ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
■ 1 NE 6th Street, P.O. Box 5000, Coupeville, WA 98239-5000
■ Internet Home Page: http://www.islandcounty.net/planning/

December 15, 2017

Dear SEPA Reviewer,

This Addendum No. 1 to the Final Environmental Impact Statement (FEIS) for the Freeland Subarea Plan, issued in November 2007, has been prepared by the Island County Planning & Community Development Department. The Addendum adds additional information to the analysis contained in previous environment review documents by providing information on the revisions to the planned growth for the Freeland Non-Municipal Urban Growth Area (NMUGA).

The County is planning for less population growth than originally evaluated by the FEIS and the NMUGA size was reduced in size during the 2016 periodic update to approximately one-third the previous size. Development in the Freeland area since the 2007 EIS has not occurred at the projected rate due to a number of factors, including the Recession and the delay on the installation of sewers for Freeland. In addition, the County has updated the Critical Areas Ordinance and Shoreline Master Program, with increase environmental protection. Combined with the reduction of the NMUGA boundaries, the total impacts of development in Freeland will be less than originally anticipated.

The County is adopting development regulations establishing new zoning districts and development standards for properties within the Freeland NMUGA, transitioning the area from rural to urban. The regulations will only apply to the area within the NMUGA as redrawn in the 2016 periodic update. The new Freeland Development Regulations are the implementation of the adopted Freeland Subarea Plan, covered under previous environmental review. As such, per RCW 43.21C.450 this non-project action is categorically exempt from SEPA, and an environmental impact statement (EIS) is not required.

Formal review of the proposed regulations will begin in January 2018. A public hearing before the Planning Commission will be scheduled in February or March, with anticipated adoption by the Board of Island County Commissioners in April or May. Comments on the proposed regulations may be submitted to CompPlan@co.island.wa.us or to PO BOX 5000, Coupeville, WA 98239-5000. If you have any questions, please contact me at 360-679-7365.

Sincerely,

Beckye Frey, Sr. Long Range Planner
Island County Planning & Community Development

Enclosures:

- Addendum No. 1 to the Freeland Subarea Plan FEIS (GMA Item #13488)
- DNS & Adoption of Existing Environmental Documents (GMA Item #13489)
- SEPA Checklist for Development Regulations (GMA Item #13490)

GMA #13488

Page Blank for Double-Sided Printing

ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
■ 1 NE 6th Street, P.O. Box 5000, Coupeville, WA 98239-5000
■ Internet Home Page: http://www.islandcounty.net/planning/

Addendum No. 1

To the Freeland Subarea Plan

Final Environmental Impact Statement

Island County Planning and Community Development

DECEMBER 2017

TABLE OF CONTENTS

FACT SHEET **3**

PROPOSED ACTIONS & ENVIRONMENTAL REVIEW **5**

1. Proposed Non-Project Action 5
2. EIS Incorporation 5
3. Other Environmental Review Documents 5
4. Addendum Review 6
5. Exemptions for development regulation amendments necessary to ensure consistency with adopted Plan previously subject to SEPA review 8
6. Conclusion 8

FACT SHEET

Project Title: Addendum No. 1 to the Final Environmental Impact Statement of the Freeland Subarea Plan

This document is an addendum to the previously adopted environmental review covering the impacts of anticipated growth and development within the Freeland Non-Municipal Urban Growth Area (NMUGA), including associated plans, policies, regulations, and capital facility investments resulting from the Freeland Subarea Plan.

Purpose of Addendum:

The Addendum adds additional information to the analysis contained in previous environment review documents by providing information on the revisions to the planned growth for the Freeland Non-Municipal Urban Growth Area (NMUGA). This addendum is being issued in accordance with WAC 197-11-625 and 197-11-630. The adopted environmental documents listed herein, together with this addendum, satisfy Island County's environmental review requirements for the current proposal.

Description of Proposal:

The County is adopting development regulations that will establish new zoning districts and development standards for properties within the Freeland NMUGA, transitioning the area from rural to urban. The regulations will only apply to the area within the NMUGA as redrawn in the 2016 periodic update. The new Freeland Development Regulations are the implementation of the adopted Freeland Subarea Plan, covered under previous environmental review. As such, per RCW 43.21C.450 this non-project action is categorically exempt from SEPA, and an environmental impact statement (EIS) is not required. No additional significant impacts beyond those identified in the 2007 FEIS are expected to occur.

Proponent: Island County

Date for Implementation: Spring 2018

Lead Agency: Island County Planning & Community Development
PO Box 5000
Coupeville, WA 98239-5000

Review/Required Approval:

- Washington State Department of Commerce (Commerce) – review and coordination of state comments
- Island County Planning Commission – review and recommendation
- Island County Board of Island County Commissioners – Ordinance Adoption

Circulation and Comment: This addendum is being sent to all SEPA reviewers and interested parties (per WAC 197-11-650(c), no circulation is required for this addendum). No comment period is required for this addendum under WAC 197-11-502(8)(c).

