



TOWN OF COUPEVILLE

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DATE ISSUED: August 14, 2021

PROPOSAL NAME: Site Specific Rezone Request – CPA 21-001

DESCRIPTION OF PROPOSAL: Site specific rezone request to change a split-zoned parcel from Town Commercial/Residential High Density to Town Commercial. The subject parcel is approximately 1.3 acres in size. No development is proposed at this time.

PROPONENT: Stuurmans Enterprises, Inc. 376 Jacobs Road, Coupeville, WA 98239

LOCATION OF PROPOSAL: The site is located on Island County Assessor's Parcel No. R13233-216-3790, adjacent to 310 N. Main Street, Coupeville, WA

LEAD AGENCY: Town of Coupeville

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. The requirements for environmental analysis, protection, and mitigation measures will be adequately addressed through the conditions below, compliance with development regulations and comprehensive plan adopted under 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provide by RCW 43.21C.240 and WAC 197-11-158. An environmental impact statement is not required under RCW 43.21.030(2) (C). This conclusion was made after review of a completed environmental checklist, applicable regulations, and other information on file with the lead agency. This information, is available for view by the public on request at the Town Hall, 4 NE Seventh Street, Coupeville, WA, during Town business hours.

CONDITIONS: The following mitigation measures are applied under the lead agency's substantive authority under SEPA based on the adopted policies in CTC 16.36.070.

- 1) Development proposals associated with the subject parcel shall obtain all necessary permits required under adopted local, state and federal regulations.
- 2) For future development proposals associated with the subject parcel, a professional archaeological survey of the may be required prior to ground disturbing activities.
- 3) Under any building or development permit associated with the parcel, applicant shall follow protocols in the Standard Inadvertent Archaeological and Historic Resources Discovery Plan for Island County.

The MDNS is issued under the optional DNS process in WAC 197-11-355. There is no additional comment period.

Responsible Official: Donna Keeler Position/Title: Planning Director

Phone: (360) 678-4461 Address: P.O. Box 725, 4 NE Seventh Street, Coupeville, WA 98239

APPEALS: Appeal of this SEPA threshold determination must be filed in writing as original documents together the appeal fee with the Town Clerk for the Town of Coupeville by 4:30 PM on August 30, 2021. Appeals must be made in accordance with the provisions of Chapter 16.06 CTC. Fax, email, and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the specific determination or mitigation condition being appealed, specific reason(s) why the appellant believes the decision to be incorrect, and the desired outcome or change to the determination.