
HEARING EXAMINER AGENDA

December 16, 2013



OAK HARBOR HEARING EXAMINER
December 16, 2013
10:00 A.M.

Oak Harbor City Council Chambers
865 SE Barrington Drive
Oak Harbor

AGENDA

- 1. Call to Order**

- 2. Oak Harbor United Pentecostal Church - CUP#13-00001**
The Hearing Examiner will consider a conditional use permit submitted by the Oak Harbor United Pentecostal Church for the use of a church in the Community Commercial (C-3) zoning district in Suite 4 of 210 SE Pioneer Way. No exterior construction or additions are planned. The Hearing Examiner will make a final decision on this matter.

- 3. Adjourn**

Conditional Use Application

Coversheet

Mark Dillon
Oak Harbor United Pentecostal Church
10/13/2013

RECEIVED
OCT 14 2013
CITY OF OAK HARBOR
Development Services Department

1. Application Form
2. Application Fee (Check)
3. Critical Areas Identification Form
4. Proposed Conditional Use Plan (11x17 map)
5. Narrative from Mark Dillon
6. Parking Lot Photo
7. Zoning Map of Existing Conditional Uses
8. Legal Description of 210 Se Pioneer Way
9. Mailing List and Map of Surrounding Property Owners



CITY OF OAK HARBOR
Development Services Department

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OCT 14 2013

CITY OF OAK HARBOR
 Development Services Department

Application Form

Project Name: OAK HARBOR UNITED PENTECOSTAL CHURCH

Type(s) of Application: CONDITIONAL USE

Description of Proposal:
TO USE 210 SE PIONEER WAY, SUITE 4, FOR CHURCH RELATED ACTIVITIES

APPLICANT NAME/CONTACT PERSON (or legal representative): <u>MARK DILLON</u>	Address: <u>PO Box 670</u> <u>OAK HARBOR WA 98277</u>
E-mail Address: <u>MDILLON@OAKHARBORUPC.COM</u>	Phone and Fax: <u>404.661.4653</u>
PROPERTY OWNER NAME (list multiple owners on a separate sheet): <u>BILL BULPIN</u>	Address: <u>PO Box 669</u> <u>OAK HARBOR WA 98277</u>
E-mail Address: <u>UNK</u>	Phone and Fax: <u>360.320.0828</u>
ENGINEER/SURVEYOR:	Address:
E-mail Address:	Phone and Fax:
PROJECT SITE INFORMATION (address/location): <u>210 SE PIONEER WAY, STE 4</u>	Comp. Plan Designation:
Zoning: <u>COMMERCIAL RETAIL C-3</u>	Parcel Number(s): <u>PID 253013</u>
Legal Description (attach separate sheet): <u>ATTACHED</u>	Acreage of Original Parcel(s): <u>.98</u>
Section/Township/Range: <u>OAK HARBOR</u>	Total Square Footage of Proposed Building or Number of Units: <u>1740 1800 sqf</u>

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

[Signature]

10-11-13

Authorized Signature

Date



CITY OF OAK HARBOR
Development Services Department

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CITY OF OAK HARBOR
Development Services Department

Critical Area Identification Form

Project Name (if applicable): OAK HARBOR UNITED PENTECOSTAL CHURCH

Associated Application(s):

Brief Description of Proposal: REQUESTING PERMISSION TO USE SUITE # 4 OF 210 SE PIONEER WAY FOR A CHURCH AND RELATED ACTIVITIES

Table with 2 columns: Applicant/Property Owner Name/Contact Person, Address, E-mail Address, Phone and Fax. Includes entries for Mark Dillon and Bill Bulpin.

AUTHORIZATION:

The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Authorized Signature

Date

[Handwritten Signature]

10-11-13

Staff use only below this line

- Yes No Critical Area Report Needed?
Wetland
Fish and Wildlife Habitat Conservation Area
Geologically Sensitive Area
Frequently Flooded Area
Critical Aquifer Recharge Area

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OCT 14 2013

CITY OF OAK
Development Services Department

Boeing Search

Google Maps - Windows Internet Explorer

https://maps.google.com/maps?hl=en&tab=w

Favorites Boeing Maintenance Perf... Velocity 787 AMT LINKDIR

Google Maps

GEO ID 56565-00-00037-4

PID 253013

210 SE PIONEER WAY STE 4

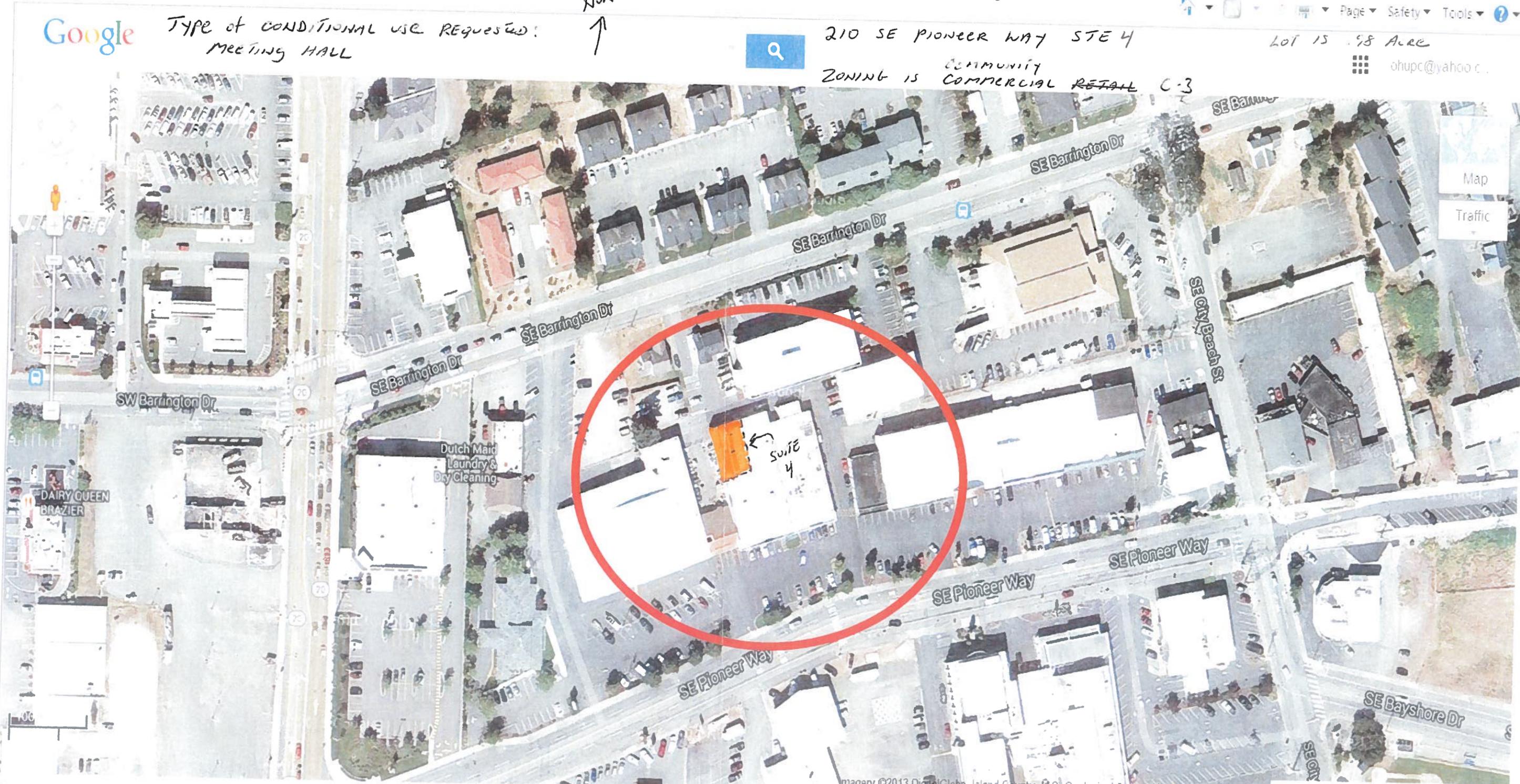
Lot 15 .98 Acre

ZONING IS COMMUNITY COMMERCIAL RETAIL C-3

ohupc@yahoo.com

Type of CONDITIONAL USE REQUESTED:
MEETING HALL

NORTH
↑



Conditional Use Narrative
Oak Harbor UPC

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OCT 14 2013
CITY OF OAK HARBOR
Development Services Department

