

**REPOSTING OF THE  
DETERMINATION OF NON-SIGNIFICANCE  
AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS  
CPA 155/04**

**Description of current proposal:**

Update of the county 20 year population projections and urban growth boundaries of the Island County Comprehensive Plan. The County and City Comprehensive Plans currently project population to the year 2020. Revisions are proposed that extend the planning horizon an additional five years out to the year 2025.

1. Lower population projection from the OFM high series to the midpoint of the OFM medium-high series. The current Plan anticipates a 2020 population of 118,800. The proposed amendments would extend the planning horizon to 2025 with a projected population of 110,050.
2. Langley – The current Plan anticipates a 2020 population of 2,200. The proposed amendments would extend the planning horizon to 2025 with a projected population of 2,200. No changes are proposed to the UGA boundary.
3. Coupeville – The current Plan anticipates a 2020 population of 2,068. The proposed amendments would extend the planning horizon to 2025 with a projected population of 2,165. No changes are proposed to the UGA boundary.
4. Oak Harbor – The current Plan anticipates a 2020 population of 31,000. The proposed amendments would extend the planning horizon to 2025 with a projected population of 30,419. The BICC has proposed to expand the UGA by approximately 18 acres of non-residential property.

**Proponent:**

Island County

**Location of current proposal:**

Unincorporated Island County

**Title and date of documents being adopted or referenced:**

1. Final Environmental Impact Statement (FEIS) for the Island County GMA Comprehensive Plan – September 1998.
2. Oak Harbor Comprehensive Plan – Volume II Non-Project Environmental Impact Statement (EIS)– December 2001.
3. City of Oak Harbor SEPA Environmental Checklist and Threshold Determination of Non-Significance (DNS) – Issued on September 9, 2004 for adoption of the 2005 amendments to the Oak Harbor Comprehensive Plan and Development Regulations which included “expansion of the Oak Harbor Urban Growth Area by approximately 180 acres.”
4. Final Mitigated Determination of Non-Significance for CPA 155/04, May 30, 2007 (Subsequently withdrawn on May 19, 2008). This document is being incorporated by reference only to provide a full and complete record to document all aspects of SEPA compliance, in accordance with WAC 197-11-090 and 197-11-235.

**Description of documents (or portion) being adopted or referenced:**

1. The FEIS for the Island County GMA Comprehensive Plan evaluated significant adverse environmental impacts and alternatives related to the adoption of a revised Comprehensive Plan and implementing Development Regulations. The preferred alternative in the FEIS adopted a population growth projection using the OFM high series (118,800 in 2020). The proposed amendment would reduce the growth projection to the OFM medium/high series (110,050 in 2025). Prepared by Island County.
2. The Oak Harbor Volume II Non-Project EIS evaluates different alternatives for growth patterns of Oak Harbor. The preferred alternative that was adopted is referred to as the "Balanced Residential Community; Average Housing Density of 5.7 housing units per acre." The relevance of this document is that the proposed amendments evaluated in this SEPA review are a continuation of the preferred alternative. Prepared by the City of Oak Harbor.
3. The Oak Harbor checklist and DNS are an evaluation and determination of environmental impacts related to all of the 2005 Comprehensive Plan amendments which included a proposal to expand the Oak Harbor UGA by approximately 180 acres. The proposed 18 acre UGA expansion was included in this analysis. Prepared by the City of Oak Harbor.
4. A Final MDNS for CPA 155/04 was issued on May 30, 2007. The MDNS reviewed the population projections for City of Oak Harbor, City of Langley, Town of Coupeville, and Island County. It also reviewed the proposed 180 acre City of Oak Harbor UGA expansion. This MDNS was prepared by Island County. Four appeals were subsequently filed, and one (1) party filed as an intervener. This MDNS was ultimately withdrawn by the Island County SEPA responsible official, following a year long appeal process. This document is being incorporated by reference only.

**If the document being adopted has been challenged (WAC 197-11-630), please describe:**

There are no outstanding challenges to these documents. All of these documents included an opportunity for appeal. Appeals of the County FEIS have been resolved. No appeals were filed for either of the City of Oak Harbor documents.

With respect to the 2007 Final MDNS, this SEPA determination was withdrawn during the course of the appeal process. Since the Final MDNS was withdrawn, the appeals were closed and no further action by the Island County Hearing Examiner was needed. This document is being incorporated by reference only.

**The document is available to be read at (place/time):**

Island County Department of Planning and Community Development, Island County Courthouse, 6<sup>th</sup> and Main Streets, Coupeville, WA 98239

The lead agency for this proposal has determined that these amendments do not have a probable significant adverse impact on the environment provided that there is adherence to the conditions listed below. 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.

- This DNS is issued under WAC 197-11-340(2) and WAC 197-11-350. Comments must be submitted by **December 13, 2010**. Following the close of the comment period the lead agency will evaluate public comments which will be evaluated for the purposes of retaining, revising or withdrawing the MDNS. The agency will notify parties of record of the decision to retain, revise or withdraw the MDNS by December 20, 2010. Pursuant to ICC 16.19.190.B.2 a SEPA threshold determination issued for a Type IV legislative action that is initiated pursuant to Chapter 36.70A RCW may be appealed to the Hearing Examiner within 14 days following completion of the public comment period (**December 27, 2010**). An appeal shall be accompanied by written statement of appeal and the \$1802.50 fee. Appeals may be filed by a County Department or any aggrieved person. A more comprehensive statement of appeal setting forth in detail alleged errors and/or the basis for appeal must be submitted by the appealing person or Department within 30 days following completion of the public comment period (**January 12, 2011**), or the appeal is not properly filed and will be dismissed by the Hearing Examiner.

We have identified and adopted these documents as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

**Name of agency adopting document:** Island County Planning and Community Development

**Contact person, if other than responsible official:** N/A

**Responsible official:** Robert H. Pederson, Director of Planning and Community Development

**Phone:** 360-679-7344

**Address:** P.O. Box 5000, Coupeville, WA 98239

**Date:** November 19, 2010

**Signature:** \_\_\_\_\_

