

**Oak Harbor Kingdom Hall of Jehovah's Witnesses  
Case No. CUP-10-03  
Staff Report to Hearing Examiner  
January 23, 2012**

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**APPLICATION:**

The application is to consider a conditional use permit for the use of a worship hall within the R-1 zoning district.

**PRELIMINARY INFORMATION:**

**Applicant:** Mark Lee for the Oak Harbor English Congregation of Jehovah's Witnesses, 1818 Wellington Drive, Oak Harbor, WA 98277

**Property Owner:** Oak Harbor English Congregation of Jehovah's Witnesses, 301 NE Ronhaar Street, Oak Harbor, WA 98277

**Address of proposal:** 301 NE Ronhaar Street, Oak Harbor, WA 98277

**Parcel Number:** R13336-121-0160

**Comprehensive Plan Designation:** Low Density Residential

**Zoning Designation:** R-1, Single Family Residential

**Application Presented for Action:**

-Conditional Use Permit (CUP-10-03), Review Process III

**Attachments:**

Attachment 1	Aerial Photo of Site
Attachment 2	Zoning Map of Site
Attachment 3	Conditional Use Application dated 6/25/10 and updated Site and Landscape Plans dated 1/12/12
Attachment 4	Supplemental Information from applicant dated December 12, 2011 and January 9, 2012
Attachment 5	Public Comments
Attachment 6	Public Noticing Documents

**BACKGROUND:**

The subject property is located at 301 NE Ronhaar Street in Oak Harbor (Attachment 1) and is zoned R-1 or single-family residential (Attachment 2). On June 25, 2010, Mr. Mark Lee, a representative for the Oak Harbor English Congregation of Jehovah's Witnesses submitted materials for a Conditional Use Application for construction of a new kingdom hall to replace the

existing building due to disrepair (Attachment 3). The property is zoned R-1, Single Family Residential and in accordance with OHMC 19.20.115(4), churches and associated rectories, convents or other similar structures require a conditional use permit in the R-1 zoning district. The existing kingdom hall does not have a conditional use permit on file and therefore is considered a non-conforming use in the R-1 district. Per 19.18.030 of the Oak Harbor Municipal Code, a non-conforming use that occupies a building or structure that has been damaged in excess of 50 percent of its real valuation exclusive of foundations shall not be permitted to reoccupy the building or structure. Any subsequent use at that location must conform to the use regulations for the zoning district in which it is located. Therefore a conditional use permit is needed since the hall plans to demolish the existing building and construct a new one.

### ***Hall History***

City building department files show that the existing kingdom hall was built in 1974 and was 2,368 square feet in size. In 1981 the building was expanded an additional 1,296 square feet for a total of 3,664 square feet, which it remains today. A new roof and porch over the entry-way was added in 1995. The applicant recently provided staff with additional information on the history of the hall and the size of the congregation over time (see Attachment 4).

### ***Review Process***

In accordance with OHMC Section 18.20.250(2)(b), 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.

After due and proper notice, the public hearing to consider CUP-10-03 has been scheduled for 10:00 a.m., or as soon as possible thereafter, on January 23, 2012.

### **PROJECT DESCRIPTION**

The applicant proposes to construct a new 3,960 square foot kingdom hall, with improvements, on 1.34 acres. The improvements include a combination of rain garden infiltration and pervious cement infiltration parking lot for storm water treatment, landscaping, and fencing. The existing building on the property will be demolished. It is proposed by the applicant that the building will be demolished by way of a practice burn by the City of Oak Harbor Fire Department.

The applicant provided operational characteristics of the hall in a document dated December 12, 2011 (Attachment 4). According to the document, the hall generally has meetings on Wednesdays, Thursdays, and Sundays, with smaller service group meetings on other days of the week. Their schedule of meetings remains the same as the existing use and no new trips are proposed to be added.

