



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Island County Countywide Planning Policies, 2017 Revisions

SEPA 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.

A. Background

1. Name of proposed project, if applicable:

Island County Countywide Planning Policies, 2017 Revisions

2. Name of applicant:

Island County Planning & Community Development

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

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4. Date checklist prepared:

May 30, 2017

5. 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 by providing:

- *A methodology for conducting a buildable lands analysis;*
- *A Joint Planning Area where lands can be identified for future expansion of the UGA; and*
- *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.*

6. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1. *County-Wide Planning Policies, DNS (April 27, 2015).*
2. *Island County 2036 Population Projection - An analysis of factors affecting population growth in Island County and a description of the methodology employed by the Planning and Development department for determining a population for 2036.*
3. *Island County Regional Population Allocations – A detailed analysis of regional growth trends in the four Island County Plant Areas. Future updates to population allocations will be affected by these regulations. **Comprehensive Plan adopted January 2017***
4. *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. Future work related to updates to the Buildable Lands Analysis will be affected by these amendments. **Comprehensive Plan adopted January 2017***
5. *Supplemental Drafts (EIS) : Phase B Public Review – Supplemental Draft EIS for the Draft Land Use Element IC Comprehensive Plan **1998***
6. *Draft EIS Island County Comprehensive Plan Land Use Element **1996***
7. *Preliminary Draft EIS Island County Comprehensive Plan **1994***

7. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Does not apply.

8. 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 the City of Oak Harbor, Town of Coupeville, City of Langley, as well as by the Island County Board of County Commissioners. 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.

9. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

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 emphasizes coordinated planning efforts between jurisdictions;*
- 2. Provide a clear process for UGA expansions and reductions; and*
- 3. Provide for policies to manage joint planning areas and UGAs that are adjacent to municipalities, but not yet incorporated.*

During the 2016 Comprehensive Plan Update process a number of items were identified for review and potential refinement, including policies that referenced items that were deleted as part of the 2016 update. Staff has worked closely with the other local jurisdictions throughout this process to address implementation and provide clarification on issues that have become apparent after the adoption of the current Countywide Planning Policies in 2015.

Goals for this update include the following tasks.

- Update CWPPs to reflect policy decisions made during the 2016 Comprehensive Plan periodic update*
- Apply refinements identified as desirable during the 2016 update*
- Clarify processes and remove duplication, including revising language and terminology to match state statutes*

Staff anticipates revisions related to the following:

- New criteria for incorporating land into the JPA;*
- Staff is introducing language that aligns with the requirements found in RCW 36.70A.170, RCW 36.70A.050 and WAC 365-196-815(1)(a).*
- New language about evaluating UGA boundaries on a county-wide basis, per Department of Commerce guidance;*
- New language related to zoning and allowed uses in the Urban Holding areas;*
- Minor adjustments and clarifications to the methodology for population projections and buildable lands analysis (including those that will allow us to further 'fine tune' the methodology down to the local level)*
- Deleting or modifying references to obsolete items (i.e. related to the decoupling land use designations from zoning districts, the Coupeville JPA removal, etc.)*

10. 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).

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 in Island County.

Proposed revisions will not impact the total growth projected for the County, but will have impacts on the boundaries and future growth (rates & locations) for the following planning areas.

- *Freeland NMUGA*
- *Oak Harbor Joint Planning Area*
- *Langley Joint Planning Area*
- *Freeland Future Growth Area*
- *Oak Harbor Urban Holding*
- *Langley Urban Holding*

B. ENVIRONMENTAL ELEMENTS

1. 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.

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

Does not apply—this is a non-project proposal. Island County features a variety of slopes; steep slopes and landslide hazard areas exist in isolated locations. The proposal is a non-project proposal and does not recommend or approve project action on a 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.

Does not apply—this is a non-project proposal. Island County features a variety of soil types (available on the Island County website); this includes areas identified as prime soils for agricultural land of long-term commercial significance. The proposal is a non-project proposal so does not recommend project action on a specific site, and does not remove soils on these agricultural lands.

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

Does not apply. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review. While the County does include areas within unstable soils, development proximate to such areas are required to comply with regulations addressing geologic hazards.

