PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
June 25, 2013

ROLL CALL: **Present:** Keith Fakkema, Greg Wasinger, Ana Schlecht, Kristi Jensen, Bruce Freeman and Sandi Peterson
Absent: David Fikse
Staff Present: Development Services Director, Steve Powers, Senior Planners, Cac Kamak and Ethan Spoo.

Chairman Fakkema called the meeting to order at 7:35 p.m.

MINUTES: **MS. PETERSON MOVED, MR. FREEMAN SECONDED, MOTION CARRIED TO APPROVE THE May 28, 2013 MINUTES AS PRESENTED.**

PUBLIC COMMENT:
None

DIGITAL SIGNS CODE UPDATE – Public Hearing
Spoo reported that this item is a continuation of the public hearing that was opened in April. Mr. Spoo displayed a Power Point presentation which summarized the changes to the draft code that resulted from the public input and Planning Commission discussion at the May 28th meeting (Attachment 1).

Discussion
Planning Commission discussed the difference between the nits and foot-candle standard of measurement. Mr. Spoo explained that the foot-candle and nits are used to measure two different conditions so it is not possible to convert nits to foot-candles. Foot-candle measures illuminance which is the amount of light intersecting an object at a given distance and nit measures luminance which is a measure of the absolute amount of light emitted from an object (not measured from a distance). The International Sign Association (ISA) recommends using foot-candles to measure brightness and set the limit of an electronic message center sign at 0.3 foot-candles above ambient light levels at night. So the code will only regulate brightness of signs at night except for during the day when the auto dim function of the sign would be working.

Mr. Spoo also noted that since the proposed code talks about regulating existing electronic messages center signs and will require existing electronic message center signs the be in conformance within one year, it is appropriate to notify those affected. This will take another month, so staff is recommending that the hearing be continued to next month's meeting.

Mr. Spoo reported that Planning Commissioner Fikse is requesting that the hearing be continued so that he can discuss his concerns about the latest draft code. Mr. Fikse prefers the nit standard over the foot-candle standard.

Planning Commission questioned staff about non-conforming signs based on the new code. Mr. Powers commented that from the brightness perspective, it is not clear that there would be any non-conforming electronic message center signs.

Mr. Spoo also provided a handout from the ISA with additional information about how to measure foot-candles and why ISA recommends it (Attachment 2).

Mr. Fakkema asked if anyone wanted to offer public comment.

Billie Cook (651 SE Bayshore Drive) thanked everyone for their hard work and was glad that the Planning Commission is addressing duration and brightness of electronic message center signs.

ACTION: MS. PETERSON MOVED, MS. JENSEN SECONDED A MOTION TO CONTINUE THE PUBLIC HEARING TO THE PLANNNIG COMMISSION'S JULY 23, 2013 BUSINESS MEETING, MOTION CARRIED.

BED AND BREAKFAST CODE – Public Meeting

Mr. Spoo explained that the Economic Development Committee has request that Planning Commission consider more permissive regulations for bed and breakfast (B&B). Mr. Spoo displayed a Power Point presentation that provided a summary of the existing code and the proposed code (Attachment 3). In the current code there are only two type of B&B's, which are B&B Inns (4 rooms) and B&B Rooms (50% of existing rooms). B&B Inns & B&B rooms are conditional uses in R-2, R3, R-4, & R-O, require parking on premises, resident/manager domiciled, signs can be no greater than 4 SF and no commercial dining is allowed.

The propose code suggests three types of B&B's, they are B&B Inns, Residential B&B and Commercial B&B with the following restrictions:

	Inns	Residential	Commercial
Max # Rooms	10	4	4
Room Capacity	4	4	4
Commercial Meals	No	No	No
Other Business	No	No	No
Resident/Manager	Full-time Mgr domiciled onsite	Resident in primary dwelling	Mgr onsite
Parking	Onsite/2+ 1 per room. Meet dimensions.	Onsite/2+ 1 per room. No dimensions.	Onsite/2+ 1 per room. No dimensions.
Signs	Per OHMC 19.36	4 SF monument/building	4 SF monument/building

Discussion

Planning Commission questioned staff about the restriction regarding other business being conducted on site within the B&B, the conditional use process, the on-site parking requirement as it relates to the Central Business District (CBD) and whether it makes sense to have B&B's in R1 zoning districts. Mr. Powers indicated that there is no prohibition on having more than one home occupation and we may have to consider whether that makes sense with a B&B and whether there is a land use impact on the surrounding neighborhood that should be of concern. The conditional use permit can take between 60 and 90 days depending on the submittal and the public process. Staff will look at that the parking requirement for the CBD and the possibility of allowing B&B's in only certain R1 zoning districts.

2016 COMPREHENSIVE PLAN AMENDMENT – Public Meeting

Mr. Kamak displayed the Power Point presentation (Attachment 4) that was provided at the May meeting. He reviewed the population demographics provided last month and then went on to the household data and Naval Air Stations impacts. Mr. Kamak pointed out that the Navy estimates an approximately 1,000 military personnel increase in North Whidbey. Since the average household size according to the 2010 census is 2.53 staff estimates the total population increase is approximately 2,530.

Mr. Kamak reported that Island County has proposed a 20-year population projection for Island County of 87,917 which includes the City's estimates for military personnel increases. Mr. Kamak explained the method that the County utilized and stated that staff believes that Island County has reasonable justification to arrive that that number and recommends that the Planning Commission recommend that the City Council accept the County's 20-year population projection of 87,917.

ACTION: MR. FREEMAN MOVED, MS. SCHLECHT SECONDED A MOTION TO RECOMMENDED THAT THE CITY COUNCIL ACCEPT ISLAND COUNTY'S 20-YEAR POPULATION PROJECTION OF 87,917, MOTION CARRIED.

ADJOURN: 9:25 p.m.