### **SITE GEOGRAPHY**

The site is 1.34 acres in size, is developed with the existing hall and its associated parking lot and is essentially flat. The site is near Sumner Park which contains a few Garry Oak Trees (protected critical areas). The project does not propose disturbance near the Garry Oak Trees found in the park therefore no impacts to the protected critical areas are anticipated. Surrounding uses are residential and recreational (Attachment 1). Land uses abutting the site include the following

(Attachment 2):

	<b>Existing Land Use</b>	<b>Zoning</b>
<b>North:</b>	Residential	R-1, Single Family Residential
<b>South:</b>	Park	PF, Public Facilities
<b>East:</b>	Residential	R-1, Single Family Residential
<b>West:</b>	Residential	R-1, Single Family Residential

**LEGAL NOTICE:**

The application was determined to be complete for processing on July 16, 2010. The City issued a Notice of Application that was advertised in the Whidbey News Times on July 21, 2010 with a 15-day comment period that closed on August 4, 2010. Letters went out to all property owners within a 300-foot radius of the project on July 20, 2010 and notice was posted on the subject property on July 20, 2010. The City requested additional information on the project from the applicant in 2010 resulting in delays of the project. Although working diligently on the project, there was a significant passage of time before the applicant was able to respond.

Because of this passage of time, public notifications were again advertised beginning in 2011. A revised Notice of Application was advertised in the Whidbey News Times on November 26, 2011 with a 15-day comment period that closed on December 12, 2011. Letters were sent to all property owners within a 300-foot radius of the project on November 22, 2011 and a revised Notice of Application was posted on the subject property on November 23, 2011 (Attachment 6).

Then a Notice of Public Hearing was advertised in the Whidbey News Times on January 7, 2011. Letters were sent to all property owners within a 300-foot radius of the project on January 5, 2011 and a revised combined Notice of Application and Notice of Public Hearing was posted on the subject property on January 5, 2011 (Attachment 6).

**PUBLIC COMMENTS:**

The City received a total of five written public comment letters during the public comment periods held in both 2010 and 2011 (Attachment 5).

The City received a letter from the Department of Archaeology and Historic Preservation (DAHP) during the 2011 public comment period, requesting a professional archaeological survey of the property be conducted prior to ground disturbing activities. The applicant conducted a survey of the property per DAHP's request. The report concluded that no protected cultural resources or historic properties were encountered during the survey. The report's recommendations will be formally transmitted to the applicant via the Notice of Decision on the project.

The second letter was from the Samish Indian Nation saying they appreciated consultation but had no cultural resource concerns on the project.

The third letter was from Martha Yount, a nearby property owner who opposes the project due to traffic concerns with the existing and proposed use in proximity to residential areas. Ms. Yount claims that a street other than NE Ronhaar Street was originally intended to serve the subject property. Staff researched this claim extensively through title reports, county assessor files, and existing documents but found no evidence of a street or street easement existing at this location. Staff did find dashed lines on an old city annexation map that appear to indicate old property lines rather than an easement or street.

The remaining letters are both from Diane Carr, also a nearby resident, who opposes the project due to potential impacts on the nearby park, noise, and traffic concerns.

**SEPA:**

A Determination of Non-Significance (DNS) was issued for the project on December 31, 2011. The DNS became final on January 13, 2011. The DNS informed the project proponent of DAHP's request and inadvertent discovery protocol.

**CONDITIONAL USE REVIEW FOR THE USE OF THE HALL**

The applicant proposes to use the new kingdom hall to conduct services and weekly meetings. Churches and associated rectories, convents or other similar structures located in the Single Family Residential (R-1) zoning district require a conditional use permit by the hearing examiner per OHMC 19.20.115(4).

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

**1. All special conditions for that particular use are met.**

No special conditions are established within the R-1 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.**

The conditional use requested will be accommodated within a new structure and therefore noise impacts from the building should be minimal. Any noise located outside the structure is subject to Chapter 6.56 of the Oak Harbor Municipal Code, Public Nuisance Noises, which regulates excessive, unnecessary or unusual loud noises which are prolonged and unusual in their time, place and use affect and are a detriment to public health, comfort, convenience, safety, welfare and prosperity of the people of the city of Oak Harbor. The hall generally has meetings on Wednesdays, Thursdays, and Sundays with smaller service group meetings on other days of the week. Their schedule of meetings remains the same and no new trips are proposed to be added. The proposed building size increase of 349 square feet (not including outdoor covered areas) also results in no new added trips for the

project. Subsequently, no level of service analysis for concurrency is required. The applicant has applied for a certificate of concurrency per OHMC 11.32.030 and one may be issued pending site plan approval. Thereby the amount of noise generated by traffic shall be the same as the existing use and no increase in noise is anticipated. Therefore, the proposed use is not anticipated to have a significant, adverse environmental impact resulting in excessive noise.

