



**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: August 8, 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 of 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.
5. Access for proposed commercial development shall be taken off of Ault Field Road to direct light, noise, and glare away from area residences.

6. A SEPA Determination of Nonsignificance was issued for the project using the optional process established by WAC 197-11-355.
7. The project was publicly noticed with a comment period held from July 20, 2022, through August 3, 2022. Property owners within 300' of the project, the Navy, and the City of Oak Harbor Department of Development Services were all notified of the project July 13, 2022, so that any and all comments could be heard and added to the record. No comments were received.

## **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,

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Steve Schwalbe  
Chair, Island County Planning Commission

### **Enclosures:**

Exhibit "A" – Draft Ordinance  
Exhibit "B" – Amendments to the Island County Zoning Atlas