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. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does not apply—this is a non-project proposal. No erosion would result from the adoption of this non-project proposal. Future development proposals will be evaluated and subject to the federal, state, and local regulations related to erosion prevention.

- 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 is a non-project proposal. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Island County Code of Ordinances, County SEPA procedures, and the Comprehensive Plan. The introduction of additional impervious surfaces is not part of this non-project proposal.

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

Does not apply—this is a non-project proposal. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Island County Code of Ordinances, County SEPA procedures, and the Comprehensive Plan.

The Countywide Planning Policies identify lands suitable for future expansions of the UGA – guiding logical expansion of the UGA into areas appropriate for growth. New proposed language addresses the preservation of lands of long term commercial significance; lands extensively encumbered with critical areas, and lands with

agricultural or forest current use classification.

New criteria are added and guidance is also provided about drawing Joint Planning Area boundary lines.

Joint Planning Area (JPA): Areas immediately outside of, and adjacent to, Municipal Urban Growth Areas. JPAs are jointly designated by the County and Municipalities to reserve areas which may be necessary for future Urban Growth and to protect land which has been identified as resource land of long term commercial significance, land extensively constrained with critical areas, key entrance roads, and areas of historical significance. Broadly, such areas are intended to provide an opportunity for long term planning beyond the normal twenty year planning horizon.

3.2 Joint Planning Area Policies

2. *JPA boundaries should be drawn in accordance with the following:*
 - a. *When identifying properties for inclusion in the JPA, the following shall be given first consideration:*
 - i. *Lands adjacent to the UGA;*
 - ii. *Lands adjacent to essential public facilities and urban services;*
 - iii. *Lands that facilitate connectivity to established or projected transportation corridors;*
and
 - iv. *Lands where inter-jurisdictional long term planning would be beneficial due to the sensitive nature of adjacent uses.*
 - b. *When possible, the following should be considered for exclusion from the JPA:*
 - i. *Properties designated as resource lands of long-term commercial significance.*
 - c. *JPA boundary lines shall be drawn, wherever practical, in order to:*
 - i. *Be contiguous and not contain any holes;*
 - ii. *Follow street alignments, water courses, and other physical boundaries;*
 - iii. *Be kept straight, simple, and logical; and*
 - iv. *Follow parcel boundaries (not dividing a parcel).*

2. Air

- 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. Project-specific proposals would be reviewed for consistency with the applicable provisions of the with the applicable provisions of the Island County Code of

Ordinances and the State Environmental Policy Act (SEPA) as provided for in the County SEPA procedures.

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

Does not apply. The proposal is a non-project proposal and does not recommend or approve project action on a specific site. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Island County Code of Ordinances and the State Environmental Policy Act (SEPA) as provided for in the County SEPA procedures.

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

Does not apply.

3. Water

- a. Surface Water:

- 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.

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. The County is completely surrounded by marine waters.

- 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 is a non-project proposal. The proposal is not related to a specific project. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Island County Code and SEPA procedures.

- 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. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does not apply. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Does not apply—this is a non-project proposal. 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. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

b. Ground Water:

- 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 general description, purpose, and approximate quantities if known.

No. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development projects will be conditioned subject to consistency with groundwater protection regulations.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development projects will be conditioned subject to consistency with water quality protection regulations.

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.

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

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

Does not apply. This is a non-project proposal. Project-level review will condition approvals to avoid or mitigate impacts.

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

Does not apply. This is a non-project proposal. Project-level review will condition approvals to avoid or mitigate impacts.

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

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

4. Plants

- 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
- wet soil 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—this is a non-project proposal. Actual vegetation removal will be determined at project level review.

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

Does not apply - this is a non-project proposal. Island County includes plant species listed as threatened or endangered by the federal government and/or Washington State. These species are listed in the Best Available Science and Existing Conditions Report for Island County's Fish and Wildlife Habitat Conservation Areas (The Watershed Company and Parametrix - January 31, 2014).

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

Does not apply—this is a non-project proposal. The Comprehensive Plan contains goals and policies that support retention of existing vegetation, incorporation of landscaping in new developments, removal of invasive species and replanting of natural vegetation. County regulations provide additional protection.

