

**MITIGATED DETERMINATION OF NONSIGNIFICANCE AND ADOPTION OF
EXISTING ENVIRONMENTAL DOCUMENT
2009 Annual Review Docket**

Description of current proposal:

The 2009 Annual Review Docket consists of seven items:

1. Essential Public Facilities: Amendments to Chapter 17.03.090 and 17.03.110 to permit essential public facilities in the Rural Agriculture and Rural Forest Zones
2. Utility Segregations: Amendments to Chapter 16.06.030 and 17.03 to exempt electric utility facilities from property segregation pursuant to state code RCW 58.17.040.
3. Mini Storage: Amendment to Chapter 17.03.180 (C) to modify the site requirements for Personal Storage Facilities in the Rural Zone.
4. Parks Element: Updates and revisions to the Parks Element of the Island County Comprehensive Plan.
5. Housing Element: Update and revisions to the Housing Element of the Island County Comprehensive Plan.
6. Ebey's Landing Historic Reserve: Establish a Reserve Commission that acts as a quasi-judicial body to conduct design review and issue Certificates of Approval for new construction affecting historic resources, alterations to historic properties, demolition or relocation of historic properties and other projects consistent with the adopted uniform process and standards. The County's Historical Review Committee and the Town's Design Review Board will be extinguished and both the Town and County will prepare amendments to existing regulations to implement the nonproject action.
7. Ault Field Road Rezone: Zoning reclassification of 6 contiguous parcels from Rural to Oak Harbor-Planned Industrial Park requiring updates to the Island County Zoning Atlas, Island County Comprehensive Plan and the City of Oak Harbor Island County Interlocal Agreement.

Documents provided by the Proponent and used in this determination are:

1. Town of Coupeville Environmental Checklist (May 25, 2009) - The SEPA checklist for item 6, Ebey's Landing Historic Reserve, provides answers to a series of questions about potential impacts of the proposal on each element of the environment.
2. Environmental Checklist (May 20, 2009) - The combined SEPA checklist for items 1, 2, 3, 4 and 5, Essential Public Facilities, Utility Segregations, Mini Storage, Parks Element and Housing Element, provides answers to a series of questions about potential impacts of the proposal on each element of the environment.
3. Environmental Checklist (November 20, 2008) - The SEPA checklist for item 7, Ault Field Road Rezone, provides answers to a series of questions about potential impacts of the proposal on each element of the environment

Proponents:

Island County, Town of Coupeville, and Ault Field Road LLC

Location of current proposal:

Unincorporated Island County and the Town of Coupeville

Title and date of documents being adopted:

Final Environmental Impact Statement (FEIS) for the Island County GMA Comprehensive Plan – September 1998

Description of documents (or portion) being adopted:

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.

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

There are no outstanding challenges to this document. This document includes an opportunity for appeal.

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

Island County Department of Planning and Community Development, Island County Courthouse, 6th and Main Street, Coupeville, WA 98239

Island County Planning and Community Development Mitigated Determination of Non-Significance (MDNS)

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 MDNS is issued under WAC 197-11-340(2) and WAC 197-11-350. Comments must be submitted by ***June 17, 2009***. Following the close of the comment period the lead agency will evaluate public comments and determine whether to retain, revise or withdraw the MDNS. The agency will notify parties of record of the decision to retain, revise or withdraw the MDNS by June 24, 2009. 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 (***July 1, 2009***). If the County revises the MDNS or modifies the conditions of the MDNS, the appeal period will be extended by an additional week. An appeal shall be accompanied by written statement of appeal and the \$70 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 (***July 17, 2009***), or the appeal is not properly filed and will be dismissed by the Hearing Examiner.

Mitigating conditions:

Utility Segregations

- Island County will still apply and enforce base density requirements for purposes of residential development to any lots, tracts, or parcels created pursuant to this provision.
- All projects utilizing this exemption will require a formal Site Plan Review and Critical Areas Review.

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

Contact person, if other than responsible official: Anthony Boscolo, Planner

Phone: 360-678-7824

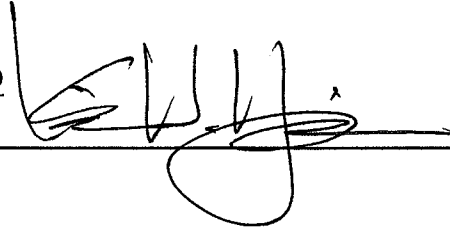
Responsible official: Keith Higman, Interim Director of Planning and Community Development

Phone: 360-679-7345

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

Date: May 28, 2009

Signature: _____

A handwritten signature in black ink, appearing to read 'Keith Higman', is written over a horizontal line. The signature is stylized with a large loop at the end.