The property is already developed and is mostly flat in slope so the potential for soil erosion is minimal. In addition, the applicant is proposing a combination of rain garden infiltration and pervious cement infiltration for storm water treatment which improves the property's current situation of no storm water treatment so no soil erosion is anticipated. Light and glare to adjacent properties will be minimal as the proposed parking lot lighting will comply with City of Oak Harbor code and design guidelines for lighting which requires downward directing or shielded light fixtures.

**3. It is provided with adequate parking.**

Churches, auditoriums and similar enclosed places of assembly are required to provide off-street parking facilities at the ratio of one parking space per four seats and/or one per 30 square feet of assembly space without fixed seats per OHMC 19.44.100. The assembly space without fixed seats is 2,140 square feet. This equates to approximately 71 required parking spaces. The site plan proposes 80 parking spaces which meets and exceeds the required amount.

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

The site is located at the terminus of, and has access from, NE Ronhaar Street. Public utilities already serve the site.

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

The conditional use permit process is intended to ensure compatibility of different uses within the zoning district. The purpose of the R-1 zoning district is to provide a zone for low-density, urban, single-family residential uses. The existing kingdom hall is currently a non-conforming use in the R-1 zoning district. The R-1 zoning district allows a number of uses other than single-family residential including religious institutions to be located within the district if approved as a conditional use. Assisted living facilities, community centers, group homes, and government buildings are just a few of the uses listed (not representing the entire list) as examples.

Churches typically are common in residential districts and may have been more so in the past when people walked to church rather than drove. According to the American Planning Association<sup>1</sup>, "planners often considered religious institutions

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<sup>1</sup> American Planning Association, Zoning Practice, Issue Number Nine, *Practice Religious Institutions*, September 2008.

to be a crucial component of a complete neighborhood” (pg. 3). The thought was that churches served as an important civic function similar to city or town halls and should be placed near the center of the community or at the center of a neighborhood. According to the article, a series of changes in the last half-century have changed the traditional way of thinking about the location for religious institutions, some of these changes include: divergent size of congregations (storefront to megachurch), increased religious diversity, growth of accessory functions (daycare, homeless services, school, etc.), and intensive use of facilities more than one day per week. Today, due to automobile dependence and the increased activities at religious institutions as described above, a conditional use permit helps to evaluate the impacts of a church in a residential neighborhood.

In this case, the hall has existed in the neighborhood since 1974. A religious institution, appropriately conditioned (if needed), does have similar or less impacts than other low intensity listed uses, including group homes, government buildings, and community centers and therefore does meet the purpose of the district. By demolishing the existing structure and building a new one the hall is required to obtain a conditional use permit and will become a conforming use within the district and thus meet the purpose of the district.

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

Specific goals and policies of the Oak Harbor Comprehensive Plan that the Application will meet include the following:

Land Use Element:

Goal 6 -To develop indoor and outdoor opportunities/facilities for youths, adults and families.

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.

