



SEPA ENVIRONMENTAL CHECKLIST

For the Freeland NMUGA Development Regulations

**Island County Planning and Community Development
DECEMBER 2017**

GMA # 13490

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A. Background

- | | |
|--|---|
| 1. Name of proposed project, if applicable: | <p>Freeland Development Regulations</p> <p>Development Regulations for the Freeland Non-Municipal Urban Growth Area (NMUGA). The purpose is to implement the Freeland Subarea Plan; the adoption of this code will shift properties within the Freeland NMUGA from rural to urban standards consistent with the Rural Village character desired by the community.</p> |
| 2. Name of Applicant: | <p>Island County Planning and Community Development</p> |
| 3. Address and phone number of applicant and contact person: | <p>Becky Frey, Sr. Long Range Planner</p> <p>Phone: 360-679-7365 Email: b.frey@co.island.wa.us</p> <p>Hiller West, Planning Director (SEPA Official)</p> <p>Phone: 360-678-7814 Email: h.west@co.island.wa.us Planning and Community Development P.O. Box 5000, Coupeville, WA 98239</p> |
| 4. Date checklist prepared: | <p>11/13/17</p> |
| 5. Agency requesting checklist: | <p>Island County, Washington</p> |
| 6. Proposed timing or schedule (including phasing, if applicable): | <p><u>PHASE ONE:</u></p> <p>The preliminary draft was published on November 1, 2017. A community collaboration phase will occur through February 2018, following which the code will be scheduled for adoption.</p> <ul style="list-style-type: none"> • Planning Commission Public Hearing: Feb/Mar 2018 • Board of Island County Commissioners: Apr/May 2018 <p><u>PHASE TWO:</u></p> <p>Additional code work will continue on sections that are marked as RESERVED in Phase One.</p> <p><u>PHASE THREE:</u></p> <p>The County will monitor development as the community transitions from rural to urban, and will likely make some code amendments.</p> |
| 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. | <p>See #6 above.</p> |

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

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 Final Environmental Impact Statement (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.

There are several environmental review documents that have also been useful in informing the County's SEPA review. These include:

- 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);
- County-Wide Planning Policies, DNS (April 2015);
- Island County Comprehensive Plan, DNS (October 2016);
- County-Wide Planning Policies, DNS (May 2017); and
- Addendum No. 1 to the Freeland Subarea Plan FEIS (December 2017).

These documents address environmental impacts associated with adopting and implementing the Island County Comprehensive Plan and the Freeland Subarea Plan.

Note: per RCW 43.21C.450, this non project action is categorically exempt from SEPA based on prior environmental review¹. The exemption extends to regulations implementing a comprehensive plan where SEPA review of the plan addressed the relevant impacts.

9. Pending approvals of other proposals directly affecting the property covered by your proposal.
- The Freeland Subarea Plan & Development Regulations provides policy guidance and standards for development in the Freeland NMUGA. On an ongoing basis, the County receives public and private proposals for land use and other actions that are within the NMUGA. These proposals are reviewed for consistency with the policies and regulations in place at the time.

10. Approvals needed. Board of Island County Commissioners – ordinance adoption

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....").

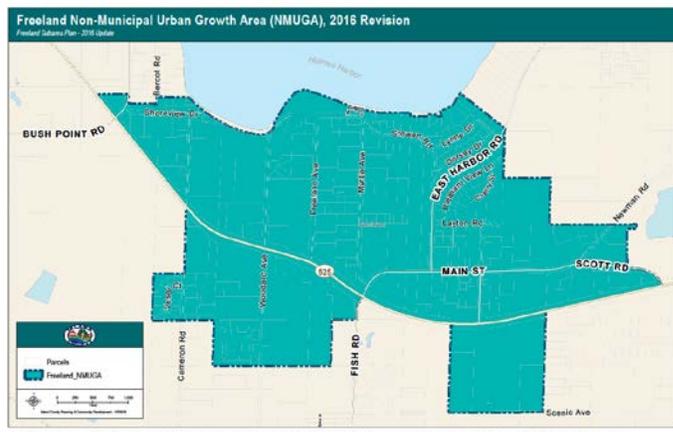
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The development regulations are intended to implement the Freeland Subarea Plan. The adoption of this code will shift properties within the Freeland NMUGA from rural to urban standards consistent with the Rural Village character desired by the community.

The Freeland NMUGA is 423± acres (or roughly two-thirds of a square mile).

12. Location of the proposal.

The new regulations will apply to properties within the Freeland Non-Municipal Urban Growth Area (NMUGA).



B. Environmental Elements

1. Earth

a. General description of the site:

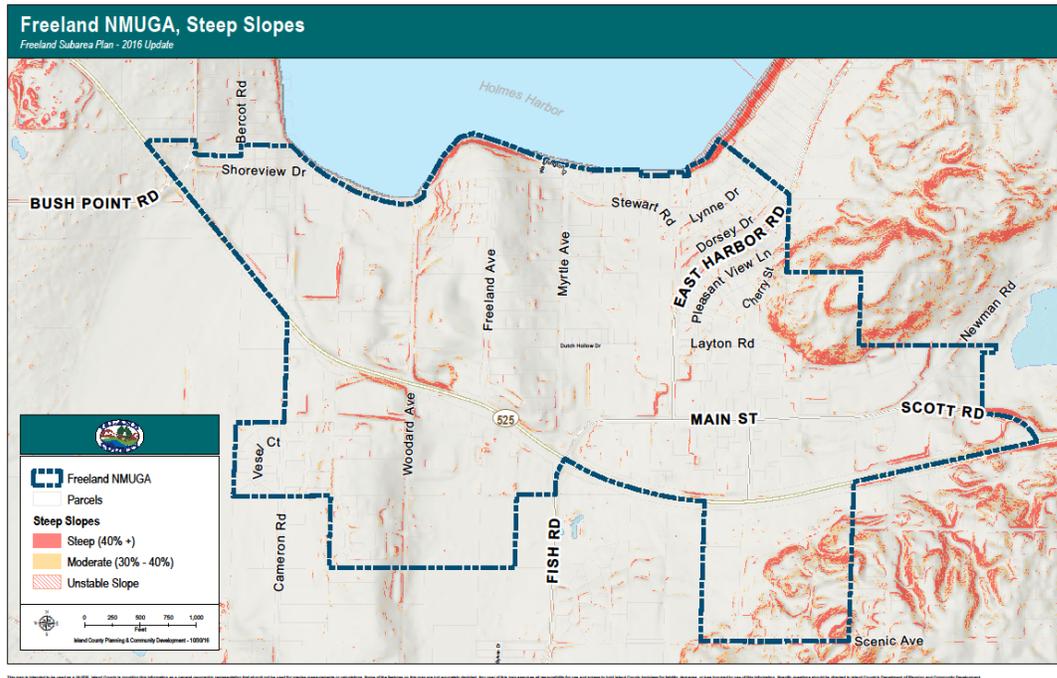
Although Freeland is characterized by a gentler landscape than much of the mountainous and river-torn Puget Sound mainland, the islands have been and continue to be buffeted by geological and climatological forces. Steep slopes exist in isolated locations.

