this non-project proposal will not add additional impervious areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Does not apply – no erosion control measures are proposed because no erosion will be caused by this non-project proposal.

2. Air

[Find help answering air questions⁴](#)

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Does not apply — this proposal does not include construction, operation, and/or maintenance of any equipment or facilities.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Does not apply — this proposal will not create a source of off-site emissions or odors.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Does not apply — no mitigation measures are necessary as the proposal will not cause emissions or odors.

3. Water

[Find help answering water questions⁵](#)

- a. **Surface:**

[Find help answering surface water questions⁶](#)

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The County is completely surrounded by marine waters. Streams, lakes, ponds and wetlands are located throughout Island County. There are no major rivers; all streams eventually enter the Puget Sound. Island County contains a wide variety of wetlands, from salmonberry and alder swamps to lush bogs, thriving estuarine marshes, and broad wet meadows.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Does not apply — this proposal will not require any work over, in, and/or adjacent to any surface water bodies. Future development will have to conform with applicable provisions of the Island County Code and SEPA procedures.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply – this proposal will not create any fill and/or dredge material to be placed in and/or removed from surface water and/or wetlands.
4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Does not apply – this proposal will not require surface water withdrawals or diversions.
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Island County features 100-year floodplains at locations throughout the County, typically at locations immediately adjacent to the marine shorelines.
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply – this proposal will not involve any discharges of waste materials to surface waters.

b. **Ground:**

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No, this is a non-project proposal.
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply – this proposal will not discharge any waste into the ground from septic tanks or other sources.

c. **Water Runoff (including stormwater):**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Does not apply — this non-project proposal will not create any runoff.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply — this proposal will not cause any waste materials to enter ground and/or surface water.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Does not apply — this proposal will not alter or otherwise affect any drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Does not apply — the proposal does not propose any measures to reduce or control surface, ground, and/or runoff water, and/or drainage pattern impacts because no impacts are proposed or expected.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Does not apply — no vegetation will be removed and/or altered by this proposal.

c. List threatened and endangered species known to be on or near the site.

Island County includes plant species listed as threatened or endangered by the federal government and/or Washington State. They include Golden Paintbrush, White Meconella, White-top Aster, Bulb-bearing Water-Hemlock, Black Lily, Tall agoseris, and Alaska alkaligrass.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Does not apply — no measures to preserve and/or enhance vegetation are proposed, as no impacts are expected.

e. List all noxious weeds and invasive species known to be on or near the site.

Island County includes the following noxious weeds and invasive species: Butterfly Bush, English Ivy, Hairy Willowherb, Knotweed, Poison Hemlock, Purple Loosestrife, Spurge Laurel, Sulfur Cinquefoil, Tansy Ragwort, Yellow Archangel, Spartina, Milk Thistle, Musk Thistle, Bull Thistle, Canada Thistle, Scotch Thistle, Spanish Broom, Bighead Knapweed, Giant Hogweed, Garlic Mustard, Clary Sage, Common Cordgrass, Denseflowered Cordgrass, Purple Starthistle, Meadow Clary, Bohemian Knotweed, Giant Knotweed, Himalayan Knotweed, Japanese Knotweed, Brazilian Elodea, Common Fennel, Common Reed (non-native genotypes), Dalmatian Toadflax, Eurasian Watermilfoil, Gorse, Hairy Willowherb, Orange Hawkweed, Yellow Hawkweed, Herb-Robert, Bighead Knapweed, Brown Knapweed, Diffuse Knapweed, Meadow Knapweed, Spotted Knapweed, Wild Chervil, Parrot Feather, Scotch Broom, Velvetleaf, Wild Chervil, Buffalobur, Common Catsear, Old-Man's-Beard, Common Groundsel, Common St. Johnswort, Common Tansy, Common Teasel, Curlyleaf Pondweed, English Ivy, Evergreen Blackberry, Himalayan Blackberry, Field Bindweed, Italian Arum, Japanese Eelgrass, Absinth Wormwood, Babysbreath, Smoothseed Alfalfa Dodder, Wild Carrot, Yellowflag Iris, Yellow Toadflax, Jubanta Grass, Garden Loosestrife, Purple Loosestrife, Perennial Pepperweed, Shiny Geranium, Sulfur Cinquefoil, English Hawthorn, Field Bindweed, Jubuta Grass, Lesser Celandine, Nonnative Cattail, Oxeye Daisy, Pampas Grass, Perennial Sowthistle, Reed Canarygrass, Scentless Mayweed, and Wild Carrot.

5. Animals

[Find help answering animal questions⁸](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other: corvid, waterfowl, pelican.
- Mammals: deer, bear, elk, beaver, other: orca, gray whale, coyote, raccoon.
- Fish: bass, salmon, trout, herring, shellfish, other: smelt.

b. List any threatened and endangered species known to be on or near the site.