Overview

- Changes to draft code since last month
- Further explanation of brightness

Changes to draft code since last month

EMCs vs. Digital Signs:	•Digital signs now referred to as EMCs
Duration:	•Minimum duration time of 10 seconds for graphics, text, images. Videos 2-5 seconds.
Brightness:	•Code now reflects ISA recommendation – 0.3 FC +
Hours of operation:	•Correct 200-foot conflict
Shielding:	•Perpendicular to ground
Non-conforming:	•1-year for brightness/hours

More on brightness

Two ways to measure:	•Luminance / Illuminance
Previous code:	•Used luminance (nits)
Current draft:	•Uses illuminance (foot-candles)
Comparable?	•No/ISA felt previous proposal was too bright
Shielding:	•0.3 foot candles over ambient condition
Other info:	•Relative standard for night. Day would use autodim

Next Steps

1: Notify existing EMC sign owners

2. Close public hearing:

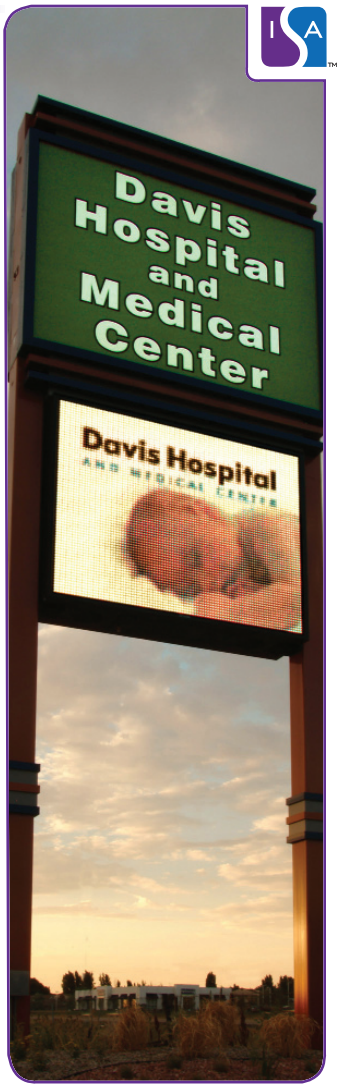
3. Make recommendation:

Recommended *Night-time Brightness Levels* for On-Premise Electronic Message Centers (EMC's)

ISA™ International Sign Association

A Compilation Summary with Extracts from Industry Reports • April 2011

Table of Contents



INTERNATIONAL SIGN ASSOCIATION

Introduction

Electronic Message Centers (EMC's)

One of the more interesting types of signage that is becoming increasingly popular is on-premise **electronic message centers**, or **EMCs**. You may have heard EMCs being referred to as changeable message displays or digital signs.

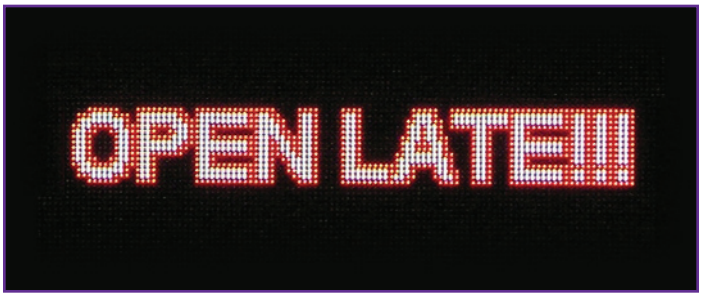
EMCs are *not* digital billboards, which advertise a good or service that is located away from where the sign is located. Rather, EMCs are digital signs that are located *on the premises* of the business, and that advertise goods and services that are provided at the location.

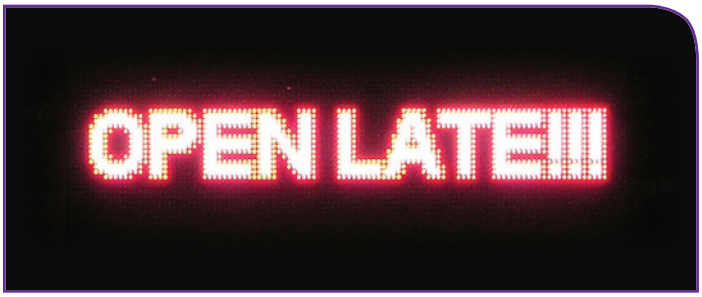
Digital billboard/off-premise sign advertising an automobile business away from where the sign is located

Electronic Message Center (EMC)/on-premise sign advertising an automobile business that is located at the place of business

There is often confusion regarding on and off-premise digital signs. However, EMCs and digital billboards have very distinct capabilities and purposes, each targets a specific audience and each has traditionally been treated under separate legal and regulatory regimes. For the purposes of this publication, *we are focusing solely and exclusively on EMCs.*

EMCs that are too bright at night can be offensive and ineffective. EMC brightness at night is an issue where sign users, the sign industry, and the planning community have a common goal: ensuring that EMCs are appropriately legible. We know the messages that these signs convey can be rendered unattractive and perhaps even unreadable if they are programmed too bright.





That's why many sign companies recommend to their customers that in order for these signs to be most effective, their brightness be set at such a level to be visible, readable and conspicuous.

In 2008, the International Sign Association (ISA) retained Dr. Ian Lewin of Lighting Sciences to help the industry develop scientifically-researched, understandable recommendations for EMC brightness. Dr. Lewin is a past chair of the Illuminating Engineering Society of North America (IES), and is greatly respected within the lighting field. His work for ISA was conducted with the input of experts within the sign industry. Dr. Lewin's full report can be found at www.signs.org.

As a result of this research, the recommended night-time brightness level for on premise EMCs is 0.3 foot candles above ambient light conditions when measured at an appropriate distance. This is a lighting level that works in theory and in practice.

The research and the recommendations contained in this report pertain only to EMCs, not traditionally internally illuminated signs, such as these channel letter and neon signs below. EMC's use a different lighting technology than most of these types of signs, and as such the scientific approach differs.

You can rest assured that the information contained in this publication is relevant, appropriate and workable for determining night-time EMC brightness levels.

We have provided six short steps to help guide the process and recommended statutory language. If you need further assistance, feel free to contact ISA at (703) 836-4012 to answer any of your EMC brightness questions.

EMCs and digital billboards have very distinct capabilities and purposes, each targets a specific audience and each has traditionally been treated under separate legal and regulatory regimes.

Executive Summary

ISA Electronic Message Display Brightness Recommendations

This summary has been developed to assist stakeholders concerned with development of brightness standards for large-format, electronic displays used for on-premise sign applications. This summary comprises:

1) an overview of the importance of ensuring appropriate brightness,
2) technology utilized to ensure appropriate brightness,
3) recommended brightness standards, and
4) brightness measurement methodology.

