

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
August 24, 2010**

**ROLL CALL:**     **Present:** Keith Fakkema, Kristi Jensen, Keith Fakkema, Nancy Fey and Julie Dale.  
                  **Absent:** Mark Wiggins and Greg Wasinger.  
                  **Staff Present:** Development Services Director, Steve Powers; Senior Planners, Cac Kamak and Ethan Spoo; Associate Planner, Melissa Sartorius.

Vice Chairman Neil announced that the public hearing for the SE Pioneer Way shoreline substantial development conditional use permit was postponed until the September 28<sup>th</sup> Planning Commission meeting.

**Vice Chairman Neil called the meeting to order at 7:35 p.m.**

**PUBLIC COMMENT**

None.

**MINUTES:           MS. FEY MOVED, MR. FAKKEMA SECONDED, MOTION CARRIED TO APPROVE THE JULY 27, 2010 MINUTES AS PRESENTED WITH ONE CORRECTION TO THIRD PARAGRAPH OF THE LAST PAGE OF THE MINUTES WHERE MS. FEY IS SHOWN AS MR. FEY.**

**ADULT ENTERTAINMENT INTERIM ORDINANCE – Public Hearing**

Mr. Kamak reported that City Council adopted three ordinances regarding adult entertainment facilities in March. One of the ordinances was an interim overlay zone for where adult entertainment uses can be located.

Mr. Kamak stated that the law only allows for interim ordinances to be effective for six months. If the work that is necessary cannot be completed within that six months a work plan is required to outline the steps that are necessary to complete the work. Staff has prepared a work plan which was attached to the Planning Commission agenda. The work plan will be presented for City Council's consideration at their September 7, 2010 meeting. If the work plan is adopted the effective period of the interim zoning ordinance can be extended for an additional six months.

**Commission Discussion**

Ms. Jensen pointed out an error in the tentative schedule paragraph on page 11. The sentence that says that the six month extension that will keep the interim overlay zone effective until March 2010 should be corrected to say March 2011.

**Public Comment**

**Mel Vance** (PO Box 2882) urged the City to work closely with the County since the County is also considering adult entertainment regulations. He encouraged working together on the zoning regulations in the areas that seem most appropriate for adult entertainment facilities which are either adjacent to or in the Urban Growth Areas on the north side of the City.

**ACTION:           MS. DALE MOVED, MS. JENSEN SECONDED, MOTION CARRIED TO CONTINUE THE PUBLIC HEARING TO SEPTEMBER 28, 2010.**

**URBAN GROWTH AREA (UGA) CAPACITY ANALYSIS – Public Meeting**  
**(NO ACTION REQUIRED)**

Mr. Powers noted that the Commission is not being asked to take any action at this evening’s meeting and that the meeting is the next in a continuing series of updates.

Mr. Kamak reviewed data presented at previous discussions as follows:

Population Data

- Historical Population growth
  - 67% of Island County growth in unincorporated areas
  - 33% in incorporated areas (Oak Harbor – 29%)
- Population Projections
  - Based on information provided by OFM

	2010 Population	2030 Population	Difference
<b>ISLAND COUNTY</b>			
Low	73,036	85,164	12,128
Medium	80,703	107,126	26,423
High	88,370	129,088	40,718
Medium - High	84,537	118,107	33,571
<b>OAK HARBOR</b>			
Low	21,180	24,698	3,517
Medium	23,404	31,067	7,663
High	25,672	37,436	11,808
Medium-High	24,516	34,251	9,735

Mr. Kamak noted that the medium-high category (9,735) in the above table is the population that the County and City agreed that the City should be planning for.

Population Densities

Year	Area1	Area annexed	Population2	Population increase	Population Density
1970	4165	3061	9,167		2.20
1980	4739	574	12,271	3,104	2.59
1990	4925	186	17,176	4,905	3.49
2000	5804	879	19,795	2,619	3.41
2009	6082	278	23,3603	3,565	3.84

Development Densities

Densities for residential developments over the last 10 years were calculated to yield an average density of 5.20 units per acre.

Building Data vs. Population Data

- No visible trend between them

Land Use inventory was conducted

## Methodologies

### ILR – Improvement Value to Land Value Ratio

Based on assessed values

Uses a ratio between the land and the structure

Does not take into account any other feature of the property

### Improvement to Land Ratio

- Ratio between the land and the improvements
  - Assessed Land value = 300,000
  - Assessed Improvement Value = 100,000

$$\text{ILR} = \frac{\text{Improvement value}}{\text{Land value}} = 33\% \quad (\text{The structure is 33\% of land value})$$

•Typically this method considers land with ILR <50% as redevelopable

### Density Ratio

Not based on assessed values

Uses a ratio between existing density and potential density

Requires creating a database of information not currently tracked

### Density Ratio

- Ratio of the existing density to the potential density



5000 Square feet

Existing Density



20,000 Square feet

Potential Density

$$\text{Density Ratio} = \frac{\text{Existing Density}}{\text{Potential Density}} = 0.25$$

Low ratios indicate higher development potentials

### LTR – Land Value to Total Value

Based on assessed values

Compares the land value against the total assessed value

Focuses on one aspect of the value

## Land to Total Value Ratio

- Ratio between total assessed value and land value
  - Total Assessed Value is \$400,000
  - Land Value is \$300,000
  - Structure and special features is \$100,000

$$\text{LTR} = \frac{\text{Land Value}}{\text{Total Assessed Value}} = 75\% \quad \text{Land value is 75\% of the total value}$$

Higher percentages indicate higher redevelopment potential

### Data Source Management

Mr. Kamak explained that the data that the City uses comes from Island County Assessor's data.

Mr. Kamak transitioned to today's presentation which focused on the analysis of data using the Improvement to Land Ratio (ILR) and the Land to Total Value Ratio (LTR). Maps were displayed that indicate potentially developable properties based on a range of ILR and LTR ratios (maps are attached to these minutes as Attachment 1). Mr. Powers noted that the maps and a spreadsheet that provides the acreage available in each land use category for the various percentages of ILR and LTR are posted on the City's website.

Mr. Kamak explained that LTR focuses on the land value and compares it to the total value of the property. Higher LTRs indicate higher land value. The assumption is that if the land value is significantly high then the owner may think about redevelopment. The question for the Planning Commission is how high should the LTR be to considered the property a as a potential redevelopment property?

Mr. Kamak explained that ILR compares the improvement value to the land value of the property. Lower ILRs indicate that the value of the improvements are low when compared to the land value. The assumption is that if the value of improvements on the property is significantly low and the land value is high then the owner may think about redevelopment. An ILR of 30% indicates that the value of the structure is 30% of the land value. The question for the Planning Commission is how low should the structure value be in order to be considered as a potential redevelopment property?

Mr. Kamak presented LTR and ILR methodologies as follows:

### LTR vs. ILR

- Both methods use Island County Assessor's data
- The assessors data has separate value for "Land", "Structure", "Other features" and "Total"
- All properties have some value for "Land"
- Properties can have no value for "Structure" if there are no buildings on the property (These properties will show up as developable properties in our analysis)
- "Other features" may have value it if there are other improvements or value such as by wells, easements etc.
- "Total" may have no value in it if the properties are filed as tax exempt (may still have values assigned to "Land", "Structure" and "Other features" – religious institutions, common areas in condominiums)

#### Maps of ILR (50%, 60%, 70%, 80%, 90%)

- Ratios were calculated using the “Structure” and “Land” assessed value data
- Ratios range from 0% to 100+%
- A value of 0% usually indicates that there are no structures on the property and 100+% indicates that the value of the structure exceeds the value of the land.
- Since lower structure values are indicative of possible development/redevelopment, it is a general practice to look at ILR of less than 50%
- Maps for ILR are created with a graduated scale
- <50% map indicates all properties that have an ILR value of less than 50%
- <40% map indicates all properties that have an ILR value of less than 40% (properties that have a value between 50% and 40% have been removed)
- <50% map may include properties that may be considered undevelopable and the <10% map may not indicate properties that may be considered developable.

#### Maps of LTR (10%, 20%, 30%, 40%, 50%)

- Ratios were calculated using the “Land” and “Total” assessed value data
- Ratios range from 0% to 100%
- A value of 0% usually indicates that there are no land values assigned (detentions basins, drainage tracts etc) and 100+% indicates that the value of the land equals the total assessed value of the property (vacant).
- Since higher land values are indicative of possible development/redevelopment, it is a general practice to look at LTR of greater than 50%
- Maps for LTR are created with a graduated scale
- >50% map indicates all properties that have an LTR value of greater than 50%
- >60% map indicates all properties that have an LTR value of greater than 60% (properties that have a value between 50% and 60% have been removed)
- >50% map may include properties that may be considered undevelopable and the >90% map may not indicate properties that may be considered developable.

