



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Island County Planning Commission
Ray Gabelein, Chairperson

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Findings of Fact

RE: CPA 107/09 Essential Public Facilities in RA & RF Zones

Summary:

CPA 107/09 Essential Public Facilities in the RA & RF Zones amendment proposes to expand the allowance of Essential Public Facilities (EPF)s into Rural Agriculture and Rural Forest Zones. The proposed amendment is consistent with the Island County Comprehensive Plan and will result in updates to the Island County Zoning Code 17.03 ICC.

Findings:

1. In accordance with ICC 16.26.020, staff presented the Annual Review Docket, which includes CPA 107/09 Utility Segregations, at a joint meeting of the Board of Island County Commissioners and the Planning Commission in February 2009.
2. Pursuant to the State Environmental Policy Act (SEPA) Chapter 43.21C RCW, an environmental checklist was included with CPA 107/09. Staff reviewed the checklist and issued a mitigated threshold determination of non-significance (MDNS) on May 28th, 2009.
3. Pursuant to ICC 16.26.020 a Public Meeting and Hearing was held on May 12th 2009 in Coupeville and on May 26th, 2009 on Camano Island. During the meetings Staff presented CPA 107/09 to the Planning Commission. The presentation included a summary of the staff report and proposed ordinance.
4. Public comment was received during the May 12th and 26th Public Hearings. Questions were raised by the Planning Commission and clarifications were made by staff.
5. Planning Commission Deliberations were held on July 14th, 2009 in Coupeville. A motion was made to approve the amendments to 17.03 ICC as proposed. Concerns were raised as to how Planning staff reviews the surrounding area as it relates to proposed EPFs and that a tiered system for review should be evaluated for siting these facilities. Staff provided the Planning Commission with Section ICC 16.19.060, which establishes use requirements by which Planning

staff currently reviews EPF proposals to ensure that the applicants have evaluated surrounding alternative sites.

6. A motion was made to approve the amendments to 17.03 ICC as proposed and passed.

Conclusions:

The Island County Planning Commission has reviewed CPA 107/09 and hereby recommends that the Board of Island County Commissioners adopt the proposed amendments and findings of fact.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70A.040 and ICC 16.26, this

25th day of August 2009 by,



Ray Gabelein,
Island County Planning Commission, Chairperson