1. Overview of the importance of ensuring appropriate night-time brightness.

Electronic displays that are too bright at night can be offensive and ineffective. There are significant advantages to ensuring than an electronic display is not overly bright. These advantages include:

- Conservation of energy
- Increased life expectancy of the electronic display components
- Building goodwill with the community
- Ensuring the legibility of the display

It is in the best interest of all stakeholders to ensure that electronic displays are sufficiently bright to ensure clear legibility, while at the same time avoiding a display that is overly bright.

2. Technology utilized to ensure appropriate brightness.

Most electronic displays are designed to produce sufficient brightness to ensure clear legibility during daylight hours. However, daytime brightness settings are usually inappropriate for night-time viewing. The following general methods are used to dim an electronic display for appropriate night-time viewing:

1. ***Manual Dimming.*** Using this method, the sign operator dims the display in response to changing ambient light conditions.

2. ***Scheduled Dimming.*** Sunset-sunrise tables allow an electronic display to be programmed to dim at the same time that the sun sets and rises. This method is generally acceptable, but is more effective when used as a backup to automatic dimming controls capability, such as photocell technology.

3. ***Photocell Technology.*** An electronic display that utilizes photocell technology can automatically dim as light conditions change. A photocell sensor alerts the display to adjust brightness according to ambient light conditions.

Most electronic displays are designed to produce sufficient brightness to ensure clear legibility during daylight hours. However, daytime brightness settings are usually inappropriate for night-time viewing.

3. Recommended brightness standards.

ISA commissioned Dr. Ian Lewin of Lighting Sciences, Inc. to develop brightness criteria for on-premise electronic displays. Dr. Lewin is a leading lighting expert with over thirty years experience in the lighting industry.

Dr. Lewin recommended the development of brightness criteria based on the Illuminating Engineering Society's (IES) well-established standards pertaining to light trespass, IES Publication TM-11-00. The theory of light trespass is based on the concept of determining the amount of light that can spill over (or "trespass") into an adjacent area without being offensive.

As a result of his research, Dr. Lewin recommended two different brightness settings based on whether the EMC was located in an area of high or low ambient light. After field testing and utilizing Dr. Lewin's recommendations, it was determined that using the more conservative recommendation is appropriate in areas of both low and high ambient light. In order to simplify Dr. Lewin's recommendations, and to take a more reasonable approach to ensure that EMC's are sufficiently visible but not overly bright, it is recommended that EMC's not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC size.

...it is recommended that EMC's not exceed 0.3 footcandles over ambient lighting conditions when measured at the recommended distance, based on the EMC size.

4. Brightness measurement methodology.

There are two generally accepted measures of brightness in the sign industry; illuminance and luminance. Illuminance, the preferred method, is a measure of the amount of light intercepting an object at a given distance from a light source and is measured in footcandles or its metric equivalent, lux. Illuminance can be measured with a footcandle meter (also know as a luxmeter), which are relatively inexpensive ($100-1000) and commonly available. The footcandle meter should be accurate to two decimal points for accurate measurements. The second method, luminance, is an absolute measure of the amount of brightness that is being emitted from a light source and is usually measured in candelas per square meter, also known as "nits." Luminance can be measured by use of a "nit gun", which are expensive (~$3,000) and difficult to procure. The preferred method of measurement is illuminance using a footcandle meter because a measure of luminance fails to account for ambient light conditions.

Recommended Legislative Language

1. **Electronic Message Center (EMC) Criteria:** The night-time illumination of an EMC shall conform with the criteria set forth in this section.

A. **EMC Illumination Measurement Criteria:** The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpindicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in the accompanying Sign Area Versus Measurement Distance table.

B. **EMC Illumination Limits:** The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.

C. **Dimming Capabilities:** All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.

D. **Definition of EMC:** A sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

SIGN AREA VERSUS MEASUREMENT DISTANCE

AREA OF SIGN sq. ft.	MEASUREMENT Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

** For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula:* Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft. x 100}}$

Six STEPS:
EMC Brightness Levels

How to Measure the Brightness of an Electronic Message Center (EMC)

STEP 1

OBTAIN AN ILLUMINANCE METER.

Purchase or otherwise procure an illuminance meter. Most city/county traffic departments have an illuminance meter, which are also referred to as lux or footcandle meters (lux is the metric measure of illuminance; footcandles is the English measure of illuminance). The illuminance meter must have the ability to provide a reading up to two decimal places and must be set to read footcandles. It is preferred to have an illuminance meter with a screw-mount that allows the sensor to be mounted on a tripod. A tripod ensures that the highly sensitive sensor is held perfectly still; otherwise it may be difficult to obtain an accurate reading.

If you do not have an illuminance meter, the Konica Minolta T-10 is a high quality illuminance meter that works well. However, other less expensive illuminance meters may also provide adequate results. The International Sign Association has no affiliation with Konica Minolta.

STEP 2

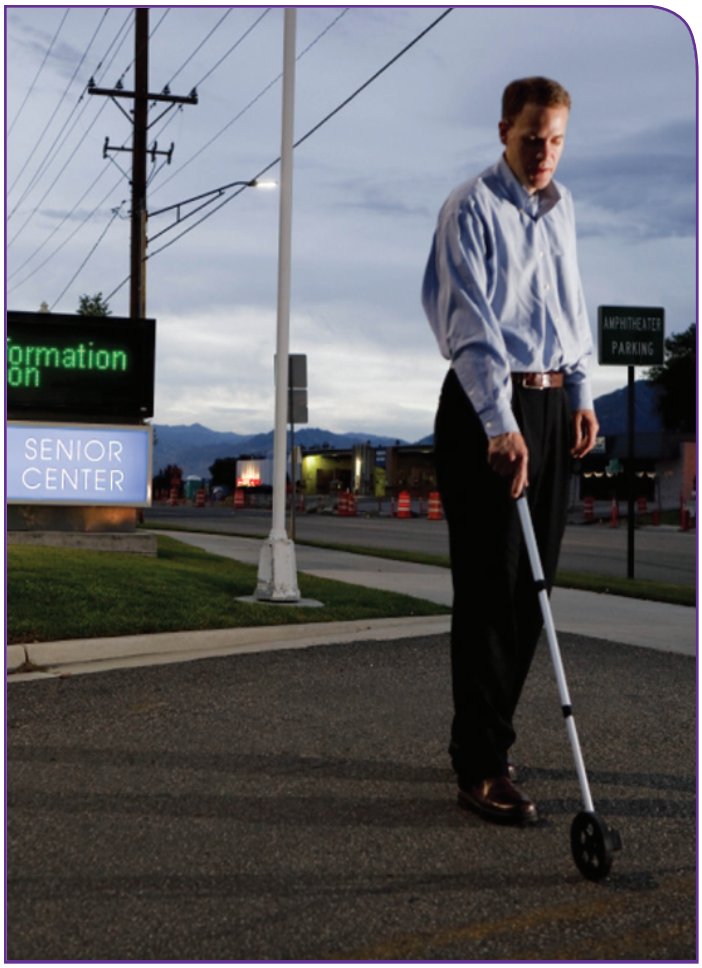
DETERMINE SQUARE FOOTAGE.