Mr. Kamak noted that data corrections were necessary to calculate the values for ILR and LTR. They are primarily due to how the county assigns values. For example a condominium plat that has a common area will have a “Land” value but will not have a “Structure” value (since the structure value is assigned to the individual units). Based on the calculations, this property will indicate high development potential. Examples of these corrections were applied to the following:

- Condominiums
- Tracts
  - Buffers
  - Landscape or common areas
  - Detention basins
- Schools
- Parks
- Religious institutions
- Critical areas
- Utilities (Power substations, community wells)
- The properties designated for Low Density Residential that have an area less than 14,000 square feet with an existing structure were also removed from the calculations (these properties, if redeveloped, would replace units and will not be adding units)

Mr. Kamak displayed the following summary tables:

ILR and LTR  
Potentially developable acres\*

		50%	40%	30%	20%	10%
ILR	City	633	612	578	544	466
	Unincorporated UGA	505	504	490	469	444
	Total	1138	1116	1068	1013	910
		50%	60%	70%	80%	90%
LTR	City	759	652	597	493	405
	Unincorporated UGA	552	487	460	415	383
	Total	1311	1139	1057	908	788

\* Includes all land us categories

ILR and LTR  
Potentially developable low density residential acres

		50%	40%	30%	20%	10%
ILR	City	144	142	140	131	115
	Unincorporated UGA	128	127	114	114	114
	Total	272	269	254	245	229
		50%	60%	70%	80%	90%
LTR	City	184	160	151	140	129
	Unincorporated UGA	148	132	130	115	110
	Total	332	292	281	255	239

ILR and LTR  
Potentially developable residential acres

		50%	40%	30%	20%	10%
ILR	City	329	324	319	299	240
	Unincorporated UGA	132	131	117	117	117
	Total	461	455	436	416	358
	<i>Density at 5.2/acre (past 10 yrs)</i>	2396	2367	2269	2166	1861
	<b>2000 average household 2.69</b>	<b>6445</b>	<b>6366</b>	<b>6103</b>	<b>5825</b>	<b>5007</b>
		50%	60%	70%	80%	90%
LTR	City	385	334	313	249	187
	Unincorporated UGA	152	136	134	119	114
	Total	537	470	447	368	301
	<i>Density at 5.2/acre (past 10 yrs)</i>	2791	2442	2325	1913	1564
	<b>2000 average household 2.69</b>	<b>7508</b>	<b>6569</b>	<b>6253</b>	<b>5146</b>	<b>4208</b>

\* Includes low, medium, medium-high and high residential land us categories

Mr. Kamak explained the following table. The check marks indicate that the property shows up on the indicated ILR or LTR percentage maps and the fraction indicates what amount of the property drops off at the indicated percentage.

ILR and LTR  
Drawing the development line

		50%	40%	30%	20%	10%
ILR	Ford Dealership Site	✓	✓	1/2	1/2	1/2
	SW corner of Pioneer and Midway	✓	✓	✓	✓	x
	Mobile Home Parks	✓	✓	✓	✓	✓
	Under Developed properties along the boardwalk (waterfront)	✓	✓	✓	1/3	1/3
	Gas Stations	✓	✓	x	x	x
		50%	60%	70%	80%	90%
LTR	Ford Dealership Site	✓	✓	✓	1/2	1/2
	SW corner of Pioneer and Midway	✓	✓	✓	✓	x
	Mobile Home Parks	✓	✓	1/2	1/3	1/3
	Under Developed properties along the boardwalk (waterfront)	✓	✓	✓	1/2	x
	Gas Stations	✓	✓	✓	x	x

Mr. Kamak pointed out that just because a property is marked on the map as redevelopable doesn't mean that it will redevelop because this is not an exact science and there are assumptions that have to be made when doing the calculations.

Mr. Kamak summarized the preliminary findings as follows:

- Development potential properties identified by ILR < 30% and LTR > 70%
- Average residential acres for ILR 30 (436) and LTR 70 (447) = 441.5
- Average density based on 10 yr development = 5.2 units per acre
- Average # of unit based on acreage = 2,295.8
- Average household size (2000 Census) = 2.69
- Average capacity for population in City and UGA = 6,176
- Targeted (med-high) population based on projections = 9,735

Committee Discussion

Ms. Jensen asked if the numbers used in the table on page 49 of the agenda packet were acres. Mr. Kamak indicated the numbers represent acres.

Ms. Jensen asked how the 2000 Census data and the number of acres from the table could be used to calculate the number of lots we have. Mr. Powers said that taking the acres and the number of units per acre will yield an estimated number of units. Once you have the total number of units you can use the persons per household figure 2.69, that comes from the 2000 Census to tell you what the expected population is that would be served by those units. Mr. Powers added that staff has to use the 2000 Census data because it will be at least 18 to 24 months before the 2010 Census data will be available. By the time that the City has to have the State mandated GMA update done we will have 2010 Census data.

Public Comment

**GayLynn Beighton** (2507 West Beach Road) commented that it is financially irresponsible to not try to plan and grow efficiently and sustainably within the City boundaries. Ms. Beighton said that her understanding of the purpose of the GMA was to keep the cities the cities and keep the rural areas rural and growth was to be inward to the cities that were going to become vibrant and healthy bustling pedestrian friendly places to live.

Ms. Beighton asked how much it costs to calculate the Oak Harbor land capacity based on density and how much will it cost to bring water, sewer and road to this rural land? Ms. Beighton said she thought it was important to know what it costs to calculate the Oak Harbor land capacity based on density and what it costs to bring water, sewer and road to rural land so we can compare. "If we can't afford to do it right what is it going to cost us down the road?"

Ms. Beighton said she didn't think either of the recommended methodologies were accurate.

Ms. Beighton also referred to two properties (756 SE Barrington Drive and 778 SE Barrington Drive) that had been slated for development and permitted by the City of Oak Harbor in 2006 and is now not considered redevelopable land for 20 years.

Ms. Beighton provided a copy of her comments (attached to these minutes as Attachment 2).

**Steve Erickson** (Whidbey Environmental Action Network, PO Box 53, Langley, WA 98260) asked when the City and County agreed to use the medium-high forecast. Mr. Erickson commented that critical areas are not considered developable and his understanding of the Oak Harbor Critical Areas Ordinance is that critical areas, while they are not developable, the density for that land area simply gets transferred elsewhere on the property. This is also partially true with governmental organizations, non-profits but depends on the non-profit so you actually have to get specific and look at the particular use.

Mr. Erickson asked what the etceteras were at the end of the list on page 21. He also asked if any testing had been done to determine how predictive these methods are. Mr. Erickson also commented that the assumption that low density residential should be eliminated as being potentially redevelopable implicitly eliminates the possibility of up-zoning those properties for increase in density in the City and avoiding expanding the UGA. Increasing density is less expensive in terms of infrastructure and generally in terms of environmental impacts overall and generally good planning.

**Mel Vance** (PO Box 2882) commented that there are some flaws in the methods being used. Mr. Vance referred to the Ford Dealership site listed on the ILR vs LTR table on page 37 of the agenda packet and commented that if you apply the same standard to grocery stores, any active dealerships, under these formulas, all of them should be marked as developable because large amounts of the property take up the parking lots which do not show up as improvements. The only improvements are the building itself so very little of the property has improvements the rest of it technically is vacant. Also, by arbitrarily removing single-family residential he believed there are large parts of the City that are being removed from the equation. Mr. Vance noted that there are a number of areas of the City where there are no views that could easily accommodate five-story buildings. He didn't think that apartments and condominiums were being reflected in the way the analysis is being done. Mr. Vance stated that we also need to take into account the value of a property to the community which is not reflected in the actual monetary value of the land. Some examples that were brought up are the SW corner of Pioneer and Midway. He believed the property has some historic significance to the community and it should be removed as redevelopable. Mr. Vance commented on the underdeveloped properties along the waterfront, he believed the waterfront is the worst place for multiple story buildings. Those properties should go to a parks status or open it up for views of the bay. At worst case scenario they should be single story buildings. Mr. Vance pointed out another property that is shown as redevelopable located northwest of the Catholic Church; it is a very long and narrow strip of densely wooded vacant land. He would like to see that property preserved as open space. He stated that it absorbs a lot of runoff from housing developments and those adjacent to it. The environmental benefits it provides and wildlife corridor it provides are immensely valuable to the area.

Mr. Powers responded to some of the questions and comments as follows:

#### *Costs in Terms of Resources*

The cost to take a parcel-by-parcel density analysis is a staff resource issue. The cost while not being quantified in terms of dollars and cents is one of the costs of having to spread our staff resources over not only this project but others as well. What we are attempting to do is to identify a methodology, one which has been utilized hopefully by other communities to arrive at a way to provide information to the community, to the Commission and to the Council so that ultimately the Planning Commission can make a recommendation to the Council and the Council can decide what is the appropriate course of action. I am not able to compare the labor cost of tackling that method nor have we tried to develop a consultant contract to do that because frankly I know that we are not able to fund such an effort. I agree whole-heartedly with the comment about the ability to look the cost of various development patterns and obviously the Growth Management Act is predicated on the idea that we will concentrate growth within the Urban Growth Areas that we will look to make the most efficient use of our utilities and our infrastructure as possible and I think we will look at it in its entirety the City's comprehensive planning both from a land use and form a utilities planning perspective try to support that Growth Management goal and that efficient use of our utilities. So the cost issue is difficult for me to give a direct answer to but when we talk about cost at the staff level what we are talking about is the resource cost, the ability to staff that sort of effort.

Staff is not aware that either of the two methods are any less accurate than the density method that is supported by at least one member of our audience this evening. So we are interested in those comments but to the best of our knowledge neither of those other methods are significantly flawed to say that the Commission should not be considering.

The City and County agreed to use the medium-high forecast when we started this effort in 2004 for the 2005 update process. That decision was supported by our City Council. It is my understanding that the County Commissioners never took formal action on that projection but it was agreed upon between the two jurisdictional staffs.

#### *Critical Areas Density*

We do density transfers out of those critical areas when we have parcels which also have developable land in them. Mr. Kamak's reference to critical areas were for those parcels which were primarily critical areas or for those areas in which any development potential just wasn't possible other than perhaps one or two units under some sort of reasonable use provision. We do transfer density out of the critical area so that it is utilized elsewhere within that developable area of the parcel. It is something that we should take a look at that when we talk about excepting out those lands that we aren't accepting out more than what we have intended to do.

#### *Non-Profits*

One of the challenges from the staff perspective is trying to predict what property owners are going to do with their property. It is very difficult for us to determine whether or not non-profit "A" is going to make some of their land available because they feel like they need to raise funds to support whatever their non-profit organization is or whether they decide to hold on to their property for the foreseeable future so they can use it for their own purposes. We have no way of predicting whether a church will sell off some of their holdings to support a mission effort somewhere or whether they'll continue to hold that land for future expansion for their church campus. So, what we have chosen to do this time as we did in 2005. We hope this consistency builds good information and data is to say those lands will not be available on the market for sale for development of residential units or commercial if they are commercially zoned. That's an assumption though. Part of what we intend to do for the Planning Commission and Council

is make it clear what all our assumptions are. If you believe those assumptions should be changed that is exactly what we need you to do is give us that feedback. Then we will rerun the work changing those assumptions.