10/13/2013

We are asking for a conditional use permit to use 210 Se Pioneer Way, Suite 4, as a meeting hall/church. The building is a large warehouse type building that has been divided into 4 separate suites. Two suites are located in the front of the facility and two are located in the back and are accessed by a long interior hall. Suite 1 houses Upscale Resale, a used clothing retailer. Suite 2 contains Harada Physical Therapy. Suite 3 is Crossfit Unbound, a fitness gym and Suite 4, located in the northwest corner of the building, and has been vacant for several years to my knowledge.

Oak Harbor United Pentecostal Church has been incorporated in the State of Washington since March 2008. We started out with just 3 members and have grown over the past 5 years to approximately 20 full time members. We have met in homes and other locations during this time but would like to meet in suite 4 of 210 Se Pioneer Way, owned by Mr. Bill Bulpin until we can purchase land for our own building.

We believe we can add value to the community surrounding the proposed conditional use location.

1. To my knowledge, there are no special conditions that would be required for conditional use of this facility.
2. Our plans don't require any exterior construction or additions to existing lighting and landscaping. The past several years we have only been meeting one time per week (Sunday's at noon for 2 hours). If approved for conditional use, we intend to continue meeting at noon on Sundays and for an hour on Wednesday evenings at 7pm. Currently, every other tenant in the facility and every other tenant in the strip mall is closed on Sundays past 11am (except for ACE Hardware which closes at 5pm on Sundays). Therefore, we will not cause any adverse impact resulting in increased noise, lighting, glare, or soil erosion.
3. Suite 4 of 210 Se Pioneer Way is 1740sqf and is divided into two open rooms, one small and one large. The large one is 1128sqf and the small one is 612sqf. As best as I can tell, OHMC 19.44.100 requires us to have about 60 parking spaces available. We will not have any fixed seating and we will be using the large room as a meeting hall. The small room will be subdivided for small classroom type meeting spaces. There are 26 parking spaces immediately in front of the building and another 84 adjacent spaces (not including ACE Hardware ... we would not infringe on their spaces at all). To illustrate my point, I have enclosed a photo of the parking lot that was taken today, Sunday October 13, 2013 at Noon. This is the condition of the parking at the time we would be having our services. We currently only have 8 to 10 cars in attendance on any given Sunday but even with expected growth, there is still a lot of parking available.

4. 210 Se Pioneer Way has well established public streets, public utilities, and facilities. We would not require any additional services or impose any adverse effects on those already present.

5. A conditional use permit would allow us to meet the purpose of mixed developments allowable under C-3, C-1, and CBD districts, particularly an Assembly Hall. Churches that don't present themselves as an extra burden to the infrastructure or detract from the aesthetics of a mixed use district can add value to the community. There are a number of residential areas within walking distance to our proposed location that we could service without adverse effects to the overall district plan. Two comparison examples are:

Oak Harbor Church of Christ

1000 NE Koetje St
Oak Harbor, WA 98277
(360) 675-3441

Living Faith Christian Center

551 NE Midway Blvd
Oak Harbor, WA 98277
(360) 679-4345

Both of these establishments are located in similar zoning and seem to be good examples of how to add value to their communities without adverse effects.

6. We believe that Oak Harbor United Pentecostal Church will meet the goals and policies listed in the Oak Harbor Comprehensive Plan by contributing to a balanced community that mixes residential and non-residential uses in a way that promotes environmental quality and community aesthetics (Goal 19) and by helping to develop indoor and outdoor opportunities/facilities to youths, adults, and families (Goal 6).

Respectfully,



Mark Dillon
Pastor, Oak Harbor UPC
404.661.4653
mdillon@oakharborupc.com
www.oakharborupc.com