Flat, rolling, hilly, steep slopes, mountainous, other _____

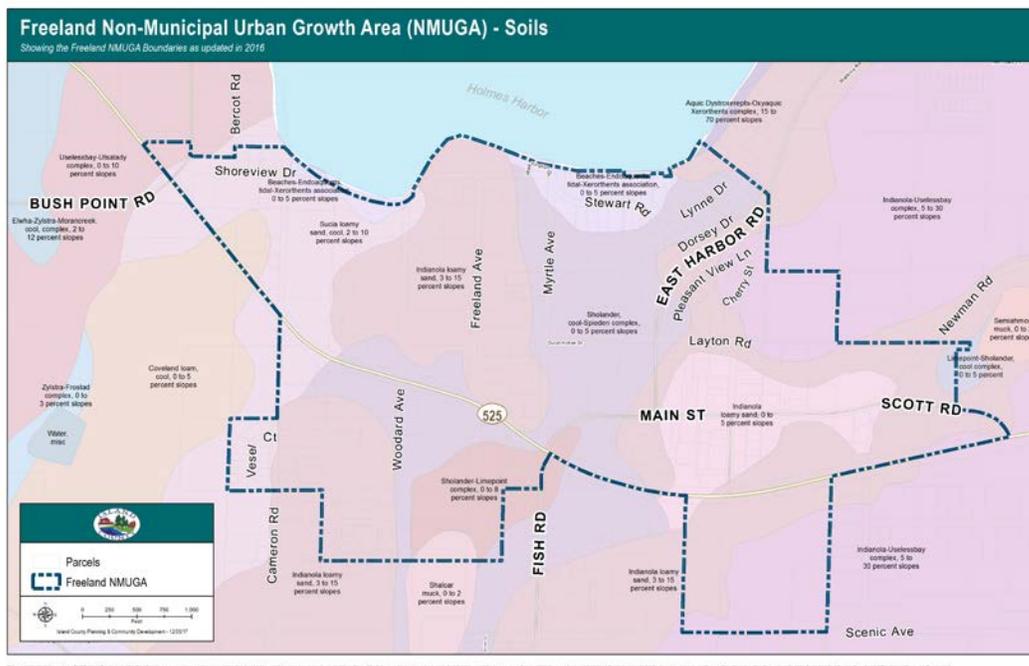
b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. The proposal is a non-project proposal and does not recommend or approve project action on a specific site. Freeland does have areas where steep slopes are a factor.

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.



The following soil types can be found within the Freeland NMUGA.

- Aquic Dystrochrepts-Oxyaquic Xerorthents complex, 15 to 70 percent slopes
- Indianola-Uselessbay complex, 5 to 30 percent slopes
- Indianola loamy sand, 3 to 15 percent slopes
- Uselessbay-Utsalady complex, 0 to 10 percent slopes
- Sucia loamy sand, cool, 2 to 10 percent slopes
- Indianola loamy sand, 3 to 15 percent slopes
- Beaches-Endoaquents, tidal-Xerorthents association, 0 to 5 percent slopes
- Beaches-Endoaquents, tidal-Xerorthents association, 0 to 5 percent slopes
- Sholander, cool-Spieden complex, 0 to 5 percent slopes
- Coveland loam, cool, 0 to 5 percent slopes
- Indianola-Uselessbay complex, 5 to 30 percent slopes
- Limepoint-Sholander, cool complex, 0 to 5 percent
- Indianola loamy sand, 0 to 5 percent slopes
- Sholander-Limepoint complex, 0 to 8 percent slopes
- Shalcar muck, 0 to 2 percent slopes

There are no agricultural lands of long-term commercial significance within the Freeland NMUGA. The proposal is a non-project proposal so does not recommend project action on a specific site, and does not remove soils on agricultural lands.

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

Future development on the few parcels that do have unstable slopes will need to conform to standards and regulations during project review. Development proximate to such areas are required to comply with County regulations addressing geologic hazards.



- 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.

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

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

Not applicable. 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.

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

Not applicable. The introduction of additional impervious surfaces are not part of this non-project proposal. Future development proposals will be evaluated and subject to the federal, state, and local regulations.

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

The County provides language in the Shoreline Master Program, the Island County Comprehensive Plan, and the Freeland Subarea Plan that address impacts to natural resources and critical areas and calls for protection of those areas and mitigation of potential impacts. The Freeland Subarea Plan encourages low impact development, including green roofs.

Future development projects will be conditioned subject to consistency with stormwater management and frequently flooded area regulations. 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.

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.

The non-project action would not directly produce air emissions. Indirectly, future growth could produce traffic and related air emissions. Commercial development could emit air emissions or odors. Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development. However, the intent of the Subarea Plan is to allow for orderly growth while protecting rural character, the unique ecology, and natural resources of the County. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Island County Code of Ordinances and the County SEPA procedures.

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

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:

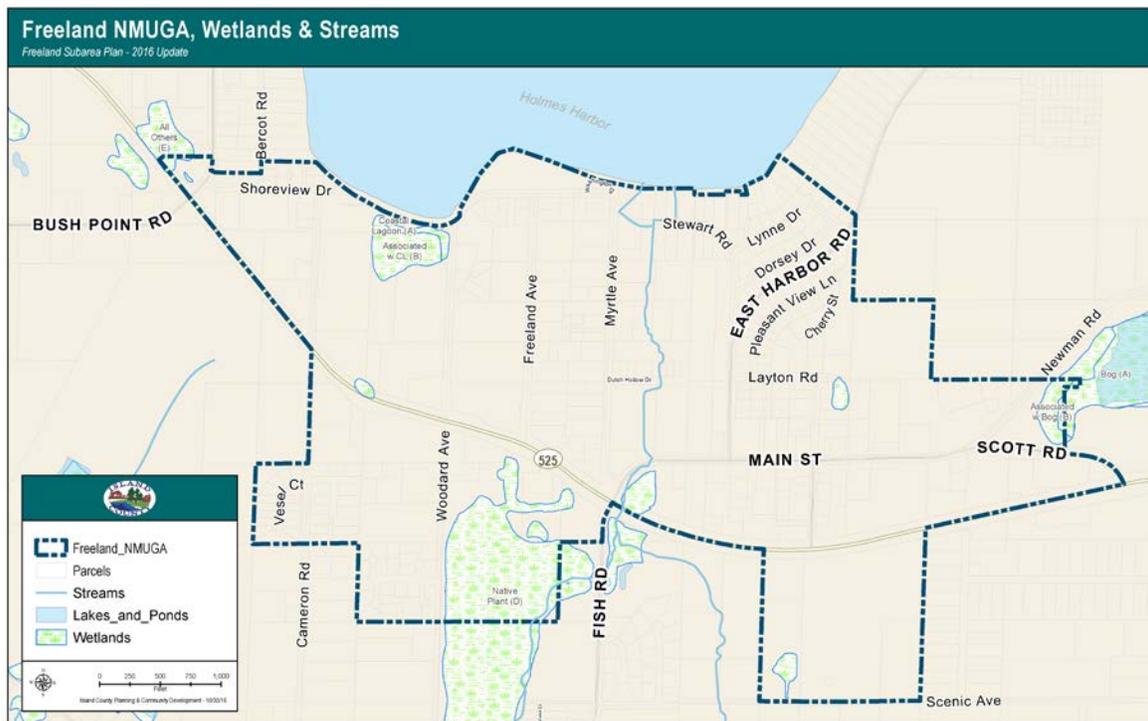
Planning for development addresses air impacts by encouraging the strategic co-location of uses. See also paragraph just above.

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.

Freeland is located on Holmes Harbor, and has a few streams and wetlands in and near the NMUGA (see map below).



- 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.

Not applicable. The proposal is not related to a specific project.

The Comprehensive Plan and the Freeland Subarea Plan both include a Natural Resources Element which contains goals and policies that analyze key environmental features, including critical area protections. Project-specific proposals would be reviewed for consistency with the applicable code provisions 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.

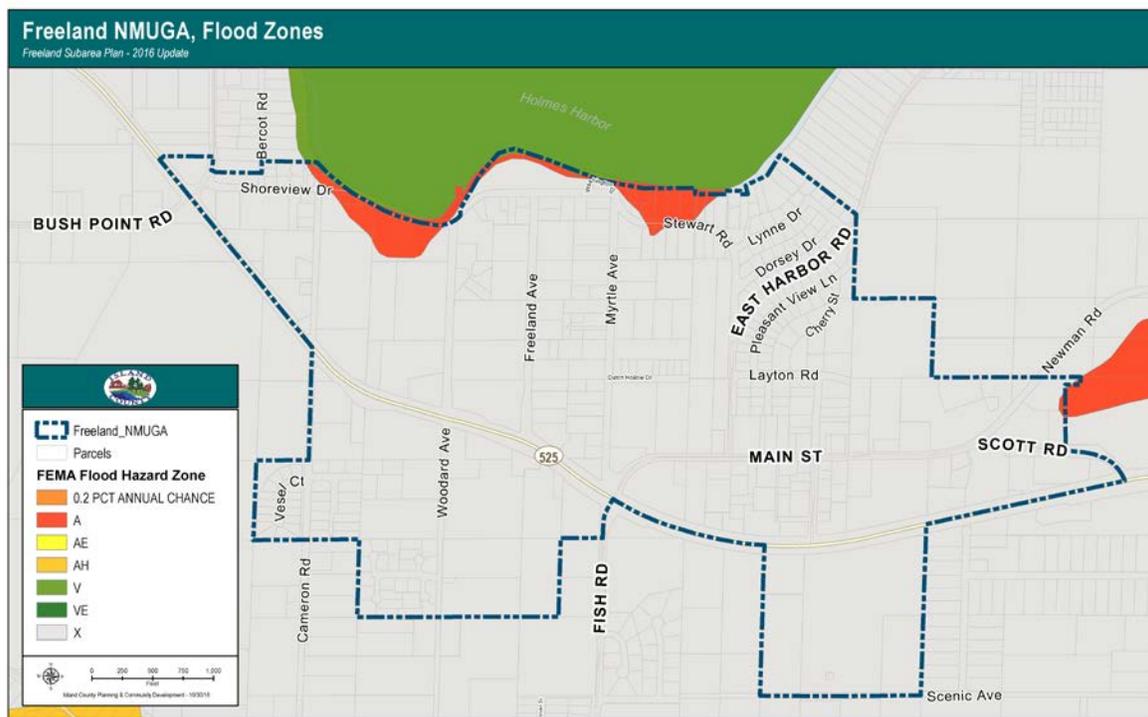
Not applicable. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to standards and regulations during project review.