Determine the square footage of the face of the electronic message sign (EMC) by multiplying the height and width of the EMC. This information may be available in a permit application, or can be determined by physically measuring the height and width of the EMC. Do not include the sign face square footage attributable to any additional static signs associated with the EMC (if applicable).

STEP 3

DETERMINE THE MEASUREMENT DISTANCE.

Using the total square footage found in Step 2, look up the measurement distance in the table provided in the Recommended Legislative Language on page 6, to determine the distance to measure the brightness of the EMC. The distance should be measured perpendicular to the EMC sign face. The use of a measuring wheel is the most convenient way to measure the distance.



STEP 4

PREPARE THE DISPLAY FOR TESTING.

Ensure that the EMC is programmed to alternate between a solid white (or in the case of a monochrome display – the solid color of the display) message and a blank message. You may wish to have a requirement that the sign owner cooperate with testing by programming the EMC for testing upon written notice.

STEP 5

USE AN ILLUMANCE METER TO MEASURE THE BRIGHTNESS OF THE EMC.

Mount the sensor of your illuminance meter to a tripod and orient the sensor directly towards the face of the EMC at the measurement distance determined in Step 2.

STEP 5 [CONTINUED]

Ensure that the illuminance meter is set to measure footcandles up to two decimal places. As the display alternates between a solid white message and an "off" message, note the range of values on the illuminance meter. If the difference between the readings is less than 0.3 footcandles, then the brightness of the display is in compliance. If not, the display will need to be adjusted to a lower brightness level using the manufacturer's recommended procedures.

STEP 6

ENSURE THAT THE DISPLAY CAN ADJUST TO DIFFERENT AMBIENT CONDITIONS.

Inspect the sign to ensure that it incorporates a photocell or other technology to ensure that the display can adjust according to ambient lighting conditions.

As the display alternates between a solid white message and an "off" message, note the range of values on the illuminance meter. If the difference between the readings is less than 0.3 footcandles, then the brightness of the display is in compliance.

International Sign Association

1001 N. Fairfax Street, Suite 301
Alexandria, VA 22314
703.836.4012 PH
703.836.8353 FAX
www.signs.org

Recommended Night-time Brightness Levels for On-Premise Electronic Message Centers

BED & BREAKFAST CODE

Draft Regulations for Planning Commission Consideration, June 25, 2013

Purpose

- EDC requested that PC consider more permissive regulations
- Staff forwarding draft language to PC

Summary of Existing Code

- B&B Inns (4 rooms), B&B Rooms (50% of existing rooms)
- B&B Inns & B&B rooms are conditional uses in R-2, R3, R-4, & R-O
- Parking on premises, resident/manager domiciled, sign=4 SF, no commercial dining

Proposed Code

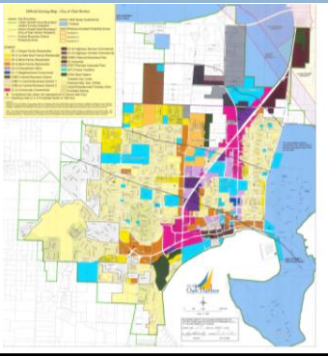
	Inns	Residential	Commercial
Max # Rooms	10	4	4
Room Capacity	4	4	4
Commercial Meals	No	No	No
Other Business	No	No	No
Resident/Manager	Full-time Mgr domiciled onsite	Resident in primary dwelling	Mgr onsite
Parking	Onsite/2+ 1 per room. Meet dimensions.	Onsite/2+ 1 per room. No dimensions.	Onsite/2+ 1 per room. No dimensions.
Signs	Per OHMC 19.36	4 SF monument/building	4 SF monument/building

Proposed Code cont.

Type of B&B	R1	R2	R3	R4	R0	C1	CBD
Inns	X	X	P	P	P	P	P
Residential	C	C	P	P	P	P	P
Commercial	X	X	X	X	X	P	P

Note: P = permitted, C = conditional use permit required, X = prohibited

Proposed Code cont.



PC Questions?

Discussion

- Appropriate types and sizes for Oak Harbor?
- Appropriate zones?
- Parking approach?
- Signage?

Demographics

US
Washington
Island County
Oak Harbor

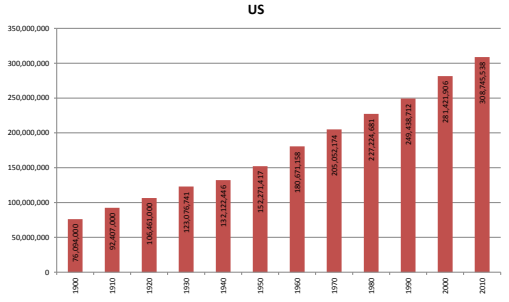
Population

2010 Census - US Total Population — 308,745,538

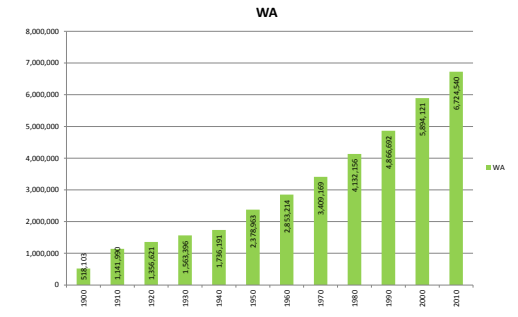
Today's (May 28, 2013) estimate at 4pm - US Population — 315,965,944
Births this year - 10,782,982
Deaths this year - 6,861,900
Net immigration - 1,887,023