### *Single-family Parcels*

The goal for single-family parcels was to say that in certain circumstances it's not realistic to expect that a parcel which, while it's larger than the minimum lot size for that particular zoning district, is likely to redevelop and provide an additional unit. All single family properties in Oak Harbor generally can qualify to have an accessory dwelling unit, what is typically referred to as a mother-in-law unit, our assumption that we are putting forth in this analysis is that we are not going to count those mother-in-law units as part of our capacity because our permit history to-date is showing us that that's not a type of housing which is being utilized in our community. Not to say that it's not going to happen in the future, but we don't expect that it is going to happen on a significant enough scale that it makes a difference in terms of where we might house that 20 year population. One of the reasons that we do this analysis on an occasional basis is because we need to check those assumptions as we go along. The point about excluding out single family properties below 14,000 square feet or below is not to exclude whole neighborhoods, its to say that the likelihood of that redeveloping and producing an extra unit, increasing the density, helping us meet that capacity for the 20-yeay future is pretty unlikely. Again, an assumption, that we are seeking feedback on from both the community as well as the Planning Commission.

Mr. Ericson had an excellent point that we need to be careful not to eliminate something happening in the future. That is where our comprehensive planning is intended to do for us. That is what our zoning categories are intended to do for us. Part of what we're trying to do is to figure out how much land do we think that we have available to develop under the rules as we know them today. Part of the Council decision making process is given that information, should we change the rules as we know them, which would fall in line with some of what the Planning Commission has heard this evening, to encourage certain things to happen. Or are the rules fine but what we need is additional capacity to support the rules that we have. The point is an excellent one, which is, we need to keep our eye on the fact that our analysis can change if the rules change, but at our point in time analysis, we can't predict or determine when those rules might change and if so what that change might look like. To a very large degree, while we are trying to look forward we have to do our analysis with what we know today.

### *Community Value of Property*

Some of Mr. Vance's comments about community value of property, sentimental value, historic value, some sort of intrinsic value. Those are all excellent comments. That is different than capacity analysis. That is a comprehensive planning decision that the community can support and make as a zoning decision. Ultimately, it's a property owner's decision. What we are trying to do is boil this down to a numbers analysis that can yield you some objective data in which you can help make a recommendation to the Council. Again, if we start saying that property has value in a special way, we shouldn't think about that being developed or we should take this property out of the market place because it has open space value. Those are all community decisions that will start to affect the available amount of land. Currently we are at the stage of determining what the land numbers tell us today.

Mr. Powers concluded his comments by explaining what is this process about. Mr. Powers explained that the process is about sharing where the staff is right now and what we think we see and listening to the public comment. Ultimately the Commission is going to determine whether the right methodology is being used and are the right assumption being used and at what point the Planning Commission is comfortable in making a recommendation to the Council. So, this is sort of a stay tuned. We have a couple more briefings before we get to the end of

what we envision for this year. Mr. Powers also noted that we aren't in a process by which we are contemplating expansion of the Urban Growth Area this year. This year's work is only about trying to get a handle on what is our available land for development today. If and when the conversation is about expanding the Urban Growth Area that is a separate work effort, one that won't happen this calendar year. At the earliest it would start next year and could be even later than that.

#### Commission Discussion

Ms. Jensen asked about the subdivision code revision and how many buildable units we would get from that. Mr. Spoo stated that we changed some access provisions in the subdivision code to allow lots to front on private roads or shared driveways thereby encouraging infill where you would otherwise have to have a public street and take up more room. A city-wide analysis was not done to see how many extra lots we would get. Mr. Powers added that because of the subdivision code changes that allow those short plats to have less than a full public street access you are more likely to get closer to that average density than we were under the old rules. The old regulations required the 50 foot of right-of-way and the full public street improvements and we were using a disproportionate amount of the total land area for the public street as opposed to the number of units which could be served. Now we can allow those lots to be served on something less than a full public street on a shared driveway or private access. You will have to use less of that total acreage for the street which will make the difference between 3 lots and 4 lots or the difference between 4 lots and 5 lots but that is a big difference in the ability of the project to actually be realized. We didn't determine how many extra lots we might get but we are very confident that it will make better use of the parcels which are being identified through this capacity analysis.

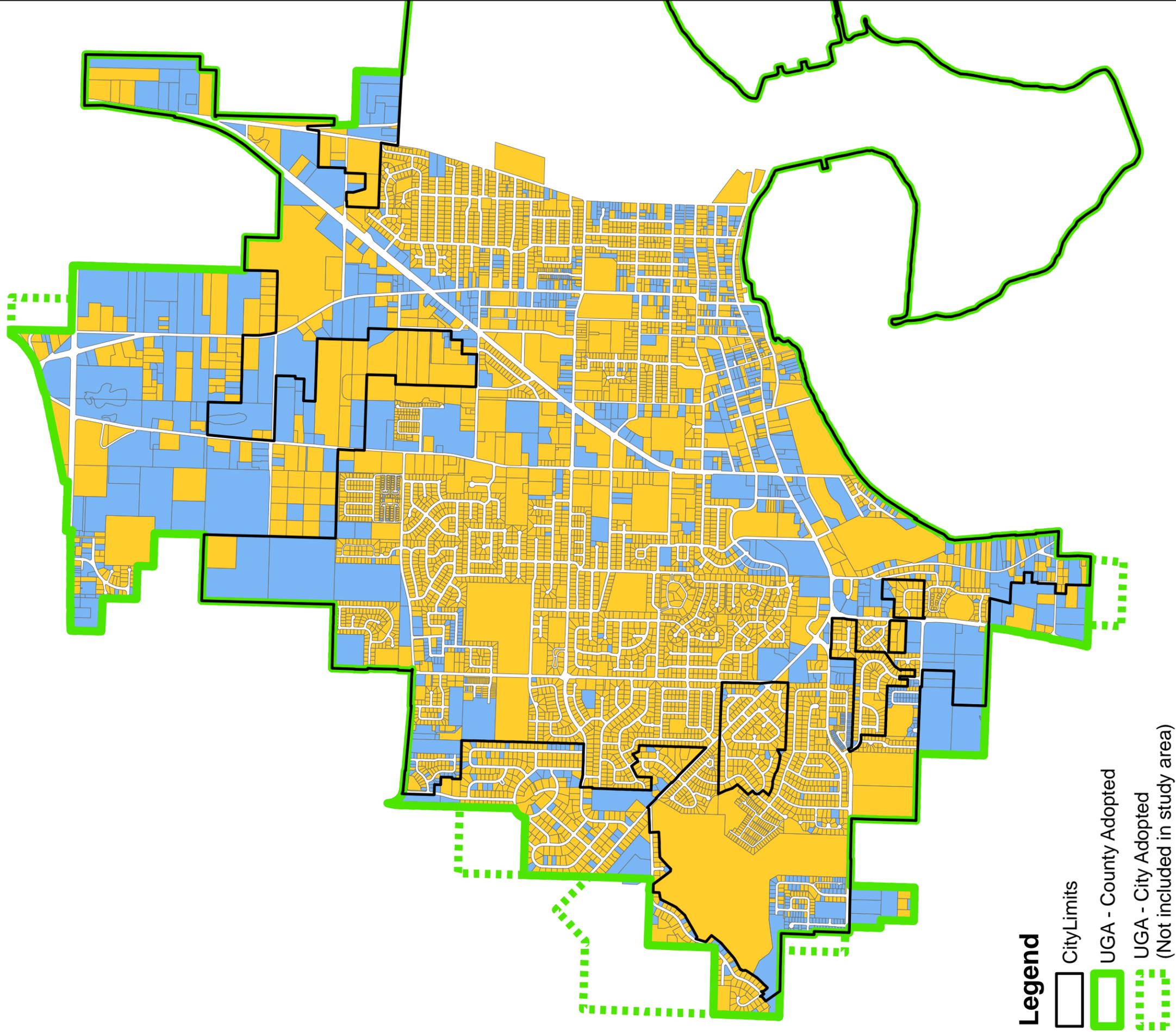
Mr. Kamak distributed to the Commission a public comment letter that he had received. The comment letter is attached to these minutes as Attachment 3.

Mr. Fakkema asked if the number is a static number. Mr. Powers stated that it is a snapshot at a particular point in time but since our Comprehensive Plan has the policy statement that says we should look at our capacity at least once every five years. So when you think about a 20 year population projection that we are required to plan for and we retake that snapshot once every 5 years we have a really good way to check our work and assumptions to see whether the methodology that the community ultimately chose is holding true or not.

Vice Chairman Neil thanked the audience for commenting and attending the meetings. He thanked staff for their continued work.

