

DETERMINATION OF NONSIGNIFICANCE

Description of proposal

The proposed action is a full review and update of the Housing Element of Island County's Comprehensive Plan. Island County updated its Comprehensive Plan in 2016, including the Housing Element. However, the County desired to update the Comprehensive Plan's Housing Element based on more in-depth study of the County's existing housing conditions and a more comprehensive look at the County's policy approach to housing. As a result, the Housing Element update does more than just revise the County's housing policies. It is an opportunity to better understand housing needs in the County, identify barriers to housing production and affordability, and create a strategy to address the variety of housing issues through a comprehensive and consistent approach.

The approach for the housing update is to focus on three important areas:

- Understanding dynamics in the housing market.
- Engaging the community on housing issues.
- Delivering policy and implementation guidance to meet the County's diverse needs.

The Housing Element update is based on technical data and analysis to better understand the County's housing conditions, identify key issues, and provide context for crafting appropriate policies and action to address those issues.

The Housing Element update process is also an opportunity to engage in a community conversation about housing and housing needs within the County. Engagement with residents and other key stakeholders allows the County to receive information about housing needs and opportunities to inform changes to policies and the creation of implementation actions.

The final Housing Element document will need to serve as a guiding document and resource for the County's approach to housing and actions that it will take to implement that approach. All documents associated with this non-project action can be found on the County's website at:

https://www.islandcountywa.gov/Planning/Pages/D17_Housing.aspx

The following documents are incorporated by reference;

- Island County GMA Comprehensive Plan Final Environmental Impact Statement (September 1998);
- County-Wide Planning Policies, DNS (April 27, 2015); and
- Comprehensive Plan, Freeland Subarea Plan, Development Code, and Zoning Atlas, DNS (October 2016).

These documents are on file with the Island County Planning and Community Development Department. They address environmental impacts associated with: (1) adopting the Island County Comprehensive Plan; (2) adopting a County-Wide framework for planning; and (3) the 2016 periodic review of the Island County Comprehensive Plan and Development Regulations, the Freeland Subarea Plan, the Zoning Atlas, and the Island County Code of Ordinances in accordance with the requirements of the Growth Management Act (GMA).

Proponent: Island County

Location of proposal: Island County Washington Jurisdictional Boundaries

Lead agency:

Island County Planning and Community Development

1 NE 6th Street Coupeville, WA 98239

(360) 678-7802

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

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

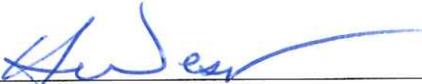
This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by

Responsible official Hiller West, AICP

Position/title Director of Planning and Development Services Phone. 360 | 678.7814

Island County Planning and Development

One NE 6th Street Coupeville, WA 98239

Date. 4/25/18 Signature 

(OPTIONAL)

You may appeal this determination to the hearing examiner by filing an appeal and appeal fee with the Island County Planning and Community Development Department per County Code requirements.

Direct to the attention of **Beverly Mesa-Zendt AICP**

at **1 NE 6th Street Coupeville, WA 98239**

no later than 14 days after the close of the comment period

by letter at the above address or by email at b.zendt@co.island.wa.us

You should be prepared to make specific factual objections.

Contact Hiller West, AICP to read or ask about the procedures for SEPA appeals.

There is no agency appeal.