Contact:

Beckye Frey, Sr. Long Range Planner

Phone: 360-679-7365
Email: b.frey@co.island.wa.us

SEPA Responsible Official:

12/18/17

Hiller West, Planning Director (SEPA Official) **Date**

Phone: 360-678-7814
Email: h.west@co.island.wa.us

PROPOSED ACTIONS & ENVIRONMENTAL REVIEW

1. Proposed Non-Project Action

The County is adopting development regulations (ICC 17.06) to implement the Freeland Subarea Plan. The regulations will establish new zoning districts and development standards for properties within the Freeland NMUGA, transitioning the area from rural to urban. The regulations will only apply to the area within the NMUGA as redrawn in the 2016 periodic update.

2. EIS Incorporation

The County prepared an EIS which considered impacts associated with planning for a range of population projections and evaluated significant adverse environmental impacts and alternatives related to the adoption of a revised comprehensive plan and implementing development regulations. The FEIS for the Island County GMA Comprehensive Plan (September 1998) was used to inform all subsequent updates to the Island County Comprehensive Plan, and the development and subsequent amendments to the Freeland Subarea Plan and associated implementing regulations. In addition, the Freeland Subarea Plan FEIS (November 2007) analyzed environmental impacts of alternative growth patterns for the Freeland NMUGA. Because these documents considered environmental impacts associated with comprehensive plan policies and development regulations, these documents are being incorporated by reference.

The County Planning Department has reviewed the FEIS documents and has found that they adequately inform decision makers on the impacts associated with planning for growth within the NMUGA.

3. Other Environmental Review Documents

There are several other environmental review documents which would be useful for informing the County's SEPA review and could be incorporated. These documents address environmental impacts associated with adopting and implementing the Island County Comprehensive Plan and the Freeland Subarea Plan. Environmental review includes the following documents.

- Preliminary Draft EIS Island County Comprehensive Plan (1994)
- Draft EIS Island County Comprehensive Plan Land Use Element (1996)
- Supplemental Drafts EIS: Phase B Public Review – Supplemental Draft EIS for the Draft Land Use Element IC Comprehensive Plan (1998)
- **Freeland Subarea Plan Final EIS (November 2007);**
- Island County Shoreline Master Program, DNS (August 2012);
- Island County Comprehensive Plan, DNS (October 2016)

4. Addendum Review

The preferred alternative in the 2007 EIS assessed impacts associated with a maximum buildout capacity of 2,940± housing units and a population of 8,650±.

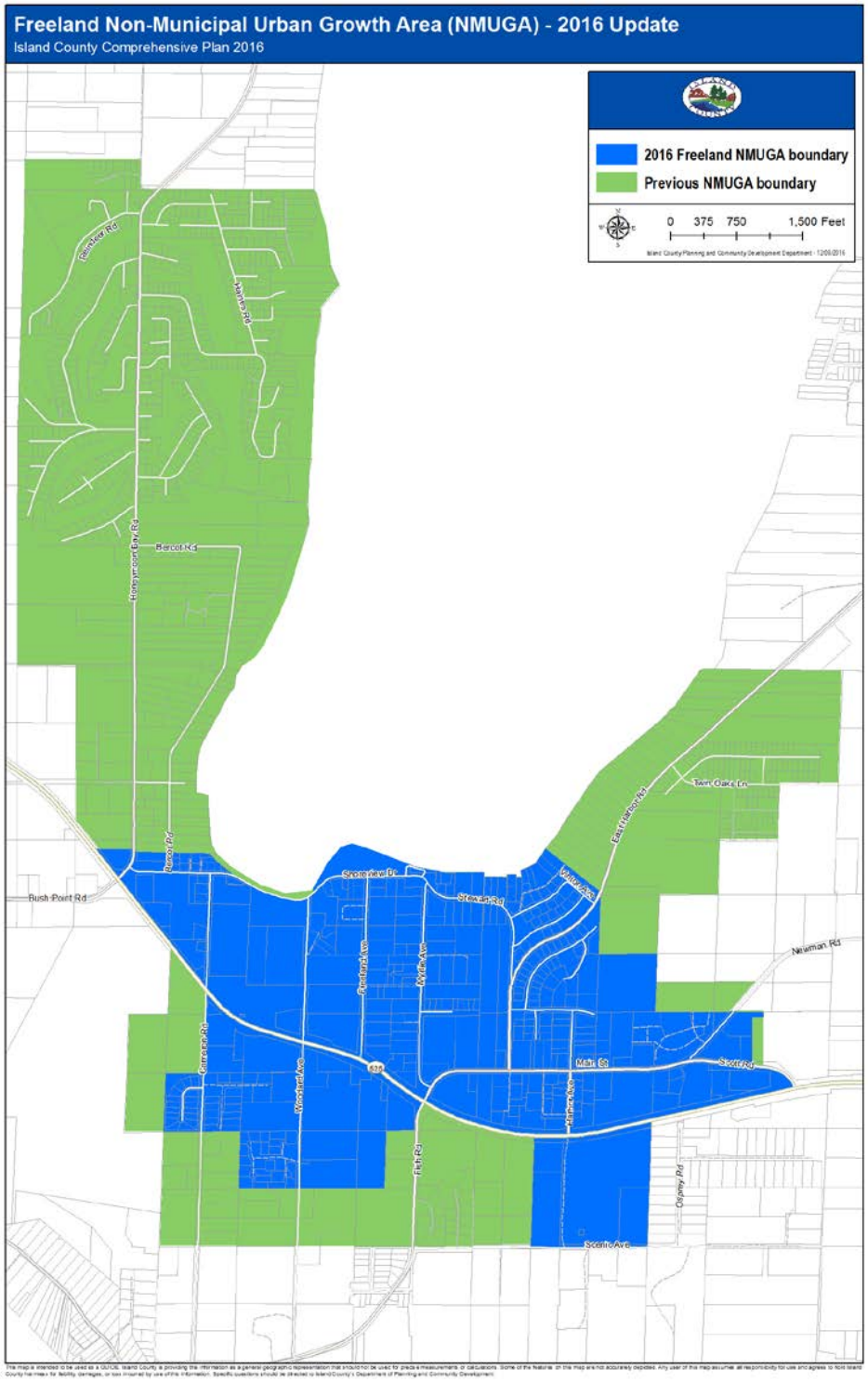
FEIS Evaluated Max. Buildout Capacity	Alternative 1 (No Action)	Alternative 2 (Preferred)	Alternative 3	Alternative 4	2036 Projection
Population	6,388	6,552	7,772	11,934	658
Housing Units	2,730	2,800	3,300	5,100	538

