



AULT FIELD REZONE PUBLIC HEARING AND RECOMMENDATION

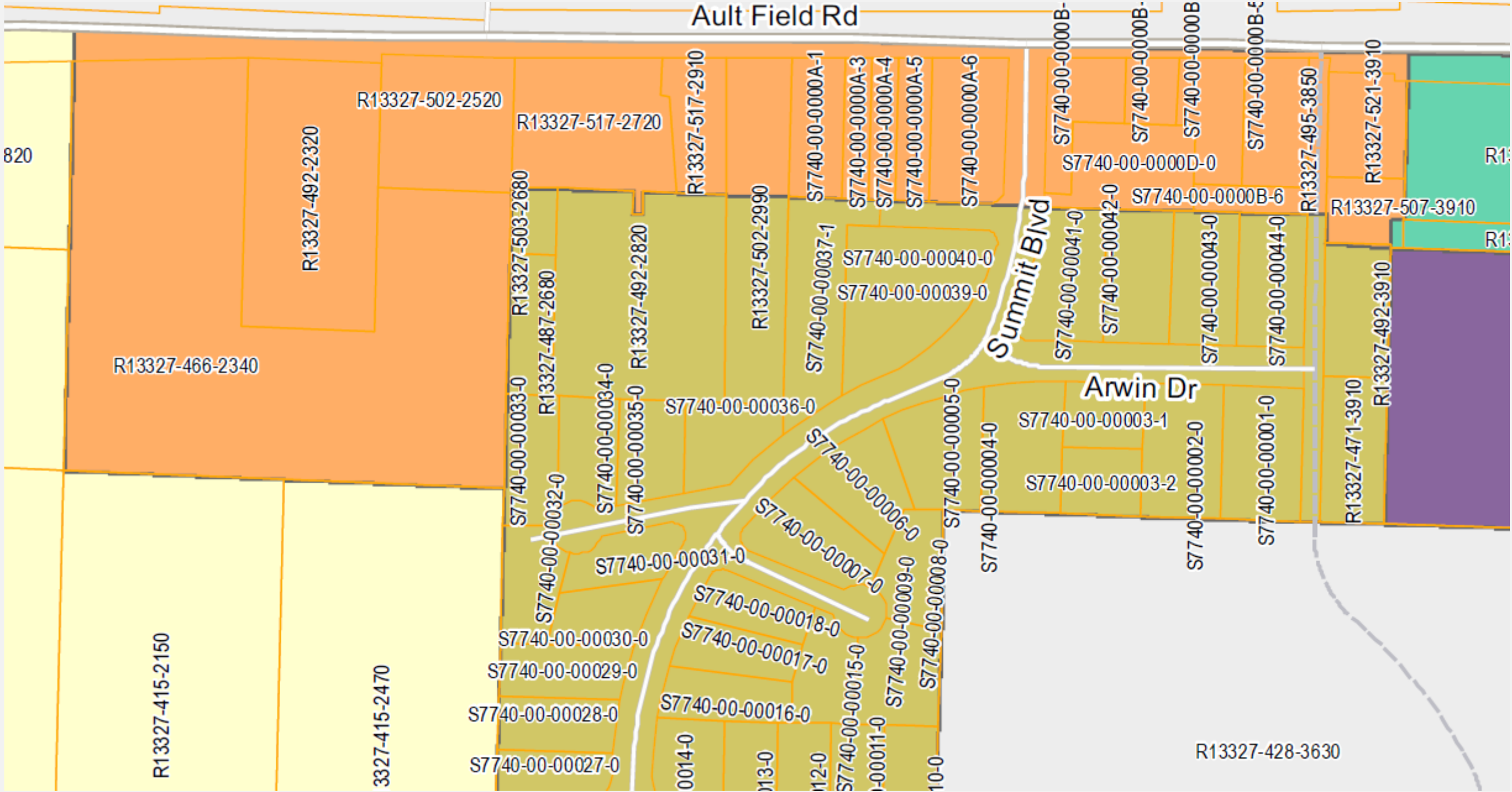
Four Parcels in Oak Harbor – Residential to be Rezoned
to Oak Harbor – Highway Service Commercial

