HEARING EXAMINER AGENDA

June 29, 2015

CITY OF
Oak Harbor
WHIDBEY ISLAND, WASHINGTON

OAK HARBOR HEARING EXAMINER
June 29, 2015
10:00 A.M.

Oak Harbor City Council Chambers
865 SE Barrington Drive
Oak Harbor, WA 98277

AGENDA

1. **Call to Order**

2. **Word of Everlasting Life and Faith Church – CUP 15-03**
   The Hearing Examiner will consider a conditional use permit submitted by Pastor Thomas Stoneham proposing to use an existing 2,500 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately 45 seats with the possibility of growing to 166 seats. The property is zoned CBD, Central Business District and the proposed church is permitted as a conditional use in this district. Project Location: 656 SE Bayshore Dirve, Unit 5, S6565-00-00030-0.

3. **Adjourn**

STAFF REPORT

Word of Everlasting Life and Faith Church

CUP 15-03

Word of Everlasting Life and Faith Church
Case No. CUP-15-03
Staff Report to Hearing Examiner

APPLICATION:

The Word of Everlasting Life and Faith Church proposes to use an existing 2,500 square foot commercial space as a 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: 656 SE Bayshore Drive, 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-15-03) - 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
Exhibit 6	Public Comments

BACKGROUND:

The existing building has been used in the past for various commercial and office activities. The Church currently occupies two spaces in the upper, Pioneer Way-fronting portion of the building and proposes to relocate to the lower, Bayshore Drive-fronting floor of the building. The current space consists of an assembly area for church services and a non-contiguous office space. By moving into the lower portion of the building, the applicant would have a larger assembly space and an office space that is adjacent. The new larger space would allow the church to potentially expand beyond its current Fire Code-mandated maximum of 49 people up to a maximum of 166. The applicant has noted that the current faithful attendance is between 40 and 45 per week.

With parking closer to the new lower level space, attendees will have easier access to the worship space. A large parking lot is available on the Bayshore Drive side of the building, as well as street parking on Bayshore Drive itself.

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 2,500-square foot commercial space into a church facility, which includes two offices, two restrooms and additional classroom

There is no requirement for on-site parking for the CBD zone district. However, there are 67 shared parking spaces on site. The OHMC sets a ratio of one parking space per four seats for churches with on-site parking. The current congregation of about 40 people would require 10 parking spaces. With the maximum proposed capacity of 166, 41 parking spaces would be required for this use if on-site parking were required. Because the proposed Conditional Use will primarily be occupied on Sundays, the demand for parking for the retail uses within the building at the same time will be lower.

It is important to note that there is an existing church in the lower level of the building. The City of Refuge Christian Church meets in Suite 2 on Sundays at 11:00 AM. They also conduct a Tuesday Bible study session at 7:00 PM.

Overlap of Sunday church meetings is to be expected. The applicant proposes 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. Specific days of the week for evening sessions is not noted in the application.

As noted in the attached application materials, the church has encouraged congregation members to car-pool and the church also provides a van for transportation to and from Sunday services and other events.

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 May 27, 2015 and Notice of Public Hearing was mailed on May 26, 2015. Notice to neighboring property owners within a 300-foot radius of the property were mailed on May 26, 2015 and a notice was posted on the subject property on May 26, 2015.

PUBLIC COMMENTS:
The City has received three letters from the public regarding this application. They are attached in Exhibit 6.

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. Construction activity will be limited to the interior of the building. 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.**

There are no requirements for on-site parking in the CBD zone district, however, there are currently there are 67 marked parking spaces on site for use of the entire property. Using the parking ratio set forth in OHMC 19.44.100, the current size of the congregation would use 10 parking spaces. Maximum expansion of the church to 166 congregants would require 41 parking spaces.

The neighboring church in Suite 2 does not state a total number of seats in its Conditional Use application (CUP-06-00004), and using the area of that church's sanctuary space of 1500 square feet with a ratio of 30 square feet per parking space would require a maximum of 50 parking spaces for that use.

Three comment letters from the Public referenced parking concerns. The first referred to a total number of parking spaces being available as not 85, but 10. The total number of spaces needed for the use as it exists now would be 10 if on-site parking was required. The second letter addressed parking shortages and improper use of private parking lots on Pioneer Avenue. With the facility relocating to the lower Bayshore Drive side of the building, parking usage should be expected to migrate to that side of the building as well. The third letter addressed a previous use in the lower level of the building that created parking problems in private parking areas across Bayshore Drive.

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.

   Transporation 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 dated May 15, 2015, 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. Should additional space be needed by the church to allow for more than the 166

congregants proposed in this application and expansion be proposed, a Type III Conditional Use Permit review shall be required.