**BEING NO FURTHER BUSINESS BEFORE THE PLANNING COMMISSION, THE MEETING WAS ADJOURNED AT 8:55 P.M.**

# ALL PROPERTIES >50% LTR RATIO



## Legend

City Limits

UGA - County Adopted

UGA - City Adopted  
(Not included in study area)

## Developability

Developable

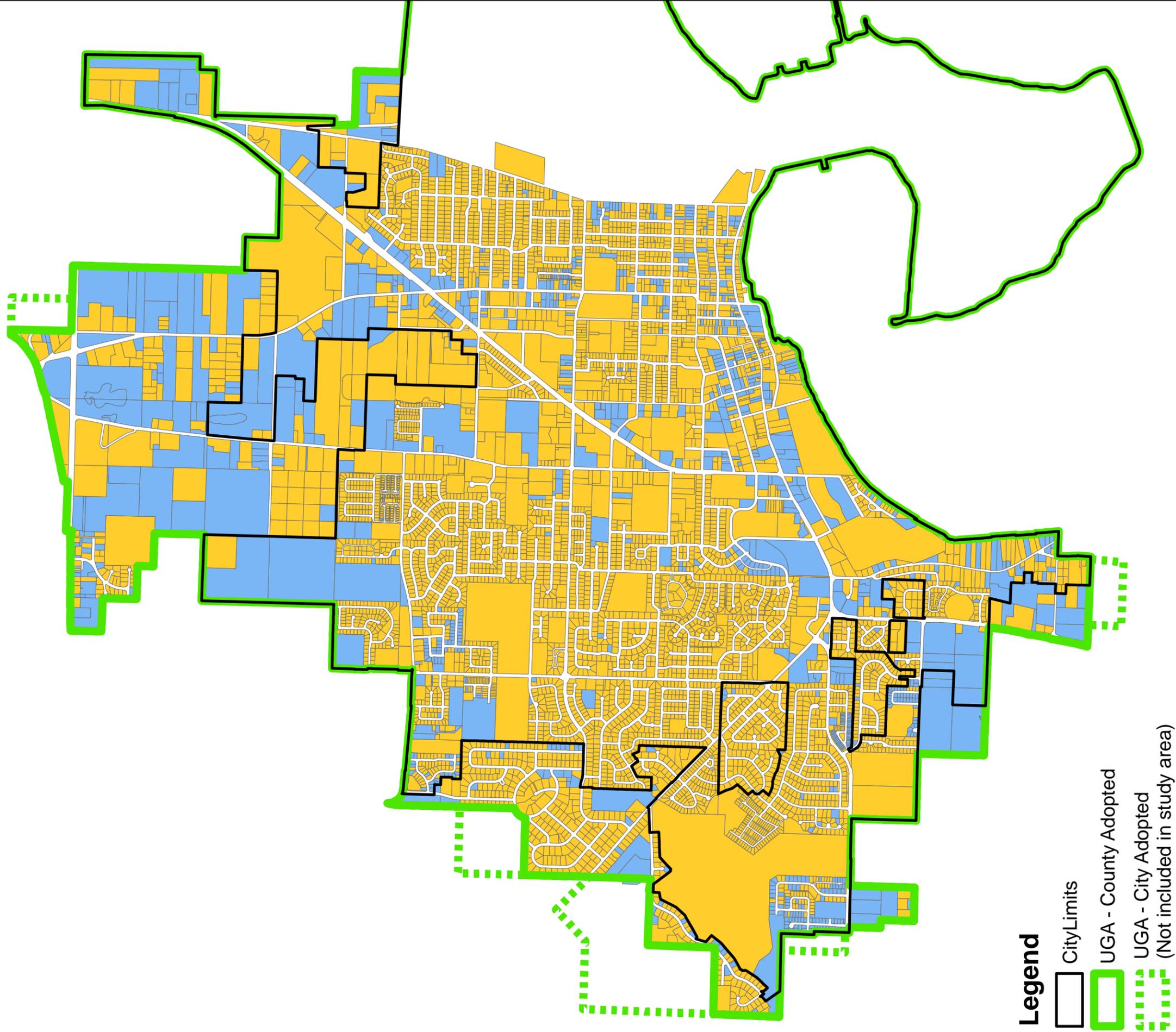
Undevelopable

**Disclaimer:**  
This map is created using assessed value data supplied by the Island County Assessor's Office in November, 2009. The map indicates preliminary information based on the data and is subject to change based on further research and other findings as the UGA capacity analysis progresses.

Neither the City of Oak Harbor nor any agency, officer, or employee of the City of Oak Harbor warrants the accuracy, reliability or timeliness of any information contained on mapping products originating from the City of Oak Harbor and shall not be held liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information. Any person or entity who relies on any information obtained from the systems, does so at his or her own risk.



# ALL PROPERTIES >60% LTR RATIO



## Legend

City Limits

UGA - County Adopted

UGA - City Adopted  
(Not included in study area)

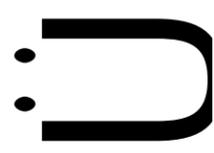
## Developability

Developable

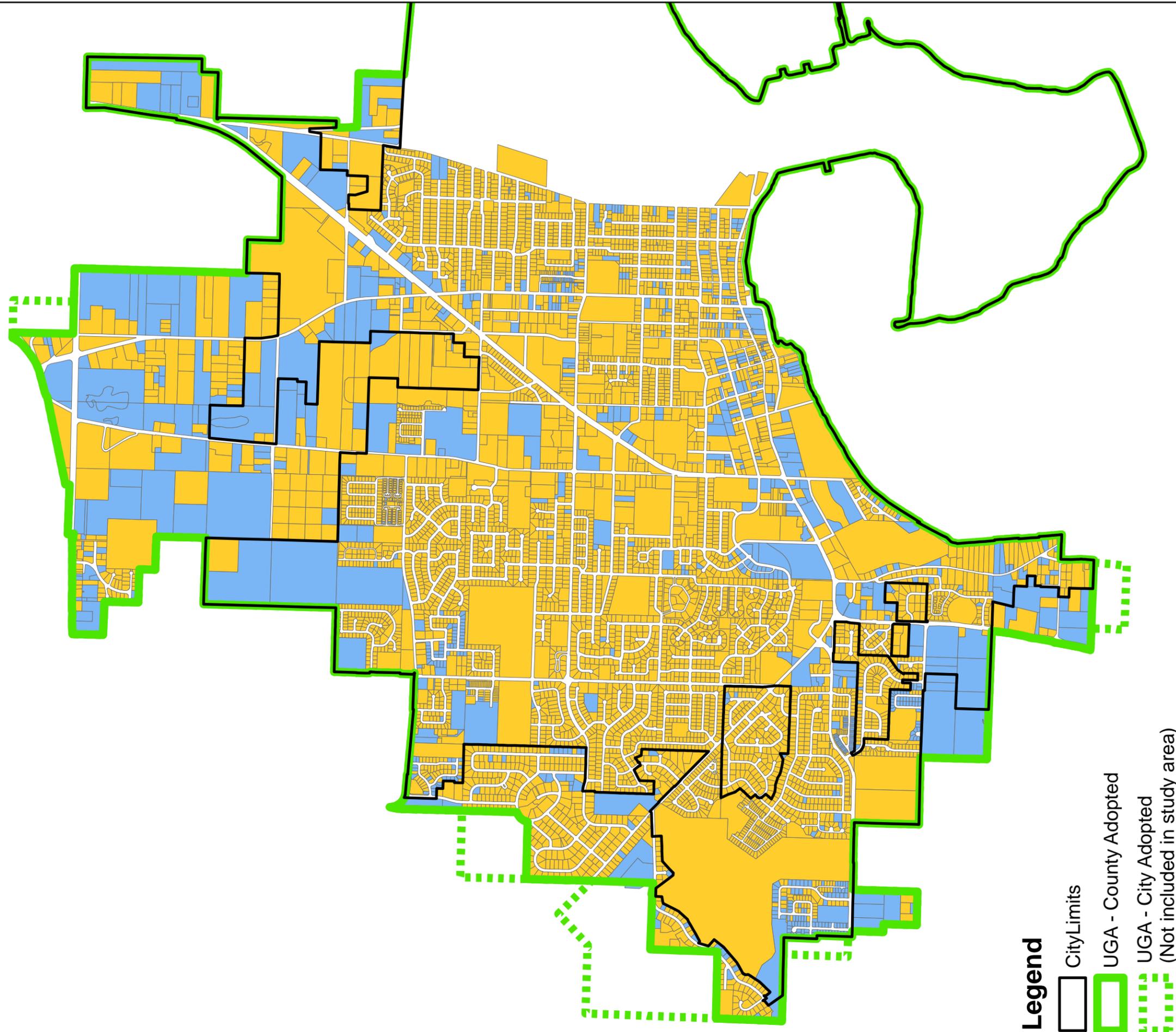
Undevelopable

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# ALL PROPERTIES >70% LTR RATIO



## Legend



City Limits



UGA - County Adopted



UGA - City Adopted  
(Not included in study area)

