

Ault Field Road Rezone

OAK HARBOR – RESIDENTIAL

OAK HARBOR – HIGHWAY SERVICE COMMERCIAL

Background

Oak Harbor Municipal Urban Growth Area (UGA) and Joint Planning Area (JPA)

UGA – The area immediately surrounding Oak Harbor’s municipal boundaries intended to incorporate the next twenty years of growth.

Oak Harbor and Island County jointly review development in the UGA and JPA.

Parcels in subject area are zoned either Oak Harbor – Residential or Oak Harbor – Highway Service Commercial.

One parcel is dual zoned as Oak Harbor – Residential and Oak Harbor – Highway Service Commercial, three additional parcels are zoned Oak Harbor – Residential.

Zone Purposes

Oak Harbor – Residential

The purpose of the Oak Harbor Residential Zone (OH-R) is to provide for the residential development of the lands inside the City of Oak Harbor's Municipal Urban Growth Area at densities and uses that will provide for the efficient provision of municipal water and sewer services.

Oak Harbor – Highway Service Commercial

The Highway Service Commercial Zone (OH-HSC) is intended to permit the establishment of facilities within the Oak Harbor Municipal Urban Growth Area oriented toward uses dependent upon highway location. It is intended that such districts should be placed at locations providing the highest degree of usefulness to the traveling public and maintain an attractive, functional and safe highway corridor within the Oak Harbor UGA.

Planning Considerations



Oak Harbor UGA and JPA.

Ault Field AICUZ 70-75 – Navy studies state that this level of noise zone is incompatible with residential uses such as Single Family, Multifamily, and Public Assembly. Manufacturing and Business Services uses are compatible.

No current residential uses are developed or proposed in the OH-R zoned parcels.

Adjacent parcels zoned OH-HSC.

Subject dual zoned parcel could be rezoned to OH-HSC, or four parcel group could be rezoned to OH-HSC.

Three residential lots could be rezoned to commercial by this action, leading to a possible minor loss of residential development.



Rezone Process

Oak Harbor Input as part of Rezone process

SEPA checklist processed by County

Public Input will be considered during SEPA process, at the Planning Commission level, and the Board may choose to hold a Public Hearing

Type IV Legislative Process – Upon recommendation of the Planning Commission, the Board of Commissioners makes the Final Decision