



ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
ISLAND COUNTY PLANNING COMMISSION

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~FINDINGS AND CONCLUSIONS~

TO: Board of Island County Commissioners

FROM: Island County Planning Commission

DATE: July 11, 2022

REGARDING: Rezone Four Parcels from Oak Harbor – Residential to Oak Harbor – Highway Service Commercial, 2022 Docket Item

SUMMARY

Island County Planning & Community Development (PCD) seeks to modify the zoning an area within the Oak Harbor Urban Growth Area. As part of the 2022 Docket, Island County Planning has been directed to change the zoning of four parcels from Oak Harbor – Residential (OH-R) to Oak Harbor – Highway Service Commercial (OH-HSC). One of the four parcels is currently split zoned as OH-R and OH-HSC. The City of Oak Harbor Development Services department has been consulted regarding the zoning change and offers no objections.

FINDINGS OF FACT

1. Island County Planning and Community Development has proposed a Docket and Work Plan for 2022 to the Board of Island County Commissioners.
2. Pursuant to this plan, PCD seeks to alter the zoning of four parcels in the Oak Harbor Urban Growth Area.
3. The four parcels are in both the Accident Potential Zone II and the 70-75 Decibel Noise Zone, lowering the desirability for development as Single-Family Residences.
4. The parcels proposed for rezoning meet both the City of Oak Harbor and Island County standards and will provide for ordered commercial development along Ault Field Road.

CONCLUSION

The Island County Planning Commission has reviewed the proposed changes to the Island County Zoning Atlas and hereby recommends that the Board of County Commissioners adopt an ordinance to incorporate the proposed amendments, attached hereto as Attachment A into Island County Code.

Respectfully submitted through the Island County Planning Department to the Board of Island County commissioners, pursuant to RCW 36.70.430, this _____ day of _____, 2022 by,

Steve Schwalbe
Chair, Island County Planning Commission

Enclosures:

Exhibit "A" – Draft Ordinance

Exhibit "B" – Amendments to the Island County Zoning Atlas