

CITY OF OAK HARBOR
HEARING EXAMINER

RE: Conditional Use Permit) CUP-15-01
Application for)
)
Word of Everlasting Life and Faith Church) FINDINGS OF FACT,
) CONCLUSIONS OF LAW,
) AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The Applicant proposes to use an existing 1,488 square foot commercial space as a 40-seat meeting hall for church services and related activities.

Decision: The Hearing Examiner for the City of Oak Harbor hereby grants approval for the requested Conditional Use Permit, subject to the Conditions of Approval recommended by the Development Services Department of the City of Oak Harbor.

FINDINGS OF FACT

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted herein and evidence presented at the public hearing.

I.

Applicant: Word of Everlasting Life and Faith Church

Property Owner: Rob Sebo

Address of Proposal: 665 SE Pioneer Way, Suite 5
Oak Harbor, WA 98277

Parcel Number: S6565-00-00030-0

Comprehensive Plan Designation: Central Business District

Zoning Designation: Central Business District [CBD]

Application Presented for Action:

Conditional Use Permit (CUP-15-01), Review Process III

Legal Notices: Published: Notice of Public Hearing, March 18, 2015
Notice of Application, February 21, 2015

Mailed Notice of Application 300-foot radius March 18, 2015

Posted on subject property: Notice of Application, February 20, 2015

Hearing Date: April 6, 2015

Parties of Record

Thomas Stoneham
450 SW Upland Court
Oak Harbor, WA 98277

Rob Sebo
PO Box 764
Oak Harbor, WA 98277

Jason Tritt
350 E. Whidbey, Apt. #1
Oak Harbor, WA 98277

Ray Lindenburg, Associate Planner
Development Services Department

Exhibits

- 1 Staff Report with attached Exhibits
 - 1-1 Conditional Use Application and Applicant Narrative
 - 1-2 Vicinity and Aerial Maps
 - 1-3 Zoning Map
 - 1-4 Fire Department Requirements
 - 1-5 Public Noticing Documents
- 2 Series Site Photos
- 3 State of Washington Certificate of Incorporation, November 24, 2003

4 Island County Assessor & Treasurer Property Details

II.

The Development Services Department of the City of Oak Harbor recommended approval of the requested Conditional Use Permit, subject to conditions. The Findings of Fact and Conclusions of Law of the Department are set forth in a Staff Report, Exhibit No.1, dated April 6, 2015, a copy of which is attached hereto and incorporated herein by this reference.

The Findings of Fact set forth by Staff in the Staff Report are supported by the record as a whole. The Applicant's representative, Dr. Thomas Stoneham Sr., indicated that there were no factual inaccuracies in the Staff Report and indicated no concerns with the recommended Conditions of Approval.

Mr. Jason Tritt, business owner of a restaurant across the street from the proposed church commented at the public hearing, regarding concerns with parking, noting that there is no easy access to the available parking lot below the church, as the building's owner, Mr. Rob Sebo, has removed stairs accessing the building from the parking lot. Dr. Stoneham explained that the church intends to only use the onsite parking spaces owned by Mr. Sebo.

III.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

CONCLUSIONS OF LAW

I.

The Hearing Examiner concurs with Staff's review of the Conditional Use Criteria in the Staff Report and with Staff's Recommendation that the Conditional Use Permit Approval is consistent with the Conditional Use Criteria of OHMC 19.67. Subject to the Conditions of

Approval attached to the granting of this permit, the proposal is consistent with the Conditional Use Criteria. A Conditional Use Permit should be granted, subject to conditions.

II.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

DECISION

The Hearing Examiner for the City of Oak Harbor hereby grants Conditional Use Permit Approval to Word of Everlasting Life and Faith Church to use an existing 1,488-square foot commercial space as a 40-seat meeting hall for church services and related activities at 665 SE Pioneer Way, Suite 5, Oak Harbor, WA, parcel S6565-00-00030-0, subject to the following Conditions of Approval:

1. The project shall be in general conformance with the narrative and application materials, Exhibit 1-1 in the Hearing Examiner file, and abide by conditions and requirements set forth within the Staff Report, a copy of which is attached hereto.
2. Scheduled church related gatherings and services shall be limited to off-peak business hours such as evenings and Sundays. Unscheduled and infrequent events such as funerals should be timed so as not to create traffic or parking problems.
3. Limited expansions or modifications to the area for the purposes of establishing additional accessory uses can be requested through a Type II administrative review process. Expansions and modifications to the existing area (such as additional suites within the complex) to accommodate larger gatherings for services shall be a Type III review process.
4. The Applicant shall apply for and receive any required tenant improvement building permits before commencement of construction activity.
5. The Applicant shall comply with Fire Department regulations [see Exhibit 1-4 in the Hearing Examiner file].
6. The Applicant shall encourage and facilitate use of the onsite parking lot by Church members and discourage use of public parking for church related activities.

7. The Conditional Use Permit shall not be transferable to a subsequent user unless specifically authorized by the Hearing Examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County Auditor.
8. The Conditional Use Permit must be acted on within one year of the date of granting. Otherwise the Conditional Use Permit shall expire and be null and void.
9. The Conditional Use Permit applies only to the property for which the application is made.

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for enforcement action pursuant to OHMC 19.100. Complaints regarding a violation of the conditions of this permit should be filed with the City of Oak Harbor Development Services Department.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF

This decision of the Hearing Examiner for the City of Oak Harbor is final ten days after the issuance of this decision unless it is appealed to the Island County Superior Court within ten days of the issuance of this decision, pursuant to 30.70C R.C.W.

DATED this 16th day of April 2015.



Michael Bobbink, Hearing Examiner

April 6, 2015

#1

**Word of Everlasting Life and Faith Church
Case No. CUP-15-01
Staff Report to Hearing Examiner**

APPLICATION:

The Word of Everlasting Life and Faith Church proposes to use an existing 1,488 square foot commercial space as a 40-seat meeting hall for church services and related activities.

PRELIMINARY INFORMATION:

Applicant: Thomas Stoneham, 450 SW Upland Court, Oak Harbor, WA 98277

Property Owner: Rob Sebo, PO Box 764, Oak Harbor, WA 98277

Address of proposal: 665 SE Pioneer Way, Suite 5, Oak Harbor, WA 98277

Parcel Number: S6565-00-00030-0

Comprehensive Plan Designation: Central Business District

Zoning Designation: CBD, Central Business District

Application Presented for Action:

Conditional Use Application (CUP-15-01) - Review Process III

Attachments:

- Exhibit 1 Conditional Use Application and Applicant Narrative
 - Exhibit 2 Vicinity and Aerial Map
 - Exhibit 3 Zoning Map
 - Exhibit 4 Fire Department requirements
 - Exhibit 5 Public Noticing Documents
-

BACKGROUND:

The existing building has been used in the past as a retail store. The Church proposes to use the space to hold church services and associated activities in the existing space, while using a nearby space for an office. A total of 45 seats are proposed for the worship space. The property owner has consented to allow the applicant to pursue a Conditional Use Permit to operate the church in this location.

Conditional Use Permit Application

The subject parcel is currently zoned Central Business District (CBD). The site's proposed use is not specifically listed under OHMC 19.20.315 *Conditional uses permitted*, but a decision issued by the Hearing Examiner in 2006 stated that a church use can be "considered similar to uses permitted or conditionally permitted and normally

located in the central business district,” as stated within that section.

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, followed by a final decision by the Examiner.

PROJECT DESCRIPTION

The proposed project will convert an existing 1,488-square foot commercial space into a church facility, which includes two offices, two restrooms and two additional flex spaces. The Fire Code limits total occupancy of the space to 49 people.

There are 67 parking spaces on site. At the mandated ratio one parking space per four seats, and the maximum occupancy at 49 people, a total of 12 parking spaces would be required for this use.

The use of the facility is expected to consist of Sunday morning service and Sunday school class from approximately 9:30 AM to 12:30 PM. Bible Studies and Praise Team practice will occur evenings during the week generally from 6:00 PM to 8:15 PM. There are currently approximately 30 people in the congregation.

SITE GEOGRAPHY

The subject property is an approximately 1.5 acre parcel located between SE Pioneer Way and SE Bayshore Drive, between Dock Street and City Beach Street. Currently developed with a two-story commercial and paved parking lot, the parcel slopes downward from north to south. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Commercial	CBD, Central Business District
South:	Commercial	CBD, Central Business District
East:	Commercial	CBD, Central Business District
West:	Commercial	CBD, Central Business District

SEPA

The proposed project does not meet the threshold for SEPA review.