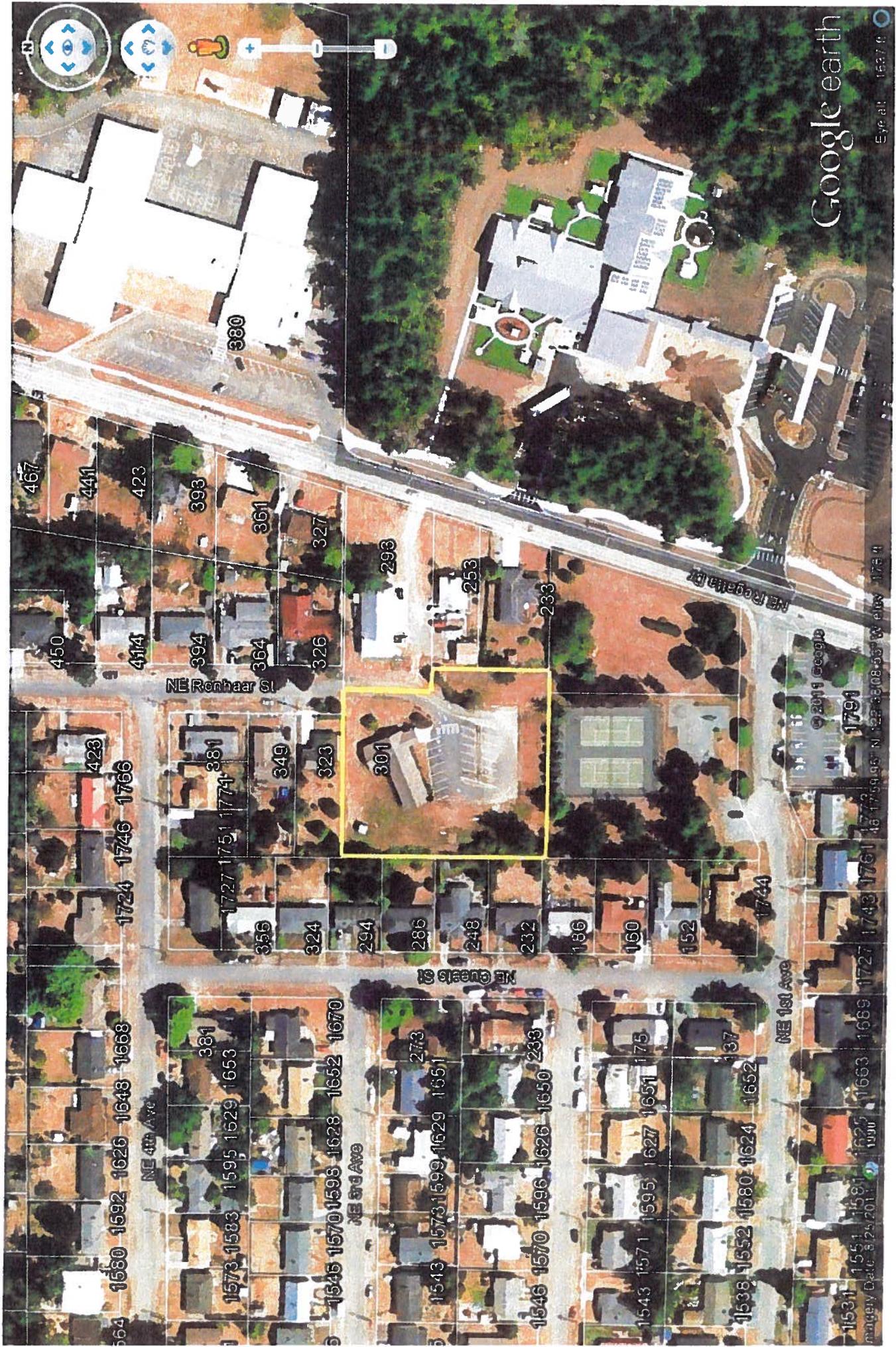
**CONCLUSION AND RECOMMENDATION**

Staff finds that the Conditional Use Permit application with the conditions listed below meets the criteria as listed in OHMC 19.67 and recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Examiner approve CUP-10-03 subject to the following conditions:

1. 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.
2. 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.
3. The conditional use permit applies only to the property for which the application is made.