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

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

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

Portions of Freeland lie within the 100-year floodplain according to NFIP FIRM maps. Future development will need to conform to standards and regulations during project review.



- 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.

Not applicable. As a non-project proposal, no specific development conditions are presented. Future development will need to conform to 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.

Not Applicable. The proposal is a non-project proposal. 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. 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.

Not Applicable. The proposal is a non-project proposal. 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.

Not Applicable. This is a non-project proposal. Project-level review will condition approvals to avoid or mitigate impacts.

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

Not Applicable. This is a non-project proposal. Future development proposals will be evaluated and subject to County regulations and standards.

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

Not Applicable. This is a non-project proposal. The Island County Comprehensive Plan provides a policy framework that is intended to protect water quality and quantity. Future development proposals will be evaluated and subject to County regulations and standards.

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

Not applicable, but see above.

4. Plants

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> deciduous tree: alder, maple, other | <input type="checkbox"/> Orchards, vineyards, or other permanent crops. |
| <input checked="" type="checkbox"/> evergreen tree: fir, cedar, pine, other | <input checked="" type="checkbox"/> wet soil plants: cattail, other |
| <input checked="" type="checkbox"/> shrubs | <input checked="" type="checkbox"/> water plants: eelgrass, other |
| <input checked="" type="checkbox"/> grass | <input checked="" type="checkbox"/> other types of vegetation: ornamental plants used in landscaping |
| <input type="checkbox"/> pasture | |
| <input type="checkbox"/> crop or grain | |

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

No vegetation will be removed as a result of this non-project action. Actual vegetation removal will be determined at project level review.

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

Not applicable as this is a non-project proposal. The County's critical areas regulations provide protection for endangered species.

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

Not applicable as this is a non-project proposal.

The regulations will include landscaping provisions that address the use of native plants in Section 17.06.360, Landscaping and screening. Native and low maintenance trees and shrubs are encouraged; regional native vegetation should be retained to the extent possible and also used to supplement existing vegetation.

The purposes for landscaping and screening standards are:

- To preserve and enhance the natural environment and aesthetic qualities of the county;
- To preserve and enhance the appearance, character and value of surrounding properties;
- To minimize the visual impacts of developed parking areas;
- To provide cover, corridors, and habitat for wildlife;
- To minimize the negative impacts of erosion, noise and air pollution, wind and glare; and

...

Section 10.06.360(G)(1) specifically addresses native plants. New landscaping materials shall include species native to the Puget Sound region or hardy, waterwise, and non-invasive species appropriate in the climatic conditions.

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

| 2016 Island County Noxious Weed List | | | | |
|--------------------------------------|------------------------------------|-------------------------|---|--------------------|
| Regulated Class A Weeds | Regulated Class B Weeds | Regulated Class C Weeds | Non-Regulated Noxious Weeds | Weeds of Concern |
| cordgrass, common | Brazilian elodea | bull thistle | absinth wormwood | English holly |
| cordgrass, denseflowered | common fennel, (except bulbous) | Canada thistle | babysbreath | Yellow bush lupine |
| garlic mustard | fennel) | | butterflybush | |
| giant hogweed | common reed (non-native genotypes) | | common catsear | |
| knapweed, bighead | Dalmatian toadflax | | common groundsel | |
| meadow clary | Eurasian watermilfoil | | common St. Johnswort | |
| purple starthistle | hairy | | common tansy | |
| sage, clary | willowherb | | common teasel | |
| Spanish broom | hawkweed, | | curlyleaf pondweed | |
| thistle, milk | orange | | English hawthorn | |
| | knapweed, brown | | English ivy - four cultivars only | |
| | knapweed, diffuse | | evergreen blackberry field bindweed | |
| | knapweed, meadow | | herb-Robert | |
| | knapweed, spotted | | Himalayan blackberry | |
| | knotweed, Bohemian | | Italian arum | |
| | knotweed, giant | | Japanese eelgrass | |
| | knotweed, Himalayan | | jubata grass | |
| | knotweed, Japanese | | old-man's-beard | |
| | loosestrife, purple | | oxeye daisy | |
| | parrotfeather | | pampas grass | |
| | poison hemlock | | reed canarygrass | |
| | spurge laurel | | scentless mayweed | |
| | sulfur cinquefoil | | Scotch broom | |
| | tansy ragwort | | smoothseed alfalfa dodder | |
| | thistle, musk | | wild carrot (except where commercially grown) | |
| | wild chervil | | yellowflag | |
| | yellow archangel | | iris | |
| | | | yellow toadflax | |

Source: Island County Noxious Weed Control Board

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.

Examples include:

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

Not applicable, as this is a non-project action. However, the federal government lists the following species under the Endangered Species Act (ESA) (U.S. Fish and Wildlife Service, Federal Register).

- Oregon spotted frog
- Yellow-billed Cuckoo
- Northern spotted owl
- Marbled murrelet
- Streaked Horned lark
- Bull Trout
- Golden paintbrush
- Taylor's Checkerspot
- Leatherback sea turtle

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

Gray Whales migrate between Whidbey and Camano Islands.

The County also has a few salmon bearing streams and smelt spawning areas. There is one fish bearing stream in Freeland, running parallel to Mrytle Rd (see map in Section 3(a)(1)).

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

The Comprehensive Plan and Freeland Subarea Plan include goals and policies that support wildlife preservation and enhancement. This is coupled with County regulatory requirements.

The County has identified the following open space corridors and potential habitat conservation areas.



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

- Zebra, Quagga Mussels
- Tunicates
- Wood – boring beetles (detected but not established)
- Nutria

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.

Not applicable. 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.

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:

The proposal does not relate to a specific action. Future projects will be evaluated at the project level and any project impacts will be conditioned at that time.

Several goals and policies of the Island County Comprehensive Plan promote energy conservation by calling for maintenance of existing infrastructure to avoid new construction and the promotion of multi-modal transportation networks. Additionally, NR 1.2 calls for energy conservation through efficient consumption and property land use management. NR 2.2 calls for emphasis to alternative forms of transportation decreasing dependency on single occupant vehicles and NR1.2.4 requires Island County to encourage developments and structures with conservation technologies.

In the Freeland Subarea Plan, the following goals and policies address energy conservation/efficiency.

LU 5.5 Buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

ED 2.1.3. Renewable energy projects should be allowed and encouraged...

7. Environmental Health

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

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.

Not applicable. 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.

- 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.

Not applicable. 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.

- 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.

Not applicable. 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) Describe special emergency services that might be required.

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:

Freeland's Vision will be enacted through development regulations, the purpose of which is to divide the NMUGA into zoning districts with standards within each district. As a component of Island County Code, the development regulations will:

1. Implement the Freeland Subarea Plan.
2. **Achieve better use of Freeland's land resources.**
3. Provide for the **orderly planned use of Freeland's land resources** and contain urban growth within the NMUGA.