Island County includes animal species listed as threatened or endangered by the federal government and/or Washington State. They include Coastal-Puget Sound Bull Trout, Hood Canal Summer Chum Salmon, Puget Sound Chinook Salmon, Puget Sound Steelhead, Steller Sea Lion, Gray Whale, Humpback Whale, Puget Sound/Georgia Basin Bocaccio, Puget Sound/Georgia Basin Yelloweye Rockfish, Puget Sound/Georgia Basin Canary Rockfish, Southern Resident Killer

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Whale, American white pelican, Bald eagle, Brown pelican, Common Loon, Great Blue Heron, Marbled Murrelet, Northern Spotted Owl, Osprey, Peregrine falcon, Pileated Woodpecker, Short-tailed Albatross, Trumpeter Swan, Western Pond Turtle, and Taylor's Checkerspot.

c. Is the site part of a migration route? If so, explain.

Island County is located along the Pacific Flyway, gray whales migrate between Whidbey and Camano Islands, and the County has smelt spawning areas and a few salmon bearing streams.

d. Proposed measures to preserve or enhance wildlife, if any.

The Countywide Planning Policies contain measures for the protection of critical areas, by making such areas the lowest priority for designation in higher intensity development in Urban Growth Areas.

e. List any invasive animal species known to be on or near the site.

No known invasive animal species are known to be on or near the site.

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply — this proposal will not require any energy for heating, manufacturing, etc.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Does not apply — this non-project proposal would not affect solar energy in Island County.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Does not apply — no energy conservation measures are included because no impacts are expected.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Does not apply — no environmental health hazards are expected from this proposal.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 1. Describe any known or possible contamination at the site from present or past uses.**

There are known PFAS and nitrate groundwater contamination in parts of Island County.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Does not apply — this proposal focuses exclusively on future population and growth.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Does not apply — this is a non-project proposal, involving no development or construction.

- 4. Describe special emergency services that might be required.**

Does not apply — no special emergency services are anticipated to be required.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

Does not apply — none are proposed because no impacts are expected.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Does not apply — traffic, equipment, aircraft, and other noises exist in Island County, no impacts from these noises are expected on the proposal.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Does not apply — this proposal will not create additional noise.

- 3. Proposed measures to reduce or control noise impacts, if any:**

Does not apply — no measures are proposed, as no impacts are expected.

8. Land and shoreline use

[Find help answering land and shoreline use questions¹¹](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Land use varies throughout Island County, including urban and rural densities, and resource lands.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Agricultural lands are within the geographic area of this proposal; however, they are not directly impacted by the Countywide Planning Policies.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

Working farm and forest lands are within the geographic area of this proposal; however, they will not affect the proposal.

- c. Describe any structures on the site.

Many structures exist in Island County, such as single-family and multi-family residences, commercial structures, warehouses, barns, hospitals, and schools.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

This is not a site-specific proposal – a broad spectrum of zoning designations exist throughout the County, allowing a range of land uses.

- f. What is the current comprehensive plan designation of the site?

This is not a site-specific proposal – a diverse set of Plan designations exist throughout the County, applying land use policies to a range of land uses.

- g. If applicable, what is the current shoreline master program designation of the site?

Shorelines around Island County are comprised of Shoreline Residential, Rural Conservancy, Urban Conservancy, Natural, Aquatic, and High Intensity.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project proposal to update the Countywide Planning Policies, which include provisions to preserve lands of long term rural significance and prohibits the expansion of urban development into areas significantly constrained by critical areas. Additionally, the policies provide guidelines for the coordination of regulations to protect the environment.

- i. Approximately how many people would reside or work in the completed project?

This is a non-project proposal; however Island County's population was 86,847 in 2020 and is projected to be 102,639 by 2045, the end of the 20-year planning period.

- j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Does not apply – this proposal will not displace any people. The Countywide Planning Policies plan for and accommodate housing affordable to all income levels.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The Countywide Planning Policies inform projected land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Does not apply – this proposal is not expected to impact agricultural or forest lands of long-term commercial significance.

9. Housing

Find help answering housing questions¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply – this proposal will inform Countywide Planning Group discussions on housing allocations, not create any housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply – no housing units will be eliminated by this proposal.

c. Proposed measures to reduce or control housing impacts, if any:

The proposed Countywide Planning Policies include policies that require all jurisdictions within Island County to provide for a wide range of housing types to accommodate the needs of all economic segments of the population.

10. Aesthetics

Find help answering aesthetics questions¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply – no structures are proposed.

b. What views in the immediate vicinity would be altered or obstructed?

Does not apply – no views would be obstructed by this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any:

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

The proposed policies will limit the unnecessary expansion of UGAs, while still allowing for development to occur in a logical and orderly manner. This will help prevent leap frog development and the premature conversion of rural lands into sprawl, which will in turn support efforts to preserve Island County's rural character.