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

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

5. Animals

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

birds: hawk, heron, eagle, songbirds, other.

mammals: deer, bear, elk, beaver, other.

fish: bass, salmon, trout, herring, shellfish, other

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

Does not apply—this is a non-project proposal. Island County includes animal species listed as threatened or endangered by the federal government and/or Washington State. These species are listed in the Best Available Science and Existing Conditions Report for Island County's Fish and Wildlife Habitat Conservation Areas (The Watershed Company and Parametrix - January 2014).

- 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 a few salmon bearing streams and smelt spawning areas.

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

The Countywide Planning Policies contain measures for the protection of critical areas...

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

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

6. Energy and Natural Resources

- 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. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

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

Does not apply. As a non-project action, the proposal would not impact the use of solar energy at any specific location. Any impacts resulting from projects stemming from this non-project action will be determined at project-level review.

- 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—this is a non-project proposal. Future projects will be evaluated at the project level and any project impacts and features will be conditioned at that time.

7. Environmental Health

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

Does not apply. As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to the requirements of federal and state law.

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

Does not apply—this is a non-project proposal. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to local, state and federal standards and regulations during project review.

The Whidbey Island Naval Air Station has been conducting well analysis for potential contamination near the air fields in Oak Harbor and Coupeville.

- 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. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to County standards and regulations during project review.

The proposed revisions include criteria for joint planning in areas identified as Aircraft Accident Potential Zones and Noise Contours to minimize the impacts to incompatible uses in close proximity to naval operations.

- 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.

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

Does not apply—this is a non-project proposal. No special emergency services are required for this non-project action. The need for future project-specific emergency services to serve new development would be made on a case-by-case basis.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply—this is a non-project proposal. Goals and policies in the County's Comprehensive Plan and the County regulations are intended to reduce environmental health hazards related to air and water pollution.

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—this is a non-project proposal.

The proposal is a non-project proposal and does not recommend project action on a specific site however the Comprehensive Plan does call for careful consideration of land uses that

might conflict with the airport and aviation activity. High airport noise levels are typically associated with airports to include the Naval Air Station Whidbey and the Naval Outlying Field in Coupeville.

The proposed revisions include criteria for joint planning in areas identified as Aircraft Accident Potential Zones and Noise Contours to minimize the impacts to incompatible uses in close proximity to naval operations.

- 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 is a non-project proposal. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. Future projects will be conditioned at that time to mitigate any noise impacts to adjacent properties.

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

Does not apply—this is a non-project proposal. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. Future projects will be conditioned at that time to mitigate any noise impacts to adjacent properties. Mitigation has been incorporated into the development regulations to minimize noise impacts to include building and use setbacks from property lines and location standards for incompatible uses.

8. Land and Shoreline Use

- 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. While this proposal has no direct impact on site specific land uses – the document ultimately will guide the transition from rural to urban and establish the methodology for amending the Urban Growth Areas in the County. Future site specific projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. Future projects will be conditioned at that time to mitigate any impacts to adjacent properties.

- 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 as a result 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?

New proposed language will specifically address the preservation of resource lands of long-term commercial significance including a new definition for resource lands of long-term commercial significance that references RCW 36.70A.170 and RCW 36.70A.050. New language provides a reference to state requirement that a transfer of development rights (TDR) program be established if lands of statewide long term rural significance be included in the UGA per WAC 365-196-815(1)(a)

- 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:

Does not apply—this is a non-project proposal. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. Future projects will be conditioned at that time to mitigate any impacts to and from adjacent properties.

- c. Describe any structures on the site.

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

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

No.

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

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

The County provides for multiple zoning designations. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to specific zoning related standards and regulations during project review.

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

Does not apply—this is a non-project proposal. There are multiple land use designations throughout the County.

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

Does not apply. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

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

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

Does not apply—this is a non-project proposal; however Island County's population was 78,506 in 2010 and is projected to be 87,917 by 2036, 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:

As a non-project action, the proposal would not directly cause displacement. Future project-specific development proposals within the County that may result in displacement will be reviewed consistent with applicable provisions of the Island County Code of Ordinances and SEPA procedures. County plans and regulations are designed to promote residential uses in a manner consistent with GMA.

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

Does not apply.

