



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Findings of Fact

RE: ZAA 333/08 Ault Field Road

Summary:

ZAA 333/08 Ault Field Road Rezone changes the zoning designation of eighteen (18) acres located at the intersection of Ault Filed Road and Old Goldie Road from Rural to Light Manufacturing. This action results in an update to map #219 of the Island County Zoning Atlas.

Findings:

1. November 28, 2008, Sean Byrne of Ault Field Road L.L.C. submitted an application to rezone fourteen (14) acres of land situated at the intersection of Old Goldie Road and Ault Field Road from Rural (R) to Oak Harbor Planned Industrial Park (OH-PIP).
2. The application was reviewed and expanded to include 4 additional adjacent parcels bringing the total acreage to eighteen (18). The expansion was performed because the characteristics which support the rezone exist on all properties.
3. In accordance with ICC 16.26.020 Staff presented the Annual Review Docket, which included ZAA 333/08 Ault Field Rezone, at a joint meeting of the Board of Island County Commissioners and the Planning Commission in February 2009.
4. Pursuant to the State Environmental Policy Act (SEPA) Chapter 43.21C RCW, an environmental checklist was included with ZAA 333/08. Staff reviewed the checklist and issued a mitigated threshold determination of non-significance (MDNS) on May 28, 2009.
5. Pursuant to ICC 16.26.020 a Public Meeting and Hearing was held on June 9, 2009. During the Meeting Staff presented ZAA 333/08 to the Planning

Commission. The presentation included a summary of the staff report and findings, description of existing uses and historical land uses, and overview of outreach efforts. The Planning Commission held additional public hearings and deliberations on July 14 and August 25, 2009.

6. During the July 14, 2009 Public Hearing, staff informed the Planning Commission that the OH-PIP zoning designation could not be supported by the Planning Department as the subject properties were not located within the City of Oak Harbor Urban Growth Area, a requirement of the OH-PIP designation. Staff continued, stating that with the support of the applicant, a revised analysis pursuing the Light Manufacturing zoning designation would be performed.
7. During the August 25, 2009 Hearing and Deliberations, staff presented a revised report and analysis for the rezone of eighteen (18) acres from Rural to Light Manufacturing.
8. The site is boarded to the north and east by federally owned property. To the south it is boarded Ault Field Road and OH-PIP zoned properties. To the west are Old Goldie Road and OH-PIP zoned properties.
9. The current Island County Comprehensive Plan Future Land Use designation is Light Manufacturing and is not within the City of Oak Harbor Urban Growth Area. The current Island County Zoning Atlas designation is Rural and is within the Oak Harbor Urban Growth Area.
10. Pursuant to ICC 17.03.030 (b) and RCW 36.70A.040 if conflicts between the Zoning Code and the Comprehensive Plan arise, the Comprehensive Plan must prevail.

Conclusions:

The Island County Planning Commission has reviewed ZAA 333/08 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 September 2009 by,



Ray E. Gabel,
Island County Planning Commission, Chairperson