## Developability



Developable



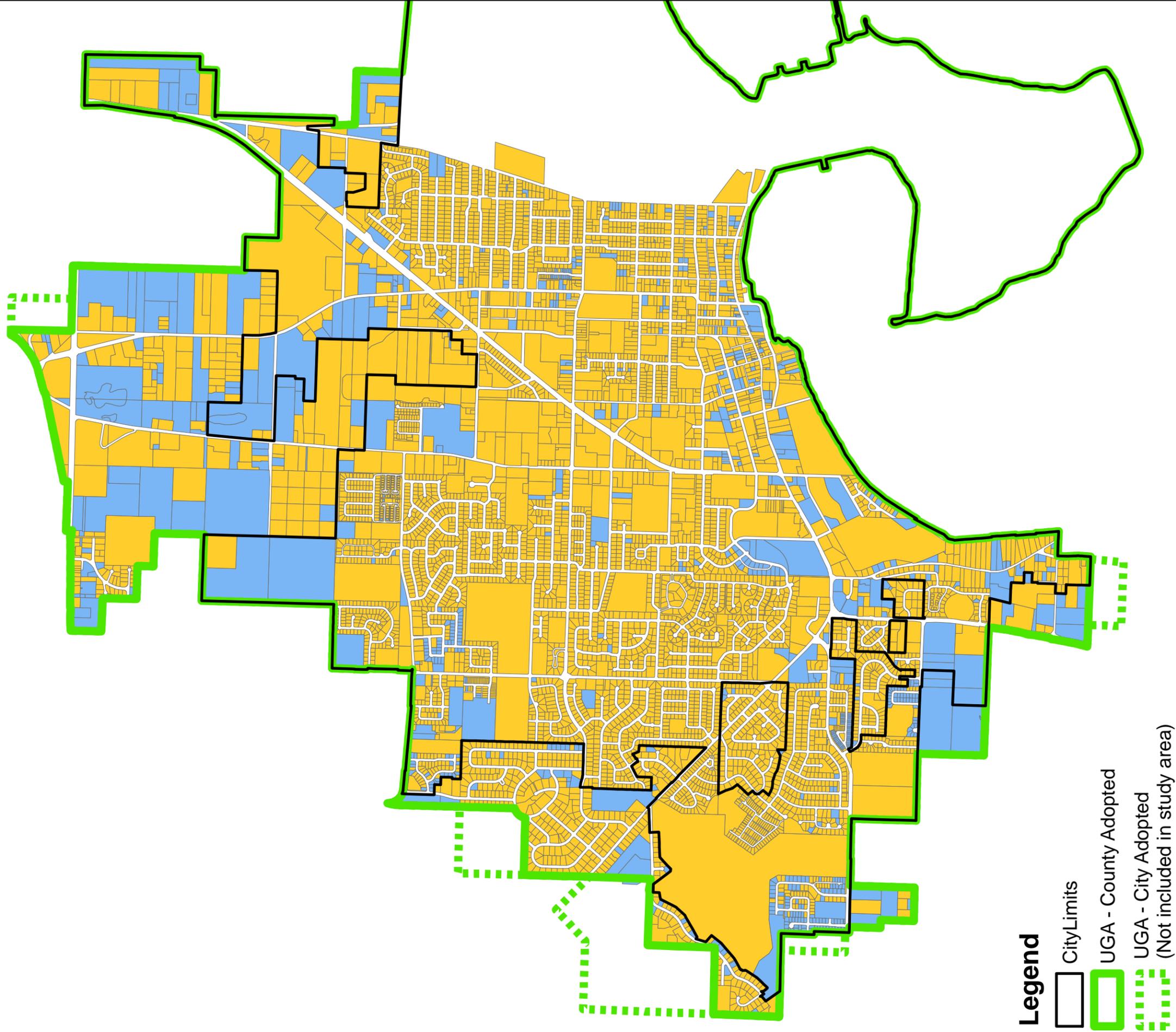
Undevelopable

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# ALL PROPERTIES >80% LTR RATIO



## Legend



City Limits



UGA - County Adopted



UGA - City Adopted

(Not included in study area)

## Developability



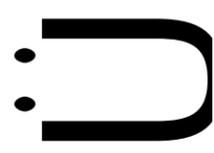
Developable



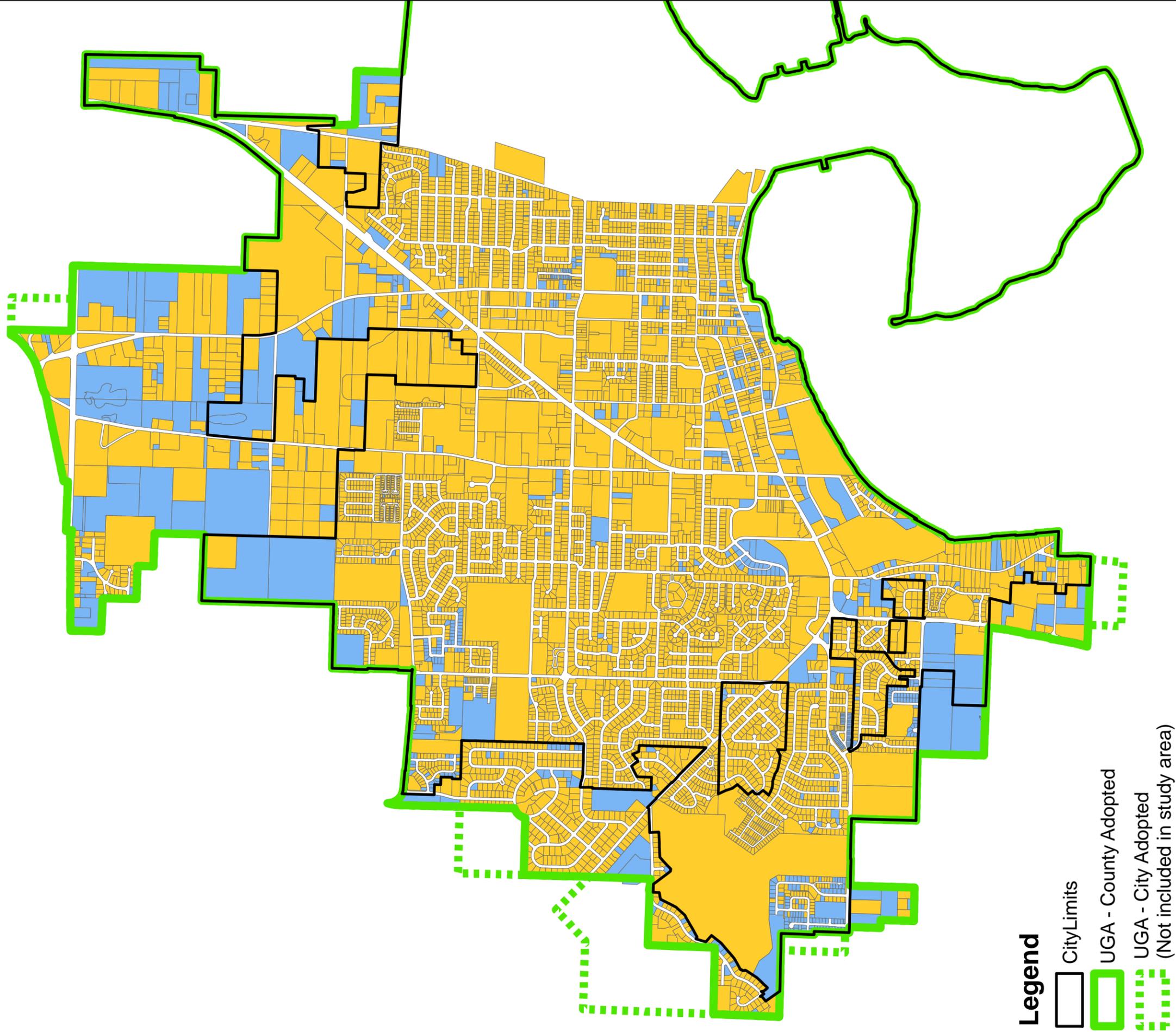
Undevelopable

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# ALL PROPERTIES >90% LTR RATIO

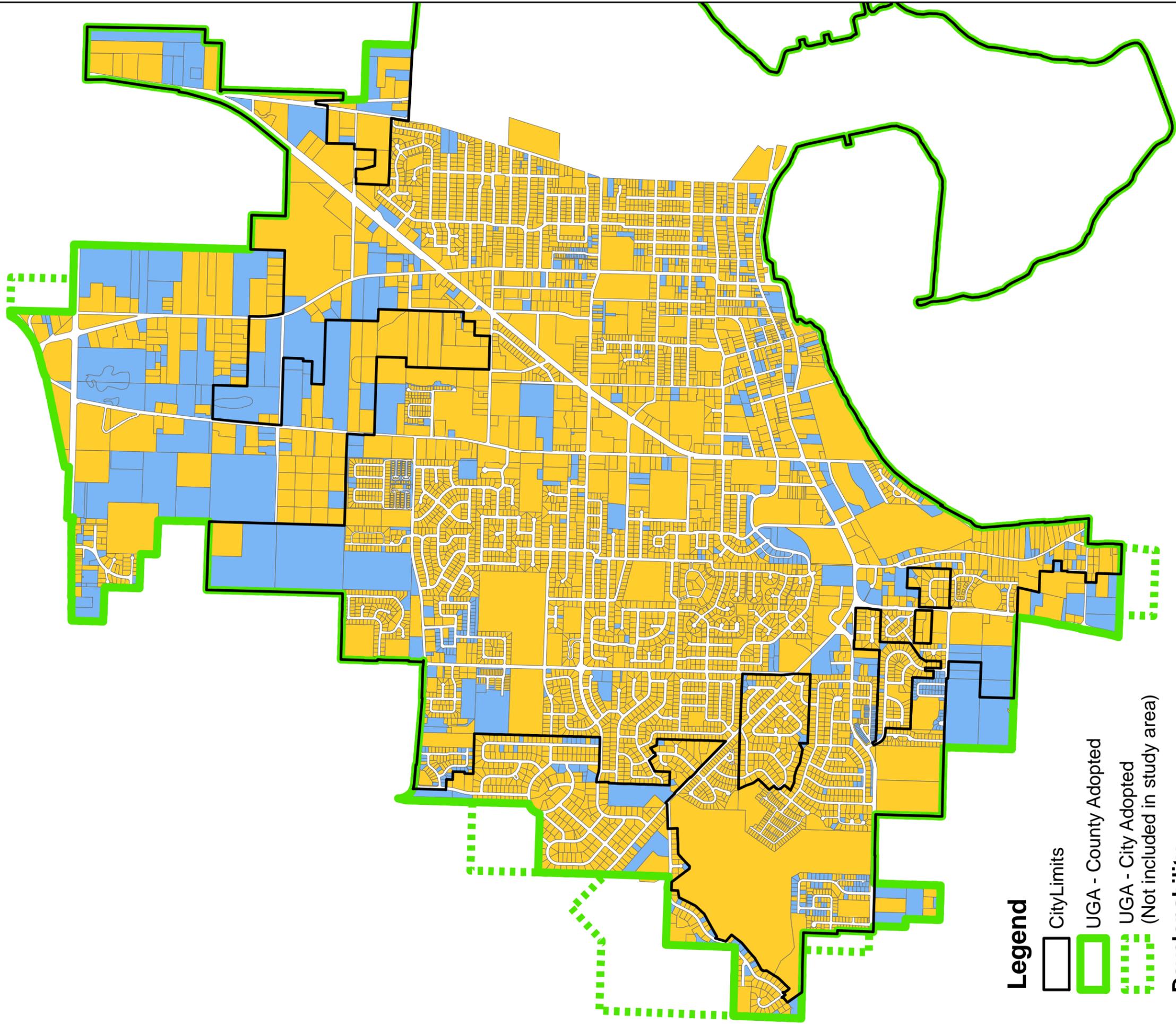


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# ALL PROPERTIES <10% ILR RATIO