Google earth

Eye alt: 1537 ft

ATTACHMENT 1

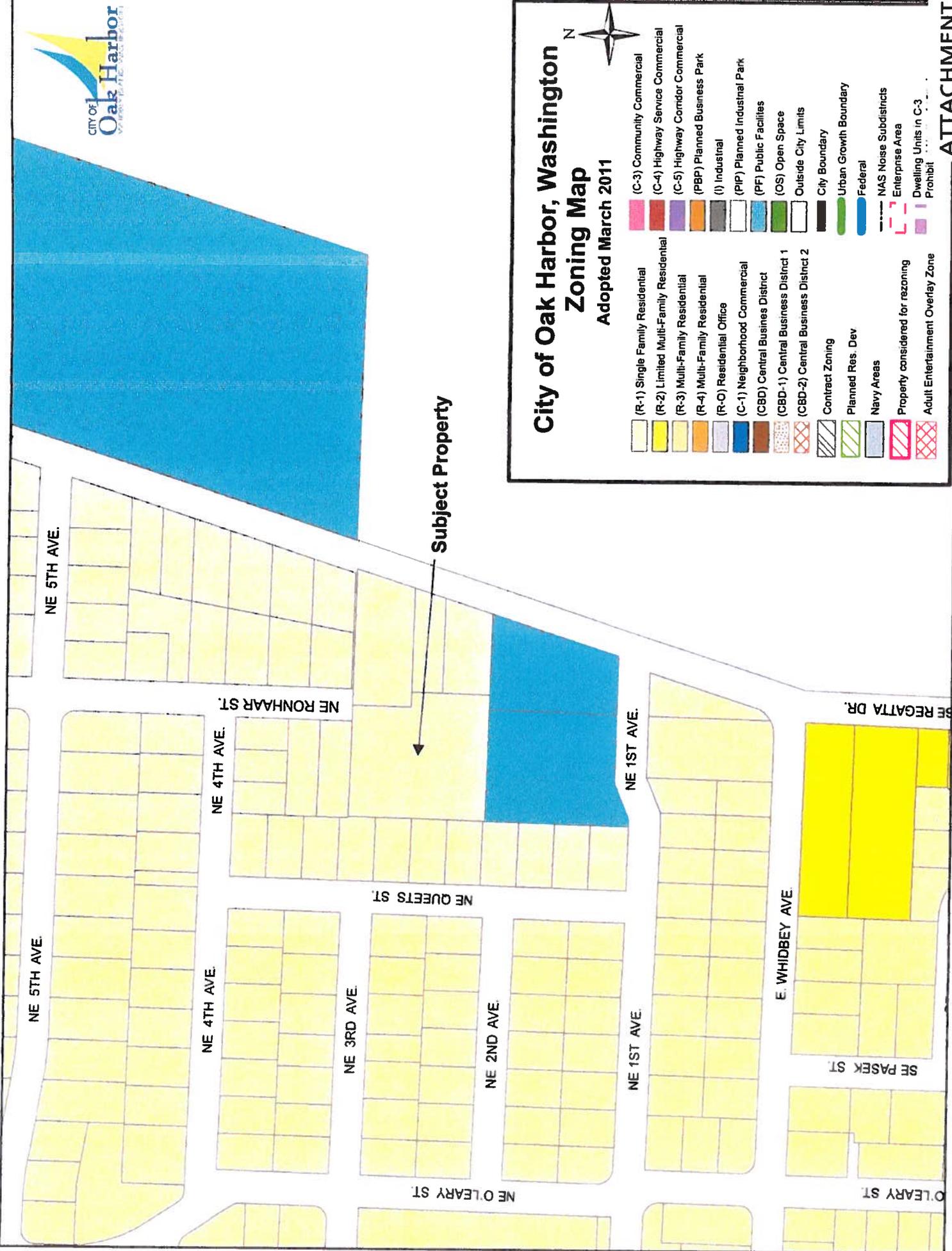
# City of Oak Harbor, Washington Zoning Map

Adopted March 2011



Subject Property

- |  |  |  |                                   |
|--|--|--|-----------------------------------|
|  | (R-1) Single Family Residential        |  | (C-3) Community Commercial        |
|  | (R-2) Limited Multi-Family Residential |  | (C-4) Highway Service Commercial  |
|  | (R-3) Multi-Family Residential         |  | (C-5) Highway Corridor Commercial |
|  | (R-4) Multi-Family Residential         |  | (PBP) Planned Business Park       |
|  | (R-O) Residential Office               |  | (I) Industrial                    |
|  | (C-1) Neighborhood Commercial          |  | (PIP) Planned Industrial Park     |
|  | (CBD) Central Business District        |  | (PF) Public Facilities            |
|  | (CBD-1) Central Business District 1    |  | (OS) Open Space                   |
|  | (CBD-2) Central Business District 2    |  | Outside City Limits               |
|  | Contract Zoning                        |  | City Boundary                     |
|  | Planned Res. Dev                       |  | Urban Growth Boundary             |
|  | Navy Areas                             |  | Federal                           |
|  | Property considered for rezoning       |  | NAS Noise Subdistricts            |
|  | Adult Entertainment Overlay Zone       |  | Enterprise Area                   |
|  |  |  | Dwelling Units in C-3             |
|  |  |  | Prohibit                          |



**CITY OF OAK HARBOR  
Development Services Department**



**Application Form**

**RECEIVED**

JUN 25 2010

**Project Name:**

*Kingdom Hall of Jehovah's Witnesses*

CITY OF OAK HARBOR

Development Services Department

**Type(s) of Application:**

*Conditional use*

**Description of Proposal:** *Remove existing building and build new building. New building similar size and same use. Improvements to site with landscaping and water retention.*