- ...
5. **Protect the public health**, safety and general welfare of the residents of Freeland.
- ...
10. Permit managed growth of Freeland as a small town, supporting higher density services; development of Freeland's vibrant, **healthy**, mixed-use commercial core; and diverse, affordable residential in-fill.
11. Codify Freeland's long-term Vision of reducing vehicular traffic by permitting development of a pedestrian-oriented downtown core surrounded by **walkable** residential neighborhoods served by a balance of transportation modes.
12. Promote agency cooperation to develop innovative solutions to required changes in capital facilities, future growth management, and **environmental stewardship**.
- ...
14. Permit flexibility that will encourage a more **creative approach in the development of land, while ensuring the preservation of view corridors, the inclusion of well-distributed open space, the promotion of a variety of recreational opportunities, and the reduction of light pollution** within the Freeland NMUGA.
- ...
18. Permit a broad range of development design opportunities with flexibility to encourage more creativity in **balancing the needs of environmental protection with the accommodation of future growth**, particularly through increased in-fill in residential areas and diverse commercial and mixed-use in core commercial areas.
19. **Protect Freeland's environmental resources, including aquifer recharge and groundwater, and improve water quality in Holmes Harbor to allow shellfish harvest and recreational use.**

b. Noise

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

Not Applicable. The proposal is a non-project proposal.

The Nichols Brother parcel includes industrial uses (boat building) that may affect development in the vicinity of that use both in the build phases and during the launch of new vessels. Other manufacturing uses that have the potential to impact neighboring properties currently take place in the Freeland NMUGA in a variety of locations.

- 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.

Not Applicable. The proposal 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.

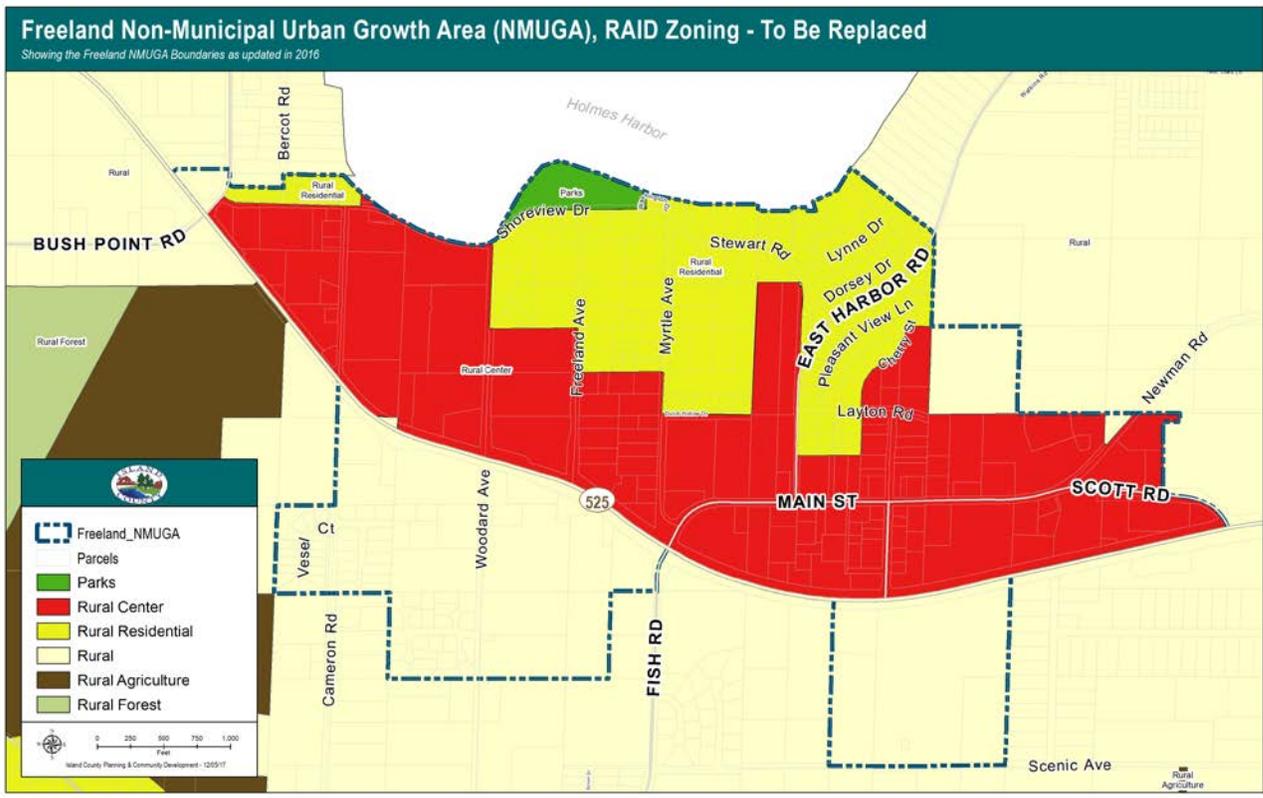
3) Proposed measures to reduce or control noise impacts, if any:

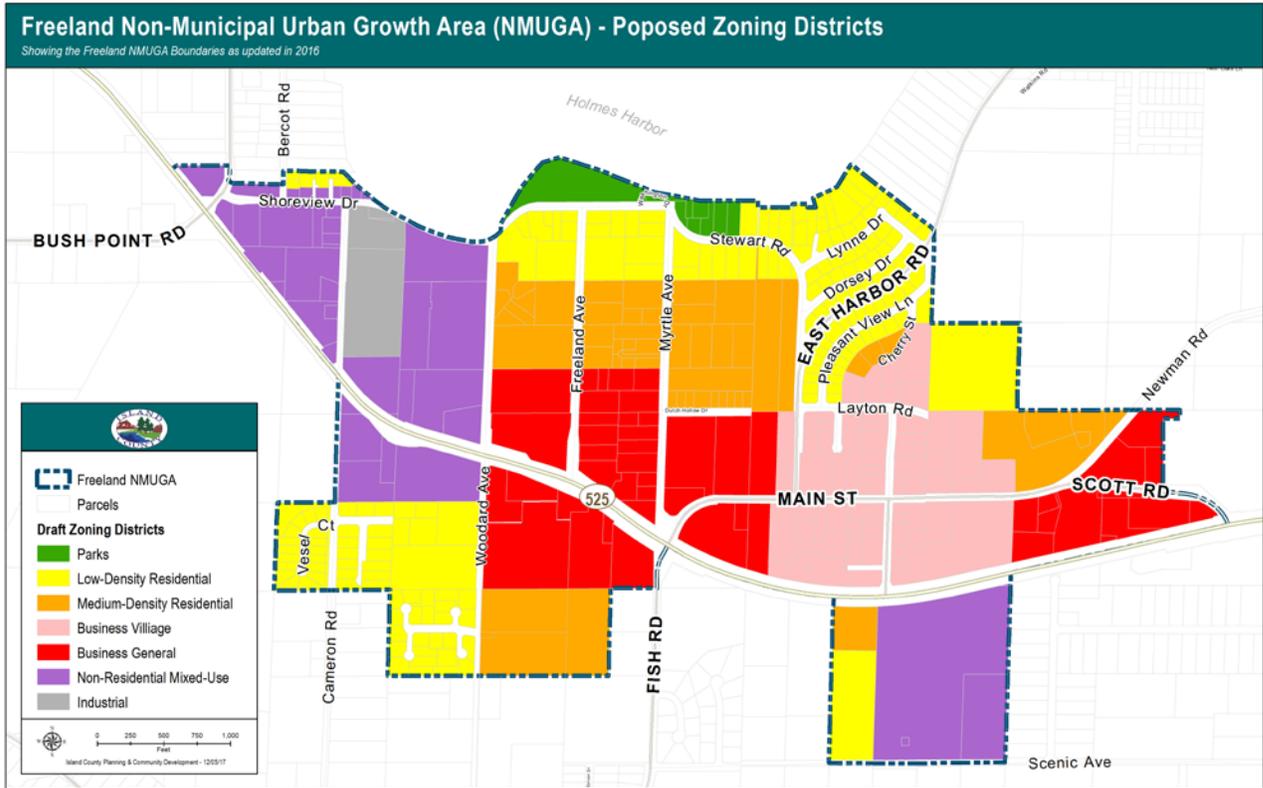
Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. Future projects will be conditioned at that time to mitigate any noise impacts to adjacent properties. Mitigation has been incorporated into the development regulations to minimize noise impacts to include building and use setbacks from property lines and location standards for incompatible uses. The Non-Residential Mixed Use zoning district was created to buffer the Nichols Brothers use impacts from nearby residential.