4. Applicant shall apply for and receive any required 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.

EXHIBIT 1

Conditional Use Application
and
Applicant Narrative

Exhibit 1

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

For

Word of Everlasting Life and Faith Church

RECIEVED
MAY 15 2015
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

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 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.
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)

CITY OF Oak Harbor

CITY OF OAK HARBOR
Development Services Department

RECIEVED
MAY 15 2015
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 SPACE LOCATED AT 656 S.E. BAYSHORE DR. SUITE 5 OAK HARBOR, WA. 98277

APPLICANT NAME/CONTACT PERSON (or legal representative): THOMAS STONEHAM	Address: 950 S.W. UPLAND CT. OAK HARBOR, WA. 98277
E-mail Address: pastortphd@gmail.com	Phone and Fax: (360) 632-3642
PROPERTY OWNER NAME (list multiple owners on a separate sheet): ROB SEIBO	Address: P.O. BOX 764 OAK HARBOR, WA. 98277
E-mail Address: bldgsply@whidbey.net	Phone and Fax: (360) 720-4149
ENGINEER/SURVEYOR:	Address:
E-mail Address:	Phone and Fax:
PROJECT SITE INFORMATION (address/location): 656 S.E. Bayshore Dr. #5	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: 2500

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 — 13 MAY 15

Authorized Signature — **Date**

CITY OF OAK HARBOR
Development Services Department

CITY OF Oak Harbor

Critical Area Identification Form

RECIEVED
MAY 15 2015
CITY OF OAK HARBOR
Development Services Department

Project Name (if applicable):

Associated Application(s):
CONDITIONAL USE PERMIT

Brief Description of Proposal: WORD OF EVERLASTING LIFE AND FAITH CHURCH IS REQUESTING A CONDITIONAL USE PERMIT TO RENT THE SPACE AT 656 S.E. BAYSHORE DR. SUITE 5 OAK HARBOR, WA. 98277

APPLICANT NAME/CONTACT PERSON (or legal representative): THOMAS STONEHAM	Address: 950 S.W. UPLAND CT. OAK HARBOR, WA. 98277
E-mail Address: pastortphd@gmail.com	Phone and Fax: (360) 632-3642
PROPERTY OWNER NAME (list multiple owners on a separate sheet): ROB SEIBO	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** 13 MAY 15

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	

RECIEVED
MAY 15 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

1. In reference to the property located at 656 S.E. Bayshore Drive, 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 front 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 Bayshore Drive in the front of the property facing South.
   b. SE Pioneer Way in the rear of the property. (Property facing North)
   c. SE Dock St on the east side of the property.
   d. SE Ely St in the rear Northwest of the property.

   Public utilities –

   a. Sufficient lighting in all rooms.
   b. Gas heat.
   c. Burglar, Fire, and Carbon Monoxide Alarm System.
   d. 3 Fire Exits. (Front door, side door, and a door that exits from the rear)

CONDITIONAL USES

Facilities –

a. Two public bathrooms, one for males the other for females. (Bathrooms are located in the rear passageway and are shared with 2 other businesses and another Church. We have already been informed that both bathrooms meet the city's code for public use.)
b. Front Office space.
c. 3 rooms in back separate from front main room. (One big room that will be used for the Children during worship service. Two smaller rooms that will be used for two small offices.)

Note: Owner, Rob Sebo has given permission for us to fill in an opening in the wall that separates the potential children's room from the main large area that will be used as the sanctuary. If we do decide to do this we will submit the necessary permits through the City of Oak Harbor. The wall will not have to be removed or replaced to fill this opening in.

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.