LEGAL NOTICE:

A Notice of Application was advertised on February 21, 2015 and Notice of Public Hearing was advertised on March 18, 2015. Notice to neighboring property owners within a 300-foot radius of the property were mailed on March 18, 2015 and a notice was posted on the subject property on February 20, 2015.

PUBLIC COMMENTS:

The City has received no public comments as of the date of this staff report.

CONDITIONAL USE REVIEW

The Oak Harbor Municipal Code 19.67 Conditional Uses, states that a conditional use permit shall be granted if certain criteria are met. The following is an analysis of the conditional use criteria:

1. All special conditions for the particular use are met.

No special conditions are established within the CBD, Central Business District zoning district for churches or similar structures. The Hearing Examiner may establish conditions of approval as provided for by OHMC 19.67.050.

2. It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.

No negative impacts are expected from the proposed use. Most construction activity will be limited to the interior of the building in the early stages. Beyond construction, the use of the property should not generate excess noise or other environmental impacts. Any noise concerns related to outdoors activities that may occur on the property shall be addressed by Chapter 6.56 of the Oak Harbor Municipal Code.

The use of the building will be of limited impact to neighboring parcels due to the primary usage being on Sundays. Parking will be contained on site and the small size of the congregation makes overcrowding issues unlikely. Weekday meetings will be significantly smaller events such as classes and other group gatherings.

Significant changes to the exterior of the building or the land itself are not proposed at this time.

3. It is provided with adequate parking.

Currently, there are 67 marked parking spaces on site for the entire property. As stated previously, the maximum occupancy of the space is 49 people. Using the parking ratio set forth in OHMC 19.44.100, the maximum number of parking spaces required for this use would be 12.

Required parking for church uses is one parking space per four seats according to OHMC 19.44.100 – therefore, the minimum required would be 10 spaces.

4. It is served with adequate public streets, public utilities and facilities.

The applicant will be required to apply for a building permit for work on the structure. Transportation Concurrency will be required with the application.

Existing and proposed fixtures need to be recalculated to determine if existing water service can meet proposed demands. The applicant will be required to

complete a cross connection control questionnaire to determine the required backflow prevention measures required.

5. It otherwise meets the purpose of the district in which it is to be placed.

The listed purpose of the CBD zone district is to “preserve and enhance the unique harbor location of the city’s heritage with the character of the traditional center of social, cultural and retail activity.” This use meets that purpose by providing a location for social and cultural activity within the Central Business District.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan.

The proposed use will generally bring more people to the historic downtown of Oak Harbor and protect undeveloped land by the re-use of an existing commercial building in a developed urban area. Specifically, the project is also consistent with the following Comprehensive Plan Goals and Policies below.

Land Use Element:

Goal 1.f – Support revitalization efforts of downtown Oak Harbor and other neighborhoods through implementation of adopted plans and programs.

Goal 8 – To ensure that the location, situation, configuration, and relationship of the varied land uses within the UGA are consistent and compatible.

Goal 15 – To establish and maintain sufficient land within the City of Oak Harbor zoned to ensure a wide range of public and quasi public services to meet community needs.

Goal 19 – To create and maintain a balanced community that mixes residential use and non-residential uses in a way that promotes environmental quality and community aesthetics.

Transportation Element:

Goal 4.c – Encourage land use development patterns that reduce the demand for increased capacity on roadways.

RECOMMENDED ACTION:

Staff recommends that the Hearing Examiner conduct the public hearing and approve CUP-15-01 subject to the following conditions:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant as attached in Exhibit 1 and abide by conditions and requirements set forth within this report.
2. Scheduled church related gatherings and services shall be limited to off-peak business hours such as evening and Sundays. Unscheduled and infrequent events such as funerals should be timed so as not to create traffic or parking problems.
3. Limited expansions or modifications to the area for the purposes of establishing additional accessory uses can be requested through a Type II administrative review process. Expansions and modifications to the existing area (such as additional suites within the complex) to accommodate larger gatherings for services shall be a Type III review process.
4. Applicant shall apply for and receive any required tenant improvement building permits before commencement of construction activity.
5. The applicant shall comply with Fire Department regulations as attached in Exhibit 4.
6. The conditional use shall not be transferable to a subsequent user unless specifically authorized by the hearing examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County auditor.
7. The conditional use permit must be acted on within one year of the date of granting. Otherwise the conditional use permit shall expire and be null and void.
8. The conditional use permit applies only to the property for which the application is made.

CONDITION USE PERMIT APPLICATION COVER SHEET

For

Word of Everlasting Life and Faith Church

1. Application Form
2. Application Fee (Check Enclosed)
3. Critical Areas Identification Form
4. Proposed Conditional Use Plan
 - a. Vicinity Map
(Photos of Building and aft Parking lot)
 - b. Address of Property, Parcel Number, Existing Zoning
(Displayed on Map)
 - c. Existing Surrounding Streets, Side Walks, & Curbs
 - d. Map displaying surrounding Properties within 300ft.
 - e. View of rear parking
5. Narrative
6. Legal Description
7. Mailing List and Map
8. Church Incorporation Certificate (Enclosure 1)
9. Church Registration and License (Enclosure 1a)
- 10 Church 501(c)(3) Letter (Enclosure 1b)
- 11 Vehicle Registration Certificate (Enclosure 2)
- 12 Liability Insurance (Enclosure 3)

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JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT



CITY OF OAK HARBOR
Development Services Department

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CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Application Form

Project Name:

Type(s) of Application:

CONDITIONAL USE PERMIT

Description of Proposal: WORD OF EVERLASTING LIFE AND FAITH CHURCH IS REQUESTING A CONDITIONAL USE PERMIT TO RENT THE BUILDING LOCATED AT 665 S.E. PIONEER WAY, OAK HARBOR, WA. 98277

Table with 2 columns: Field Name and Value. Fields include: APPLICANT NAME/CONTACT PERSON (THOMAS STONEHAM), Address (950 S.W. UPLAND CT.), E-mail Address (pastortphd@gmail.com), Phone and Fax ((360) 632-3642), PROPERTY OWNER NAME (ROB SEBO), Address (P.O. BOX 764), E-mail Address (bidaspjy@whidbey.net), Phone and Fax ((360) 720-4144), ENGINEER/SURVEYOR, Address, E-mail Address, Phone and Fax, PROJECT SITE INFORMATION (address/location), Comp. Plan Designation, Zoning, Parcel Number(s), Legal Description (attach separate sheet), Acreage of Original Parcel(s), Section/Township/Range, Total Square Footage of Proposed Building or Number of Units.

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.

Thomas Stoneham (signature)

26 JAN 15

Authorized Signature

Date

NARRATIVE

The property located at 665 S.E. Pioneer Way, Suite 5, Oak Harbor, Washington is in great condition and will meet the needs of Word of Everlasting Life and Faith Ministries, Inc. by providing a place where the congregation of this Ministry can meet for Worship Service, Fellowship and Bible Study.

At this present time, our congregation has 35 faithful (Come to church every Sunday) members. There have been times we have had up to 45. We understand that the max occupancy for this space is 49. And we will post a sign above the exit stating as such. When our congregation grows to 49 or more. We will terminate our lease and relocate. The owner, Mr. Sebo, is allowing us to sign a month to month lease.

We are a non-denomination church, and we are multi-national. We feel that if we had a building such as this property our congregation would grow. For a little over 11 years we have rented 2 Halls, and a Hotel Conference Room where we have had to come in and set up the chairs, podium, video screen, projector, tables, and then at the end of each service, take everything down, put the chairs up, and clean up.

Only by the Grace of Almighty God have we been able to make things work and maintain the membership we have. Truth of the matter is – is that it is about the building.

It is hard right now to gain and maintain members when we are renting a separate office through the week and the Knights of Columbus Hall on Sunday. At the time of this narrative, the office we are renting at 41 NE Midway Blvd Suite 103, gives us a place to hold night time Bible Studies and praise team practice.

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JAN 29 2015

CITY OF OAK HARBOR

NARRATIVE

Many have told us that if we had a building to where we would not have to go through the setting up taking down process, and could operate the church from just one location, that they would come back to this church and become members because they love the singing, the preaching, and the family type atmosphere.

This property will also help us to get our children's and youth ministry to grow. Renting the Knights of Columbus Hall right now has not been the best venue for having the room to set up class rooms for the children and youth. And anytime you rent a Hall, they generally want to charge you extra for renting the other rooms, and we are not able to have the building all day on Sunday.