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.

The County is adopting development regulations (ICC 17.06) to implement the Freeland Subarea Plan. Implementation will be through the adoption of a new zoning code, which will transition the area from Rural to Urban districts and development standards.





Future projects will be conditioned to mitigate any impacts to adjacent properties and shorelines at time of project review. Future updates to the Shoreline Master Plan should include a review to determine if additional measures are needed to address impacts of urban development patterns.

- 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?

There are no working farmlands within the NMUGA boundary.

- 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:

Not Applicable. 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.

Not Applicable. The proposal is a non-project proposal. The area has been partially developed at RAID standards, with residential, commercial, and manufacturing/industrial uses and structures.

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

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Redevelopment and infill are anticipated in the future.

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

See answer to 8a above. The Freeland NMUGA currently has rural zoning, with two zoning districts; 1) Rural Residential, and 2) Rural Center. Both of these zones are classified as Rural Areas of More Intensive Development, or RAID zoning.

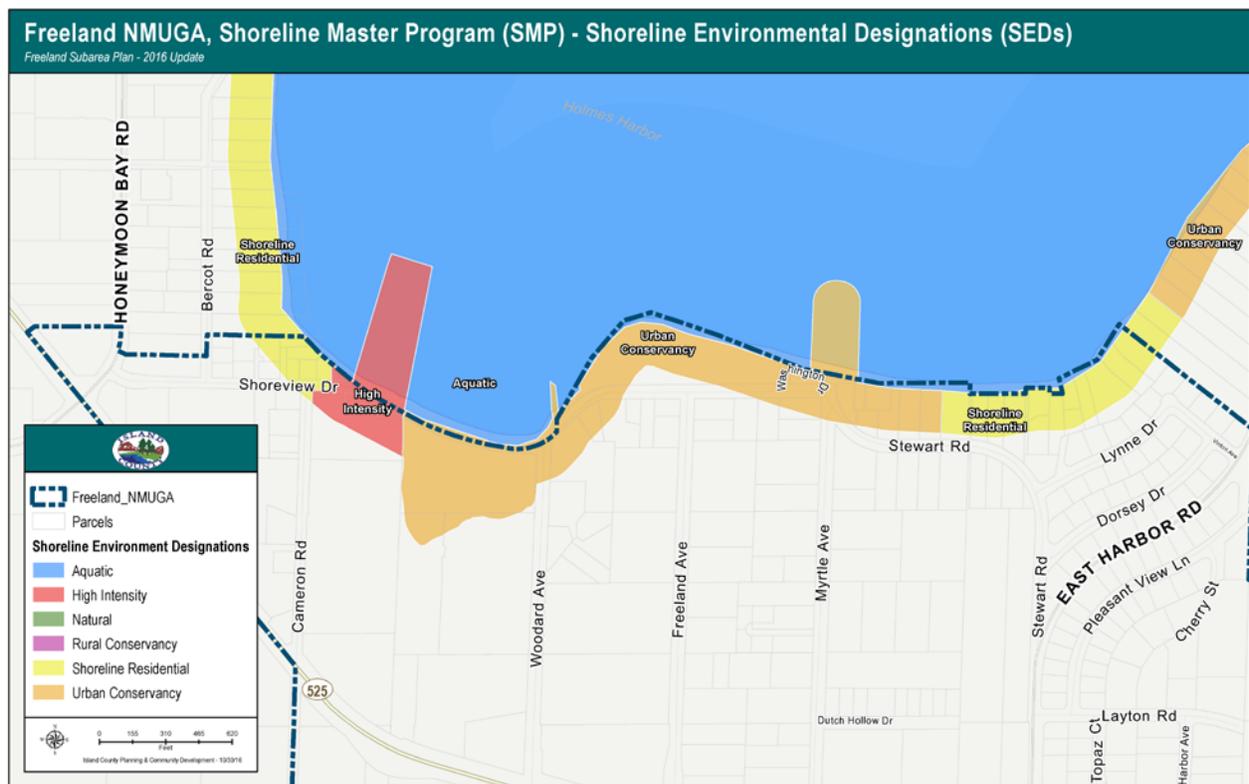
Future development will need to conform to the new urban zoning standards and regulations during project review. Within Freeland, the zoning proposed includes the following:

- Low Density Residential
- Medium Density Residential
- Business Village
- Business General
- Non-Residential Mixed-Use
- Industrial

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

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

Shoreline Residential, High Intensity, & Urban Conservancy (see map below)

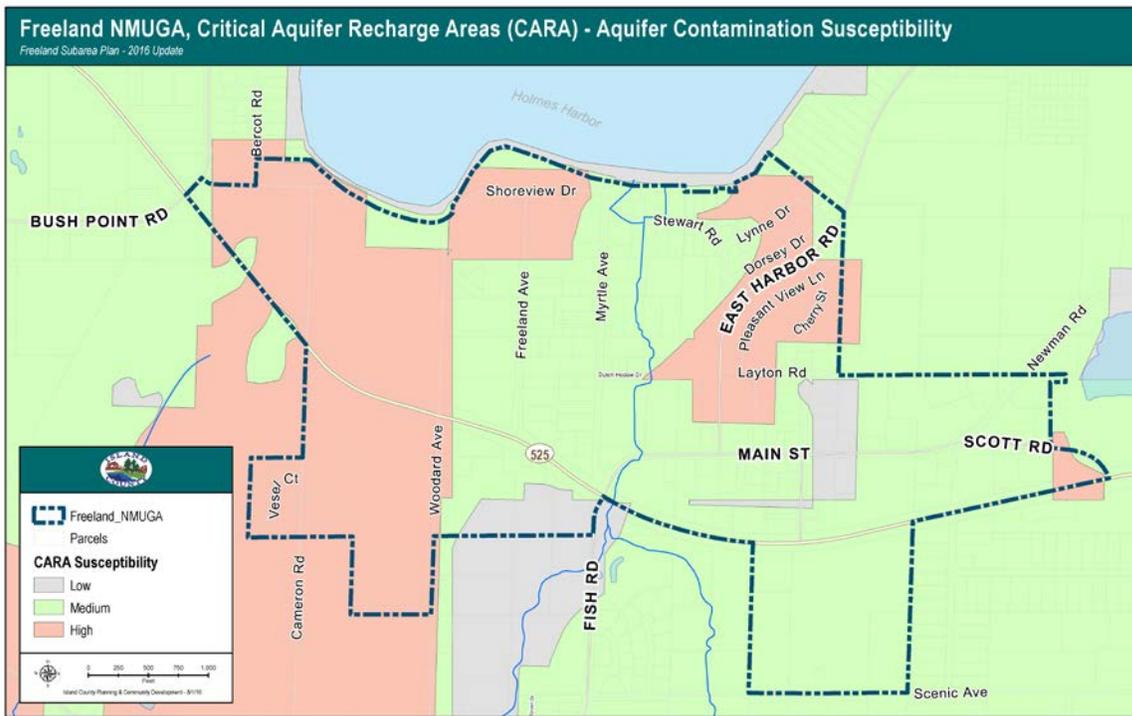


h. Has any part of the site been classified as a critical area by the county? If so, specify.

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

Generally, the County has provided for Critical area definitions and designation criteria in the Comprehensive Plan and Freeland Subarea Plan. Critical Aquifer Recharge Areas, Fish and Wildlife Habitat Conservation Areas, Frequently Flooded Areas, Geologically Hazardous Areas, Shorelines, and Wetlands have all been identified. Most of these critical areas are discussed in other areas of this checklist.

Critical Aquifer Recharge Areas (CARAs). All of Island County is a Critical Aquifer Recharge Area; the Island’s aquifer depends entirely on rainfall for regeneration. The map below shows the areas within the NMUGA which have high, medium, and low susceptibilities to aquifer contamination. To address this issue, the county has developed and adopted the Water Resources Management Plan. This plan created a series of recommendations to ensure proper water resource management. The county continually works to fulfill the recommendations of the plan within Freeland and beyond.



Fish and Wildlife Habitat Conservations Areas. Ocean-bound salmon and returning adult spawners may utilize near shore resources in this area including streams, shellfish beds, kelp and eelgrass beds, herring and smelt spawning areas, natural preserves, and habitats of local importance. It is known that these environments are sensitive to pollution most commonly associated with urban development. All development within Freeland will be required to comply with the regulations of ICC 17.02B, Critical Areas Ordinance.