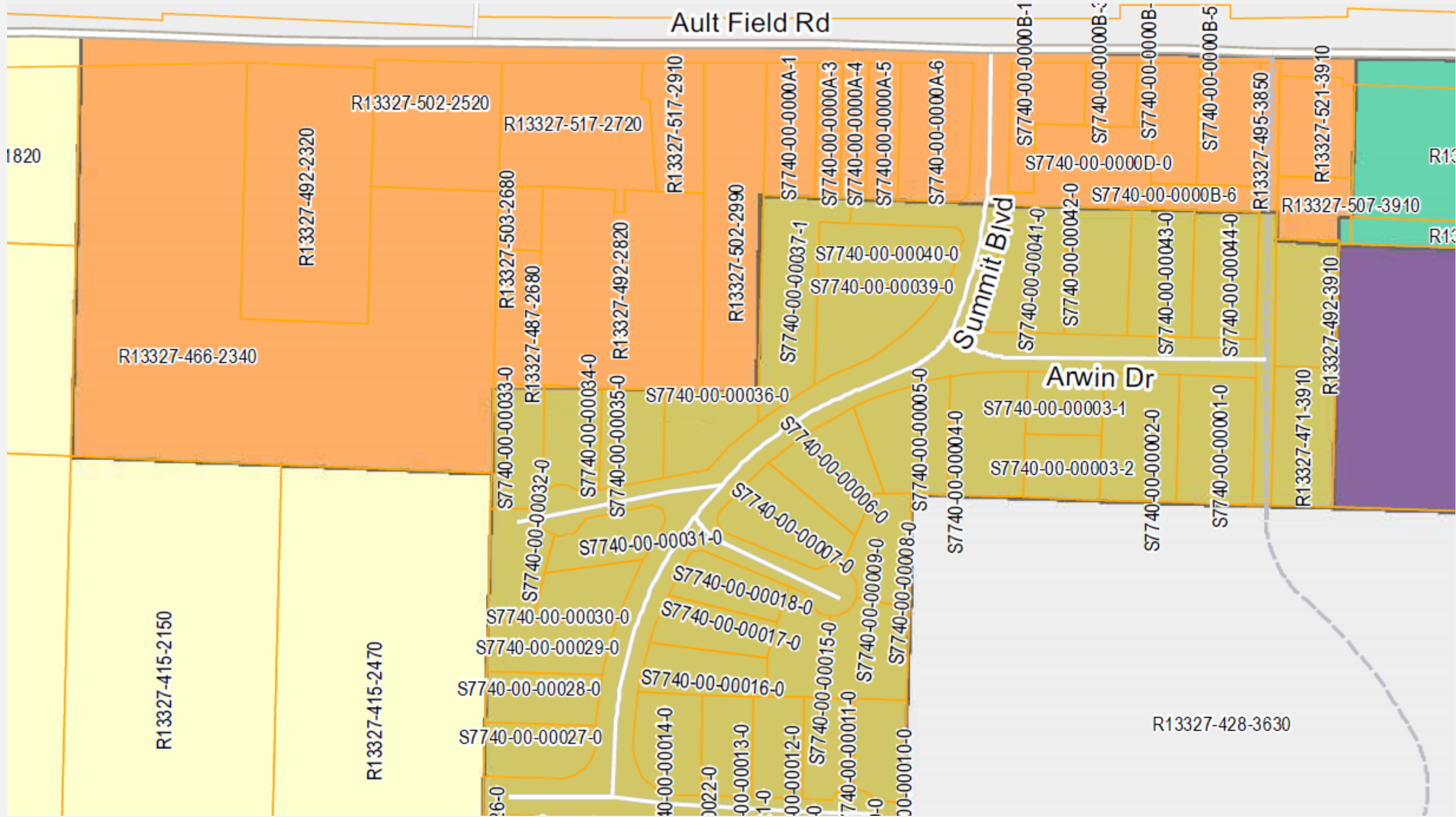
REZONE CONSIDERATIONS



- No objections received to rezone
- Rezone provides a zoning that matches the area's development potential
- The following slides will show existing and proposed zoning







Ault Field Rd

Summit Blvd

Arwin Dr

1820

R13327-492-2320

R13327-502-2520

R13327-517-2720

R13327-517-2910

R13327-502-2990

S7740-00-00000A-1
S7740-00-00000A-3
S7740-00-00000A-4
S7740-00-00000A-5
S7740-00-00000A-6

S7740-00-00000B-1
S7740-00-00000B-2
S7740-00-00000B-3
S7740-00-00000B-4
S7740-00-00000B-5
S7740-00-00000D-0
S7740-00-00000B-6

R13327-495-3850

R13327-521-3910

R13327-466-2340

R13327-503-2680

R13327-487-2680

R13327-492-2820

R13327-492-2820

S7740-00-00036-0

S7740-00-00037-1
S7740-00-00039-0
S7740-00-00040-0

S7740-00-00041-0
S7740-00-00042-0
S7740-00-00043-0
S7740-00-00044-0

R13327-507-3910

R13327-492-3910

R13327-415-2150

R13327-415-2470

S7740-00-00033-0

S7740-00-00032-0

S7740-00-00034-0

S7740-00-00035-0

S7740-00-00031-0

S7740-00-00030-0

S7740-00-00029-0

S7740-00-00028-0

S7740-00-00027-0

S7740-00-00018-0

S7740-00-00017-0

S7740-00-00016-0

S7740-00-00015-0

S7740-00-00014-0

S7740-00-00013-0

S7740-00-00012-0

S7740-00-00011-0

S7740-00-00010-0

S7740-00-00004-0

S7740-00-00005-0

S7740-00-00006-0

S7740-00-00007-0

S7740-00-00008-0

S7740-00-00009-0

S7740-00-000003-1

S7740-00-000003-2

R13327-428-3630

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.
- No public comments were received after notification of all landowners within 300 feet, the Navy, the City of Oak Harbor, as well as SEPA, Island County Website posting, newspaper publication, and onsite notice were posted.
- Oak Harbor – Highway Service Commercial zone does not allow for institution of a screening requirement between zone types, however individual uses can be screened as allowed for in Island County Code as part of the Site Plan Review or Conditional Use process.
- Access is proposed by applicants for individual projects. The access for these parcels could originate at Ault Field Road, Summit Boulevard, or Linda Lane. An approved access easement would be required to cross any neighboring parcels.
- Any additional conditions/considerations for the Board that the Planning Commission would like to suggest for the Recommendation?

NEXT STEPS

PC Public
Hearing and
Recommendation

Final Board Approval and
Adoption





QUESTIONS?