The location of this building is ideal for us since several of our members live around the area and for the fact this is a high visibility location. The possibilities for growth in this ministry would be endless at this location.

Our church does community outreach by going out on the streets on certain Saturday's for what we call our Faith Walk. During this time we talk to, pray for, and share the Word of God with people we come in contact with. For 9 years we have gone, and will continue to go to the Regency Retirement Center every 4th Sunday afternoon to sing and offer a Word of Encouragement from God's Word as well as pray for the occupants who come to take part in our service there.

This building that we are seeking to rent will be a blessing to us and will provide that one place, one location, our church will be able to settle down at for a short while.

The Church License, Incorporation Letter, 501c3 Letter, and proof of Liability Insurance are included with this narrative (Enclosure 1).

NARRATIVE

The property in question does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion.

It does provide for our church adequate parking seeing that we encourage our congregation member's to car pool and we have a church van (Registration and proof of Insurance Enclosure 2) that makes several pick-ups and drop-offs for our Worship Service and Bible Studies. Other member's with vans, including the Pastor also pick-up and drop-off member's and visitors. Our church has done this for several years to promote unity and fellowship.

This property has adequate public streets around it, public utilities (Sufficient lighting, running water both hot and cold, and gas heat) and facilities (main room for the service to be conducted in, two bathrooms, an office, storage, 2 back rooms for the Children, to be used as Sunday school classrooms).

It definitely meets our ministries goals and policies of our Mission Statement and the goals and policies of the Oak Harbor Comprehensive Plan.

RECIEVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Chapter 19.67
CONDITIONAL USES

19.67.30 Criteria.

No conditional use shall be granted unless it meets the following criteria:

- (1) Are all special conditions for the particular use being met by the proposal?
(Certain uses have specific conditions listed when considered as a Conditional use. For example, the Residential Office district permits restaurants as a conditional use but it cannot have a drive-up window. If no specific conditions exists then state that none exists.)

NO SPECIFIC CONDITIONS EXIST.

- (2) Does the proposed use have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property?

NO.

- (3) Is the proposed use provided with adequate parking?
(list the parking requirement for the proposed as per the OHMC Sec 19.44.100 and also the number of parking spaces provided on the site. Refer to OHMC Sec 19.20.320 (10) for uses in the CBD District)

YES

- (4) Is the proposed use served with adequate public streets, public utilities and facilities?

YES

- (5) Does the proposed use meet the purpose and intent of the district in which it is to be located?

YES

- (6) Does the proposed use meet goals and policies listed in the Oak Harbor Comprehensive Plan?

YES

CONDITIONAL USES

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JAN 29 2015

CITY OF OAK HARBOR
PERMIT SERVICES DEPARTMENT

1. In reference to the property located at 665 S.E. Pioneer Way, Suite 5, Oak Harbor, Washington 98277, that Word of Everlasting Life and Faith is seeking a Conditional Use Permit to rent. There are no special conditions that need to be met by this proposal.
2. The proposed use of the property in question does not have a significant adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.
3. The proposed use does provide for adequate parking in the back seeing that this Church encourages the congregation members to car-pool and we have a Church van that also picks-up and drops-off members to and from our Bible Study, Worship Service, and Fellowship events. We also have other members with vans that also help in the transportation of people who need it.
4. This property has adequate public streets –
 - a. SE Pioneer Way in front of the property. (Property facing North)
 - b. SE Bayshore Dr at the rear of the property.
 - c. SE Dock St on the east side of the property.
 - d. SE Ely St in the front Northwest of the property.

Public utilities –

- a. Sufficient lighting in all rooms.
- b. Gas heat.
- c. Hot and cold running water.
- d. Burglar, Fire, and Carbon Monoxide Alarm System.

Facilities –

- a. Two bathrooms (Both are dual gendered bathrooms)
- b. Office.
- c. 3 rooms in back separate from front main room.

CONDITIONAL USES

Note: Owner, Rob Sebo has given permission for us to remove certain walls to make space in room larger if we so choose to do so. If we do decide to do this we will submit the necessary permits through the City of Oak Harbor. Both bathroom's surrounding walls and back office walls would remain.

5. The property meets the purpose and intent of this ministry listed in Word of Everlasting Life and Faith Ministries, Inc. Mission Statement as well as of the district in which it is located.
6. This property also meets the goals and policies listed in the Oak Harbor Comprehensive Plan.

Lisa Bebee

From: Dr. Thomas Stoneham Sr. <pastortphd@gmail.com>
Sent: Tuesday, February 17, 2015 2:48 PM
To: Lisa Bebee
Subject: Church Info for Conditional Use Permit

Good Afternoon Lisa,

Just received a text back from Mr. Rob Sebo and here is his info -

The Van Cleve's Optical space is 1488 Sq Ft.

Two offices

Two Bathrooms

Two Back Rooms - Mr. Van Cleve used one room as an examining room, the other was used for supplies.

The front room that we will use for worship service is about the same size as the Knights of Columbus main hall.

The parking we would use is the back parking space that is only used by The City of Refuge Church on Sunday. Mr. Sebo says there are 67 parking spaces back there. He does not have parking agreements for any of his tenants. There is no designated spaces for any of the tenants except for the two spaces in the back reserved for driving test vehicles.

Our main day for use will be on Sunday. Sunday service goes from 9:00am (Sunday School) to 12:30pm. (Worship Service is from 10:00am to 12:00pm NLT 12:30pm)

We have three Bible Studies throughout the week Tuesday: Women's Study 6:00pm - 7:00pm

Wednesday Men's Study 6:00pm to 7:00pm

Thursday General Bible Study 6:00pm - 7:00pm

Praise team practice after Thursday Night Study from 7:15pm to 8:15pm.

Finance Board meeting once a month, 2nd Wednesday of each month at 7:15pm and will be held in the Church Office.

Leadership Training 3rd Wednesday of every month 7:15pm to 8:15pm

If we need to change these times to make this work, please let me know. All the other businesses in the building are closed by 6:00pm.

Right now our Congregation is at about 30. We lost two families this month due to military transfer. We do pick up 7 people with our church van on Sunday and for Bible Studies.

We do have children's Sunday School during church service. The children are included in the above total. We have 8 children. We will use the 2 back rooms for the children. We have a changing table should anyone come in with an infant that needs to be changed.

We plan to put it in the room furthest to the back where one of the bathrooms can be accessed from, that will be the room where the smaller children will go. We have 4 women who work with the children during the service,

one is my wife who is a certified Childcare Provider. She runs her own Childcare business through the week. The few older teen children have no problem sitting out in the main hall with the adults. during service.

Hope this helps.

Oh by the way - Mr. Sebo says we can move into the Van Cleve space while we are waiting for the permit - is this alright to do? If not we will stay another month at the Knights of Columbus Hall.

Sincerely,

Pastor Thomas Stoneham, Ph.D.
(360) 632-3642



CITY OF OAK HARBOR
Development Services Department

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JAN 29 2015

CITY OF OAK HARBOR
 DEVELOPMENT SERVICES DEPARTMENT

Critical Area Identification Form

Project Name (if applicable):

Associated Application(s):

CONDITIONAL USE PERMIT

Brief Description of Proposal: WORD OF EVERLASTING LIFE AND FAITH CHURCH IS REQUESTING TO RECEIVE A CONDITIONAL USE PERMIT TO RENT THE BUILDING AT 665 S.E. PIONEER WAY, OAK HARBOR, WA. 98277

APPLICANT NAME/CONTACT PERSON (or legal representative): THOMAS STONEHAM	Address: 450 S.W. UPLAND CT. OAK HARBOR, WA 98277
E-mail Address: pastor.tshd@gmail.com	Phone and Fax: (360) 632-3642
PROPERTY OWNER NAME (list multiple owners on a separate sheet): ROB SEISO	Address: P.O. BOX 764 OAK HARBOR, WA 98277
E-mail Address: bldgsply@whidbey.net	Phone and Fax: (360) 720-4149

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. In addition, the undersigned hereby certifies 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.

Authorized Signature

Thomas Stoneham

Date

26 JAN 15

Staff use only below this line

Yes No

Wetland

Critical Area Report Needed?