4a. Vicinity Map

4b. PROPOSED CONDITIONAL USE PLAN

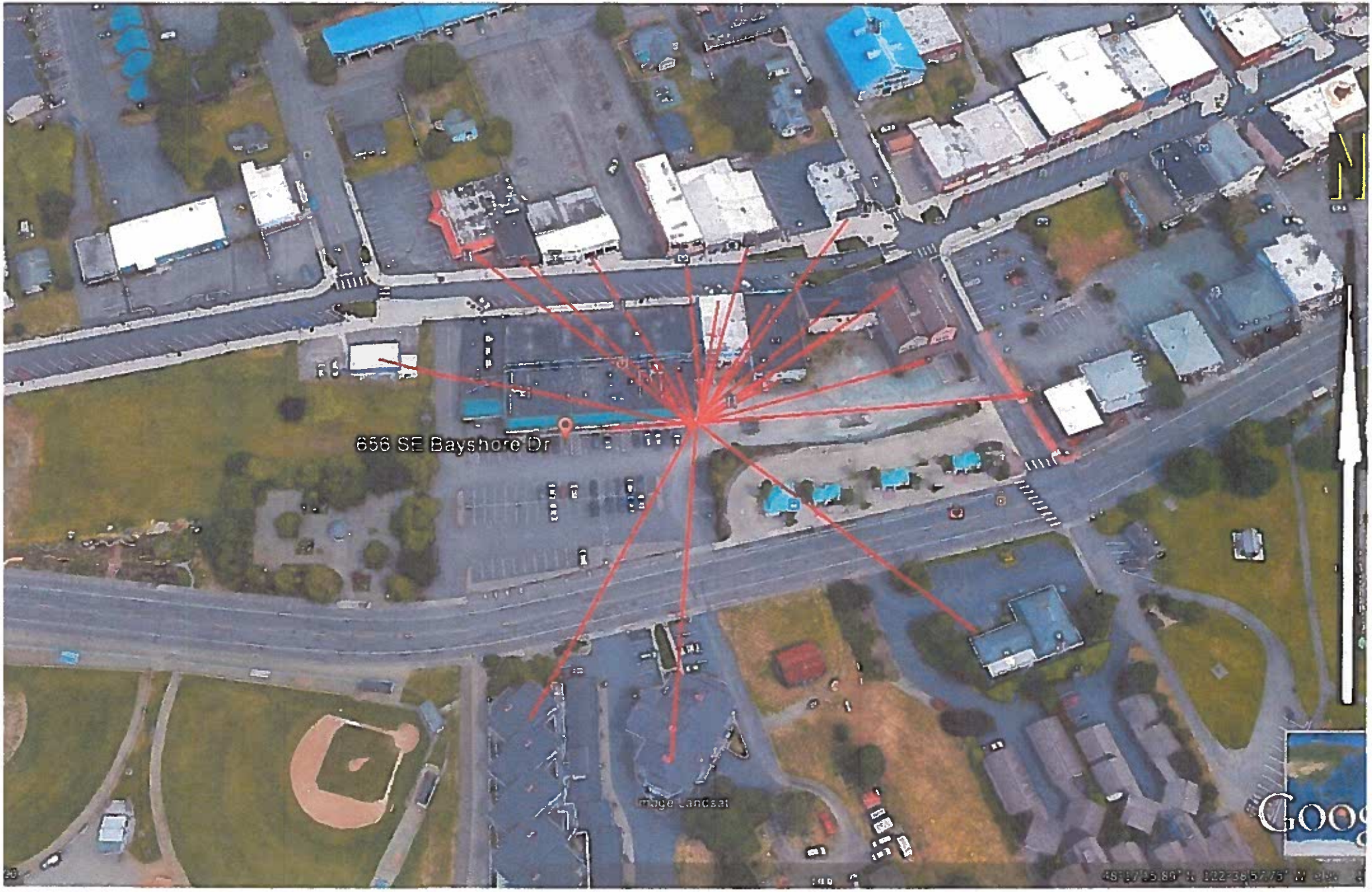
b. Address of Property:
656 S.E. Bayshore Drive Suite 5
Oak Harbor, Wa. 98277

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

b. Existing Zoning:
CBD

4c. Existing Surrounding Streets, Side Walks, and Curbs

4d. Map displaying surrounding Properties within 300ft.



NARRATIVE

RECIEVED
MAY 15 2015
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

The property located at 656 S.E. Bayshore Drive, 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 40 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 2500 square foot space is 166. And we will post a sign above the exit stating as such. When our congregation grows to 166 or more. We will terminate our lease and re-locate.

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, a Hotel Conference Room, and most recently the space located at 665 SE Pioneer Way, Suite 6, Oak Harbor, Wa. 98277. In the Halls and at the Best Western Hotel, 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 space that only allows 49 max occupancy with a separate office one suite over.

NARRATIVE

We know that having a space where we would not have to worry or be concerned with turning people away because of the occupancy, a place where we can finally have our office and church in the same building will go a long way in helping us build this ministry.

This property will also place us right in the center of where the Word of God is needed the most. Since the time we moved our office up stairs we have gone out in the surrounding area and been able to minister to the homeless, troubled teens and adults. Having our church on Bayshore Drive will allow us to continue with the work Almighty God has started in and through us.

This property will also help us to get our children's and youth ministry to grow. Being right across the street from the park will give us an opportunity to be close to the outside basketball courts where we can take the teenagers and go play basketball with, go for a run, or even a walk as part of our mentoring program.

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.

As stated in the above paragraph, 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.

NARRATIVE

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).

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 and gas heat) and facilities (large main room for the service to be conducted in, two public bathrooms which are shared by to other businesses located in the building as well as another church located two suites down from where we will be, a front office, one small storage room, one back Room for the Children, two small rooms that can be used as small offices.) Cold and hot running water is provided in the bathrooms.

This space, suite 5, also has the appropriate amount of fire exits, which are 3, the front door, side door, and a door that is accessed at the rear of the space.

NARRATIVE

Our church, renting this property will also meet the purpose of the district around us, providing a place where people can come in and find for themselves a church home.

It definitely meets our ministries goals and policies of our Mission Statement (Enclosure 3) and the goals and policies of the Oak Harbor Comprehensive Plan.