2010 Census	Washington	- 6,724,540
	Island County	- 78,506
	Oak Harbor	- 22,075

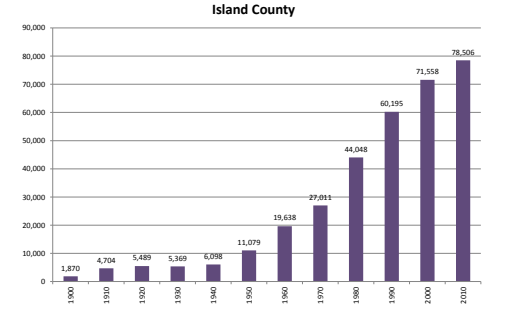
Population Growth



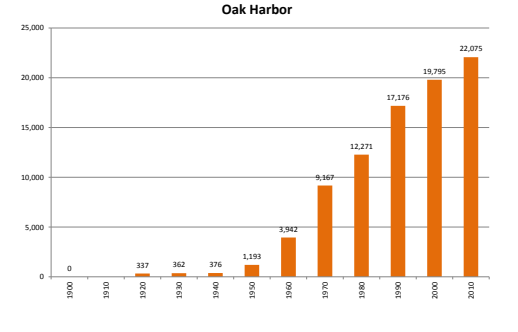
Population Growth



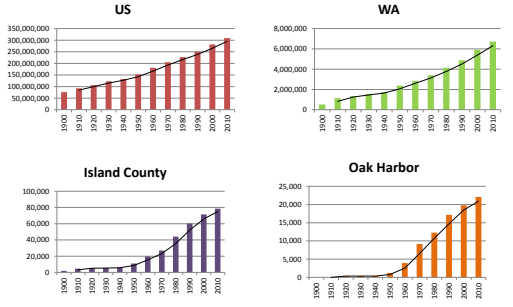
Population Growth



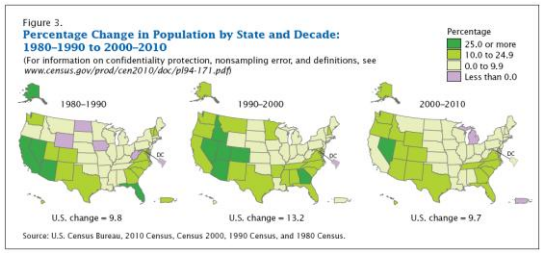
Population Growth



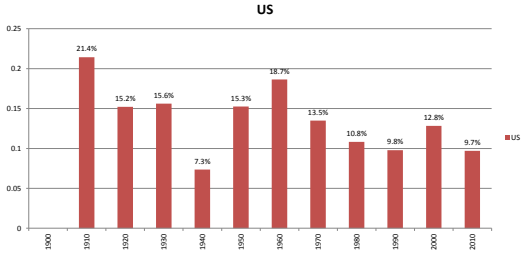
Population Growth



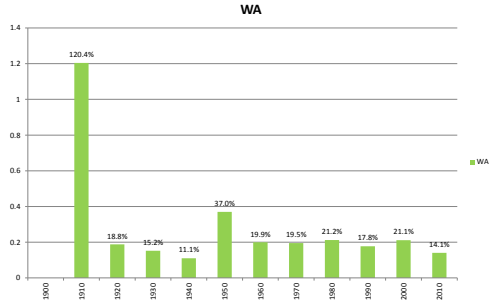
US – Percentage Change in Population



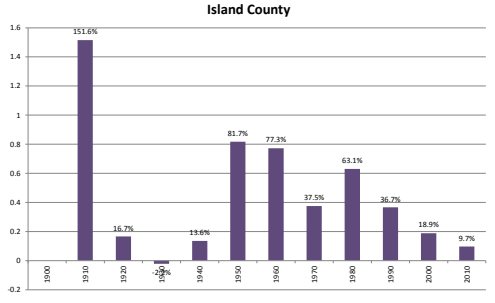
Population Change percentage



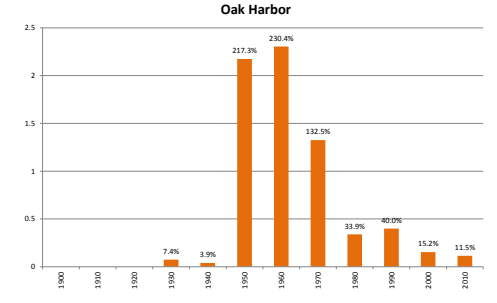
Population Change percentage



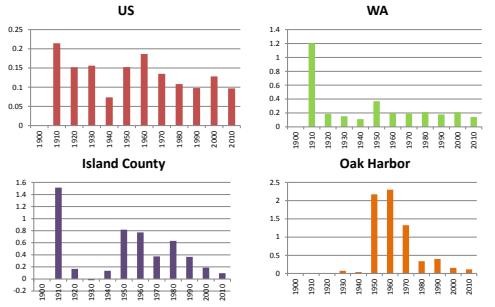
Population Change percentage



Population Change percentage



Population Change percentage



Age and Sex

US	2000		2010		Change	
	Numbers	Percent	Numbers	Percent	Numbers	Percent
Male	138,053,563	49.1%	151,781,326	49.2%	13,727,763	9.9%
Female	143,368,343	50.9%	156,964,212	50.8%	13,595,869	9.5%
Total	281,421,906	100.0%	308,745,538	100.0%	27,323,632	9.7%

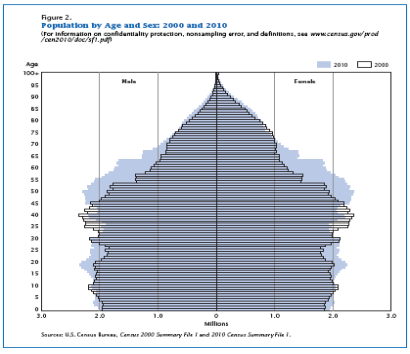
Washington	2000		2010		Change	
	Numbers	Percent	Numbers	Percent	Numbers	Percent
Male	2,934,300	49.8%	3,349,707	49.8%	415,407	14.2%
Female	2,959,821	50.2%	3,374,833	50.2%	415,012	14.0%
Total	5,894,121	100.0%	6,724,540	100.0%	830,419	14.1%