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

Proposed policy guidance and regulations are consistent with the direction established in the Comprehensive Plan and regulatory structure, and provides guidance for future JPA boundary revisions and UGA expansions. The proposal includes a recommendation that resource lands of long-term commercial significant be considered for exclusion from the JPA.

9. Housing

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

This proposal does contain existing language that will guide the development of goals and

policies for housing in the Comprehensive Plan both for the county and for the Island County jurisdictions. The Countywide Planning polices call the jurisdictions to meet the need for affordable housing by adopting goals and polices that promote affordable housing.

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

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

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

Does not apply—this is a non-project proposal. Existing language in the Countywide Planning Policies goals and policies encourages affordability and supports housing diversity to better serve those with challenges relating to age, health, or disability. This existing language informs goals and policies

10. Aesthetics

- 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—this is a non-project proposal.

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

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

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

The proposed policy revisions guide future expansion of UGAs, 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 the aesthetic characteristics of Island County's rural character.

11. Light and Glare

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

Does not apply. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

Does not apply. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

Does not apply. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

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

12. Recreation

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

Island County has a number of 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.

13. Historic and cultural preservation

- 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.

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

Island County contains Ebey's Landing National Historic Reserve, the Cama Beach Resort,

Utsalday Ladies Aid Building, and numerous other 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 historic sites exist in Island County. Site 45-IS-2 Prehistoric Native American Site is listed on the National Register of Historic Places.

- 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.

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

- 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.

Generally not applicable; however, the Comprehensive Plan calls for more proactive measures to protect historic resources in the county by expanding inventory and oversight of historic resources.

14. Transportation

- 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—this is a non-project proposal.

- 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—this is a non-project proposal.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Does not apply—this is a non-project proposal. Any future development through the county will create or eliminate new parking spaces on a specific project basis only depending on the land use and zoning regulations for a particular site.

- d. 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).

No

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

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

- f. 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.

- g. 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.

No.

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

Generally, does not apply; however existing text in 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. The Transportation Element of the Comprehensive Plan provides guidance for maintaining and improving the county's transportation system. It includes level of service standards, and goals and policies intended to limit negative environment impacts and encourage walking, bicycling and transit use.

15. Public Services

- 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.

No

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

Generally does not apply; however existing text in the Countywide Planning Policies includes policies for intergovernmental coordination in the planning of public facilities and services. Additionally, the policies encourage orderly development that is more efficient and cost effective to serve with public services and utilities.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

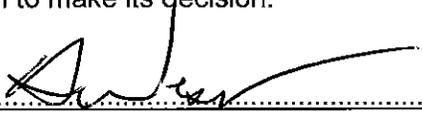
Does not apply—this is a non-project proposal.

- 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.

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

C. Signature

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.

Signature: _____ 

Name of signee: _____ *Hilary West*

Position and Agency/Organization: _____ *Comm. Dev. Director*

Date Submitted: 5/31/17 _____

D. Supplemental Sheet For Nonproject Actions

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?

As a non-project action, the proposal would not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Any project specific development proposals that may result in increases in these items would need to comply with applicable provisions of the Island County Code of Ordinances and SEPA procedures.

Proposed measures to avoid or reduce such increases are:

By directing future growth away from critical areas the proposal may limit storm-water and development related discharges.

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

As a non-project action, the proposal would not directly impact plants, animals, or fish. The proposal may positively affect plants, animals, and marine life by directing growth away from extensive critical areas and by targeting development and growth to Urban Growth Areas in accordance with state law.

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

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

As a non-project action, the proposal would not deplete energy or natural resources. However, project specific development proposals may result in increased energy consumption and would be reviewed to ensure compliance with Island County Code of Ordinances and SEPA procedures. The County currently has substantial language in their Comprehensive Plan Land Use and Natural Resources Elements (goals and policies) that call for conservation of natural resource lands.

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 development which can be served by city services. This has the potential to decrease the need to use 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 Countywide Planning Policies positively affects 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 Countywide Planning Policies include 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.

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

The Countywide Planning Policies include policies 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?

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities.

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

The Countywide Planning Policies encourage logical and orderly development, which has the potential to decrease the demands for new transportation or public services and utilities.

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 with and provide greater consistency with applicable state laws.

Documents associated with this non-project action can be found on the County's website at:
www.IslandCountyWA.gov/Planning/.