Fish and Wildlife Habitat Conservation Area

Geologically Sensitive Area

Frequently Flooded Area

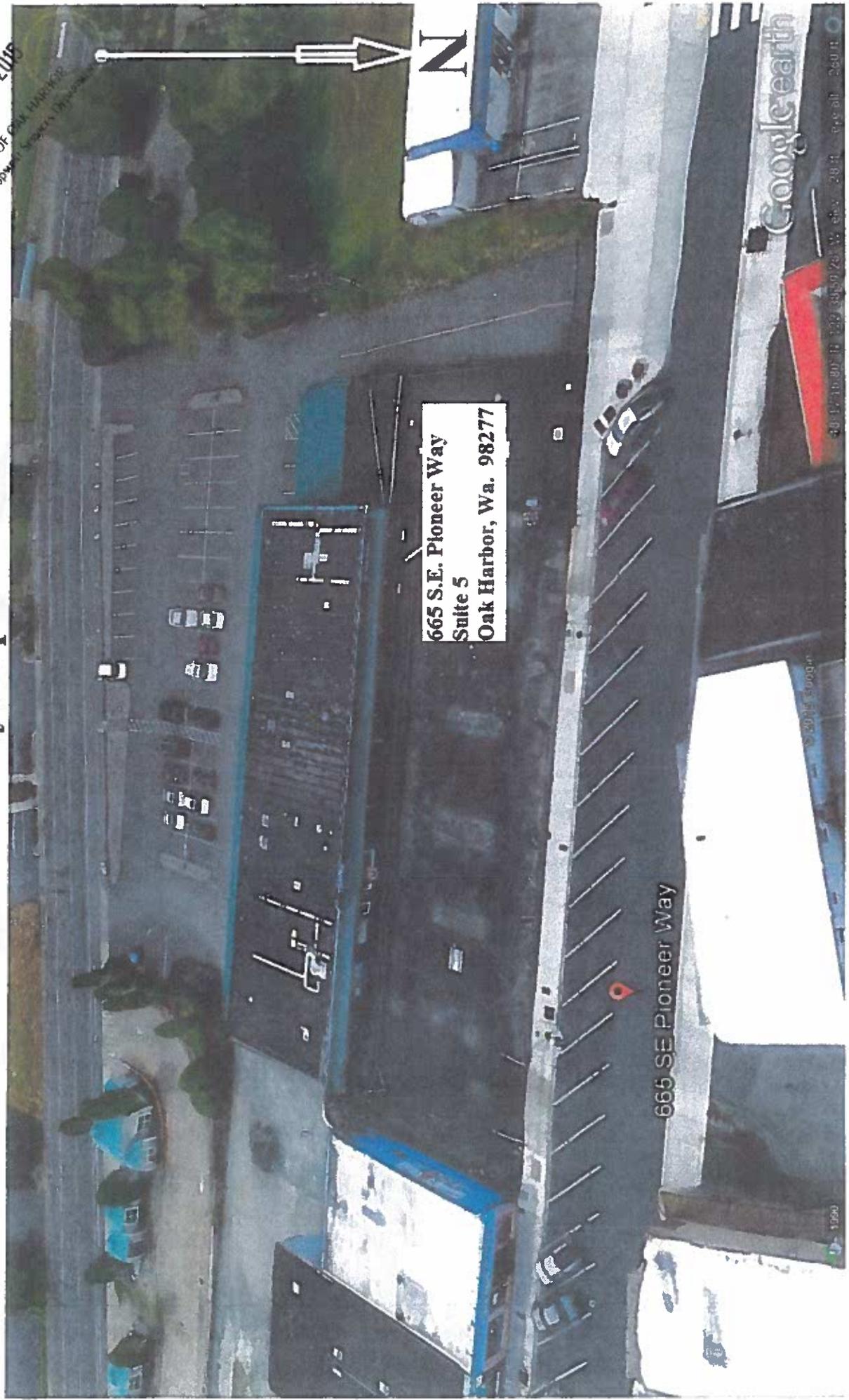
Critical Aquifer Recharge Area

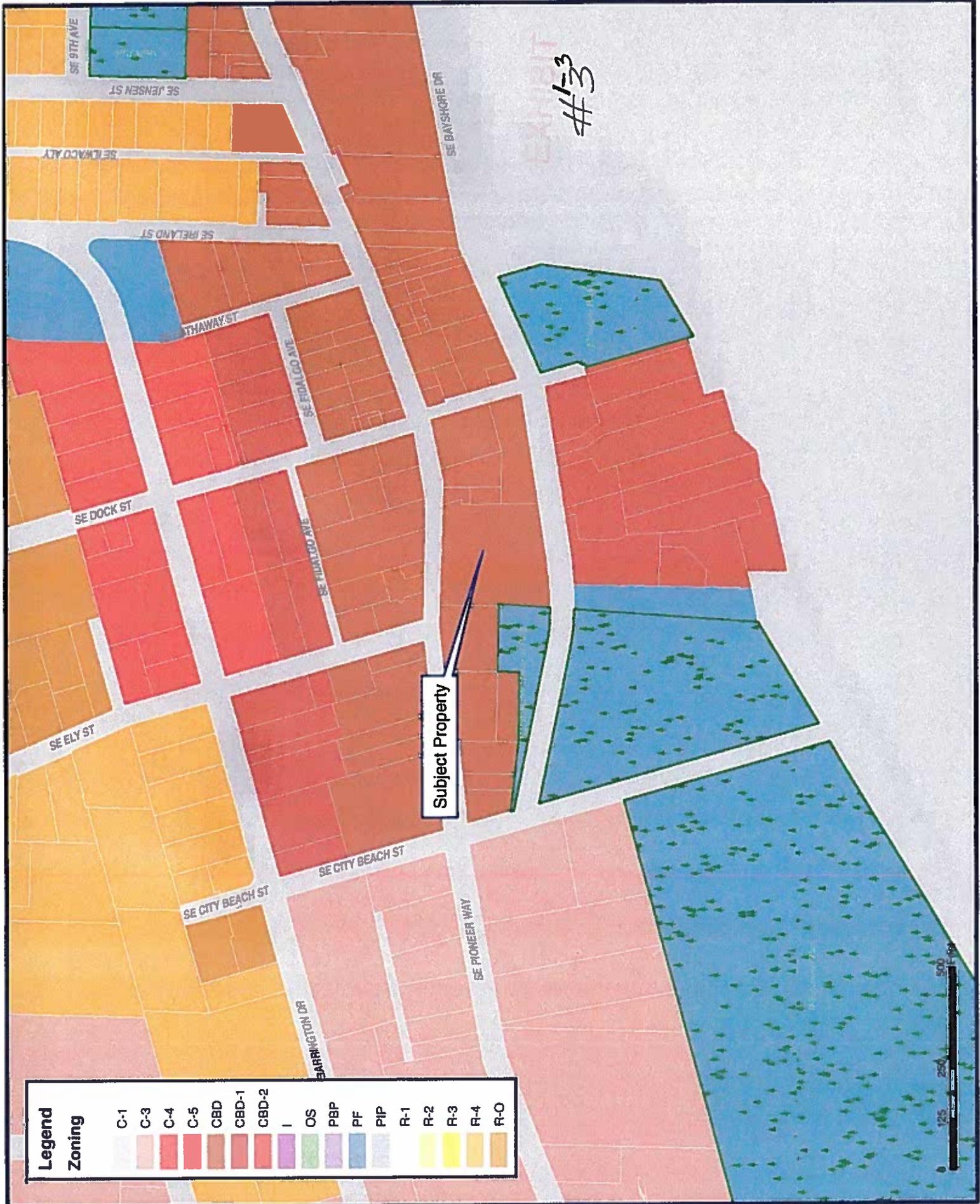
EXHIBIT #2

4. PROPOSED CONDITIONAL USE PLAN

a. Vicinity Map

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Development Services Department





Legend	Zoning
[Light Blue]	C-1
[Light Orange]	C-3
[Light Red]	C-4
[Red]	C-5
[Dark Red]	CBD
[Dark Red]	CBD-1
[Dark Red]	CBD-2
[Purple]	I
[Green]	OS
[Light Purple]	PBP
[Blue]	PF
[Light Blue]	PIP
[Light Yellow]	R-1
[Yellow]	R-2
[Yellow]	R-3
[Light Orange]	R-4
[Orange]	R-O





Subject Property

2/18/2015

Fire Department Comments: Word of Everlasting Life and Faith Church, 665 SE Pioneer Way

506.2 Key box maintenance.

The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Provide a key to the suite for the fire department KNOX box.

906.2 General requirements.

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Install one size 2A 10BC fire extinguisher in the suite.

[B] 1004.3 Posting of occupant load.

Every room or space that is an assembly occupancy shall have the *occupant load* of the room or space posted in a conspicuous place, near the main *exit* or *exit access doorway* from the room or space. Posted signs shall be of an *approved* legible permanent design and shall be maintained by the owner or authorized agent.