11. Light and glare

[Find help answering light and glare questions¹⁴](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Does not apply – no light and/or glare will be produced by the proposal.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Does not apply – no light and/or glare will be produced, providing no opportunity to create safety hazard and/or interfere with views.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Does not apply – this non-project proposal will not be affected by off-site light and/or glare.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

Does not apply – no measures are proposed, as there are no impacts.

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Island County has seven State parks and fifty-four County parks within the geographic scope of this proposal.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No, the proposed policies and regulations may improve the quality of the experience for recreational users by protecting lands of long-term rural significance and the rural character of Island County.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Provisions have been included in the proposed policies to allow for the designation of lands of long-term rural significance, which may include rural landscapes and parks.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions¹⁵](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Island County contains Ebey's Landing National Historic Reserve and numerous historic structures.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A large number of archaeological and/or historic sites exist in Island County.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Generally not applicable; however, by focusing intensive land uses to UGAs, the proposed policies will minimize impacts to historic and archaeological resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Does not apply – no measures are proposed as no impacts are expected.

14. Transportation

[Find help with answering transportation questions¹⁶](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Does not apply.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Does not apply.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Does not apply—this is a non-project proposal.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Does not apply—this is a non-project proposal.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

Generally, does not apply; however, the Countywide Planning Policies do include policies for the intergovernmental coordination in planning for roadways, public transportation and non-motorized transportation that link communities in Island County.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

An increased need for public services will occur; however, the proposal will not create an increased need for public services in and of itself. Growth is being directed toward urban areas where a denser population may require increased services. This will result in less need for services overall, as providing the public services in the dispersed rural areas of Island County would require more services overall.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Directing growth toward urban areas will reduce duplication of services that already exist.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: high-speed internet.**

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

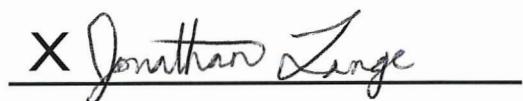
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed with the Countywide Planning Policies. Individual projects will be evaluated for expansion of utilities during construction.

C.Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Jonathan Lange

Type name of signee: Jonathan Lange, AICP

Position and agency/organization: Assistant Planning Director, Island County Planning and Community Development

Date submitted: 2/06/2024

D.Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal is not expected to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposal would establish countywide planning policies to guide and direct growth. The policies would

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

prioritize urban growth area expansion away from critical areas and agricultural and forestry lands.

- **Proposed measures to avoid or reduce such increases are:**

By directing future growth away from critical areas, the proposal may limit stormwater and development related discharges.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

It is unlikely that this proposal will affect plants, animals, fish, or marine life. The proposal may positively affect plants, animals, and marine life by directing growth away from extensive critical areas.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None proposed, impacts are unlikely.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is expected to protect natural resources and encourage more efficient development by encouraging logical and orderly growth which can be served by city services. This has the potential to decrease the demands for energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:**

The Countywide Planning Policies include policies that will protect natural resources and encourage more efficient development by encouraging logical and orderly growth which can be served by urban services. This has the potential to decrease the demand for energy or natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal may positively affect environmentally sensitive areas by directing growth away from extensive critical areas. The policies also generally prohibit urbanization of flood plains and prime farmlands.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

The proposal includes measures designed to focus future urban growth and development in less environmentally sensitive areas and strongly discourages growth and development in areas extensively constrained by critical areas. The proposed policies would generally prohibit urbanization of prime farmlands and floodplains.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal does not specifically address shoreline areas. Shoreline areas will continue to be managed through the Island County Shoreline Master Program; however, the proposed policies do contain measures designed to prevent future urbanization in areas subject to flood hazards, and in Island County these tend to occur primarily in shoreline areas. Also, by

encouraging growth and development to occur away from critical areas, such as streams and wetlands, the proposal may limit water quality impacts in shoreline areas.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposed policies do contain measures designed to prevent future urbanization in areas subject to flood hazards, and in Island County these tend to occur primarily in shoreline areas. Also, by encouraging growth and development to occur away from critical areas, such as streams and wetlands, the proposal may limit water quality impacts in shoreline areas.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is likely to increase demands on transportation and public services and utilities in certain areas to accommodate future growth. The Countywide Planning Policies plan for an increase in the amount of growth directed into urban growth areas and RAIDs (Rural Areas of More Intensive Development).

- **Proposed measures to reduce or respond to such demand(s) are:**

Growth is being directed to areas with more services to decrease transportation demands. Public services and utilities will also require less infrastructure to service a denser population.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal contains provisions to coordinate and implement, rather than conflict with, applicable local, state, or federal laws. The Countywide Planning Policies direct more growth to urban areas than has historically occurred.