Growth has not occurred to the degree expected. During the 2016 periodic update process, the Buildable Lands Analysis concluded that the Freeland Non-Municipal Urban Growth Area (NMUGA) area oversized and required a boundary adjustment. The County reduced the NMUGA in size from 1,180± acres to 423± acres (approximately one-third of the original size) and adopted a 2036 population projection of 660± for Freeland. **The reduction in size will decrease the anticipated environmental impacts from those anticipated in the FEIS.**

The table below summarizes the impacts of the resizing on the housing unit and employment capacity (see 2016 Comprehensive Plan, Appendix B, Section B-6.3 for additional information).

Table B-33. Freeland NMUGA Buildable Lands Analysis Summary, Before & After Resizing

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need*	Urban Residential Reserve
Previous UGA	850	61	789
2016 UGA	232	61	171
		Difference	**-618** | -78.3%
	Employment Capacity (Jobs)	Estimated Employment Increase	Employment Reserve
Previous UGA	483	104	334
2016 UGA	425	104	322
		Difference	**-12** | -0.04%



Existing goals and policies in the Comprehensive Plan, Island County Code of Ordinances, and Freeland Sub-area Plan are intended to promote environmental protection. The County has updated both the Critical Areas Ordinance and Shoreline Master Program since the 2007 FEIS, resulting in additional environmental protection.

While impacts in certain areas are over-stated in the EIS documents as the County is now planning for a lower population projection and a smaller NMUGA, they contain useful information and should be used to inform the County's action by formally incorporating them.

5. Exemptions for development regulation amendments necessary to ensure consistency with adopted Plan previously subject to SEPA review

Certain non-project actions are exempt from SEPA; exemptions include development regulation amendments necessary to ensure consistency with a previously adopted comprehensive plan which was subject to SEPA review[1]. The County prepared an EIS on its previously adopted Comprehensive Plan and an EIS for the Freeland Subarea Plan. **Any regulations adopted or amended to address existing policies subjected to environmental review under those EIS documents are exempt.**

The implementation of the adopted Freeland Subarea Plan will be the adoption of the new Freeland Development Regulations covered under previous environmental review. In addition, the Freeland NMUGA was reduced in size during the 2016 periodic update, which will result in fewer impacts than the previously reviewed and approved plan for the Freeland area. As such, **per RCW 43.21C.450 this non-project action is categorically exempt from SEPA**, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

6. Conclusion

The County has completed extensive planning work and environmental review in a variety of areas, including subarea planning. The County should make use of its prior environmental review by incorporating documents which will help inform decision making, including the prior EIS documents.

Development in the Freeland area since the 2007 EIS has not occurred at the projected rate due to a number of factors, including the Recession and the delay on the installation of sewers for Freeland. Combined with the reduction of the NMUGA boundaries, the total impacts of development in Freeland will be less than originally anticipated. In addition, the County has completed an update to the Critical Areas Ordinance and the Shoreline Master Program, which increases environmental protection and lessens impacts from development.

This extensive work will reduce environmental impacts. The County will continue to review codes, programs, and standards to ensure that the standards are appropriate for urban scale development patterns at the scale that will be allowed in Freeland.

Per RCW 43.21C.450, this non-project action is categorically exempt from SEPA.

[1] RCW 43.21C.450(1) ("Amendments to development regulations that are required to ensure consistency with an adopted comprehensive plan pursuant to RCW 36.70A.040, where the comprehensive plan was previously subjected to environmental review pursuant to this chapter and the impacts associated with the proposed regulation were specifically addressed in the prior environmental review....").