Frequently Flooded Areas – See Section 3(a)(5)

Geologically Hazardous Areas – See Section 1(b)

Shorelines – See Section 8(g)

Wetlands – See Section 3(1).

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

Table 1. Population Projections

| Year | Population | Employment |
|---------------|------------|------------|
| 2010 | 514 | 247 |
| 2036 | 658 | 351 |
| GROWTH | 144 | 104 |

Source: 2016 Freeland Subarea Plan

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

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 and SEPA procedures.

- 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.

Shoreline areas are regulated through Ecology approved requirements, approved under the Shoreline Management Act. The County updated its Shoreline Master Program in 2015, with the Department of Ecology issuing a final approval in January of 2016. As a result, protections within shoreline areas have significantly increased. Future development projects will be conditioned subject to consistency with shoreline protection regulations.

The South Holmes Harbor Shellfish Protection Program was created in response to high levels of fecal coliform. The installation of sewer in Freeland should help diminish non-point source pollution and help keep the Harbor safe for shellfish harvesting and swimming.

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

Development and zoning regulations are to designed to support the land use patterns outlined in the Freeland Subarea Plan. Proposed policy guidance and regulations are consistent with and builds on the direction established in the current Comprehensive Plan, Freeland Subarea Plan, and regulatory structure.

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

Not Applicable. There are no agricultural lands or forest lands of long-term commercial significance within the Freeland NMUGA.

9. Housing

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

Future housing needs for Island County are based on countywide population projections, allocated to each planning area, and then to each UGA. The following table outlines the housing needs and capacities for the next 20 years (to 2036). The NMUGA has capacity for the housing needed.

Table 3. Buildable Lands Analysis Summary, after NMUGA Reduction

| Buildable Lands Analysis, Towns & Cities | Initial Result - Developable Acres | | Subtract Critical Area ¹ | Subtract Land for Public Purposes ² | Population Growth Capacity ³ | Jobs |
|--|------------------------------------|----------------|--|--|---|------|
| Residential | 325 | Dwelling Units | 273 | 232 | 548 | N/A |
| Commercial | 37.2 | Acres | 31.2 | 26.6 | N/A | 451 |
| Industrial | 0.2 | Acres | 0.1 | 0.1 | N/A | 1 |
| Housing | | | Employment | | | |
| Total Capacity | | 232 | Total Capacity | | 452 | |
| Estimate 20-Year Need | | 61 | Estimated 20-Yr Need (Non-Military) | | 104 | |
| Urban Residential Reserve | | 171 | Employment Reserve | | 349 | |
| <small>1. Determined based on the percentage of acres in critical areas (Langley 13%, Coupeville 39% & Oak Harbor 16%)</small> | | | | | | |
| <small>2. Assumption of 15%</small> | | | | | | |
| <small>3. Island County averages 2.36 persons per housing unit</small> | | | | | | |

Source: 2016 Freeland Subarea Plan

The County’s Comprehensive Plan, codes, ordinances, and policies encourage affordability and support housing diversity to serve those with challenges relating to age, health, or disability. The County is currently updating the Housing Element of the Comprehensive Plan, which will explore ways to increase affordable housing.

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

As a non-project action, the proposal is not expected to eliminate any housing units. 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 and SEPA procedures.

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

Additional affordable housing options are needed in Freeland (both low-income and workforce housing options). The Comprehensive Plan and Subarea Plans both include policies intended to provide an adequate supply of housing that meets the County's growth target, to preserve and enhance the unique character of the County's residential neighborhoods, and to provide a range of housing opportunities to serve special needs and all economic segments of the community.

The Freeland community has expressed a desire for flexibility in housing unit types, including cottage housing, and that has been incorporated into the regulations. In addition, regulations have been carefully written to avoid unintended obstacles to affordable housing. One option for increasing the opportunity for additional affordable housing units that is being considered is the option to allow a fourth story to be added in the Business Village district if the property participates in a program that guarantees a percentage of the units created are affordable. Additional housing policy direction will come from the Housing Element update currently underway.

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?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Generally, the County provides standards for building height by zone which include standards to protect view corridors. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards.

The Business Village district has building height standards of up to 45' for properties fronting onto Main Street or Harbor Avenue.

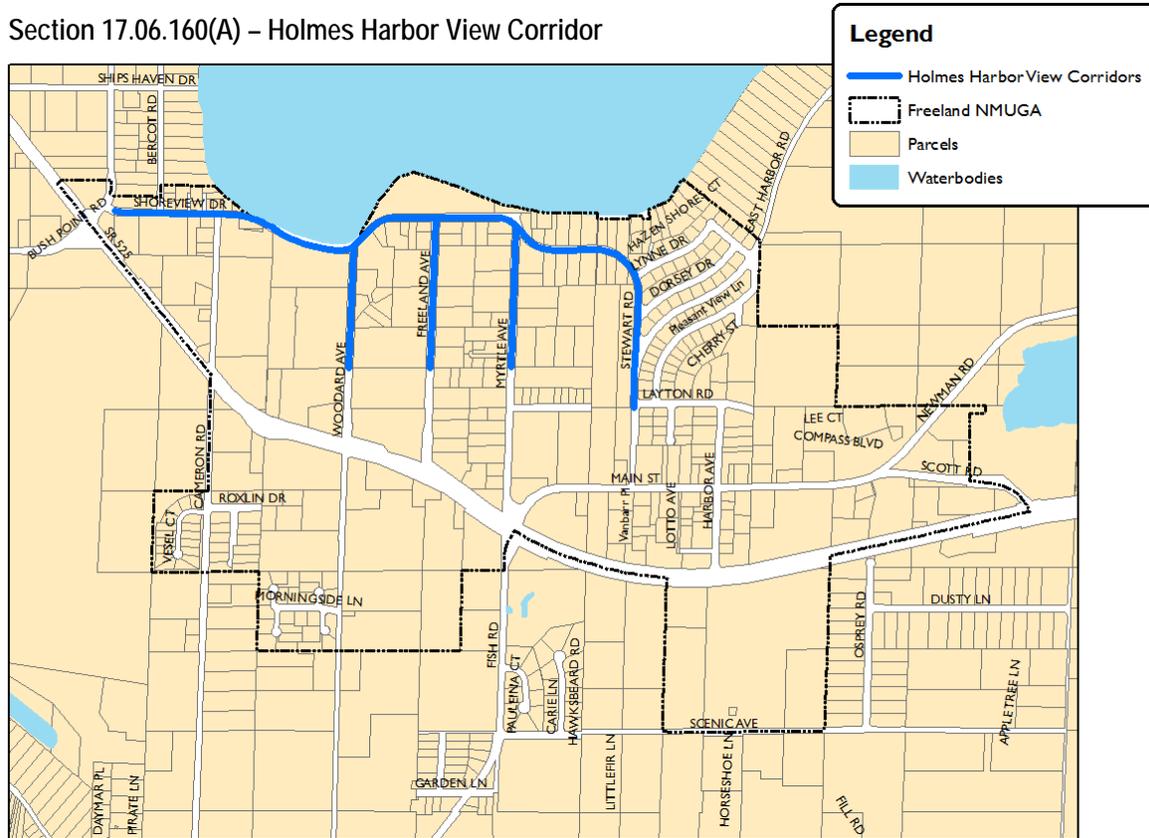
b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Generally, the County provides standards for building height by zone which include standards to protect view corridors. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards.

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

The Regulations include view corridors as overlays to reduce or control impacts on views.

Section 17.06.160(A) – Holmes Harbor View Corridor



Section 17.06.160(B) – State Highway 525 Overlay District



11. Light and Glare

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

Not Applicable. The proposal 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.

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

Not Applicable. The proposal 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.

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

Not Applicable. The proposal 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.

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

To preserve the night sky, street lamps, shielding, and illumination standards for outdoor lighting minimize:

- height of fixtures
- light trespass (light falling where it is not intended, including across property lines),
- excess lighting
- glare, and
- clutter (bright, confusing, and excessive groupings of light sources).

Future development proposals will be evaluated and subject to County regulations.

Cobra lighting is not allowed within the Freeland NMUGA. In addition, lighting that is provided must be pedestrian-scaled, and internal illumination of signs is prohibited.