Contact the building department for maximum occupant load allowed in the suite.

Contact Mike Buxton, Oak Harbor Fire Department if you have any questions.

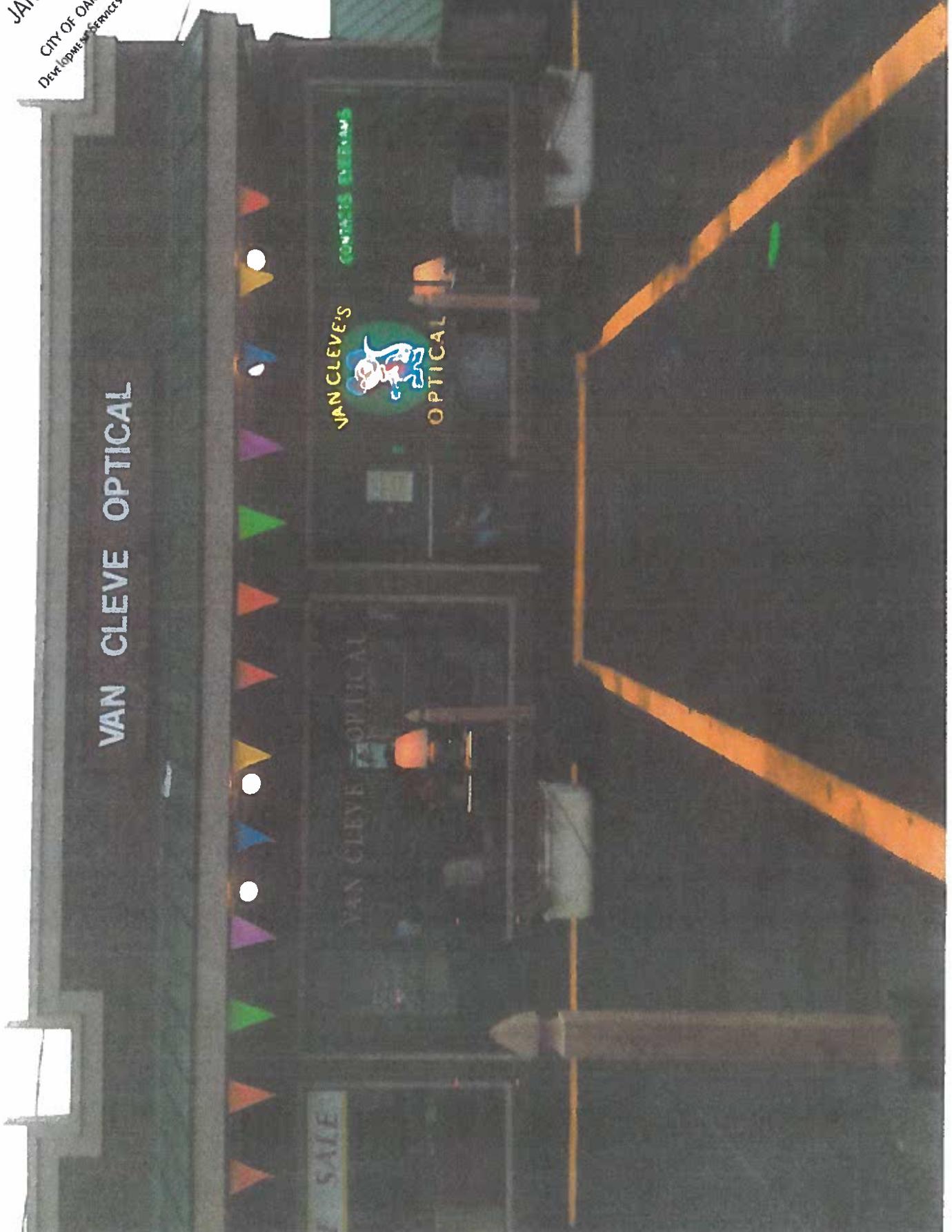
FIRCON VIEW

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
Development Services Department