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		
☐	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 © N. Harris Computer Corporation

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:	656 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

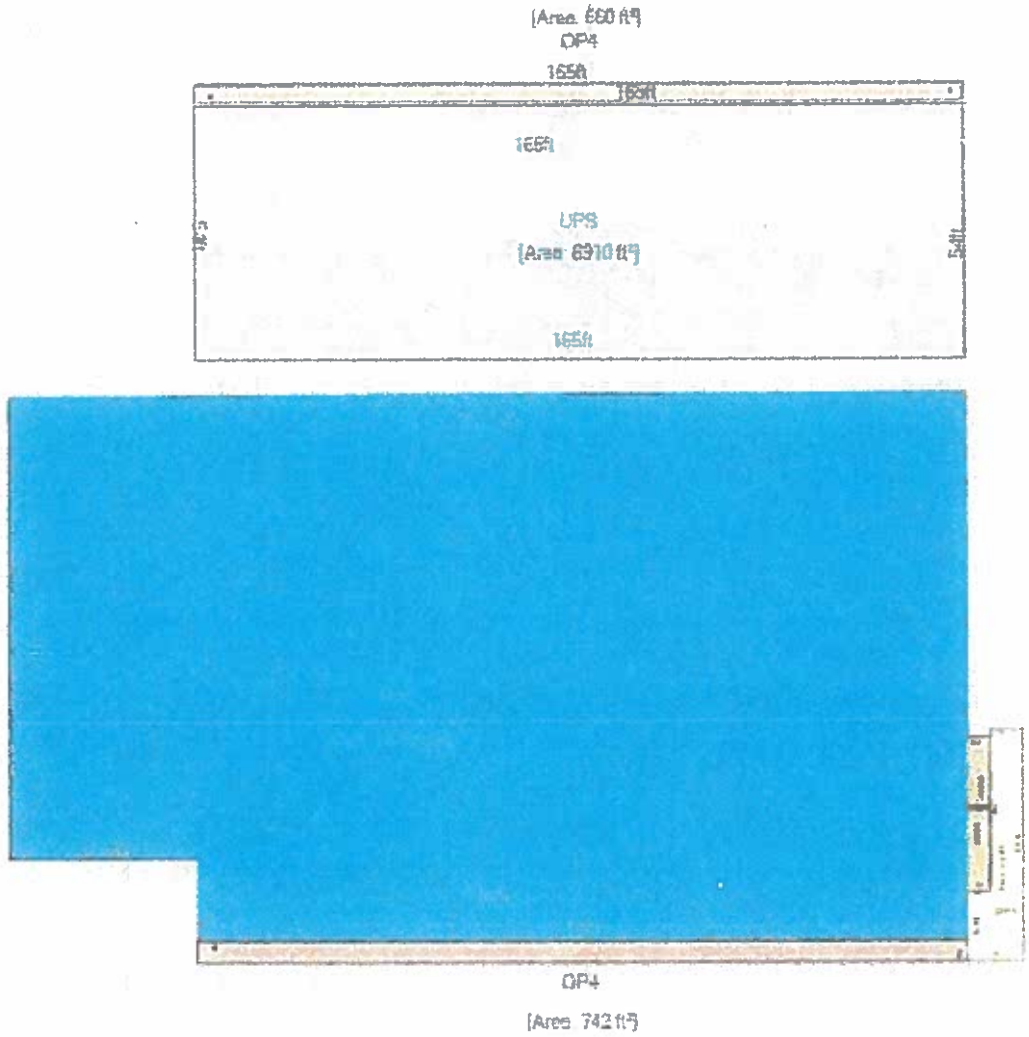
Owner:	THE SEBO FAMILY LLC
% Ownership:	100.0000000000%
Total Value:	$2,740,722
Tax Area:	100 - City of Oak Harbor

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	$1,605,819	$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