Age and Sex

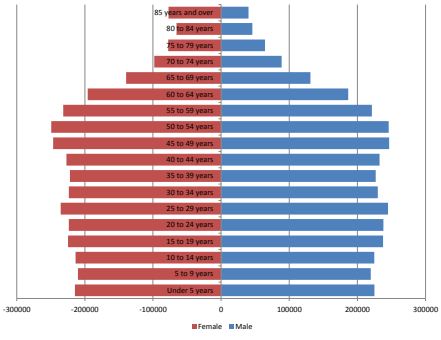
Island County	2000		2010		Change	
	Numbers	Percent	Numbers	Percent	Numbers	Percent
Male	35,846	50.1%	38,857	49.5%	3,011	8.4%
Female	35,712	49.9%	39,649	50.5%	3,937	11.0%
Total	71,558	100.0%	78,506	100.0%	6,948	9.7%

Oak Harbor	2000		2010		Change	
	Numbers	Percent	Numbers	Percent	Numbers	Percent
Male	9,833	49.7%	10,851	49.2%	1,018	10.4%
Female	9,962	50.3%	11,224	50.8%	1,262	12.7%
Total	19,795	100.0%	22,075	100.0%	2,280	11.5%

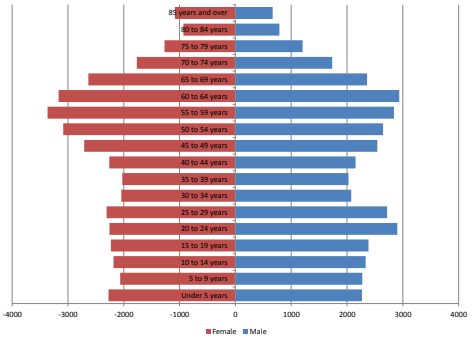
Age Distribution



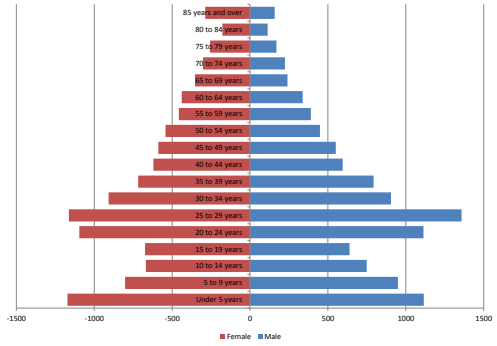
Age Distribution - WA



Age Distribution - Island



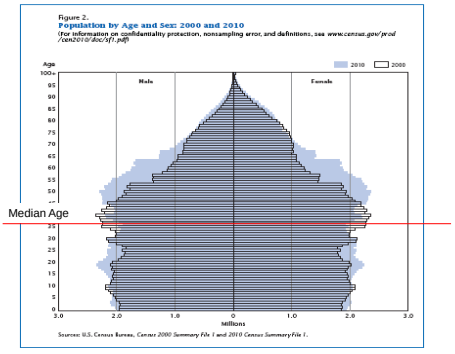
Age Distribution – Oak Harbor



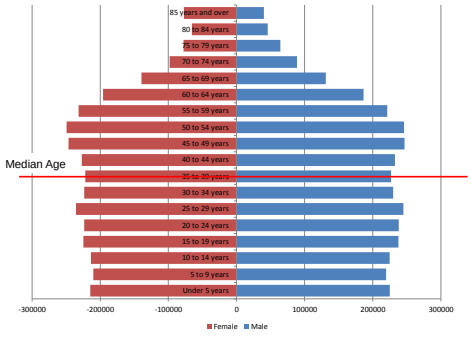
Median Age

	Median Age	
	2000	2010
US	35.3	37.2
WA	35.3	37.3
Island	37	43.2
Oak Harbor	28.3	29

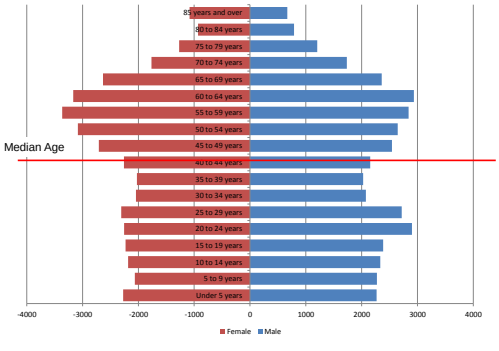
Median Age - US



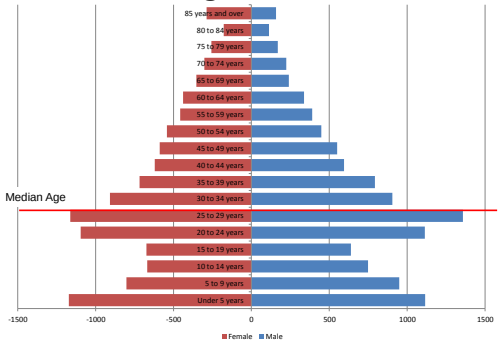
Median Age - WA



Median Age - Island



Median Age – Oak Harbor



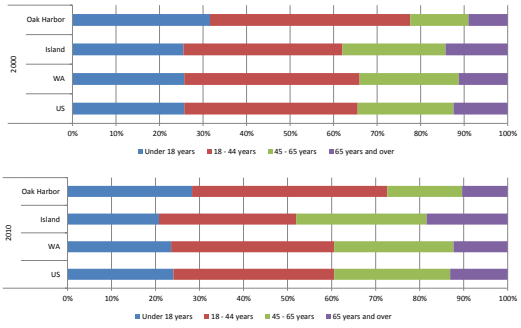
Median Age - Other

Island	2000	2010
Coupeville	43	51.1
Langley	49	57

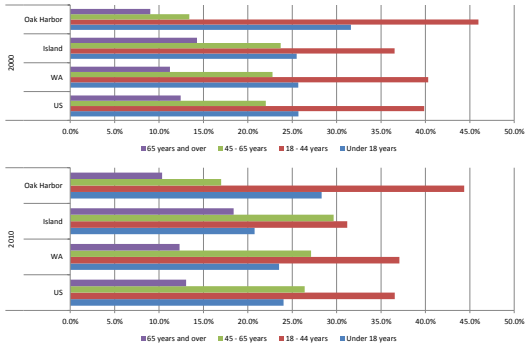
WA		
Anacortes	42.6	47.2
Burlington	29.6	32.1
Mt Vernon	31.1	32.3