## Legend

-  City Limits
-  UGA - County Adopted
-  UGA - City Adopted  
(Not included in study area)

## Developability

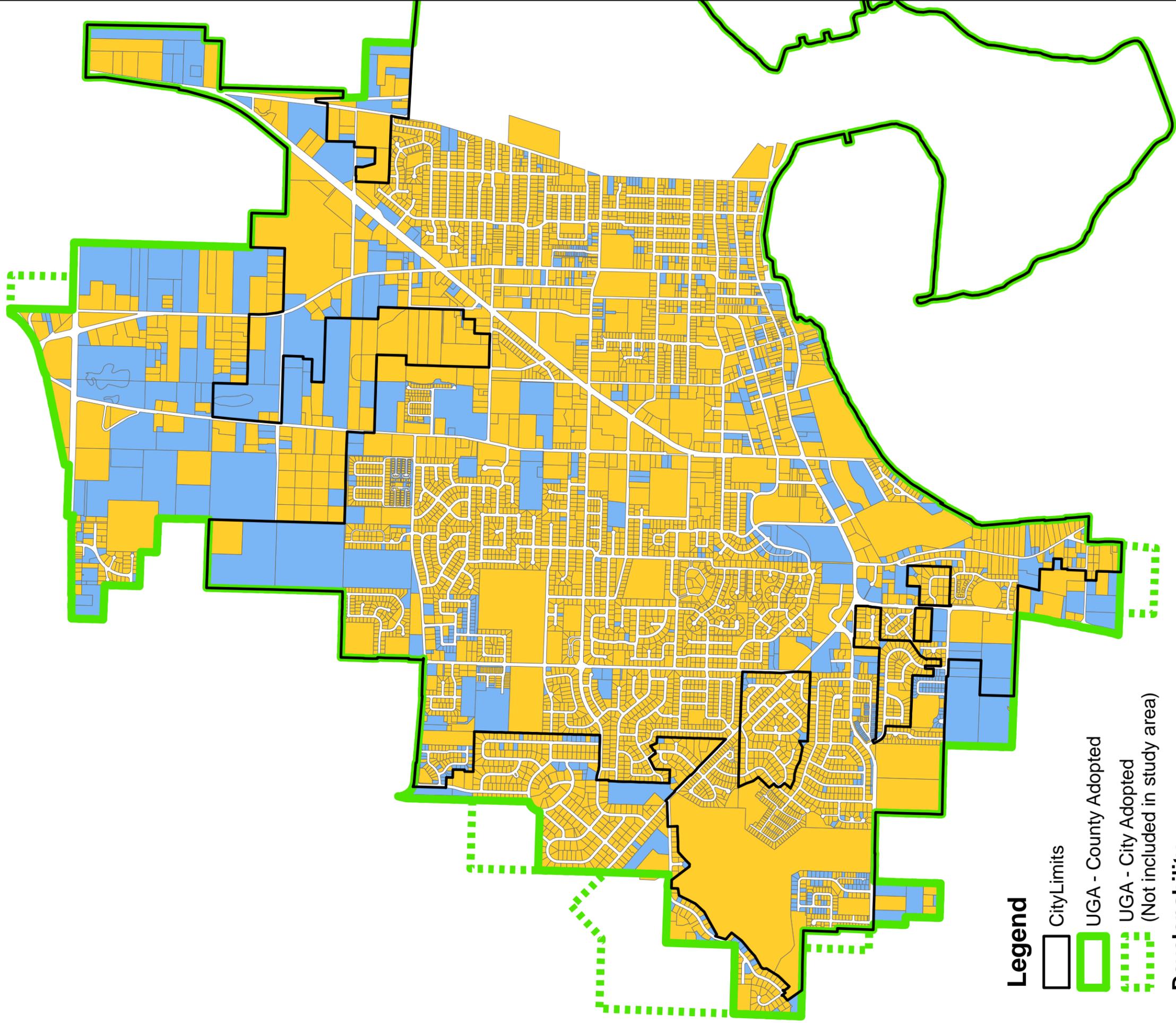
-  Developable
-  Undevelopable

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# ALL PROPERTIES <20% ILR RATIO



## Legend

-  City Limits
-  UGA - County Adopted
-  UGA - City Adopted  
(Not included in study area)

## Developability

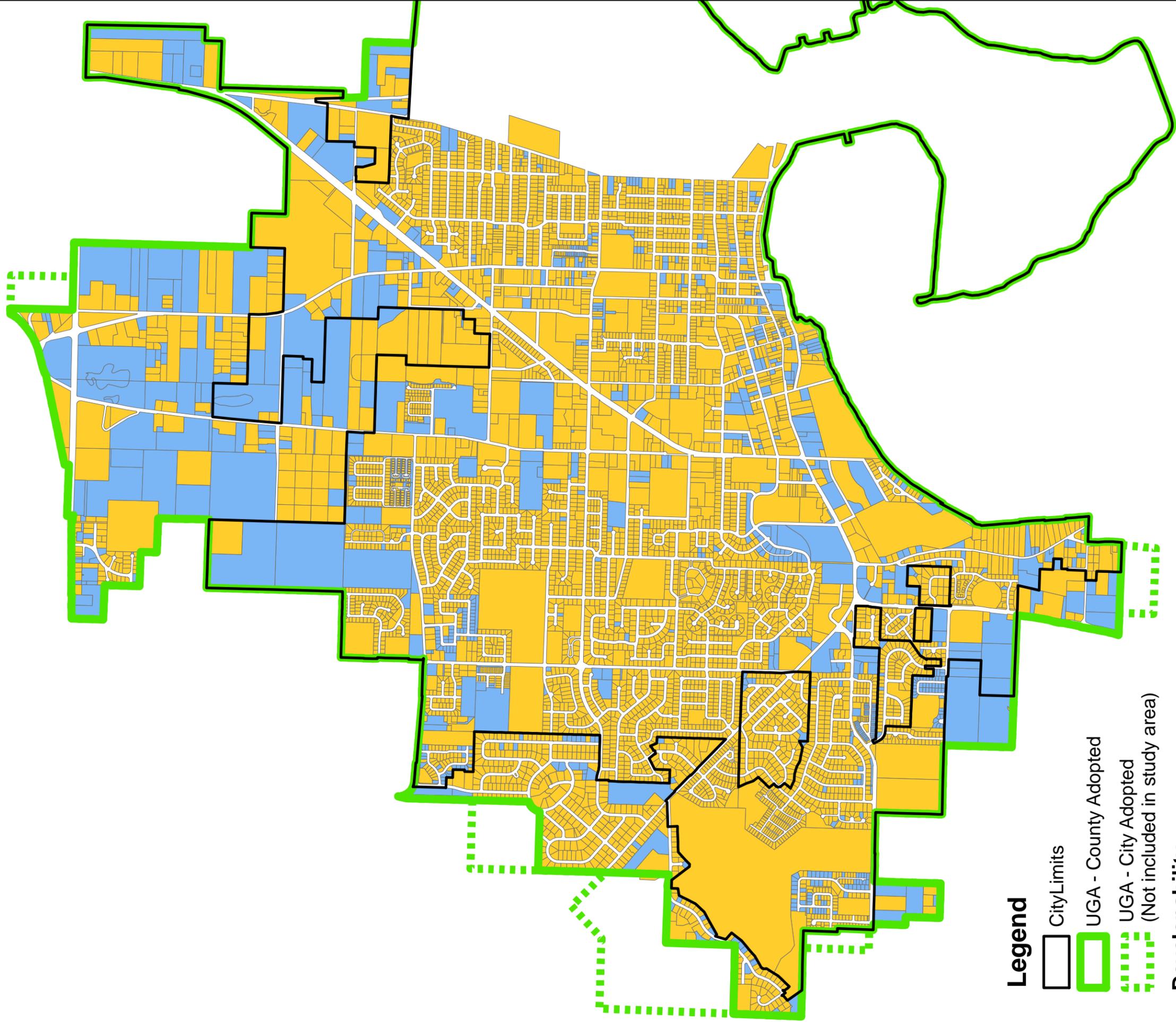
-  Developable
-  Undevelopable

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# ALL PROPERTIES <30% ILR RATIO



## Legend

-  City Limits
-  UGA - County Adopted
-  UGA - City Adopted (Not included in study area)