SUNDAY @ NOON

10/13/13

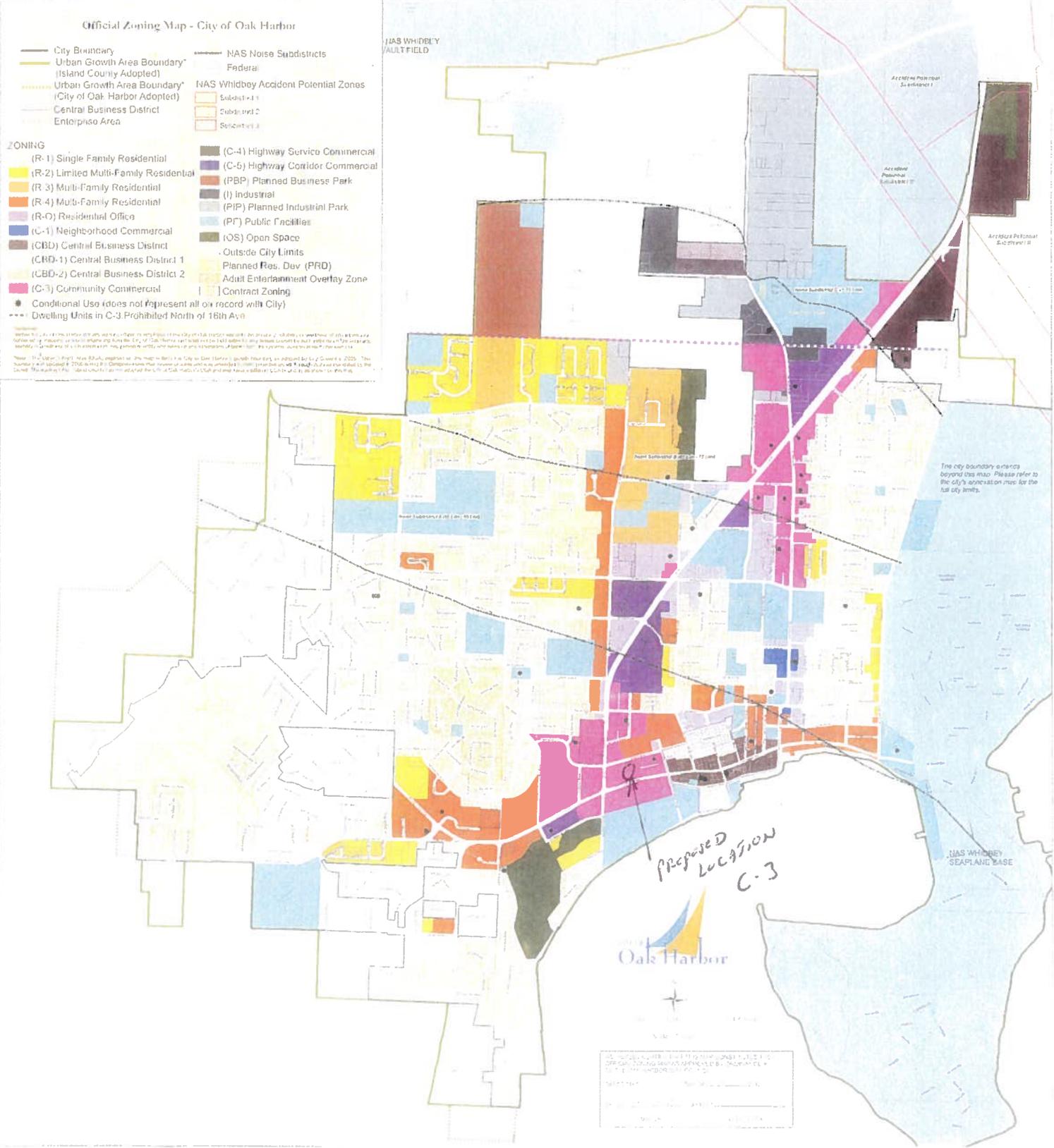
↙ 210 SE PIONEER WAY



Official Zoning Map - City of Oak Harbor

- City Boundary
- Urban Growth Area Boundary (Island County Adopted)
- Urban Growth Area Boundary (City of Oak Harbor Adopted)
- Central Business District
- Enterprise Area
- NAS Noise Subdistricts Federal
- NAS Whidbey Accident Potential Zones Subdistrict 1 Subdistrict 2 Subdistrict 3
- ZONING**
- (R-1) Single Family Residential
- (R-2) Limited Multi-Family Residential
- (R-3) Multi-Family Residential
- (R-4) Multi-Family Residential
- (R-O) Residential Office
- (C-1) Neighborhood Commercial
- (CBD) Central Business District
- (CBD-1) Central Business District 1
- (CBD-2) Central Business District 2
- (C-3) Community Commercial
- (C-4) Highway Service Commercial
- (C-5) Highway Corridor Commercial
- (PBP) Planned Business Park
- (I) Industrial
- (PIP) Planned Industrial Park
- (PF) Public Facilities
- (OS) Open Space
- Outside City Limits
- Planned Res. Dev (PRD)
- Adult Entertainment Overlay Zone
- Contract Zoning
- Conditional Use (does not represent all on record with City)
- Dwelling Units in C-3 Prohibited North of 16th Ave

Map prepared by the City of Oak Harbor Planning Department. The City of Oak Harbor is not responsible for the accuracy of the information shown on this map. The City of Oak Harbor is not responsible for the accuracy of the information shown on this map. The City of Oak Harbor is not responsible for the accuracy of the information shown on this map.



City of Oak Harbor
 Planning Department
 1000 1st Street, Oak Harbor, WA 98281
 Phone: 360-335-2200
 Fax: 360-335-2201
 Website: www.oakharborwa.gov

Island County Assessor & Treasurer

Property Search Results > 253013 BULPIN, WILLIAM R for Year 2013 - 2014

Property

Account

Property ID: 253013

Legal Description: ELYS ADD SL4 LOT 37: PT SUMNER DC SEC 2-32-1E & LOT 37 & RES A ELYS ADD: BG SWCR SUMNER DC N40.78' N67°E ALG NLN W PIONEER WAY 757.83' TO SWCR RES A TPB S67°W ALG SD NLN 119.15' N16°W262.31' N73°E 117.90' N76°E61.84' S11°E 250.83' TO NLN W PIONEER WAY S78

Geographic ID: S6565-00-00037-4

Agent Code:

Type: Real

Tax Area: 100 - City of Oak Harbor

Land Use Code 59

C-3

Open Space: N

DFL N

Historic Property: N

Remodel Property: N

Community Commercial

Multi-Family Redevelopment: N

Township:

Section:

Range:

Location

Address: 210 SE PIONEER WAY OAK HARBOR, WA 98277

Mapsco:

Neighborhood: Cycle 1

Map ID: 86

Neighborhood CD: 1

Owner

Name: BULPIN, WILLIAM R

Owner ID: 75707

Mailing Address: PO BOX 669 OAK HARBOR, WA 98277-0669

% Ownership: 100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Interest	Penalty	Total Due
2013 - 17279 (Balance)	\$7310.47	\$2.50	\$0.00	\$0.00	\$7312.97

Total Amount to Pay: \$

Credit CardCheck

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 10/11/2013

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2013	17279	\$7313.01	\$7312.97	\$0.00	\$0.00	\$7313.01	\$7312.97
▶ Statement Details							
2012	17476	\$7150.96	\$7150.86	\$0.00	\$0.00	\$14301.82	\$0.00

Values

(+) Improvement Homesite Value: + \$0

Mailing List & Map

PID 10963

Lowell Petersen
2241 Fairway Ln
Oak Harbor, WA. 98277

PID 252997

Roxanne Fairfax
846 Park Ave
Oak Harbor, WA. 98277

PID 253004

Jim Schumacher
PO Box 949
Mukilteo, WA. 98275

PID 612144

Jim Schumacher
PO Box 949
Mukilteo, WA. 98275

PID 608060

Lowell Petersen
150 Se Pioneer Way
Oak Harbor, WA. 98277

PID 253013

Bill Bulpin
PO Box 669
Oak Harbor, WA. 98277

PID 612153

Lori Lane Partnership
751 Windimere Ln
Oak Harbor, WA. 98277

PID 612242

Elaine Oliphant
3809 Ridgetop
Anacortes, WA. 98221

PID 612251

Les Eelkema
751 Windimere Ln
Oak Harbor, WA. 98277



Latitude: 49.200335 Longitude: 122.655589

200 Ft

Done

Internet | Protected Mode: O



93017685

FILED RECORDED

Land Title Company of Island County
Sep 3 2 11 1993

LT-47428

16

AGREEMENT TO GRANT EASEMENTS
WITH COVENANTS AND RESTRICTIONS AFFECTING LAND

THIS AGREEMENT is made and entered into between PROPERTY DEVELOPMENT ASSOCIATES, a California general partnership, hereinafter referred to as "PDA", and DAVID HUDESMAN and LINDA HUDESMAN, husband and wife, hereinafter referred to as "Hudesman", and KEY BANK OF WASHINGTON, a Washington corporation, hereinafter referred to as "Key Bank".

EXCISE TAX EXEMPT

SEP 03 1993

RECITALS

SHARINE R. SAUTER
ISLAND COUNTY TREASURER

1. PDA is the owner of the following described real property (hereinafter referred to as "PDA parcel") in Island County, Washington:

See legal description attached hereto as Exhibit A.

2. Hudesman is the owner of the following described real property (hereinafter referred to as "Hudesman parcel") in Island County, Washington:

See legal description attached hereto as Exhibit B.

3. Key Bank, as successor by merger with Bellingham National Bank, is the owner of the following described real property (hereinafter referred to as "Key Bank parcel") in Island County, Washington:

See legal description attached hereto as Exhibit C.

