

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF ADOPTING AN INTERIM)
OFFICIAL CONTROL THAT REGULATES THE) ORDINANCE C-31-10
USE OF PROPERTY WITHIN THE FREELAND) PLG-001-10
NON-MUNICIPAL URBAN GROWTH AREA)
_____)

WHEREAS, on December 10, 2007 the Board of Island County Commissioners (“Board”) adopted Ordinance C-129-07 designating Freeland as a Non-Municipal Urban Growth Area (NMUGA) and adopted the land use element of the Freeland Sub Area Plan into the Island County Comprehensive Plan; and

WHEREAS, on February 11, 2008 the Board adopted findings of fact under Ordinance C-12-08 establishing the rationale for NMUGA designation and adoption of the land use element of the Freeland Sub Area Plan, and creating an implementation schedule; for carrying out the remaining phases of the sub area planning process; and

WHEREAS, the findings of fact establish the need and schedule for drafting and adopting development regulations that implement the goals and policies of the Freeland Sub Area Plan, once the remaining elements are complete and the entire sub area plan has been adopted in accordance with the Growth Management Act; and

WHEREAS, on May 19, 2008 the Board adopted Ordinance C-57-08 which established interim regulations that were a necessary temporary measure to eliminate the potential for new uses to be established that are classified as non-conforming under the land use element of the Freeland Sub Area Plan; and

WHEREAS, on May 18, 2009 the Board adopted Ordinance C-51-09 which renewed the interim regulations established by C-57-08, finding that there continued to be a need to resolve inconsistencies between the Freeland Sub Area Plan and existing development regulations; and

WHEREAS, on November 2, 2009 the Board adopted Ordinance C-120-09 which again adopted the interim regulations established by C-57-08, finding that there continued to be a need to resolve inconsistencies between the land use element of the Freeland Sub Area Plan and existing development regulations; and

WHEREAS, the Board finds that the November, 23, 2009 Draft Freeland Zoning Code is a draft document compiled from work done the Freeland Steering Committee and volunteers and is of no legal effect, and

WHEREAS, it is apparent that in order to be in compliance with the Growth Management Act, there is a need to complete work on the remaining comprehensive plan elements for the Freeland Sub Area, as set for in RCW 36.70A.070; and