#2

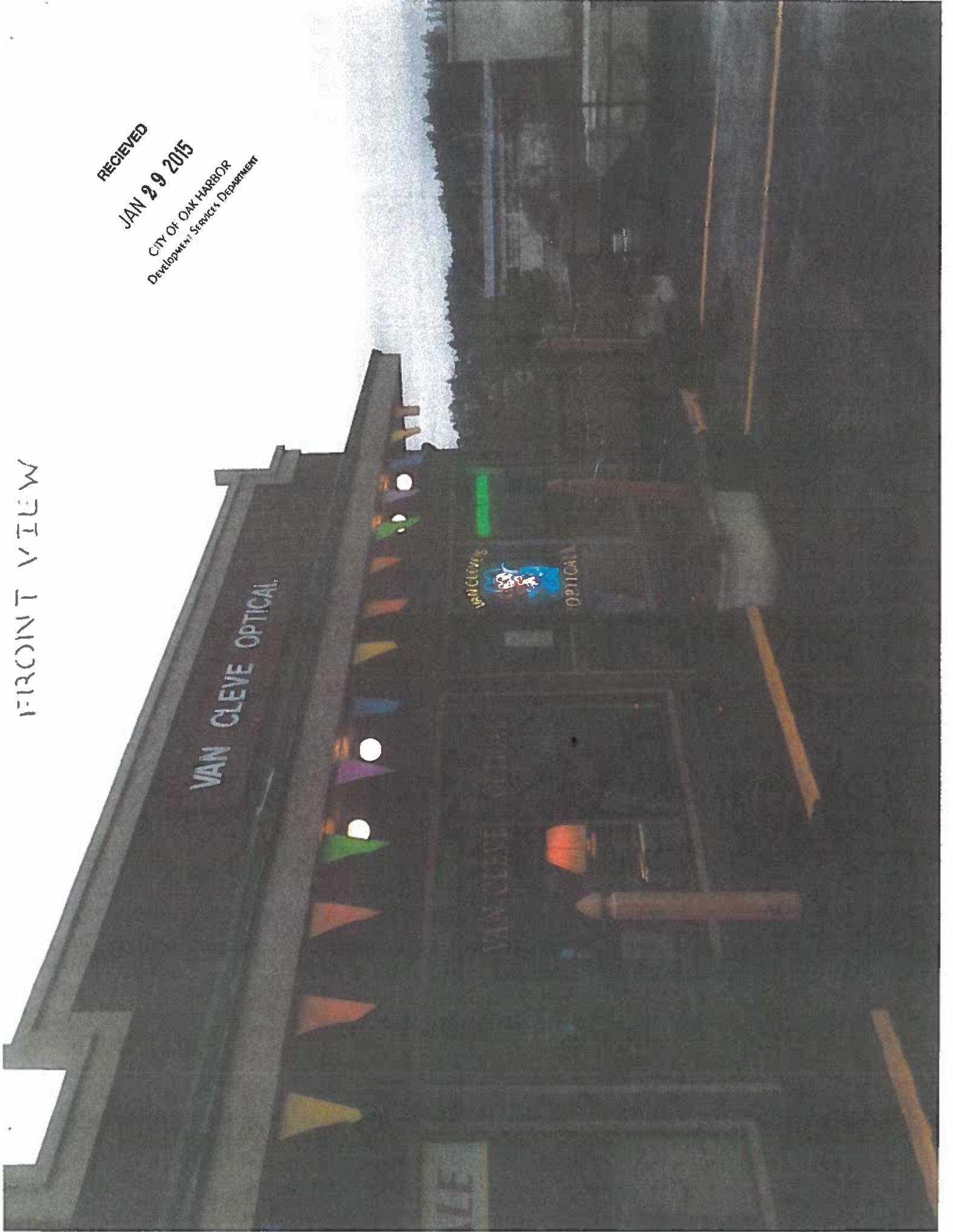


FRONT VIEW

RECEIVED

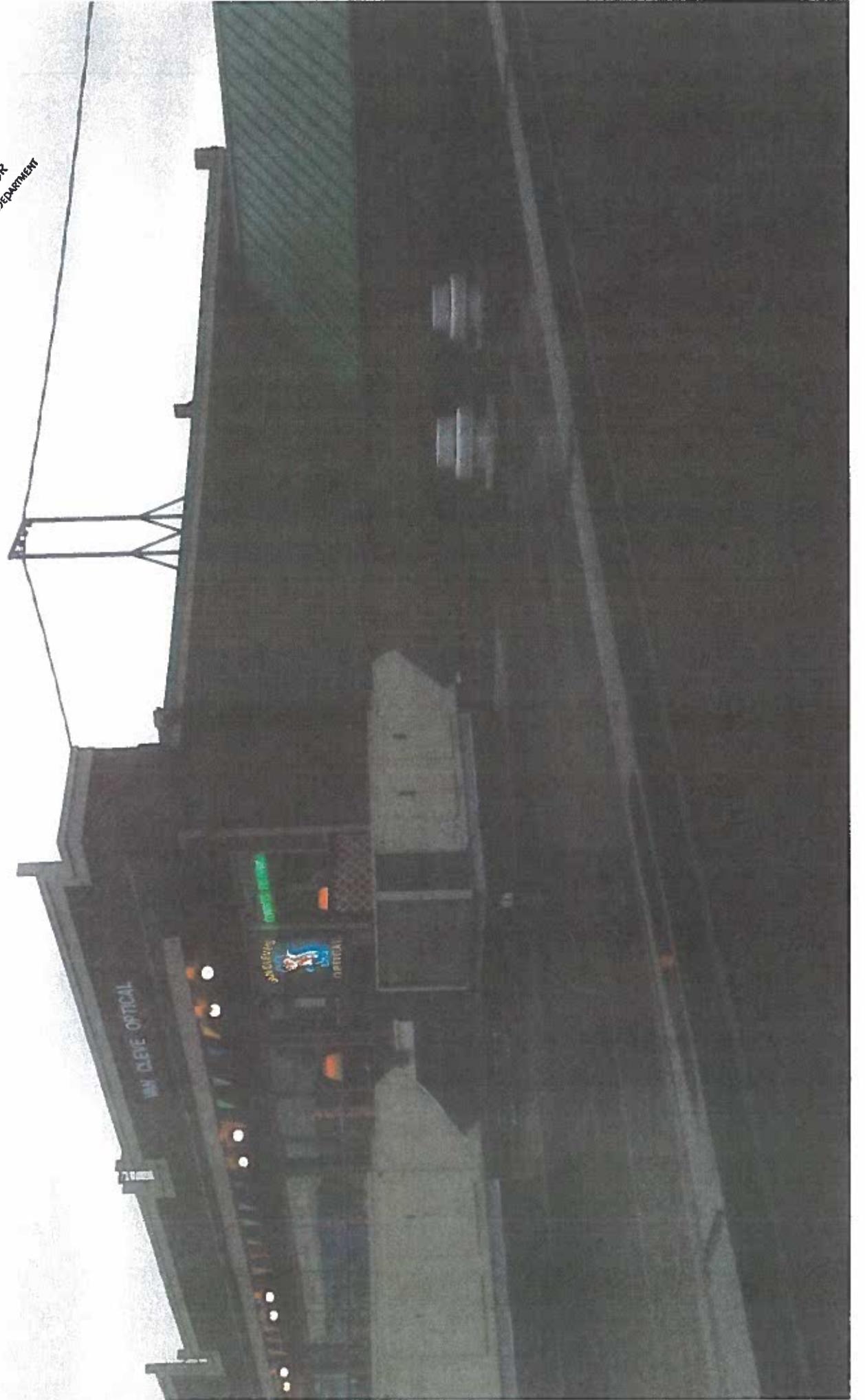
JAN 29 2015

CITY OF OAK HARBOR
Development Services Department



SIDE VIEW

RECEIVED
JAN 29 2015
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

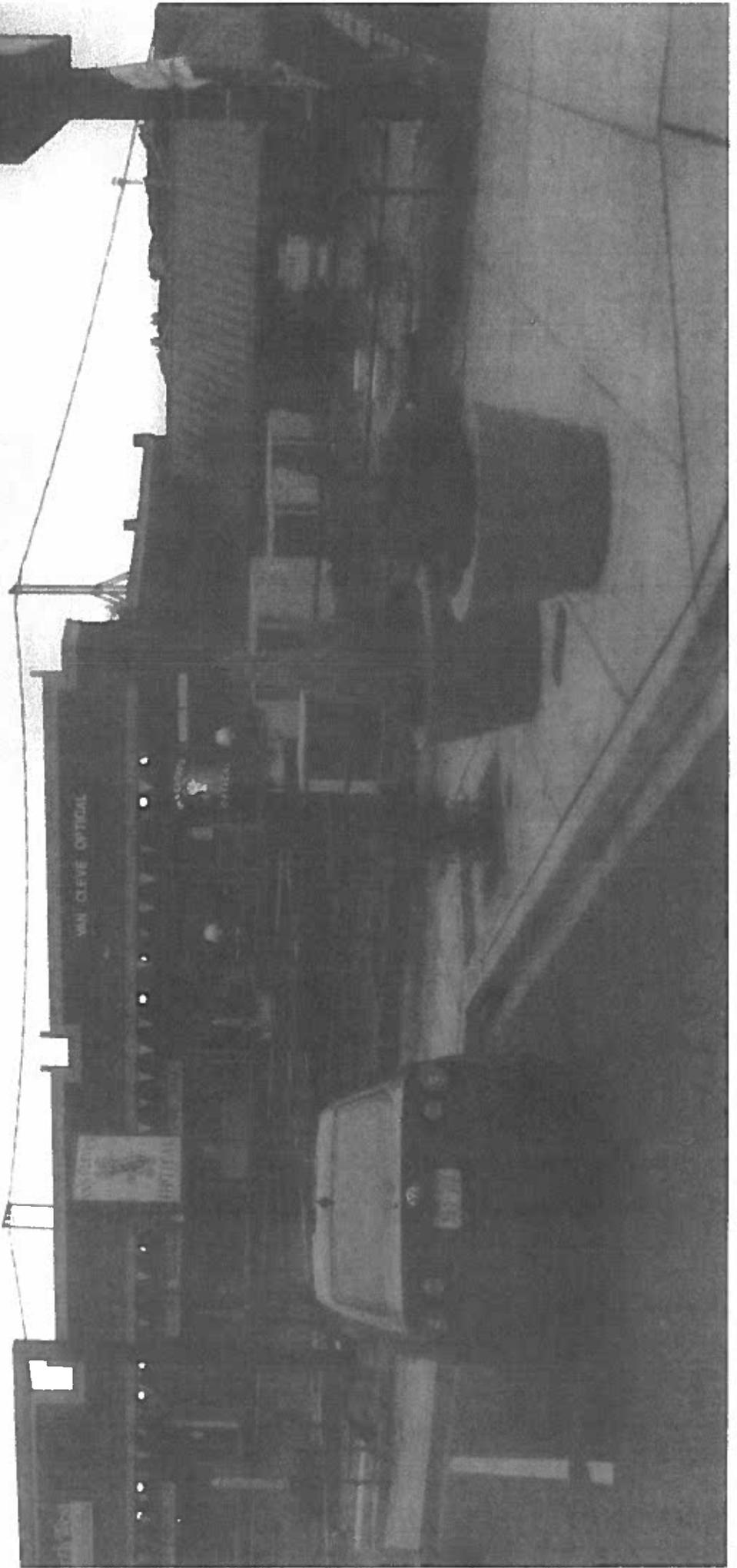


FRONT VIEW

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
Development Services Department



AFT PARKING LOT

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
Development Services Department



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JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

4. PROPOSED CONDITIONAL USE PLAN



b. Address of Property:
665 S.E. Pioneer Way Suite 5
Oak Harbor, Wa. 98277

b. Parcel Number:
S6565-00-00030-0

b. Existing Zoning:
CBD

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

4. PROPOSED CONDITIONAL USE PLAN

c. Existing Surrounding Streets, Side Walks, and Curbs



4. PROPOSED CONDITIONAL USE PLAN

d. Surrounding Properties within 300ft of
665 SE Pioneer Way, Suite 5, Oak Harbor, Wa. 98277

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JAN 29 2015
CITY OF OAK HARBOR
PLANNING SERVICES DEPARTMENT



RECEIVED 4. PROPOSED CONDITIONAL USE PLAN

JAN 29 2018

e. View of Rear Parking for 665 SE Pioneer Way, Suite 5, Oak Harbor, Wa. 98277

CITY OF OAK HARBOR
DEVELOPMENT SERVICES



UNITED STATES OF AMERICA

#3

The State of  Washington

Secretary of State

I, SAM REED, Secretary of State of the State of Washington
and custodian of its seal, hereby issue this

CERTIFICATE OF INCORPORATION

to

WORD OF EVERLASTING LIFE AND FAITH MINISTRIES

A Washington Non-Profit Corporation. Articles of
Incorporation were filed for record in this office on the
date indicated below

UBI Number: 602 345 726

Date: November 24, 2003

Given under my hand and
the Seal of the State of
Washington at Olympia,
the State Capital



Sam Reed
Secretary of State



STATE OF
WASHINGTON

MASTER LICENSE SERVICE
PO Box 9034 • Olympia, WA 98507-9034 • (360) 561-1400
REGISTRATIONS AND LICENSES

Unified Business ID #: 602 345 726
Business ID #: 1
Location: 1

WORD OF EVERLASTING LIFE AND FAITH MINISTRIES
950 SW UPLAND CT
OAK HARBOR WA 98277

TAX REGISTRATION

The information above has been received from the business representative
provided for this purpose. The information is provided for your information only.
The information is provided for your information only. The information is provided
for your information only. The information is provided for your information only.
The information is provided for your information only. The information is provided
for your information only. The information is provided for your information only.