The COHEN, MANNI & THEUNE Law Firm

P.O. Box 88V
Oak Harbor, Washington 98277
Phone (206) 679-9088, Fax: (206) 679-6999
RNO: 0654 0689

9-3-93

1 4. PDA, Hudesman and Key Bank are the owners of the real
2 properties described on that certain "Agreement to Grant
3 Easements with Covenants and Restrictions Affecting Land"
4 recorded under Island County Auditor's File No. 244343 on
5 September 27, 1971.

6
7 In consideration of the mutual covenants and agreements
8 herein contained, and for other good and valuable consideration,
9 the parties mutually covenant and agree:

10
11 1. The term "common area", as used herein, shall be all
12 of the PDA parcel, the Hudesman parcel and the Key Bank parcel
13 which are not, from time to time, occupied by buildings. Nothing
14 contained within this agreement shall prohibit any of the parties
15 thereto from expanding or modifying the existing buildings, nor
16 adding new buildings, to their respective parcels.

17 2. Subject to existing easements of record, the common
18 area shall be used for roadways, walkways, ingress and egress,
19 and for the parking of motor vehicles. Persons using the common
20 area in accordance with this agreement shall not be charged any
21 fee for such use.

22 3. Each party hereto hereby grants to the other parties
23 for the benefit of said parties, its employees, tenants,
24 customers and invitees a non-exclusive easement for roadways,
25
26

9-3-93

1 walkways, ingress and egress, and parking of motor vehicles on
2 the common area (including driveways) of the other parties'
3 parcels. No fence or other barrier shall be erected on the
4 boundary lines between the three aforesaid parcels.

5 4. All portions of the common area shall be maintained
6 in a good and clean condition by and at the expense of the owner
7 of each parcel in which the common area exists.

8 5. Each party hereto hereby indemnifies and holds
9 harmless the other two parties hereto from any and all liability,
10 damage, expense, causes of action, suits, claims or judgments
11 arising from injury to persons or property and occurring on the
12 parcel owned by each of the parties hereto who has granted the
13 indemnification to the other two parties herein, provided
14 however, said indemnification and hold harmless shall not apply
15 if any said liability, damage, expense, causes of action, suits,
16 claims or judgments are caused by the act or neglect of one of
17 the other parties. Each party shall provide public liability
18 insurance with limits of not less than \$500,000/\$1,000,000
19 covering its obligations under this paragraph.

20 6. Nothing herein shall be construed to give any party
21 any interest in any award or payment to the other parties in
22 connection with any exercise of eminent domain or transfer in
23 lieu thereof affecting said other parties' parcels or give the
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9-3-93

1 public or any government any rights in any of the three aforesaid
2 parcels.

3 7. The easements, restrictions, benefits and obligations
4 hereunder shall create mutual benefits and servitudes upon the
5 PDA parcel, the Hudesman parcel and the Key Bank parcel. This
6 agreement shall be a covenant running with the land and shall
7 bind and inure to the benefit of the parcels of real property
8 described herein and of the parties hereto, their respective
9 heirs, representatives, executors, administrators, tenants,
10 successors and/or assigns. Any deed, lease, assignment,
11 conveyance or contract made in violation of this agreement shall
12 be void.

13 8. In the event of the breach or threatened breach of
14 this agreement, any owner of any of the aforesaid parcels shall
15 be entitled to institute proceedings for full and adequate relief
16 from the consequence of said breach. In any litigation between
17 the parties hereto with regard to the enforcement of this
18 agreement and/or the breach or threatened breach of this
19 agreement, the prevailing party shall be entitled to judgment
20 against the losing party for reasonable attorney's fees and court
21 costs. Nothing contained in this agreement shall prohibit any of
22 the owners of the three parcels from changing the layout of their
23 parking areas.

24
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9-3-93

1 9. The easements and parking rights herein mutually
2 granted shall apply only to the common area not specifically
3 occupied by structures presently existing or thereafter erected
4 on said respective parcels.

5 10. This agreement cancels and supersedes that certain
6 Grant of Easements with Covenants and Restrictions Affecting Land
7 entered into on August 1, 1971 between Tresos Realty Company,
8 Inc., Safeway Stores, Incorporated, Hudesman and Hudstan, Inc.
9 and recorded under Island County Auditor's File No. 244343 on
10 September 27, 1971.

11 IN WITNESS WHEREOF, the parties have executed this
12 agreement on the dates set forth below.

13 PROPERTY DEVELOPMENT ASSOCIATES,
14 a California general partnership
15 By Pacific Resources Associates, L.P.,
16 a Delaware limited partnership,
17 its Managing Partner
18 By M&T Resources, Ltd.,
19 a Delaware corporation,
20 its General Partner

21 By: *Peter F. Bechen*
22 Name: PETER F. BECHEN
23 Title: President

24 *David Hudesman*
25 DAVID HUDESMAN

26 *Linda Hudesman*
27 LINDA HUDESMAN

28 KEY BANK OF WASHINGTON,
29 a Washington corporation

30 By: *Donald M. Peterson*
31 Name: Donald M. Peterson
32 Title: Vice President
33 (Authorized Officer)

9-3-93

1 STATE OF _____)
2 COUNTY OF _____)

ss SEE PAGE 6A.

3 On this _____ day of _____, 1993, before me, the
4 undersigned, a Notary Public in and for the state of _____,
5 duly commissioned and sworn, personally appeared _____
6 _____, to me known to be a General Partner of PROPERTY
7 DEVELOPMENT ASSOCIATES, a California general partnership, the
8 partnership that executed the foregoing instrument, and
9 acknowledged the said instrument to be the free and voluntary act
10 and deed of said partnership, and on oath stated that he/she was
11 authorized to execute the said instrument for and on behalf of
12 said partnership.

13 WITNESS my hand and official seal hereto affixed the day
14 and year first above written.

15 _____
16 NOTARY PUBLIC in and for the state of _____
17 _____, residing at _____
18 My commission expires: _____

19 STATE OF Washington)
20 COUNTY OF Snohomish)

ss

21 On this day personally appeared before me DAVID HUDESMAN
22 and LINDA HUDESMAN, to me known to be the individuals described
23 in and who executed the within and foregoing instrument, and
24 acknowledged that they signed the same as their free and
25 voluntary act and deed for the uses and purposes therein
26 mentioned.

27 GIVEN under my hand and official seal this 1st day of _____
28 September, 1993.



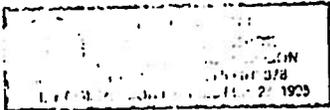
29 Mary R. Tolbert
30 NOTARY PUBLIC in and for the state of
31 Washington, residing at Mtk.Terr.
32 My commission expires: 7/15/94

9-3-93

STATE OF OREGON)
) ss.
County of Washington)

On August 20, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared David W. Ramus, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as the Vice President of M&T RESOURCES, LTD., a Delaware corporation, the corporation that executed the within instrument as the general partner of PACIFIC RESOURCES ASSOCIATES, L.P., a Delaware limited partnership, itself the limited partnership that executed the within instrument as a general partner of PROPERTY DEVELOPMENT ASSOCIATES, a California general partnership, and acknowledged to me that he subscribed his name thereto as such officer of said corporation and that said corporation executed the same, pursuant to its bylaws or a resolution of its board of directors, as the general partner of said limited partnership, and that said limited partnership executed the same as a general partner of said partnership, and that said partnership executed the same.

WITNESS my hand and official seal.