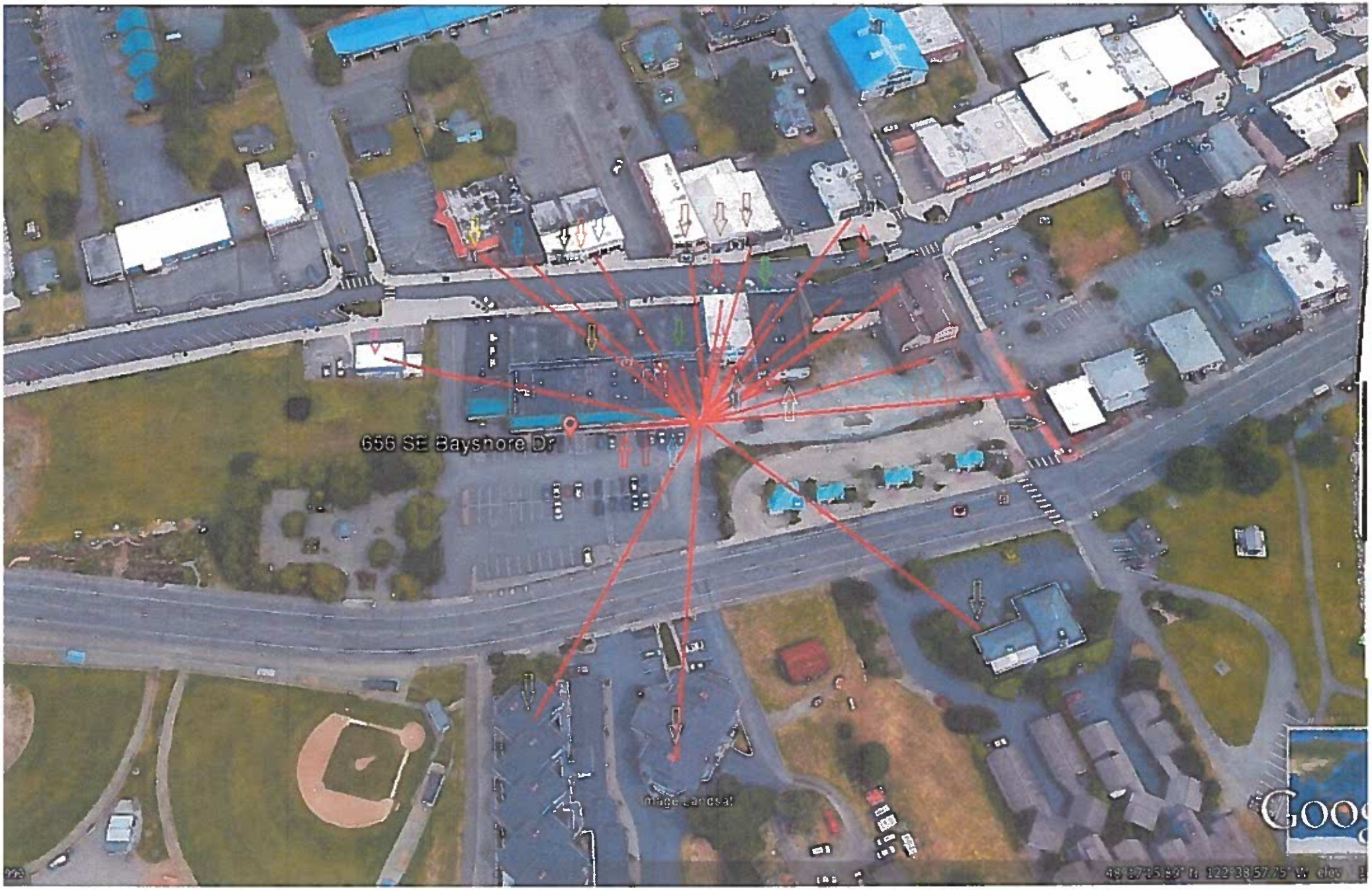
Deed and Sales History

#	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 © N. Harris Computer Corporation

7. Mailing List Map



7. 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

7. 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

Mailing List (Continued)
(Refer to Mailing List Map for Location)

WATERSIDE CONDOS ADDRESSES OF THE PEOPLE WITHIN THE 300FT RADIUS.

All addresses will be:

NAME
651 SE Bayshore Dr.
Oak Harbor, WA 98277

Example me: Martin Clark
651 SE Bayshore Dr. B101
Oak Harbor, WA 98277

A101	Steve Boughner
A201	Rufus & Janice Small
A202	Tom & Kathleen Sullivan
A203	Dee & Gray Giordan
A301	Faye & Susan Konopik
A302	Cliff & Diane Laing
A303	Richard Everett
B101	Martin Clark
B102	Jim Abels
B103	Charles Reyes
B104	Thomas Tveit
B105	Chuck Fagan
B201	Elizabeth Noronha
B202	Vehur Muld
B203	Billie Cook
B204	Richard DiBenedetto
B205	Bill & Bobby Stady
B301	Bonnie Sheline
B302	Jean Bright
B303	Doris Hansen
B304	Will Posey & Heather Higgin (not sure, renting)
B305	William & Dolores Norton

COOK WEALTH MANAGEMENT
785 SE Bayshore Dr. Suite 101
Oak Harbor, Wa. 98277

Rue & Primavera
785 SE Bayshore Dr. Suite 102
Oak Harbor, Washington 98277

SPIN Cafe
658 SE Bayshore Dr.
Oak Harbor, Wa. 98277

Sheariously Salon
685 SE Bayshore Dr. Suite 101
Oak Harbor, Wa. 98277

VACANT

Churchill & Assoc. Inc.
740 SE Pioneer Way
Oak Harbor, Wa. 98277

Resident
810 SE Bayshore Dr.
Oak Harbor, Wa. 988277

Quilters Workshop
601 SE Pioneer Way
Oak Harbor, Wa. 98277

The State of Washington

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

MASTER LICENSE SERVICE

P.O. Box 9034 • Olympia, WA 98507-9034 • (360) 664-1400

REGISTRATIONS AND LICENSES

STATE OF

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

Fred Stephens

CITY OF Oak Harbor

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

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)