US		
Highest	Maine	42.7
Lowest	Utah	29.2

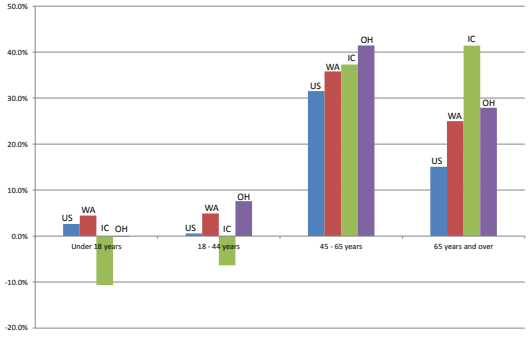
Age Distribution - 2000



Age Distribution - 2010



Age Distribution - % Change 2000-2010



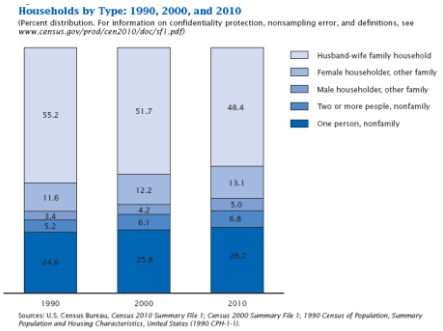
Age Distribution

- Oak Harbor
  - Slight decrease (-0.1%) in population for under 18 age group
  - Slight increase (7.6%) in population for 18-44
  - Increase (41.5%) in population for 45-65
  - Increase (27.9%) in population for 65+
- Island County
  - Decrease (-10.7%) in population for under 18 age group
  - Decrease (-6.3) in population for 18-44
  - Increase (37.3%) in population for 45-65
  - Increase (41.4%) in population for 65+

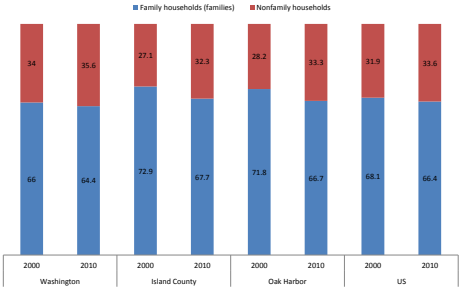
Households

- "Household" includes all the people who occupy a housing unit.
- "Family" includes householder and one or more person related to the householder by birth, marriage or adoption.
- Household and Family sizes differ within a community

Households



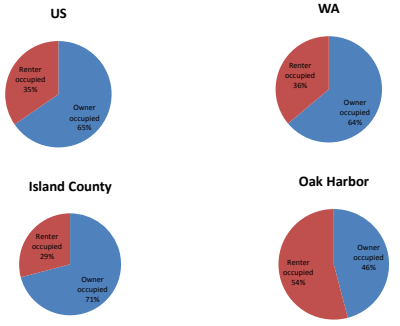
Households



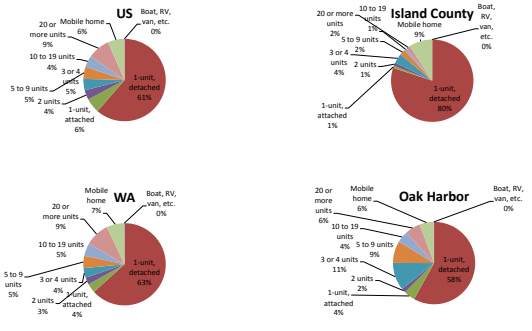
Households

Households by Type	Washington		Island County		Oak Harbor	
	Number	Percent	Number	Percent	Number	Percent
Total households	2,620,076	100	32,746	100	8,677	100
Family households (families)	1,687,455	64	22,156	68	5,789	67
With own children under 18 years	762,444	29	8,238	25	3,190	37
Husband-wife family	1,288,849	49	18,527	57	4,489	52
With own children under 18 years	534,541	20	6,052	19	2,256	26
Male householder, no wife present	124403	4.7	1048	3.2	307	3.5
With own children under 18 years	65903	2.5	600	1.8	215	2.5
Female householder, no husband present	274204	10.5	2580	7.9	993	11.4
With own children under 18 years	162000	6.2	1586	4.8	725	8.4
Nonfamily households	932,621	36	10,590	32	2,888	33
Householder living alone	711,619	27	8,492	26	2,336	27
Male	331,357	13	3,759	12	1,080	12
65 years and over	68343	2.6	1024	3.1	170	2
Female	380,262	15	4,733	15	1,256	15
65 years and over	159455	6.1	2317	7.1	566	6.5
Households with individuals under 18 years	836,791	32	8,932	27	3,350	39
Households with individuals 65 years and over	597,620	23	10,033	31	1,640	19
Average household size	2.51	(X)	2.35	(X)	2.52	(X)
Average family size	3.06	(X)	2.81	(X)	3.09	(X)