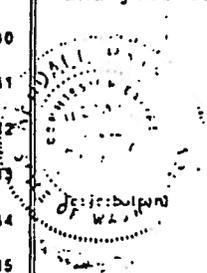
Marion B. Ruddick
Notary Public in and for said
County and State
Residing at: Lake Oswego, OR
My commission expires: 2/27/96

9-3-93

1 STATE OF Washington)
2 COUNTY OF Pierce) ss

3 On this 27th day of August, 1993, before me, the
4 undersigned, a Notary Public in and for the state of Washington,
5 duly commissioned and sworn, personally appeared Robert M.
6 Petersen, to me known to be the Vice President
7 of KEY BANK OF WASHINGTON, a Washington corporation, the
8 corporation that executed the foregoing instrument, and
9 acknowledged the said instrument to be the free and voluntary act
10 and deed of said corporation, and on oath stated that he/she was
11 authorized to execute the said instrument for and on behalf of
12 said corporation.

13 WITNESS my hand and official seal hereto affixed the day
14 and year first above written.



Kenneth A. Peterson
15 NOTARY PUBLIC in and for the state of
16 Washington, residing at Bellevue
17 My commission expires: 3-31-97

9-3-93

18
19 AGREEMENT TO GRANT EASEMENTS - 7

The COHEN, MANNI & THEUNE Law Firm
P.O. Box 889
Oak Harbor, Washington 98277
Phone: (206) 675-9088
BOOK 0654 PAGE 0696

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EXHIBIT A

Tract B of CITY OF OAK HARBOR SHORT PLAT NO. 4-86 as approved June 17, 1986 and recorded June 23, 1986, in Volume 2 of Short Plats, page 35, under Auditor's File No. 86007243, records of Island County, Washington, being a portion of the C. W. Sumner Donation Land Claim, in Section 2, Township 32 North, Range 1 East of the Willamette Meridian; and of Tract 37 in ELY'S ADDITION TO THE TOWN OF OAK HARBOR, according to the plat thereof recorded in Volume 2 of Plats, page 27, records of Island County, Washington.

All situate in Island County, Washington.

(c: jc:bul(pine))

EXHIBIT A

The COHEN, MANNI & THEUNE Law Firm
P.O. Box 889
Oak Harbor, Washington 98277
Phone: (206) 675-9088
BANK OF AMERICA 0651 PAC 0697

9-3-93

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EXHIBIT B

That portion of the C.W. Sumner Donation Claim, located in Section 2, Township 32 North, Range 1 East, W.M. and of Tract 37 and Reserve "A" in Ely's Addition to the Town of Oak Harbor as per plat recorded in Volume 2 of Plats, page 27, records of Island County, Washington, described as follows: Commencing at the Southwest corner of the C.W. Sumner Donation Land Claim; thence North 0°28'20" East 40.78 feet, along the West line of said Donation Land Claim; thence North 67°15'00" East, along the North line of West Pioneer Way 757.83 feet to the Southwest corner of Reserve A as computed from said Plat of ELY's Addition to the Town of Oak Harbor, said corner being the True Point of Beginning; thence South 67°15'00" West along the said North line of West Pioneer Way 119.15 feet; thence North 16°35' West along a line which is at right angles to the South line of 300 Avenue West a distance of 262.31 feet to a line that that is 120 feet southeasterly from and parallel to the South line of said 300 Avenue West; thence North 73°25' East along said parallel line 117.90 feet to the Northeast corner of that certain tract of land conveyed to the K&M Development Company, a Washington corporation and Fatton Construction Company and Development Company, a Washington corporation by deed recorded April 6, 1962, under Auditor's File No. 143583; thence North 76°40'21" East 61.84 feet; thence South 11°10' East 250.83 feet to the North line of West Pioneer Way; thence South 78°50' West along said North line 37.72 feet to the true point of beginning.

EXCEPT that portion conveyed to First Federal Savings and Loan of Mount Vernon, Washington, a corporation, by deed recorded June 13, 1974 as Auditor's File No. 273808, described as follows:

Beginning at the Southwest corner of Reserve A in said Plat as computed, thence South 67°15'00" West 119.15 feet along the North line of Pioneer Way; thence North 16°35'00" West 107.06 feet to a point on the South wall of an existing building, said point being the true point of beginning of this description; thence continue North 16°35'00" West 42.10 feet to a point on the North wall of said building; thence North 73°25'00" East 0.37 feet to the Northeast corner of said building; thence South 16°27'39" East 42.10 feet to the Southeast corner of said building; thence South 73°25'00" West 0.28 feet to the true point of beginning.

Situate in the County of Island, State of Washington.

The COHEN, MANNI & THEUNE Law Firm

P.O. Box 889
Oak Harbor, Washington 98277
Phone: (206) 675-4088

BOOK 0654 PAGE 0698

9-3-93

EXHIBIT B

**CERTIFICATION OF POSTING
PUBLIC HEARING NOTICES**

Oak Harbor Hearing Examiner
865 SE Barrington Drive
Oak Harbor, Washington 98277

I, Katherine Gifford, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

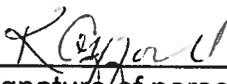
That on the 21st day of November, 2013, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

- 3) Library
 1000 East Regatta Drive
 Oak Harbor, WA 98277

advertising a public hearing for Oak Harbor Oak Harbor United Pentecostal Church - CUP#13-00001 before the Oak Harbor Hearing Examiner on December 16, 2013

Executed this 21st day of November, 2013, in Oak Harbor, Washington.



(Signature of person posting)

**CERTIFICATION OF NOTIFICATION
OF PUBLIC HEARING**

I, Kathy Gifford, am the Development Services Administrative Assistant for the City of Oak Harbor. I certify under penalty of perjury under the laws of the State of Washington that:

1. On the 21st day of November 2013, I provided written notice to the Whidbey News Times, via legal@whidbeynewsgroup.com regarding Hearing Examiner public hearing which is scheduled for the 16th day of December 2013; and

Signed this 21st day of December 2013, at Oak Harbor, Washington.



Print Name: Katherine Gifford

Title: Admin Assistant

**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

HE #12-16-13

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on December 16, 2013 at 10:00 a.m., or as soon thereafter as possible following any preceding items, to consider the following item:

Oak Harbor United Pentecostal Church - CUP#13-00001

The Hearing Examiner will consider a conditional use permit submitted by the Oak Harbor United Pentecostal Church for the use of a church in the Community Commercial (C-3) zoning district in Suite 4 of 210 SE Pioneer Way. No exterior construction or additions are planned. The Hearing Examiner will make a final decision on this matter.

Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services in City Hall or call (360) 279-4512.

Katherine D. Gifford
Recording Secretary

Published: Whidbey News Times
November 30, 2013

**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Katherine Gifford, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 26th day of November, 2013, I deposited in the U.S. mail, postage prepaid, a copy of the Notice of Public Hearing before the Hearing Examiner for Oak Harbor United Pentecostal Church CUP#12-00001 (a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 26th day of November, 2013, in Oak Harbor, Washington.



(Signature of person mailing)

NOTICE TO ADJACENT PROPERTY OWNERS

**NOTICE OF PUBLIC HEARINGS
OAK HARBOR HEARING EXAMINER
HE #12-16-13**

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on Monday, December 16, 2013 at 10 a.m., or as soon thereafter as possible, to consider the following item:

Oak Harbor United Pentecostal Church - CUP#13-00001

The Hearing Examiner will consider a conditional use permit submitted by the Oak Harbor United Pentecostal Church for the use of a church in the Community Commercial (C-3) zoning district in Suite 4 of 210 SE Pioneer Way. No exterior construction or additions are planned. The Hearing Examiner will make a final decision on this matter.

Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services in City Hall or call (360) 279-4512.

Katherine D. Gifford
Recording Secretary

Published: Whidbey News Times
November 30, 2013

AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, MARK ALAN DILLON, hereby certify that I did, on the 30 day of OCTOBER, 2013 post 1 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

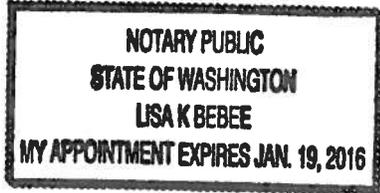
- 1. 210 SE Pioneer Way, S6565-00-00037-0

advertising a Notice of Application for Conditional Use Application (CUP-13-00001).

Mark Alan Dillon

(Signature of person posting)

SIGNED AND ATTESTED to before me this 30 day of October, 2013
by Mark Alan Dillon.



Lisa K. Reber
Notary Public,
Print Name Lisa K. Reber
Notary Public in and for the State of
Washington, Oak Harbor City/County
Commission expires Jan 19, 2016

of United Pentecostal Church



Tuesday, October 29, 2013

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION
&
NOTICE OF PUBLIC HEARING BEFORE THE OAK HARBOR HEARING EXAMINER
HE #12-16-13
APPLICATION: Conditional Use CUP-13-01 Oak Harbor United Pentecostal Church**

Oak Harbor United Pentecostal Church has submitted a conditional use permit application proposing to use Suite 4 of 210 SE Pioneer Way for church related use. The application states that no exterior construction or additions are planned, church meetings are currently on Sunday afternoons and Wednesday evening, and approximately 8-10 cars attend the meeting on Sundays. The application was submitted on October 14, 2013 by Mr. Mark Dillon and was determined complete for processing on October 28, 2013. There is a 15 day public comment period for this application that ends on November 15, 2013.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PROJECT LOCATION: Application CUP-13-01 is located at 210 SE Pioneer Way, Oak Harbor, WA.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 5:00 p.m. on November 15, 2013.** If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:
N/A

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for application CUP-13-01 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

SEE REVERSE SIDE FOR PUBLIC HEARING INFORMATION

NOTICE OF PUBLIC HEARING OAK HARBOR HEARING EXAMINER HE #12-16-13

PUBLIC HEARING REQUIRED: Notice is hereby given that a public hearing will be held on the matter before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on **Monday, December 16th at 10:00 a.m.**, or as soon thereafter as possible.

Anyone wishing to comment on this project or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services at City Hall, or call (360) 279-4510.

All meetings of the Hearing Examiner are open to the public.

**CERTIFICATION OF POSTING
NOTICE OF APPLICATION**

Office of the City Administrator
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

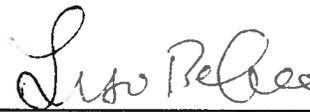
That on the 29th day of October 2013, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

- 3) City Library
 1000 E Regatta Drive
 Oak Harbor, WA 98277

advertising a Notice of Application CUP-13-00001

Executed this 29th day of October, 2013 in Oak Harbor, Washington.



(Signature of person posting)

Lowell Peterson
2241 Fairway Point Drive
Oak Harbor, WA 98277

Roxanne Fairfax
846 Park Ave
Oak Harbor, WA 98277

Jim Schumacher
PO Box 949
Mukilteo, WA 98275

Lowell Peterson
150 SE Pioneer Way
Oak Harbor, WA 98277

Bill Bulpin
PO Box 669
Oak Harbor, WA 98277

Lori Lane Partnership
751 Windimere Ln
Oak Harbor, WA 98277

Elaine Oliphant
3809 Ridgetop
Anacortes, WA 98221

Les Eelkema
751 Windimere Ln
Oak Harbor, WA 98277

RECEIVED

OCT 28 2013

CITY OF OAK HARBOR
Development Services Department

CUP-13-01

**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Bebee, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 29th day of October, 2013, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-13-00001 a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 29th day of October, 2013 in Oak Harbor, Washington.



(Signature of person mailing)

Chapter 19.44 PARKING

Sections:

19.44.010	Purpose and intent.
19.44.020	General requirements.
19.44.030	Bicycle parking.
19.44.040	Location.
19.44.050	Expansion, enlargement and occupancy.
19.44.060	Mixed occupancies.
19.44.070	Uses not specified.
19.44.080	Joint use.
19.44.090	Conditions required for joint use.
19.44.100	Minimum parking space standards.
19.44.105	Maximum parking space standards.
19.44.110	Parking space size and access requirements.
19.44.120	Car and van pool parking.
19.44.130	Plans.
19.44.140	Loading areas.

19.44.010 Purpose and intent.

Provisions of this chapter are of general application to several of the districts described in Chapter 19.20 OHMC, except as noted in the CBD central business district. It is the intent of this chapter to set down provisions for off-street parking and loading areas to prevent congestion in the streets, promote and protect property values and to provide for the health, safety and welfare of the citizenry. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.020 General requirements.

Parking areas, public or private, are permitted as accessory uses, operating in conjunction with permitted uses, unless otherwise permitted by this title. Each off-street parking space shall have a net area of not less than 180 square feet, exclusive of driveways or aisles, and shall be of usable shape and condition. To determine on a gross area basis, 270 square feet shall be allowed per vehicle. If the required parking space for a one-family or two-family dwelling is not provided in a covered garage, then such space shall be not less than 180 square feet. The circulation pattern of all off-street parking areas excepting driveways serving single-family or two-family dwellings shall not have as a part of the pattern any parking or parking maneuvers on a public sidewalk, highway, road, street or alley. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.030 Bicycle parking.

Bicycle racks shall be provided for all nonresidential and multifamily uses. Such racks shall provide space for a minimum of one bicycle for each 10 parking spaces

required to a maximum of 10 bicycle spaces. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.040 Location.

Off-street parking facilities shall be located and operated in conjunction with the permitted use as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve:

(1) For one-family and two-family dwellings, on the same lot with the building they are required to serve;

(2) For multiple dwellings, not more than 100 feet;

(3) For hospitals, skilled nursing facilities, assisted living facilities, rooming houses and boarding houses, fraternity and sorority houses, not more than 300 feet;

(4) For uses other than those specified above, not more than 500 feet;

(5) Parking lots for passenger automobiles only shall be allowed when such parking lots are for the purpose of providing the off-street parking required by this title and are located and improved in accordance with this chapter, except that when any such parking lot is to serve a use first permitted in a less restrictive zone than the zone in which the parking lot is to be located, such parking lot may be allowed only by a variance granted by the hearing examiner after a public hearing and the finding that such parking lot will not be unduly detrimental to surrounding properties; provided, that additional landscaping or fencing as directed by the hearing examiner to visually screen parked cars from all residential properties in the vicinity shall be provided as conditions precedent to the granting of such variance; and provided, that at least 40 lineal feet of the boundary of such parking lot adjoins a less restrictive zone or is separated therefrom only by the width of an alley or street. Such parking lots shall not extend beyond said less restrictive zone more than 150 feet into the more restrictive zone in which the parking lot is to be located. No such parking lots shall be allowed for the purpose of serving nonconforming uses. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.050 Expansion, enlargement and occupancy.