12. Recreation

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

Freeland Park is a scenic 7-acre waterfront park located on the south shore of Holmes Harbor serving Freeland and the surrounding community. Facilities include a dock and boat ramp, picnic tables, playground, and Freeland Hall (a historic structure that can accommodate 250 people, built in 1915).

The Freeland community is surrounded by a number of state, County, and community parks that offer an incredibly diverse array of amenities. Parks and recreational facilities are owned and operated by several different agencies—Washington State, Island County, the South Whidbey Parks and Recreation District, and the Port of South Whidbey.

- Baby Island Heights
- Hunt Property
- Greenbank Farm
- Lagoon Park
- South Whidbey State Park
- Mutiny Bay Park
- Double Bluff Park & Beach Access
- Saratoga Woods
- Putney Woods
- Goss Lake
- Lone Lake Fishing Area
- Marguerite Brons Memorial Park
- Dave Mackie Park
- Deer Lake
- Dan Porter Park
- Possession Point State Park
- South Whidbey Community Park
- Trust Land Trails

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

Not Applicable. The proposal is a non-project proposal.

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

The regulations requires open space for non-residential and multi-family uses and optional as part of design alternatives that have been built into the code for additional flexibility while still remaining true to the village character. Specific requirements for pedestrian-oriented open space can be found in Section 17.06.320(B), including provisions for mid-block pedestrian pathways.

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.

Not Applicable. The proposal is a non-project proposal.

There are no structures in the NMUGA listed on the National Register or on the state register of historic places. Freeland Hall, at Freeland Park, was constructed in 1915 but is not listed. Island County intends to develop and inventory as a part of a future Historic Preservation element update, which may identify other historic structures, sites, and/or buildings within the NMUGA.

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.

Not Applicable. The proposal is a non-project proposal.

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.

Not Applicable. The proposal is a non-project proposal.

If a proposed development is within 500' of an identified historic or cultural resource, Island County refers the application to the Washington State Department of Archaeology and Historic Preservation (DAHP) for additional review and permitting.

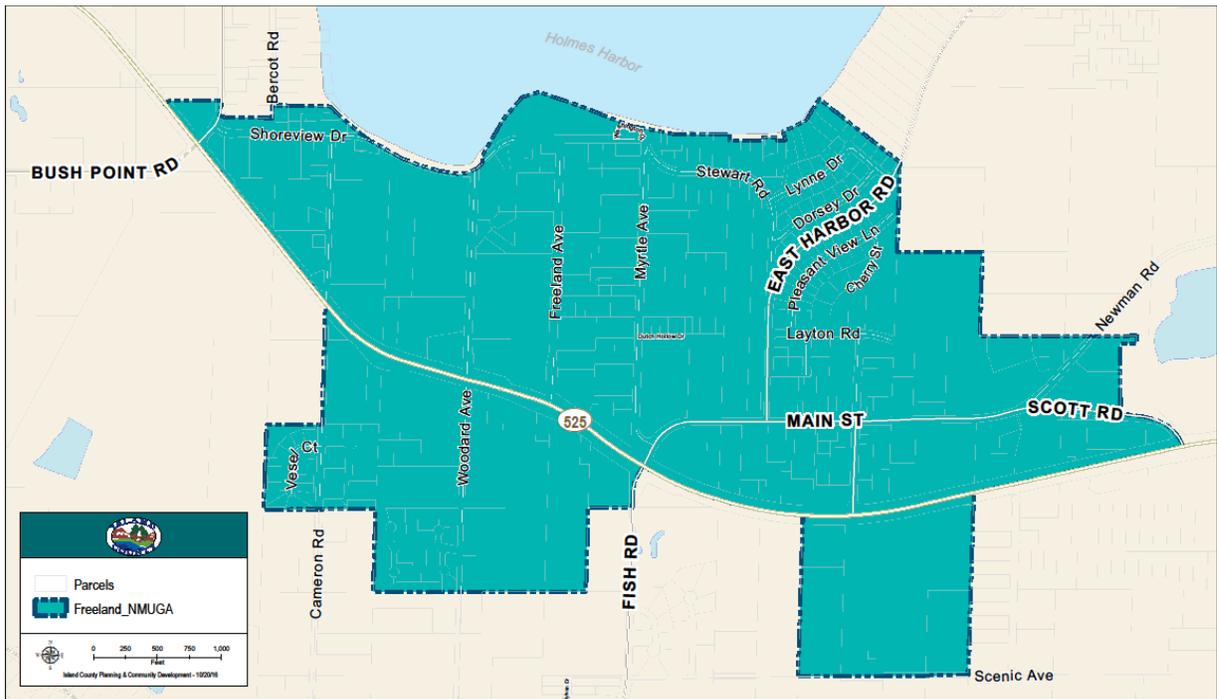
The County has an inadvertent discovery plan document which it provides with permits, which includes contact information for the various tribes. Applicants must be compliant with the RCWs around archaeological resources. The Island County Code is designed to “[e]nsure that archaeological resources are protected as required by state statutes, the county’s comprehensive plan and the implementation of development regulations.” In shoreline areas, DAHP review and approval of any required archaeologist’s report is required.

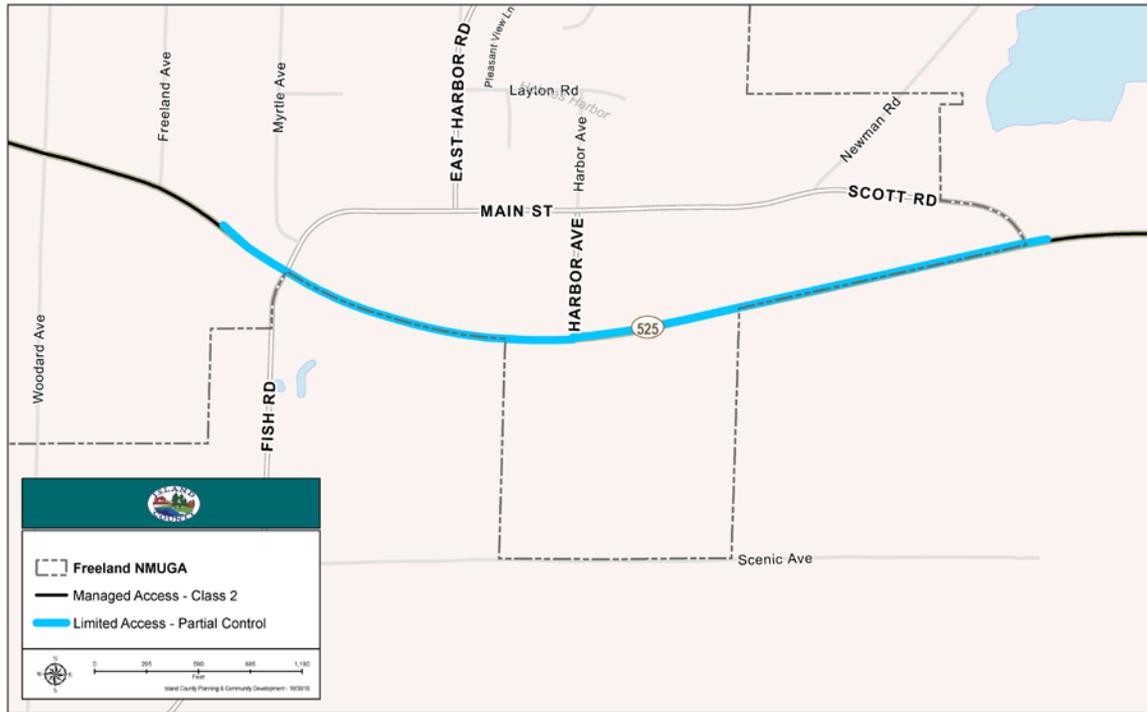
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable.

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.





This map is intended to be used as a GISSE. Island County is providing this information as a general geographic representation and should not be used for precise measurements or calculations. Some of the features on this map are not necessarily depicted to any part of the full extent of responsibility for use and users are advised to verify the accuracy, reliability, or other information. Specific questions should be directed to Island County Department of Planning and Community Development.



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No changes to the current roadway system are proposed with the adoption of the Freeland Development Regulations. Any future development access to the roadway system will be evaluated based on specific project basis.

- 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?