## Developability

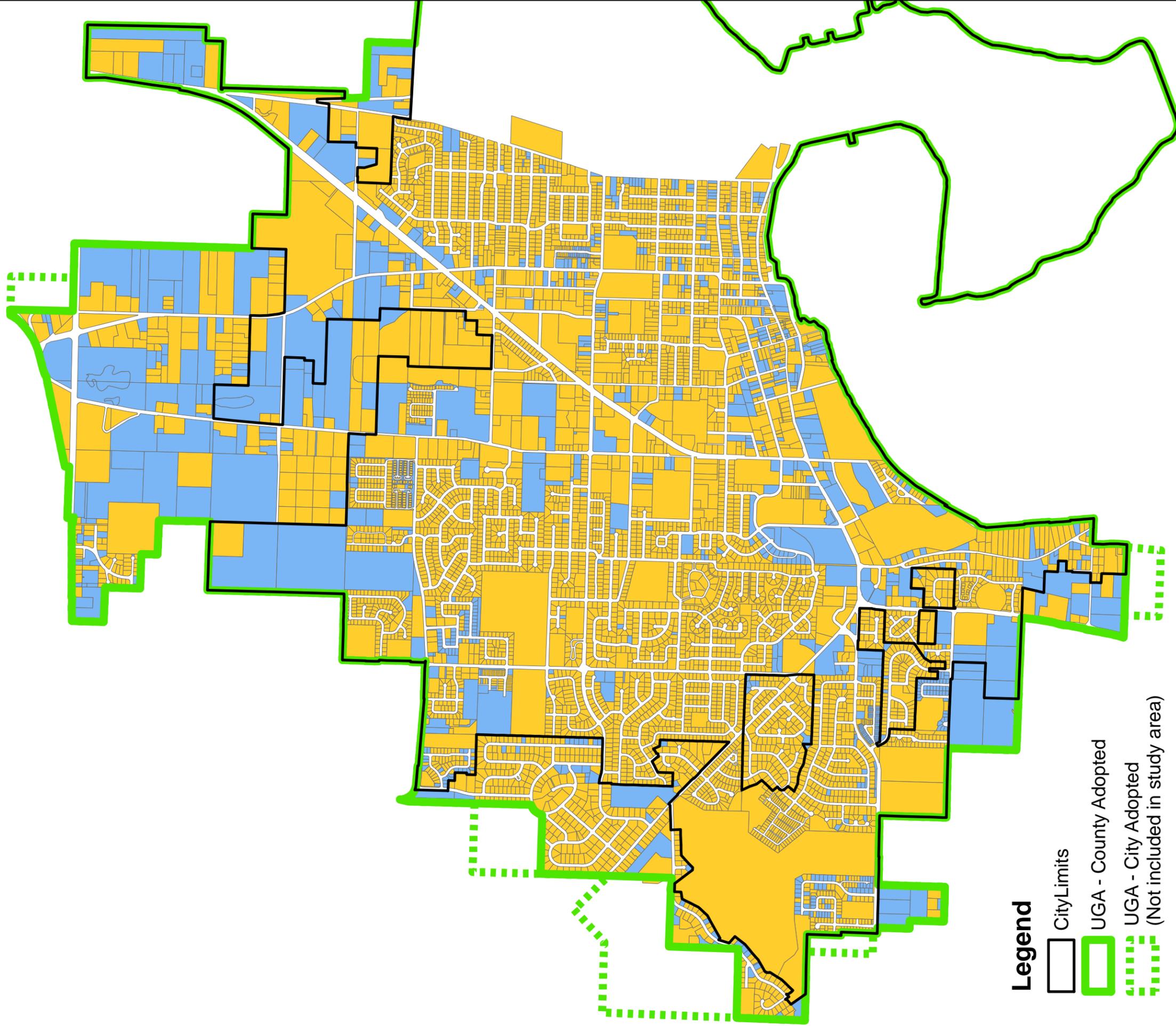
-  Developable
-  Undevelopable

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# ALL PROPERTIES <40% ILR RATIO



## Legend

-  City Limits
-  UGA - County Adopted
-  UGA - City Adopted (Not included in study area)

## Developability

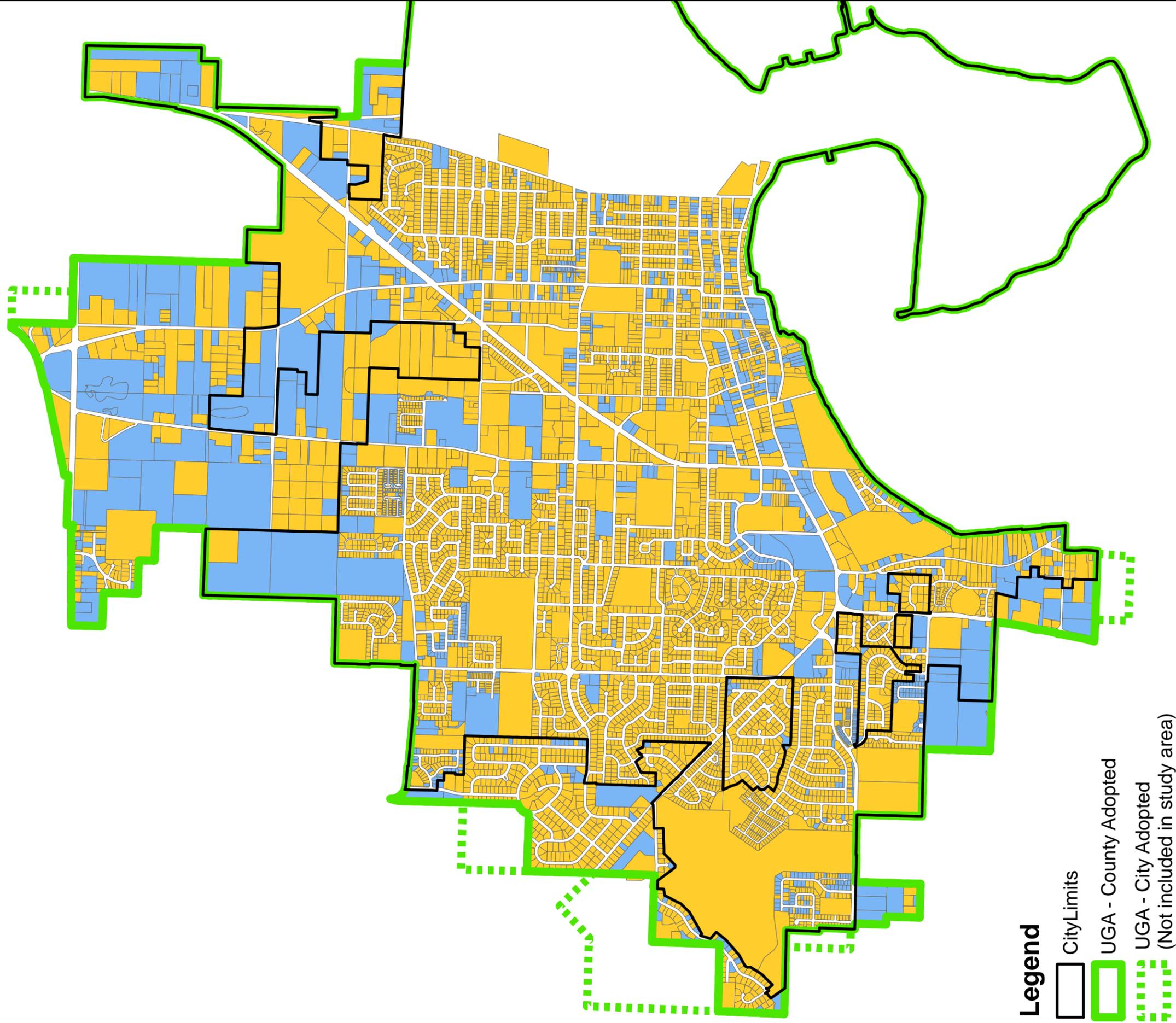
-  Developable
-  Undevelopable

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# ALL PROPERTIES <50% ILR RATIO



## Legend

City Limits

UGA - County Adopted

UGA - City Adopted  
(Not included in study area)

## Developability

Developable

Undevelopable

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**Land Use Distribution of Developable and Undevelopable properties for LTR and ILR (graduated scale)**

	Total Land to Value Ratio > 50%				Total Land to value Ratio > 60%				Total Value to Land Ratio > 70%				Total Land to Vlaue Ratio > 80%				Total Land to Value Ratio > 90%			
	Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable	
	City	UGA	City	UGA																
Auto/Industrial Commercial	61.45	5.52	42.87	20.91	61.45	3.25	42.87	23.18	60.15	3.25	44.16	23.18	52.38	3.25	51.93	23.18	41.73	3.25	62.58	23.18
Central Business District	22.94		18.06		20.14		20.86		15.56		25.44		12.38		28.62		10.01		30.99	
Community Commercial	91.52	53.39	62.61	4.57	54.47	41.73	99.66	16.23	36.84	39.73	117.29	18.24	22.19	39.15	131.94	18.81	16.70	35.45	137.43	22.51
High Density Residential	52.01		97.84		46.67		103.18		39.93		109.92		31.51		118.34		16.37		133.47	
Highway Corridor Commercial	30.08		45.31		25.41		49.98		20.16		55.23		13.93		61.46		9.68		65.71	
Industrial	9.43	112.82	10.81	35.56	9.43	98.43	10.81	49.95	9.43	98.43	10.81	49.95	5.58	78.06	14.66	70.32	4.46	78.06	15.79	70.32
Low Density Residential	184.29	148.49	932.01	278.52	160.04	132.33	956.26	294.68	151.43	130.74	964.87	296.27	140.07	115.39	976.22	311.62	129.42	110.99	986.87	316.02
Medium Density Residential	78.04	3.35	122.36	2.11	56.63	3.35	143.78	2.11	53.02	3.35	147.39	2.11	47.49	3.35	152.91	2.11	38.97	3.35	161.43	2.11
Medium-High Density Residential	70.60		13.49		70.60		13.49		68.58		15.51		30.10		53.99		1.74		82.35	
Neighborhood Commercial	2.83		3.58		1.58		4.83		1.20		5.21		0.80		5.61		0.80		5.61	
Open Space	2.93	7.43	214.21	48.14	2.93	6.58	214.21	48.99	2.93	6.58	214.21	48.99	2.93	6.58	214.21	48.99	2.93	6.58	214.21	48.99
Planned Business Park	69.94	49.84	9.98	4.68	69.94	48.67	9.98	5.84	69.94	44.03	9.98	10.48	69.94	44.03	9.98	10.48	69.94	44.03	9.98	10.48
Planned Industrial Park	49.61	145.75	13.96	116.76	49.61	135.81	13.96	126.70	49.61	117.59	13.96	144.93	49.61	110.38	13.96	152.13	49.61	96.14	13.96	166.38
Public Facilities	9.89		348.46	17.71	9.89		348.46	17.71	9.89		348.46	17.71	9.89		348.46	17.71	9.89		348.46	17.71
Residential Office	23.27		70.12		13.64		79.74		8.37		85.02		4.62		88.77		3.26		90.12	
Residential Estate		25.13		45.26		17.11		53.28		16.11		54.28		15.15		55.24		5.59		64.80
	758.82	551.72	2005.66	574.22	652.40	487.27	2112.07	638.68	597.03	459.81	2167.44	666.14	493.41	415.35	2271.07	710.60	405.50	383.44	2358.98	742.50
	Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable	
	1310.54		2579.88		1139.67		2750.75		1056.84		2833.58		908.75		2981.67		788.94		3101.48	
Total Area	3890.42				3890.42				3890.42				3890.42				3890.42			