Fred Stephens



BUSINESS LICENSE
865 S.E. BARRINGTON DRIVE
OAK HARBOR, WA 98277
(360) 279-4500

EXPIRATION DATE: 12/31/2015
ISSUED DATE: 01/14/2015
LICENSE NUMBER: BL-005263

LOCATION OF BUSINESS
721 SE BARRINGTON DR
OAK HARBOR, WA 98277

BUSINESS CLASSIFICATIONS:

THIS CERTIFIES that the business or individual listed below is hereby licensed to do business within the **CITY OF OAK HARBOR**

WORD OF EVERLASTING LIFE & FAITH MINISTRIES, INC
DBA: NOVEMBER 24, 2003
950 SW UPLAND CT
OAK HARBOR, WA 98277

owner THOMAS STONEHAM - PASTOR

A handwritten signature in black ink, appearing to read "Douglas A. Morrison".

FINANCE DIRECTOR

This license is to be displayed conspicuously at the location of business, and is not transferable or assignable.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: SEP 15 2004

WORD OF EVERLASTING LIFE AND FAITH
MINISTRIES
C/O THOMAS STONEHAM
950 SW UPLAND CT
OAK HARBOR, WA 98277

Employer Identification Number:
72-1579534
DLN:
17053078051004
Contact Person: SIRIJUN MAYI ID# 31449
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(i)
Form 990 Required:
No
Effective Date of Exemption:
November 24, 2003
Contribution Deductibility:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)

Letter 947 (DO/CG)

Vehicle Registration Certificate

AES5117

11/10/2014

License plate AES5117	Plate issue date 06/2011	Tab no M411963	Reg expiration 06/22/2015	Value code 23661	Year 2002	Mo reg 12	Mo gwt	Pwr G	Use PAS	Mod yr 2002	Make CHEV	Body ASTRO
Vehicle ident (VIN)/Serial no 1GNDM19XX2B127901		Res co 15	Scale wt 4593	Seats	Model AST	BT ES	Gwt	Gwt st	Gwt exp	Fleet	Equip	
Prev plate RS04068	Filing \$3.00	TBD	RTA Tax	Service fee	Gwt/Veh wt \$20.00	Other \$30.75	Total fees \$53.75		Gwt cr			

WORD OF EVERLASTING LIFE AND
FAITH CHURCH
C/O THOMAS STONEHAM
950 SW UPLAND CT
OAK HARBOR WA 98277

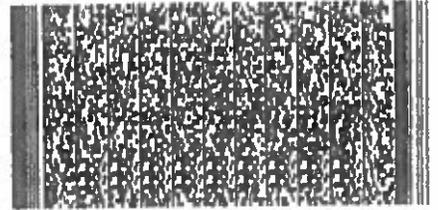
X Thomas Stoneham
Signature of registered owner(s)

X _____
Signature of registered owner(s)

Comments:

USE TAX WAIVED: GIFT - COLOR-WHITE - DISPLAY TAB ON BACK LICENSE PLATE ONLY - FRONT PLATE IS STILL REQUIRED.

Validation code 13150103143141110140004033881



RPT ID: AREGPR-1

This certificate is not proof of ownership.

Vehicle Registration (R/8/14)E

WASHINGTON AUTO INSURANCE IDENTIFICATION CARD

COMPANY NUMBER 24082	COMPANY Ohio Security Insurance Company
POLICY NUMBER BAS 56410610	EFFECTIVE DATE 11/07/2014
YEAR 2002	VEHICLE IDENTIFICATION NUMBER 1GNDM19XX2B127901

OFFICE ISSUING CARD 800-321-3737
TRADEWINDS INSURANCE INC
PO BOX 2250
OAK HARBOR, WA 98277-6250

INSURED
WORD OF EVERLASTING LIFE AND FAIT
40 NE Midway Blvd
Oak Harbor, WA 98277

December 15, 2014

Word of Everlasting Life
and Faith Church
Attn: Pastor Stoneham
40 NE Midway Blvd, Ste 103
Oak Harbor, WA 98277

RE: Policy BAS(15)56410610

Dear Pastor Stoneham:

Enclosed is your new business auto policy with Ohio Security Insurance Company, effective November 7, 2014 to September 14, 2015. Please place the I.D. Card in your vehicle.

Please take a few moments to review your policy and the coverages that it provides. If any changes need to be made please contact our office.

For a brief overview, your policy provides the following coverages for the vehicles listed:

<u>COVERAGES</u>	<u>2002 Chev</u>
Liability – Including Hired & Non-Owned Auto	\$1,000,000
Auto Medical Payments	35,000
Underinsured Motorist Coverage	1,000,000
Comprehensive Deductible	250
Collision Deductible	500
Towing	Included

Please contact our office regarding any significant changes in your operations or ownership structure.

If you have any questions or if we can be of any further assistance, please contact our office at (800) 321-3737 or (360) 679-4949. You can also contact me by e-mail at robert@tradewindsins.com.

We appreciate your business and the trust you have placed in our agency. If you have any further insurance needs, our agency offers a full line of insurance services and we will be happy to provide a quote for you.

Sincerely,



Robert C. Young, CIC

4

Island County Assessor & Treasurer

Property Search Sales Search

Property Search Results > 1 - 1 of 1 for Year 2014 - 2015

New Search

Click the "Details" or "Map" link to view more information about the property or click the checkbox next to each property and click "View Selected on Map" to view the properties on a single map.

Property Address Legal Description

Property ID	Geographic ID	Type	Tax Area	Property Address	Owner Name	Appraised Value		
<input type="checkbox"/> 252942	S6565-00-00030-0	Real	100 - City of Oak Harbor	656 SE BAYSHORE DR OAK HARBOR, WA 98277	THE SEBO FAMILY LLC	\$2,740,722	View Details	View Map

Page: 1

[View Selected on Map](#)

Website version: 9.0.39.78

Database last updated on: 1/27/2015 2:21 AM

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RECIEVED
 JAN 29 2015
 CITY OF OAK HARBOR
 DEVELOPMENT SERVICES DEPARTMENT

Island County Assessor & Treasurer

Property Search Results > 252942 THE SEBO FAMILY LLC for Year 2014 - 2015

Property

Account

Property ID: 252942

Legal Description: ELY'S ADD LOT 30,31,32 & PT OF RES B,BEG AT NW CR L29 N89°30'W ALG S BDY OF ST248.26' S148 .35'M/L TO N BDY CITY PK E TO NE CR SD PK S3°W ALG E BDY SD PK 130.86'TO N BDY 200 AVE SW NLY ALG NLY BDY SD AVE TP S1°40'E OF TPB N1°40'W240.94'TPB & INCL ENCROACH

Geographic ID: S6565-00-00030-0

Agent Code:

Type: Real

Tax Area: 100 - City of Oak Harbor

Land Use Code 59

Open Space: N

DFL N

Historic Property: N

Remodel Property: N

Multi-Family Redevelopment: N

Township:

Section:

Range:

Location

Address: 856 SE BAYSHORE DR OAK HARBOR, WA 98277

Mapsco:

Neighborhood: Cycle 1

Map ID: 86

Neighborhood CD: 1

Owner

Name: THE SEBO FAMILY LLC

Owner ID: 105948

Mailing Address: C/O ROBERT C SEBO PO BOX 764 OAK HARBOR, WA 98277-1258

% Ownership: 100.0000000000%

Exemptions:

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/27/2015

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 2014	17221	\$15063.32	\$15063.24	\$0.00	\$0.00	\$30126.56	\$0.00
▶ Statement Details 2013	17273	\$14164.29	\$14153.24	\$0.00	\$0.00	\$28317.53	\$0.00