All of Island County is served by public transportation through the Island Transit. Island Transit operates nine routes through Freeland, including a number of stops. A park-and-ride lot is available in Freeland, Island Transit also has a vanpool program to encourage carpooling to the larger employment centers within and outside of the County.

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

None, this proposal is a non-project action. 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). _

Since this is a non-project action, no specific project is outlined.

The impacts of implementing the Freeland Subarea Plan were evaluated with the 2016 periodic review of the Island County Comprehensive Plan and the 2016 update of the Freeland Subarea Plan. While no improvements are needed in order to provide the adopted level of service, the County remains committed to providing its citizens with the best transportation system possible within funding capabilities.

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

There is no rail transportation within the county. All air transportation is either military or private, small airfields. There are two ferry terminals (Clinton and Coupeville) owned and operated by WSDOT. These systems are managed under the state's Ferry Plan.

- 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?

As this is a non-project action, with no traffic impacts directly related to the adoption of the new regulations. However, traffic increases were modeled based on projected population increases. Only minor impacts to the traffic volumes were identified, and of these, none had significant impacts to the level of service on the transportation system.

Existing and Future LOS (Weekday PM Peak Hour)

| Intersection | Control | 2015 Existing | | | 2036 Future | | |
|--|--------------------------------|------------------|--------------------|-----------------|------------------|--------------------|-----------------|
| | | LOS ¹ | Delay ² | CM ³ | LOS ¹ | Delay ² | CM ³ |
| SR 525 / Bush Point Road / Honeymoon Bay Road | Two-way Stop Control (TWSC) | D | 30.1 | WB | E | 36.5 | WB |
| SR 525 / Main Street | Signal | C | 22.2 | - | C | 23.6 | - |
| Main Street / East Harbor Road | All-way stop control (AWSC) | B | 10.6 | EB | B | 11.1 | EB |
| SR 525 / Harbor Avenue | TWSC | C | 19.5 | SB | C | 20.5 | SB |
| SR 525 / Scott Road | TWSC | C | 23.5 | SB | C | 24.9 | SB |
| Harbor Avenue / East Layton Road | TWSC | A | 9 | WB* | A | 9.1 | WB |

1. Level of service, based on Highway Capacity Manual (2010) methodology.
 2. Average delay in seconds per vehicle.
 3. Critical movement reported for unsignalized intersections. * Intersection is stop-controlled at WB approach only

Source: 2016 Freeland Subarea Plan

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 significant changes to the movement of agricultural and forest products are projected as a result of the adoption of the new regulations.

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

Island County adheres to the concurrency standards provided in Island County Code (required by the GMA), unless the reference is to SR 525, where WSDOT concurrency standards would prevail. Future projects will be evaluated at the project level and any project impacts will be subject to County regulations and standards. A Transportation Impact Analysis may be required at the time of project review.

The Transportation Element 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.

- New residential or commercial development within the Freeland NMUGA will be required to construct new access streets and operational and safety improvements as needed.
- Although no improvements are directly related to the adoption of the regulations, there are a few projects planned for Freeland. The most current proposal for transportation projects can be found on the most recently adopted Transportation Improvement Program (TIP). There are three projects in Freeland included in the 2015-2021 TIP:
 - A Turn lane is scheduled to be added to Honeymoon Bay Road at the intersection with SR 525;

- A “Complete Streets” project on Harbor Avenue, and;
- A right turn lane on Harbor Avenue @ SR 525 (minor safety improvements)
- Other transportation improvements are desired in Freeland to enhance traveler safety and community feel. These include adding elements like walkways, bike lanes, park lanes, planter strips, street trees, street lamps and furniture. Adding these elements and others will help ensure existing right-of-ways accommodate the needs of all users.

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.

Indirectly, the growth projected will result in the increased need for public services. The largest change anticipated is the proposed construction of a sewer system in the Freeland Non-Municipal Urban Grown Area, which is managed by the Freeland Sewer and Water District.

The impacts of the growth on the need for public services was reviewed during the 2016 update of the Freeland Subarea Plan. The 2016 update included a reduction of the NMUGA and less growth than previously projected, and no capacity deficiencies were identified. As population increases within the Freeland NMUGA, the current LOS standard for Fire Protection and Law Enforcement may need to be adjusted to help ensure adequate service.

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

The Capital Facilities Element established level of service standards, analyzes existing services and identifies any gaps in services and how those gaps will be addressed. No additional measures are proposed with the Freeland development regulations.

16. Utilities

- a. Circle utilities currently available at the site:

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

- 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.

Not Applicable. The proposal 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: Hiller West

Position and Agency/Organization: Director, Island County Planning & Community Development

Date Submitted: 12/18/17

D. Supplemental sheet for nonproject actions

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. The preferred alternative in the 2007 EIS assessed impacts associated with 2,940± housing units and a population of 8,650±. However, growth has not occurred to the degree expected.

| FEIS Evaluated Alternatives | Alternative 1 (No Action) | Alternative 2 (Preferred) | Alternative 3 | Alternative 4 | 2036 Projection |
|-----------------------------|---------------------------|---------------------------|---------------|---------------|-----------------|
| Population | 3,560 | 3,630 | 4,130 | 5,930 | 658 |
| Housing Units | 8,482 | 8,646 | 9,866 | 14,028 | 538 |

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.**

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. However, project specific development proposals may result in increases in these items and would be reviewed to ensure compliance with Island County SEPA procedures.

Proposed measures to avoid or reduce such increases are:

Environmental impacts were evaluated in the Freeland Subarea Plan Final EIS. No new impacts of a nature or severity that will not be adequately addressed by applicable regulations and existing mitigating measures are anticipated.

The County provides language in the Shoreline Master Program, the Island County Comprehensive Plan, and the Freeland Subarea Plan that address impacts to natural resources and critical areas and calls for protection of those areas and mitigation of potential impacts. The Freeland Subarea Plan encourages low impact development, including green roofs.

Future development projects will be conditioned subject to consistency with stormwater management and critical area regulations. 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 .

Development is subject to applicable federal (EPA), and State (DOE) air quality regulations. Washington DOE air quality regulations applicable to the study area are found at Chapter 173-400 WAC.

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. All development permitted under the Freeland Subarea Plan and development regulations could have the potential of impacting plants, animals, fish or marine life.

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

Future development projects will be conditioned subject to consistency with applicable regulations and standards. No new impacts are anticipated of a nature or severity that will not be adequately addressed by applicable regulations, mitigating measures, plans, programs, and projects.

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 SEPA procedures.

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

Future development proposals will be evaluated and subject to applicable regulations and standards. No new impacts are anticipated of a nature or severity that will not be adequately addressed by applicable regulations, mitigating measures, plans, programs, and projects.

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?

As a non-project action, the proposal would not directly impact environmentally sensitive areas or areas designated for protection.

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

Future development proposals will be evaluated and subject to applicable regulations and standards. No new impacts are anticipated of a nature or severity that will not be adequately addressed by applicable regulations, mitigating measures, plans, programs, and projects.

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?

Shoreline Residential, High Intensity, & Urban Conservancy properties exist within the Freeland NMUGA. The uses allowed in the development regulations are consistent with the Shoreline Environmental Designations.

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

Future development proposals will be evaluated and subject to applicable regulations and standards. No new impacts are anticipated of a nature or severity that will not be adequately addressed by applicable regulations, mitigating measures, plans, programs, and projects.

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. However, project-level development envisioned by the Subarea Plan would generally increase motorized and non-motorized travel demand in Freeland. Project-level development would likely result in an increased demand for public services and utilities. That said, the population growth and subsequent land use development is projected to be relatively small, so anticipated increases in demand are likely to be limited.

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

Within the Freeland NMUGA, the Business Village district has been designated as a pedestrian-oriented district, where the focus is on increasing the ability to walk and/or bike. The development regulations are a hybrid Form-Based Code, with particular focus on creating a pedestrian-oriented village. Increasing the accessibility of centralizing services into a village center will decrease the need for the use of a vehicle.

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

Existing goals and policies in the Comprehensive Plan, Island County Code of Ordinances, and Freeland Sub-area Plan are intended to promote environmental protection. Conflicts with local, state, and federal laws for the protection of the environment are not anticipated. The Freeland Subarea Plan and County development regulations are designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. The update supports GMA land use planning and environmental objectives by allowing and focusing growth into Urban Growth Areas.