	ILR Ratio > 50%				ILR Ratio > 40%				ILR Ratio > 30%				ILR Ratio > 20%				ILR Ratio > 10%			
	Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable	
	City	UGA	City	UGA																
Auto/Industrial Commercial	61.45	3.25	42.87	23.18	61.45	3.25	42.87	23.18	55.65	3.25	48.67	23.18	53.68	3.25	50.64	23.18	41.73	3.25	62.58	23.18
Central Business District	20.98		20.01		18.26		22.73		16.15		24.85		12.08		28.92		10.87		30.13	
Community Commercial	46.59	41.71	107.54	16.25	36.90	40.32	117.23	17.65	28.96	40.32	125.17	17.65	22.27	40.13	131.86	17.84	16.86	39.74	137.27	18.22
High Density Residential	48.17		101.68		47.01		102.84		45.74		104.11		42.68		107.17		23.75		126.10	
Highway Corridor Commercial	21.61		53.77		20.16		55.23		14.85		60.54		13.93		61.46		13.02		62.37	
Industrial	6.12	112.10	14.13	36.27	6.12	112.10	14.13	36.27	2.27	112.10	17.97	36.27	2.27	103.14	17.97	45.23	2.27	90.96	17.97	57.42
Low Density Residential	144.08	128.18	972.21	298.83	142.27	127.75	974.03	299.25	139.62	114.13	976.68	312.88	130.60	114.13	985.69	312.88	114.94	114.13	1001.36	312.88
Medium Density Residential	65.51	3.35	134.89	2.11	65.27	3.35	135.13	2.11	64.03	3.35	136.37	2.11	58.57	3.35	141.83	2.11	52.19	3.35	148.21	2.11
Medium-High Density Residential	71.47		12.62		69.44		14.65		69.44		14.65		67.12		16.97		49.58		34.52	
Neighborhood Commercial	1.95		4.46		1.58		4.83		1.17		5.24		1.17		5.24		1.17		5.24	
Open Space	3.68	6.24	213.45	49.33	3.68	6.24	213.45	49.33	3.68	6.24	213.45	49.33	3.68	6.24	213.45	49.33	3.68	6.24	213.45	49.33
Planned Business Park	69.94	47.83	9.98	6.68	69.94	47.83	9.98	6.68	69.94	47.83	9.98	6.68	69.94	44.03	9.98	10.48	69.94	44.03	9.98	10.48
Planned Industrial Park	51.22	146.65	12.35	115.86	51.22	146.65	12.35	115.86	51.22	146.65	12.35	115.86	51.22	139.45	12.35	123.07	51.22	127.25	12.35	135.27
Public Facilities	10.30		17.71		10.30		17.71		10.30		17.71		10.30		17.71		10.30		17.71	
Residential Office	10.43		82.95		8.77		84.61		5.03		88.36		4.75		88.63		4.12		89.26	
Residential Estate		16.11		54.28		16.11		54.28		16.11		54.28		15.15		55.24		15.15		55.24
	633.49	505.44	1782.93	620.51	612.36	503.62	1804.06	622.33	578.04	489.99	1838.38	635.95	544.25	468.88	1872.17	657.07	465.63	444.11	1950.79	681.84
	Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable		Developable		Undevelopable	
	1138.93		2403.44		1115.98		2426.39		1068.04		2474.33		1013.13		2529.24		909.73		2632.63	
Total Area	3542.36		910		3542.36				3542.36				3542.36				3542.36			

08/24/10. GayLynn Beighton -  
Comments & questions

8/28  
RSP

- ① It has been repeatedly stated that the City of OH cannot afford the cost to calculate the OH land capacity based on density. How much is this cost?
- ② If a less accurate methodology used to calculate land capacity & it misses developable properties that would reasonably be developed & therefore a recommendation is to expand the OH UGA ~~is~~ results in expanding the OH UGA. How much is the cost to bring water, sewer & roads to this rural land?

It is financially irresponsible to not try & plan to grow efficiently & sustainably.

**Property Profile**

Chicago Title 

**Primary Owner:** KDR HOLDINGS LLC

**Secondary Owner:**

**Mail Address:** 32785 SR 20 STE 4  
OAK HARBOR WA 98277

**Site Address:** 756 SE BARRINGTON DR  
OAK HARBOR WA 98277

**Assessor Parcel Number:** S6565-00-00066-0

**Housing Tract Number:**

**Lot Number:** 66

**Page Grid:**

**Legal Description:** Lot: 66 Map Ref: MAP 88 Abbreviated Description:  
LOT:66 SUBD:6565 ELYS ADD ELY 69'OF LOT 66  
MAP REF:MAP 88

**Property Characteristics**

Bedrooms : 2	Year Built : 1928	Square Feet : 875 SF
Bathrooms : 1	Garage :	Lot Size : 15,200 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : OH	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

**Sale Information**

Transfer Date : 09/13/2006	Seller : DAVIS, RICHARD P; DAVIS, JUNE A
Transfer Value : \$500,000	Document # : 4181607      Cost/Sq Feet : \$571
Title Company : CHICAGO TITLE CO ISLAND DIV	

**Assessment & Tax Information**

Assessed Value : \$241,436	Percent Improvement : 29.74%	Homeowner Exemption :
Land Value : \$169,632	Tax Amount : \$1,981.20	Tax Rate Area : 100
Improvement Value : \$71,804	Tax Account ID : 253237	Tax Status :
Market Improvement Value : \$71,804	Market Land Value : \$169,632	Market Value : \$241,436
Tax Year : 2010		

Courtesy of Chicago Title  
Offered by Chicago Title  
All information produced is deemed reliable but is not guaranteed.

*Total Value = \$241,436 = 100%.*  
*Land Value = \$169,632 = 70.5%.*  
*Improv. Value = \$71,804 = 29.7%.*

*ILR*  
*Imp/Land Value*  
*42.33%.*

*the lower the improvement value more likely new development*

**ATTACHMENT 2**

# Property Profile

Chicago Title 

**Primary Owner:** KDR HOLDINGS LLC

**Secondary Owner:**

**Mail Address:** 32785 SR 20 STE 4  
OAK HARBOR WA 98277

**Site Address:** 778 SE BARRINGTON DR  
OAK HARBOR WA 98277

**Assessor Parcel Number:** S6565-00-00067-0

**Housing Tract Number:**

**Lot Number:** 67

**Page Grid:**

**Legal Description:** Lot: 67 Map Ref: MAP 88 Abbreviated Description:  
LOT:67 SUBD:6565 ELYS ADD LOT 67 MAP  
REF:MAP 88

## Property Characteristics

Bedrooms : 2	Year Built : 1910	Square Feet : 1,408 SF
Bathrooms : 1.5	Garage :	Lot Size : 15,200 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning : OH	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

## Sale Information

Transfer Date : 09/13/2006	Seller : DAVIS, RICHARD P; DAVIS, JUNE A	
Transfer Value : \$500,000	Document # : 4181607	Cost/Sq Feet : \$355
Title Company : CHICAGO TITLE CO ISLAND DIV		

## Assessment & Tax Information

Assessed Value : \$241,675	Percent Improvement : 29.81%	Homeowner Exemption :
Land Value : \$169,632	Tax Amount : \$1,983.18	Tax Rate Area : 100
Improvement Value : \$72,043	Tax Account ID : 253246	Tax Status :
Market Improvement Value : \$72,043	Market Land Value : \$169,632	Market Value : \$241,675
Tax Year : 2010		

Courtesy of Chicago Title  
Offered by Chicago Title  
All information produced is deemed reliable but is not guaranteed.

*Imp./Land Value*

*Total Value = 241,675      100%*  
*land A. value = 169,632 = 70% (~~70.3%~~)*  
*Imprv. value 72,043 = 30% (29.8%)*

*42% Imp/Land*

ATTACHMENT 2

## Kathy Gifford

---

**From:** Dina Nichols  
**Sent:** Monday, August 23, 2010 2:28 PM  
**To:** Kathy Gifford  
**Subject:** FW: Planning Commission Public Hearing

Kathy  
This was sent to the city website.  
Dina

-----Original Message-----

From: Jim Somers [mailto:jimsomerswhidbey@gmail.com]  
Sent: Monday, August 23, 2010 2:01 PM  
To: Dina Nichols  
Subject: Planning Commission Public Hearing

I am unable to attend the Planning Commission Public Hearing on August 24 however I would like to convey my concerns regarding the UGA Capacity analysis. The core of commercial downtown is presently seriously underutilized with a number of vacant shops and several sizable open spaces. The residential home market is seemingly flooded with unsold new and resale homes. It therefore does not make sense to enlarge the Urban Growth area and create additional sprawl on this relatively narrow portion of north Whidbey. Additional expansion to the west along Fort Nugent and Swantown Rds will seemingly cut the island in half with urban development. The need for additional utilities including water and sewer would seem to overwhelm the existing availability. Will the city be able to obtain additional fresh water from the Skagit River via Anacortes? The present sewage facilities as we know are outdated and inadequate. Apparently funding and location of a new facility has not been determined.

The prudent way to proceed is to maximize the use of the present Urban Growth Area, determine a definite course of action regarding serving the present area, and thoughts about expansion of the UGA should be shelved for the foreseeable future.

Sincerely,  
James Somers  
1554 Deer Ridge Rd.  
Oak Harbor WA 98277