LICENSING

AES5117

Vehicle Registration Certificate

11/10/2014

License plate	Plate Issue date	Tab no	Reg expiration	Value code	Year	Mo reg	Mo gwt	Pwr	Use	Mod yr	Make	Body
AES5117	06/2011	M411963	06/22/2015	23661	2002	12		G	PAS	2002	CHEV	ASTRO

Vehicle ident (VIN)/Serial no	Res co	Scale wt	Seats	Model	BT	Gwt	Gwt st	Gwt exp	Fleet	Equip
1GNDM19XX2B127901	15	4593		AST	ES					

Prev plate	Filing	TBD	RTA Tax	Service fee	Gwt/Veh wt	Other	Total fees	Gwt cr
RS04068	$3.00				$20.00	$30.75	$53.75	

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 131501031431411101400040338 81

This certificate is not proof of ownership.

RPT ID: AREGPR-1
VehicleRegistration (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

EXPIRATION DATE
09/14/2015

YEAR MAKE/MODEL
2002 CHEVROLET ASTRO

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

SEE IMPORTANT MESSAGE ON REVERSE SIDE

Enclosure 2

TRADEWINDS
INSURANCE

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:

COVERAGES	2002 Chev
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

12 Enclosure 3

EXHIBIT 2

Vicinity Map
and
Aerial Map

Exhibit 2

SE BARRINGTON DR
SE CITY BEACH ST
SE CITY BEACH ST
SE ELY ST
SE BOCK ST
SE FIDALGO AVE
SE FIDALGO AVE
SE HATHAWAY ST
SE IRELAND ST
SE ILWACO ALY
SE JENSEN ST
SE 9TH AVE
Subject Property
SE PIONEER WAY
SE BAYSHORE DR
0 125 250 500 Feet