All new or substantially altered uses or structures shall be provided with special purpose off-street parking facilities as required by this chapter. No application for a building permit or change of occupancy for a new or substantially altered structure or improvement shall be approved unless there is included with such improvement or use a plot plan showing the required special off-street parking as required in this chapter. Wherever any building is enlarged in height or in ground coverage, off-street parking shall be provided for said expansion or enlargement in accordance with the requirements of the schedule; provided, however, that no parking space need be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement is less than 10 percent of the parking spaces specified in the schedule for the building. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.060 Mixed occupancies.

In the case of mixed uses, the total requirements for the various uses shall be computed separately. Off-street parking facilities for one use shall not be considered as specified for joint use. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.070 Uses not specified.

In the case of uses not specifically mentioned in sections below, the requirements for off-street parking facilities shall be determined by the planning director. Such determination shall be based upon the requirements for the most comparable use listed. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.080 Joint use.

Joint use of parking facilities is encouraged, where appropriate. The director, upon application, may authorize the joint use of parking facilities for the following uses or activities under conditions specified:

(1) Up to 50 percent of the parking facilities required by this chapter for primarily nighttime uses such as theaters, bowling alleys, bars, restaurants and related uses may be supplied by certain other types of buildings or uses herein referred to as daytime uses such as banks, offices, retail and personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses;

(2) Up to 50 percent of the parking facilities required by this chapter for primarily daytime uses may be supplied by primarily nighttime uses;

(3) Up to 100 percent of the parking facilities required by this chapter for a church, or for an auditorium incidental to a public or parochial school, may be supplied by the off-street parking facilities provided by uses primarily of a daytime nature. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.090 Conditions required for joint use.

The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 500 feet of such parking facilities in addition to which:

(1) The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed;

(2) The applicant shall present a properly drawn legal instrument to be recorded with the Island County auditor, executed by the parties concerned for joint use of off-street parking facilities and approved as to form and manner of execution by the city attorney, to the hearing examiner upon application, such instrument to be filed with the building official upon approval of the hearing officer. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.100 Minimum parking space standards.

Use	Required Parking
Residential, single-family	Two per dwelling

Use	Required Parking
Residential, duplex	Two per dwelling
Residential, multiple	One and one-half per dwelling unit
Three or more bedroom dwelling unit	Two per three or more bedroom dwelling unit. In addition, multifamily projects with eight or more units shall provide one visitor parking space for each eight units.
Banks	One per 400 square feet of gross floor area, plus employee parking
Bed and breakfast inns and rooms	Two for primary resident or on-site manager plus one for each guest room
Bowling alleys	Four per alley, plus employee parking
Churches, auditoriums and similar enclosed places of assembly	One per four seats and/or one per 30 square feet of assembly space without fixed seats
Skilled nursing facilities	One per five beds, plus owner and employee parking
College	One space per 200 square feet of classroom space
Assisted living facilities	Minimum of 0.8 spaces per unit, with a maximum of one and one-half spaces per unit
Food and beverage places with sales and consumption on premises	One per three seats, plus one space for every two employees on the largest shift
Furniture, appliance, hardware, clothing and shoe stores, personal service stores such as beauty parlors, barbershops and physical fitness centers	One per 600 square feet gross floor area, plus employee parking
Gasoline stations	15 spaces, including pump and service area
Hospital	One per two beds, excluding bassinets
Hotels, motor hotels	One per sleeping room, plus owner and employee parking
Libraries and museums	One per 200 square feet gross floor area, plus employee parking
Manufacturing uses, research testing and processing, assembling, all industries	One per each two employees on maximum shift and not less than one per each 800 square feet gross floor area
Mortuaries	One per 100 square feet of gross floor area used for assembly or one per five seats, plus employee parking
Motels	One per unit, plus owner and employee parking
Motor vehicle, machinery, plumbing, heating, ventilating, building supplies stores and services	One per 1,000 square feet floor area, plus employee parking
Offices, medical and dental (including optometrists)	One per 200 gross square feet of floor area, plus employee parking
Offices not providing customer services	One per each employee
Offices of opticians, chiropractors and others licensed by the state of Washington to practice the healing arts	One per 400 square feet of gross floor area, plus employee parking
Offices, business and professional (other than medical and dental) with on-site customer service	One per 400 square feet of gross floor area, plus employee parking
Rooming houses, similar uses	One per dwelling unit
Schools, elementary and junior high	One per each employee and faculty member, plus 15 visitor parking
Schools, high	One per each 10 students, plus one per each employee and faculty member, plus 15 visitor parking
Shopping centers with over 30,000 square feet of gross floor	Four and one-half spaces per 1,000 square feet gross floor area,

Use	Required Parking
area	but not to exceed five spaces per 1,000 square feet of gross floor area
Stadiums, sport arenas and similar open assemblies	One per four seats and/or one each 30 square feet of assembly space without fixed seats
Theaters	One per four seats, plus employee parking
Warehouses, storage and wholesale business	One per each employee, plus two additional spaces
Other retail	One per 300 square feet gross floor area, plus employee parking

(Ord. 1671 § 9, 2013; Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.105 Maximum parking space standards.

Impervious parking areas generate stormwater runoff, with negative impacts to water quality, wildlife habitat, and municipal budgets. The following maximum parking space standards are designed to limit the total impervious area resulting from large, off-street parking lots, reducing negative water quality impacts, while at the same time providing sufficient parking for land uses within Oak Harbor.

(1) Applicability. The standards in this section shall apply to all new development and redevelopment which meets both of the following criteria:

(a) All new development, as well as building remodels, site retrofits, and redevelopment which exceeds 60 percent of the total assessed value for the property; and

(b) Off-street parking lots with 100 or more spaces proposed or required.

(2) Pervious Requirement. Each additional parking space over 150 percent of the minimum number of required spaces must have a pervious surface approved by the city engineer wherever soil conditions make infiltration feasible. The pervious area may be provided at any location within the parking lot, including drive aisles, as long as its size is equivalent to the area of parking stalls exceeding 150 percent.

(a) Other LID techniques may be proposed in place of the pervious area requirement in subsection (2) of this section, as approved by the city engineer and in compliance with the Low Impact Development Technical Guidance Manual for Puget Sound (current edition).

(3) In no case shall more than 250 percent of the required minimum number of parking spaces be approved. (Ord. 1614 § 1, 2011).

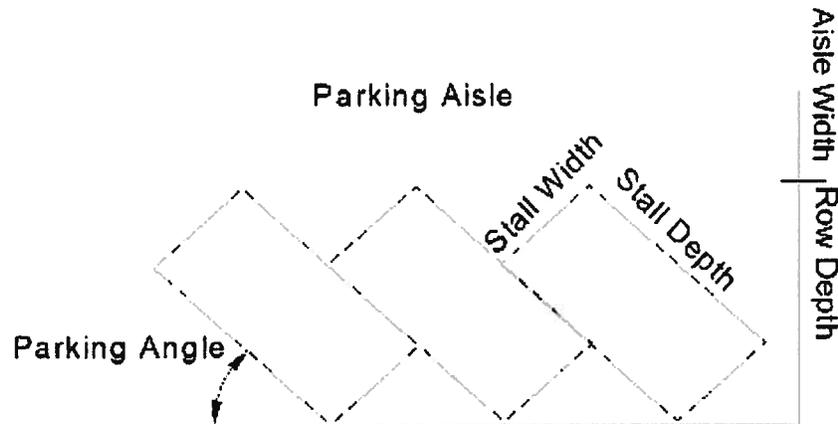
19.44.110 Parking space size and access requirements.

