



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Island County Planning Commission
Ray Gabelein, Chairperson

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Proposed Findings of Fact

RE: 280/09 Ebey's Historic Amendment – Unified Code

Summary:

CPA 280/09 Ebey's Landing National Historic Reserve – This Code amendment proposes to change the standards that govern development and alterations to property within the Ebey's Landing Historic Reserve. These regulations contained in Chapter 17.04 ICC, as well as standards that determine eligibility and point values in the Public Benefit Rating System (PBRs) tax assessment program, Chapter 3.40 ICC.

Findings:

1. In accordance with ICC 16.26.020 staff presented the Annual Review Docket, which include CPA 280/09, at a joint meeting of the Board of Island County Commissioners and the Planning Commission in February, 2009.
2. The County Commission Members, Town Council, Island County Commissioners, and the Trust Board recognized the benefits of a unified approach and directed their staff to proceed with a work program to fulfill the stated goals which included support of the protection of historic resources within the Ebey's Landing National Historical Reserve. The Town and County shall jointly prepare and adopt ordinances establishing uniform regulations, (i.e. The Ebey's Landing National Historical Reserve Design Guidelines) and uniform procedures. The purpose is to protect historic resources within the Reserve and establish a comprehensive approach to design review within the Ebey's Reserve so as to more effectively promote rehabilitation and new construction that respects past traditions and is compatible within the cultural landscape of the Reserve. The unified and comprehensive design review process is a tool to promote sensitive rehabilitation of historic resources and to promote new construction by establishing consistent standards.
3. The County Historic Review Committee met jointly with the Town Design Review Board in a series of public workshop sessions to formulate recommendations to the Town and County staff on the Design Manual and Unified Code.
4. Island County acting as the Lead Agency issued and distributed a Notice of Determination of Nonsignificance and Adoption of Existing Environmental Documents on May 28, 2009.

5. Consistent with RCW 36.70A.106 the Town of Coupeville and Island County jointly submitted the proposal to the Department of Commerce on June 15, 2009 for the required 60 day review.
6. The Town Planning Commission held joint public hearings with the Island County Planning Commission on the August 25, 2009, September 1, 2009, September 15, 2009, and October 20, 2009. The public comment portion of the public hearing process was closed on October 20, 2009 and the two Planning Commissions jointly deliberated until the public hearing was adjourned.
7. The County and Town held joint public workshops on July 28 and August 4, 2009 and joint public hearings with the Island County Planning Commission. The public comment portion of the public hearing process was closed on October 20, 2009 and the two Planning Commissions jointly deliberated until the public hearing was adjourned.
8. The Town Planning Commission separately continued their deliberations on December 1, 2009.
9. The County Planning Staff provided copies of all written materials submitted by interested parties to the Planning Commission, and provided an analyses and recommendations pertaining to submission in the various memos prepared for Planning Commission sessions.
10. The Planning Commission concludes that all written materials submitted by interested parties were carefully and fully considered.
11. The Planning Commission concludes that ample opportunity was provided for the public to submit comments and testimony on the proposed ordinances at the Public Hearings duly held to receive such comments and testimony.
12. A motion was made to approve the amendments to 17.04 ICC and 3.40 ICC with the Commission's revisions and passed.

Conclusions:

The Island County Planning Commission has reviewed CPA 109/09 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

_____ day of December 2009 by,

Ray Gabelein,
Island County Planning Commission, Chairperson