EXHIBIT 3

Zoning Map

Exhibit 3

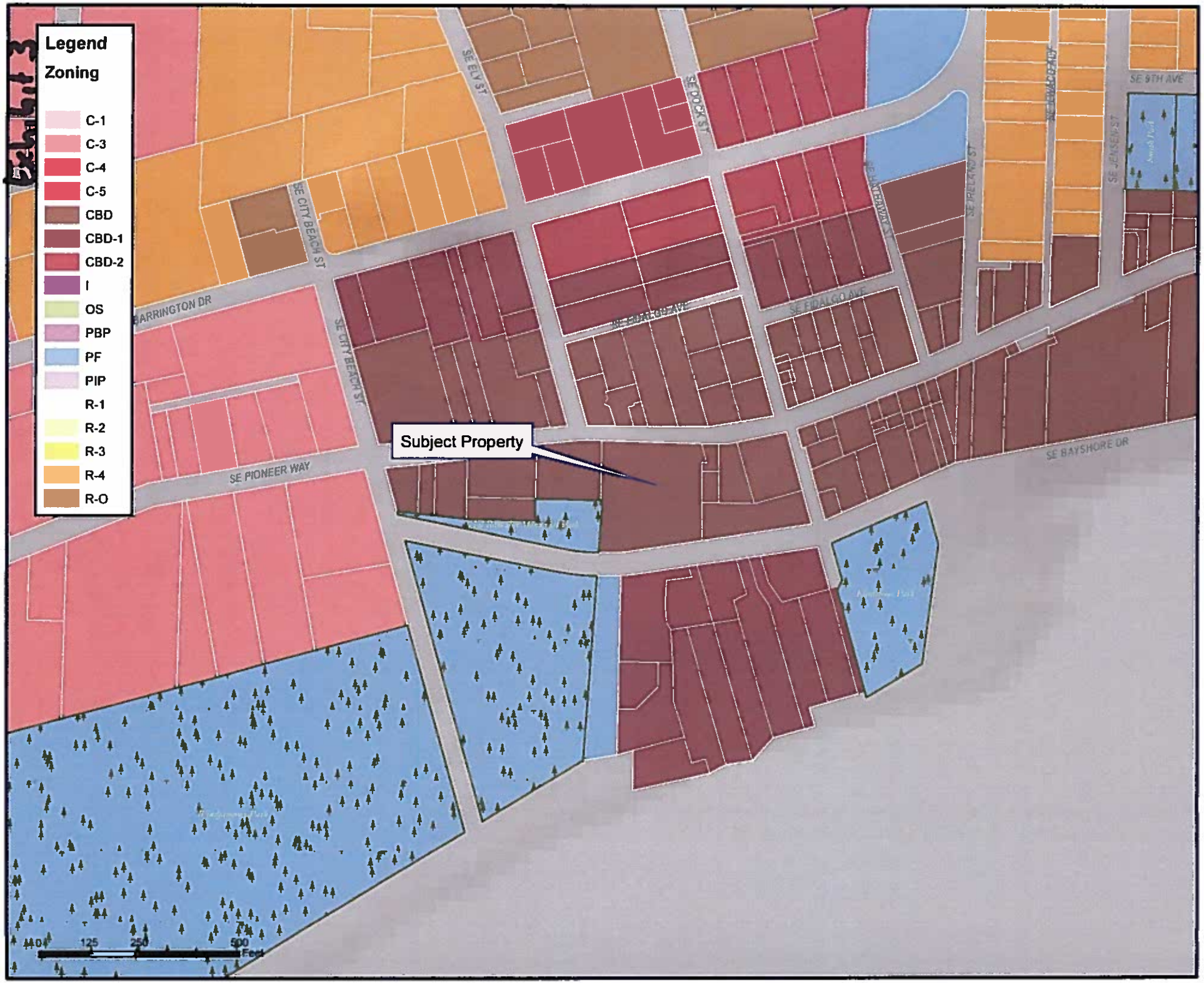

Legend
Zoning
C-1
C-3
C-4
C-5
CBD
CBD-1
CBD-2
I
OS
PBP
PF
PIP
R-1
R-2
R-3
R-4
R-O
Subject Property
SE ELY ST
SE DOCK ST
SE 9TH AVE
SE JENSEN ST
SE IRELAND ST
SE FIDALGO AVE
SE BAYSHORE DR
SE CITY BEACH ST
HARRINGTON DR
SE PIONEER WAY
0 125 250 500 Feet

EXHIBIT 4

Fire Department Requirements

Exhibit 4

May 27, 2015

Fire Department Comments: Word of Everlasting Life and Faith Church, 656 SE Bayshore Dr.

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 two- size 2A 10BC fire extinguisher in the suite. One near the front entryway, the second extinguisher near the rear exit door.

[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.

EXHIBIT 5

Public Noticing Documents

Exhibit 5

NOTICE OF APPLICATION

APPLICATION: Conditional Use CUP-15-03
Word of Everlasting Life and Faith Church

Word of Everlasting Life and Faith Church has submitted a conditional use permit application proposing to use 656 SE Bayshore Drive, Unit 5 for church related use. The church proposes to use an existing 2,500 square foot space as a meeting hall and 67parking spaces associated with the building. The current proposal is to accommodate approximately 45 seats with the possibility of growing to 166 seats. The application was submitted on May 15, 2015 by Pastor Thomas Stoneham, Word of Everlasting Life and Faith Church was determined complete for processing on May 21, 2015. There is a 15 day public comment period for this application that ends on June 10, 2015. The property location is at 656 SE Bayshore Drive, Unit 5, S6565-00-00030-0. Public comment period will run May 15 thru June 10, 2015.

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-15-03 is located at 656 SE Bayshore Drive, Unit 5, Oak Harbor, WA 98277, parcel S6565-00-00030-0.

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 June 10, 2015. 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

PUBLIC HEARING REQUIRED: This application will be scheduled for a public hearing before the Hearing Examiner. The notice of public hearing will be mailed when the date and time has been established for the hearing.

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-15-03 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

Lisa Bebee
Permit Coordinator

Published: Whidbey News Times
Date: May 27, 2015

CITY OF
Oak Harbor
WHIDBEY ISLAND, WASHINGTON

May 26, 2015

NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION

APPLICATION: Conditional Use CUP-15-03 Word of Everlasting Life and Faith Church

Word of Everlasting Life and Faith Church has submitted a conditional use permit application proposing to use 656 SE Bayshore Drive, Unit 5 for church related use. The church proposes to use an existing 2,500 square foot space as a meeting hall and 67parking spaces associated with the building. The current proposal is to accommodate approximately 45 seats with the possibility of growing to 166 seats. The application was submitted on May 15, 2015 by Pastor Thomas Stoneham, Word of Everlasting Life and Faith Church was determined complete for processing on May 21, 2015. There is a 15 day public comment period for this application that ends on June 10, 2015. The property location is at 656 SE Bayshore Drive, Unit 5, S6565-00-00030-0. Public comment period will run May 15 thru June 10, 2015.

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-15-03 is located at 656 SE Bayshore Drive, Unit 5, 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 June 10, 2015.** 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.

PUBLIC HEARING REQUIRED: A public hearing before the Hearing Examiner has been set for Monday, June 29, 2015, at 10:00am, in the City Council Chambers of the City Building located at 865 SE Barrington Drive, Oak Harbor, WA 98277.

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-15-03 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

AFFIDAVIT OF POSTING

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

I, Thomas Stoneham, hereby certify that I did, on the 26 day of May, 2015 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. 656 SE Bayshore Drive, S6565-00-00030-0

advertising a Notice of Application for Conditional Use Application (CUP-15-00003).

Thomas Stoneham

(Signature of person posting)

SIGNED AND ATTESTED to before me this 26th day of May, 2015 by Thomas Stoneham

NOTARY PUBLIC
STATE OF WASHINGTON
LISA K BEBEE
MY APPOINTMENT EXPIRES JAN. 19, 2016

Lisa K Bebee

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

CUP-15-03

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 26th day of May, 2015, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-15-00003 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 May, 2015 in Oak Harbor, Washington.