(1) Standard Parking Spaces. All standard parking spaces shall meet the minimum criteria outlined in the table and figure below.

(2) Compact Parking Spaces. Up to 40 percent of required parking spaces may be provided as compact spaces. The aisle widths required for standard spaces shall be applied to compact spaces. Parking space width, parking space depth and row width shall be as shown in the following table. The minimum parking space depth shall be 16 feet and the minimum parking space width shall be eight feet. Compact parking spaces shall be clearly marked by painting the word “compact” on the parking space(s).

Required Parking Dimensions						
Parking Angle	Stall Width	Stall Depth	Row Depth	Aisle Width (One Way)	Aisle Width (Two Way)	
0°	Standard: 9' Compact: 8'	Standard: 23' Compact: 19'	Standard: 9' Compact: 8'	10'	18'	
30°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 18' Compact: 15'	12'	20'	
40°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	12'	20'	
45°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 21' Compact: 17'	12'	20'	
50°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	15'	20'	
60°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	17'	20'	
70°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	20'	20'	
80°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	24'	24'	
90°	Standard: 9' Compact: 8'	Standard: 20' Compact: 16'	Standard: 20' Compact: 16'	24'	24'	

PARKING PLAN LAYOUT



(Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.120 Car and van pool parking.

Any nonresidential development which shall provide priority spacing for car pools and van pools shall be allowed to reduce the total amount of required parking by 1.15 spaces for each priority car pool and van pool space provided. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.130 Plans.

The plan of the proposed parking area shall be submitted to the development services department at the time of the application for the building for which the parking area is required. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, construction details and other features and appurtenances required. The illustrations provided at the end of this chapter shall serve as a guide and illustrate the minimum requirements for parking stall configurations.

A legal description of the property is required and a parking area designated and recorded.

(1) Parking areas shall be designed in conformance with the Oak Harbor design guidelines.

(2) All traffic-control devices such as parking strips designating car stalls, directional arrows or signs, bull rails, curbs, and other developments, shall be installed and maintained as shown on the approved plans. Hard-surfaced parking areas shall use paint or similar devices to delineate car stalls and directional arrows. All driveways, off-street parking areas and public off-street parking areas shall be hard surfaced with a minimum of two inches of asphalt concrete. Alternative surfaces, including low impact development practices, may be allowed in compliance with the LID Technical Guidance Manual for Puget Sound (current edition) or as approved by the city engineer.

(3) Minimum dimensions of off-street parking areas shall be not less than stated in this chapter.

(4) Screen all parking lots from view of adjoining residential district or use through use of sight-obscuring fences, earth berms or landscaped planting strips, to a height of not less than six feet.

(5) At least 15 percent of every parking lot shall be landscaped. In all cases, landscaping shall be distributed throughout the parking area. LID stormwater management facilities are to be incorporated into the required landscaping as much as possible, unless site or soil conditions make LID stormwater management facilities infeasible. Parking lot landscaping shall conform to OHMC 19.46.030(5) with a preference for native species. For computation of required landscape area, allow 30 square feet per parking space. The landscaping shall consist of deciduous or coniferous plant material and may include turf, shrubs and flowers.

(6) Lighting of areas provided for off-street parking shall be so arranged to not constitute a nuisance or hazard to passing traffic and where said lots share a common boundary with any "R" classified property, the illuminating devices shall be so shaded and directed to play their light away from "R" classified property.

(7) Maintenance of all areas provided for off-street parking shall include removal and replacement of dead and dying trees, grass and shrubs, removal of trash and weeds, and repair of traffic control devices, signs, light standards, fences, walls, surfacing material, curbs and railings. Maintenance of LID stormwater management facilities shall be completed in accordance with the LID Technical Guidance Manual for Puget Sound (current edition), the city's public works maintenance standards and an approved operating and maintenance agreement. (Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).

19.44.140 Loading areas.

Each off-street loading space shall measure not less than 30 feet by 12 feet and shall have an unobstructed height of 14 feet six inches and shall be made permanently available for such purposes, and shall be hard surfaced, improved and maintained as required by this chapter. Required loading spaces shall be in conformance with the following table:

Department stores, freight terminals, industrial or manufacturing establishments, retail or wholesale stores or storage warehouses or any similar use which has or intends to have 10,000 square feet or more shall provide truck loading or unloading berths:

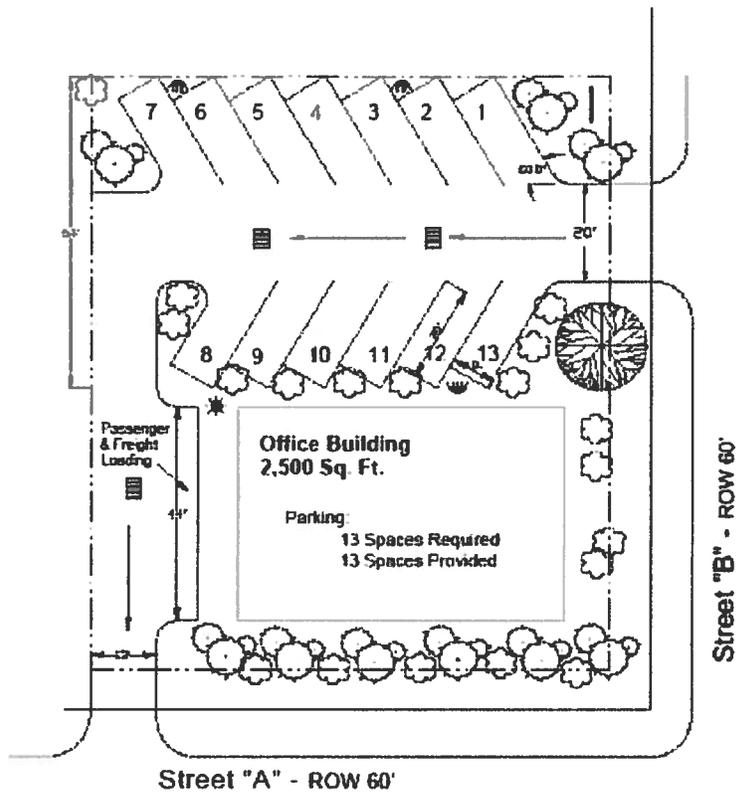
Square feet of aggregate gross floor area	Required number of berths
10,000 to 15,999	1
16,000 to 39,999	2
40,000 to 65,000	3
Each additional 16,000	1 additional

Auditoriums, convention or exhibit halls, sports arenas, hotels, office buildings, restaurants or similar uses which have or intend to have an aggregate gross floor area of 40,000 square feet or more shall provide truck loading or unloading berths:

Square feet of aggregate gross floor area	Required number of berths
-------------------------------------------	---------------------------

40,000 to 59,999	1
60,000 to 160,000	2
Each additional 60,000	1 additional

Area of Parking Lot = 5,504 Sq. Ft.



TYPICAL PLOT PLAN - PARKING LAYOUT

LEGEND

- ☛ Directional Lighting
- ★ Light Pole
- ▭ Sign
- ▭ Drainage Catch Basin
- - - Property Line

(Ord. 1614 § 1, 2011; Ord. 1555 § 19, 2009).