Values

Taxing Jurisdiction

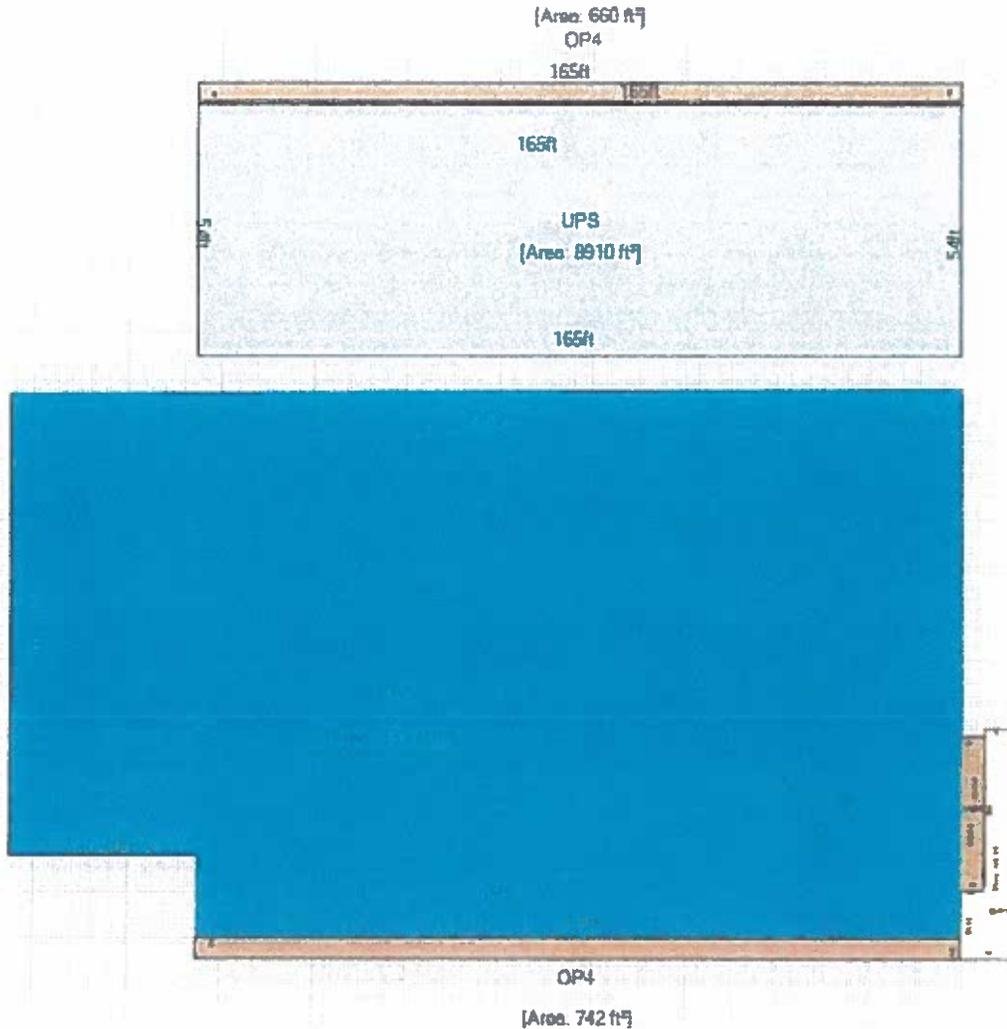
Owner: THE SEBO FAMILY LLC
 % Ownership: 100.0000000000%
 Total Value: \$2,740,722
 Tax Area: 100 - City of Oak Harbor

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CF	Conservation Futures	0.0571047044	\$2,740,722	\$2,740,722	\$156.51
WCD	Whidbey Conservation District	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CEM1	Cemetery #1	0.0071207375	\$2,740,722	\$2,740,722	\$19.52
COH	City of Oak Harbor	2.5438730301	\$2,740,722	\$2,740,722	\$6,972.05
COHBO	City of Oak Harbor Bond	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
HOBOND	Hospital Bond	0.3524350596	\$2,740,722	\$2,740,722	\$965.93
HOGEN	Hospital General	0.1011932591	\$2,740,722	\$2,740,722	\$277.34
CDD	County Developmental Disabilities	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CE	County Current Expense	0.6613878034	\$2,740,722	\$2,740,722	\$1,812.68
COMH	County Mental Health	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CVR	County Veteran's Relief	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
ISLANDEMS	Hospital - EMS Island County	0.4999999995	\$2,740,722	\$2,740,722	\$1,370.36
LIB	Library Sno-Isle	0.4680824796	\$2,740,722	\$2,740,722	\$1,282.88
NWHIDPRMT	N Whidbey P & R Maint.	0.1739443089	\$2,740,722	\$2,740,722	\$476.73
SCH201BOND	School 201 Bond-Oak Harbor	1.9287362483	\$2,740,722	\$2,740,722	\$5,286.13
SCH201MO	School 201 Oak Harbor-M&O	2.3025644844	\$2,740,722	\$2,740,722	\$6,310.69
ST	State School	2.2037353775	\$2,740,722	\$2,740,722	\$6,039.83
	Total Tax Rate:	11.3001774923			

Taxes w/Current Exemptions: \$30,970.65
 Taxes w/o Exemptions: \$30,970.65

Improvement / Building

Sketch



Property Image

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	68	COM RETAIL	1.4348	62499.89	0.00	0.00	\$925,625	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2015	N/A	N/A	N/A	N/A	N/A
2014	\$1,815,097	\$925,625	\$0	\$2,740,722	\$2,740,722
2013	\$1,723,599	\$925,625	\$0	\$2,649,224	\$2,649,224
2012	\$2,009,024	\$925,625	\$0	\$2,934,649	\$2,934,649
2011	\$2,009,024	\$925,625	\$0	\$2,934,649	\$2,934,649
2010	\$2,048,485	\$925,625	\$0	\$2,974,110	\$2,974,110
2009	\$2,105,594	\$984,375	\$0	\$3,089,969	\$3,089,969
2008	\$2,134,981	\$1,036,250	\$0	\$3,171,231	\$3,171,231
2007	\$2,219,495	\$1,036,250	\$0	\$3,255,745	\$3,255,745
2006	\$2,248,884	\$736,250	\$0	\$2,985,134	\$2,985,134
2005	\$1,805,819	\$588,750	\$0	\$2,194,569	\$2,194,569
2004	\$1,508,094	\$588,750	\$0	\$2,096,844	\$2,096,844
2003	\$1,481,270	\$571,875	\$0	\$2,053,145	\$2,053,145
2002	\$0	\$1,786,113	\$0	\$1,786,113	\$1,786,113

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	11/01/1997	Q	Quit Claim Deed	SEBO, ROBERT L	THE, SEBO F			\$0.00	73824	97018285
2	06/01/1982	O	N/A	SEBO, ROBERT L	SEBO, ROBERT L			\$0.00	21570	398006
3	01/01/1900	O	N/A	Unknown	SEBO, ROBERT L			\$0.00	0	0

Payout Agreement

Website version: 9.0.39.78

Database last updated on: 1/27/2015 2:21 AM

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JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Mailing List

(Refer to Mailing List Map for Location)



**THE SEBO FAMILY LLC
1281 SE ELY ST.
OAK HARBOR, WA 98277**



**THE SEBO FAMILY LLC
630 SE PIONEER WAY
OAK HARBOR, WA 98277**



**THE SEBO FAMILY LLC
650 SE PIONEER WAY
OAK HARBOR, WA 98277**



**CAROL SELE
UNSIZE ME YOGA
670 SE PIONEER WAY SUITE 101
OAK HARBOR, WA 98277**



**RUSTICA CAFE
670 SE PIONEER WAY SUITE 102
OAK HARBOR, WA 98277**



**CASUAL HOUSE
690 SE PIONEER WAY SUITE #101
OAK HARBOR, WA 98277**



VACANT



**VALLE AZUL MEXICAN RESTAURANT
705 SE PIONEER WAY
OAK HARBOR, WA. 98277**

Mailing List

(Refer to Mailing List Map for Location)



MAURICE
721 SE PIONEER WAY
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
POSH SALON
665 SE PIONEER WAY SUITE 1
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
CUSTOM CABINETS BY DESIGN
665 SE PIONEER WAY SUITE 3
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
ISLAND NAIL AND SPA
656 SE BAYSHORE DR SUITE 3
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
DRIVERS LICENSE OFFICE
656 SE BAYSHORE DR SUITE 4
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
THE CITY OF REFUGE CHURCH
SUITE 2
OAK HARBOR, WA 98277



VACANT