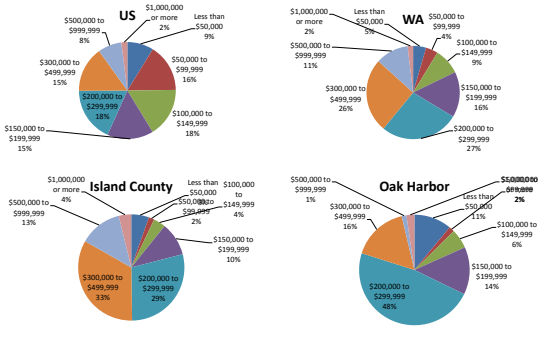
Housing – Owner/Renter



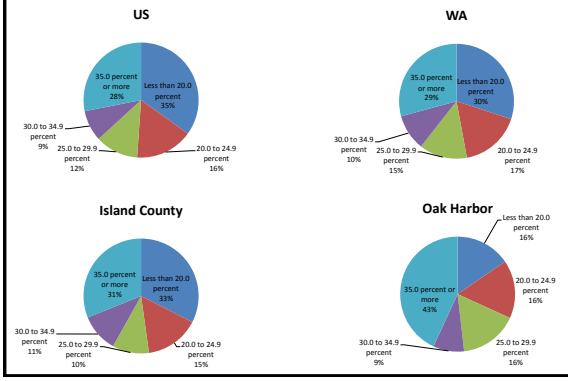
Housing – units in structure



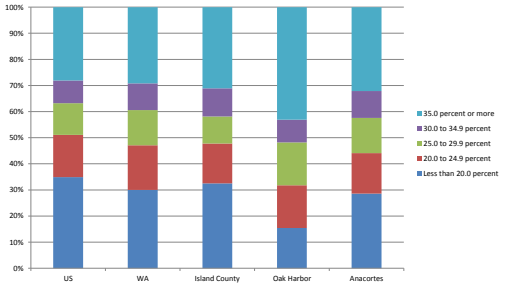
Housing – Owner Occupied - Value



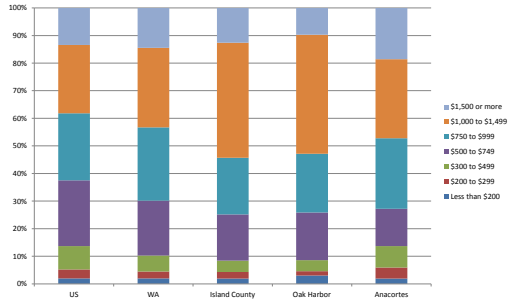
Housing - % of income



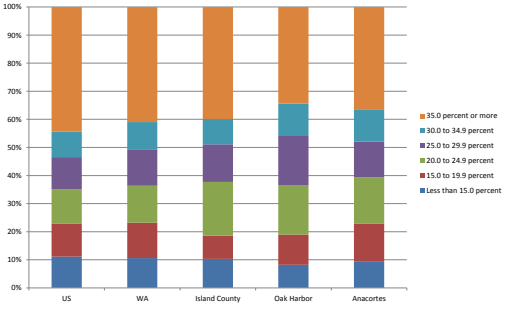
Housing - % of income (owner)



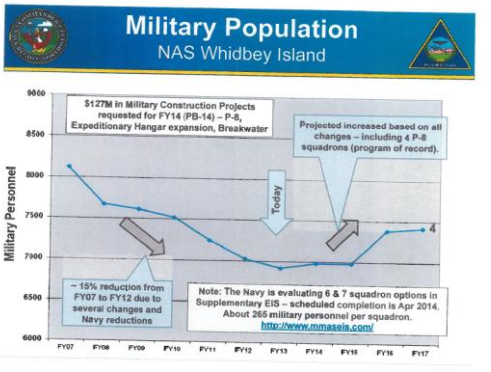
Housing – Gross Rent



Housing – Gross Rent - % of Income



Population Impacts of Base expansion



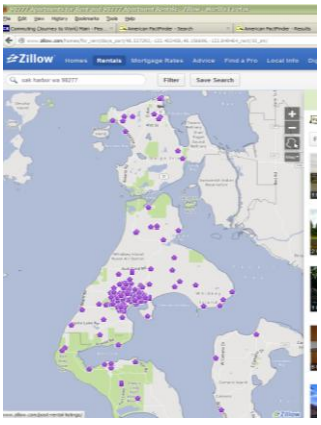
Military Population

- Initial announcement – 7 squadrons (2-2015, 1-2016, 3-2017, 1-2017)
- Recent estimates - 4 squadrons by 2015, 3 yet to be confirmed
- Plan for 7 squadrons
- Approximately 450 with initial 4 squadrons by 2015
- 795 (3 x 265) for additional three squadrons
- Total of 1245

Military Population

- All 1245 will not live on Whidbey Island
- Consider a high percentage (80%)to live on Whidbey based on the following:
  - Natural desire for people to live within a short commute to work
    - Oak Harbor and Anacortes within the 26 min commute avg for WA
    - Identical vacancy rates but more housing available in OH
    - Current market indicates more available housing (rental and for-sale) in Oak Harbor
  - Transportation cost are increasing
  - School District in Oak Harbor have invested in capital facilities and programs

Housing Occupancy	Oak Harbor		Anacortes	
	Number	Percent	Number	Percent
Total housing units	9,553	100.0	7,680	100.0
Occupied housing units	8,677	90.8	6,980	90.9
Vacant housing units	876	9.2	700	9.1
For rent	467	4.9	163	2.1
Rented, not occupied	56	0.6	25	0.3
For sale only	144	1.5	164	2.1
Sold, not occupied	18	0.2	28	0.4
For seasonal, recreational, or occasional use	72	0.8	214	2.8
All other vacant	119	1.2	106	1.4



Military Population

- Approximately 1000 military personnel increase in North Whidbey
- Average household size (2010 census) is 2.53
- Total population increase is approximately 2530

20 year Population Projection

Island County

Island County

- 20 year population adoptions
  - 2016 update
  - Consistency for the CWPP
- Based on OFM projections "low", "medium", and "high"

Island County	2010	2016	2020	2025	2030	2036
Low	78,506	71,432	70,516	69,866	69,410	69,004
Medium	78,506	80,808	82,735	85,073	87,621	90,848
High	78,506	92,984	99,714	107,420	115,351	124,992

Island County

- "Medium" as a base
- Recommend a reduction
  - OFM over estimated the total fertility rate
    - Supported by an increase in female median age
  - OFM optimistic on in-migration
    - Other then NAS Whidbey no large growth in employment sectors
    - Shorter commute trends
  - Population growth has dropped by half in each successive decennial census period

Island County

- Proposed 85,387 on May 30, 2013
  - Did not account for the military personnel increase
  - Oak Harbor provided the estimates of 2530
- Current proposal 87,917

Planning Commission

- Forward a recommendation to the City Council to accept the proposed 20 year population projection for Island County as proposed (87,917).