Lisa Bebee

(Signature of person mailing)

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 26th day of May 2015, 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-15-00003

Executed this 26th day of May, 2015 in Oak Harbor, Washington.

(Signature of person posting)

NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER

HE #06-29-15

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 June 29, 2015 at 10:00 a.m., to consider the following item:

WORD OF EVERLASTING LIFE AND FAITH CHURCH – CUP-15-03
The Hearing Examiner will consider a conditional use permit submitted by Pastor Thomas Stoneham, Word of Everlasting Life and Faith Church proposing to use an existing 2,500 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately 45 seats with the possibility of growing to 166 seats. The property is zoned CBD, Central Business District and the proposed church is permitted as a conditional use in this district. Project Location: 656 SE Bayshore Drive, Unit 5, S6565-00-00030-0,

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
June 13, 2015

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:

On the 10TH day of June, 2015 I provided written notice to the Whidbey News Times Legals (legals@soundpublishing.com); and

On the 10th day of June, 2015, 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 CUP 15-03 before the Oak Harbor Hearing Examiner on June 29, 2015

Executed this 10th day of June, 2015, in Oak Harbor, Washington.

(Signature of person posting)

EXHIBIT 6

Public Comments

Exhibit 6

UNIT #5 ---- WHAT ABOUT THE OTHER 4 UNITS UPSTAIRS AND THE 4 UNITS DOWN STAIRS?

YOU ALREADY ISSUED USE PERMITS FOR THE SAME 85 PARKING SPACES.

HOW MANY CARS CAN YOU PARK IN ONE SPACE??

YOUR 85 SPACES IS REALLY ONLY 10

YOU DEMOCRATS SURE DO COUNT FUNNY.

RECEIVED
JUN 08 2015
CITY OF OAK HARBOR
Development Services Department

In Response to: CUP-15-03 Word of Everlasting Life and Faith Church

There is no reason to believe that these people will comply to any of the conditions associated with the use permit. They have already demonstrated that they will not use the parking associated with the property and continue to take up valuable customer parking on Pioneer Way. There statement to me was "Pioneer is public parking -so we can park where we want to". "Besides, the other business owners and employees park on Pioneer so why can't we".

It became necessary for me to call law enforcement to remove them from my own parking lot – and I have been instructed to call 911 if they return. I was further instructed by the city police to put up signs stating- NO PARKING- to further inform them not to use my private parking.

RECEIVED

JUN 01 2015

CITY OF OAK HARBOR
Development Services Department

The approval of a non-retail business on Pioneer Way that does not have its own parking lot up front, and at its front door, further adds to the existing parking problem. It is clear to me that they do not care about the small businesses on the street and are not willing to walk the few extra steps up the ramp to Unit 5.

Since there is no consequence associated with their non- compliance it is foolish to ask for comments and even trite to think that you haven't already granted them use. Further, this action does not fit with the Main Street Project proposed to revitalize the down town area, but then – you already know that.

Sincerely,

Debra A. Staley

Quilters Workshop

RECEIVED
JUN 11 2015
CITY OF OAK HARBOR
Development Services Department

June 11, 2015

City of Oak Harbor
Development Services Department
865 SE Barrington Drive
Oak Harbor WA 98277

Re: Conditional Use Permit application CUP-15-03

Dear Sir,

I live at 651 SE Bayshore Drive, directly across the street from the proposed site of the Word of Everlasting Life and Faith Church. While I am quite happy about a church moving into this site, I note in the letter to adjacent property owners a statement concerning the number of parking spaces at the site, which I feel needs clarification. The letter states that there are 67 parking spaces at the 656 Bayshore Dr. building parking lot. I feel sure that the applicant Church realizes that those 67 spots are not dedicated to any one business, but must be shared between them.

I write this letter due to the fact that a business that use to occupy space at 656 Bayshore Dr. caused a problem for the residents of my condominium, across the street. The customers of this prior business constantly and consistently parked in the off-street, private parking lot which the condominium owns and maintains. Due to closeness of our parking lot, thoughtless customers of the nightclub took our parking spots rather than park on the street, especially when the business lot was full.

My concern is that if the Word of Everlasting Life and Faith Church grows and prospers, which I hope it does, church members may feel on street parking causes them to need walk a long distance and they might emulate the nightclub patrons by parking in the Condominium private off-street parking lot. The Condominium parking lot is not really adequate for our needs, but there might temporarily be empty spots there. I hope and feel the church will respect our private parking area and park on Bayshore Dr., if the 656 building lot is full.

I hesitate to even mention this issue as I understand the church is presently small, and I and Condominium residents I have talked with are overjoyed that another church will be our neighbor rather than a bar or nightclub.

Yours truly,

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