<b>APPLICANT NAME/CONTACT PERSON</b> (or legal representative):	Address:
<i>MARK LEE</i>	<i>1818 Wellington Dr Oak Harbor WA 98271</i>
E-mail Address:	Phone and Fax:
<i>LEECON2@Comcast.net</i>	<i>360-679-3315 Voice / fax</i>
<b>PROPERTY OWNER NAME</b> (list multiple owners on a separate sheet):	Address:
<i>Oak Harbor English Congregation of Jehovah's Witnesses</i>	<i>301 North East Ronhale St Oak Harbor, Wa</i>
E-mail Address:	Phone and Fax:
	<i>360-675-2769</i>
<b>ENGINEER/SURVEYOR:</b>	Address:
<i>CASCADE SURVEYING &amp; ENGINEERING</i>	<i>105 E Division St ARRINGTON, Wa 98223</i>
E-mail Address:	Phone and Fax:
<i>Will@CASCADESURVEYING.COM</i>	<i>360-485-5551 / Fax 360 435 4012</i>
<b>PROJECT SITE INFORMATION</b> (address/location):	Comp. Plan Designation:
<i>301 NE RONHALE ST</i>	
Zoning:	Parcel Number(s):
<i>Residential</i>	<i>R12336-121-0160</i>
Legal Description (attach separate sheet):	Acreage of Original Parcel(s):
	<i>1.24</i>
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units:
	<i>3960 sq ft</i>

**AUTHORIZATION:**

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

*[Signature]*  
Authorized Signature

*6 20 10*

**Project Overview:**

**This kingdom hall was built in 1974 as a place of family worship and bible study. It was built with voluntary funds and labor. It has since seen some additions and improvements but is in great need of repair. After strong consideration it seemed much more realistic to demo the building and start with a new structure that would be not only be visually improved but also energy and code issue improved. The property never had a good water retention plan. It is also an old structure with its share of needed upgrading. After long prayerful consideration we felt it would be best served to start with a new building.**

**The fire dept is anxious to use the old structure as a practice burn. This would add considerable training experience in a more commercial environment that is not always available to them.**

**The new site and structure will be pleasing to the eye with simple but well landscaped settings. All work under the guidelines set out by the city of OH. It will be equipped with an engineered water retention area that should eliminate existing water problems for the neighbors below who get run off from both the park and this property. This will be a marked improvement. Also, this property is not a cul-de-sac or turn around at the end of Ronhaar Street. However that is what it has been used for. The new layout and facilities should eliminate that problem. Currently it has led to cars speeding in and out of the premises that do not belong there. This has been a nuisance to the neighbors and our property.**

**This is a residential area. However the use of this property has been the same for the last 36 years and will not change in its use. There are other churches in the neighborhood as well as some other commercial uses. The new landscape and site work will be a much improved look for the park area and really will not be impacting views from any other areas. It will be an improvement to the neighborhood.**

**Its simple design will not have any significant impacts on environment. It has parking designed with the city's requirements. Landscape design with the requirements met as well, if not exceeded. The street on Ronhaar will not have more traffic, actually it should lessen the amount of traffic. The only real impact will be the construction itself. This will be of short duration. After the site work is complete, the building process will last usually less than 2 months.**

**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 exist then state that none exist.)

None exists

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

The use will be the same as it has been for the last 36 years. Just a new building, landscape and parking configuration. All the above concerns will be improved. The adjacent property now suffers from water run off from the park and existing property. This will be taken care of with the new water retention system.

- (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. This has been designed with the requirement for Oak Harbor City.

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

Yes. There will not be an increase on utilities or other facilities. The size of building and use shall remain the same. Only improvements to the site will be made. There will be an added fire hydrant brought into the property as required.

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

This is and has been a residential area. However, the use has been this way for 36 years and there are other churches in the area. So the use of this property is not changing.

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

We feel it has no conflicts with the city of Oak Harbor. It will be an attractive upgrade with improvements visually and in function. Design of building and landscape will be with the city's requirements applied.



DRAWING STATUS

<input type="checkbox"/>	AS-IS (REMODEL)
<input type="checkbox"/>	CONCEPTUAL
<input type="checkbox"/>	IN PROGRESS
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	PERMITTING
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT

BY 05 05 05 05

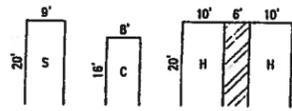
NO	DATE	REVISION
1	10.11.10	PERMITS/REVIEW
2	12.28.10	ISSUED FOR PERMITS/REVIEW
3	10.03.11	HAZARDOUS WASTE REVIEW COMMENTS
4	12.26.11	REVISED PER CITY'S REVIEW COMMENTS

**SITE PLAN**  
**OAK HARBOR KINGDOM HALL**  
301 NE RONHAAR STREET  
OAK HARBOR, ISLAND COUNTY, WASHINGTON

DES/DATE	D7/SH
DATE	10.17.11
SCALE	NOTED

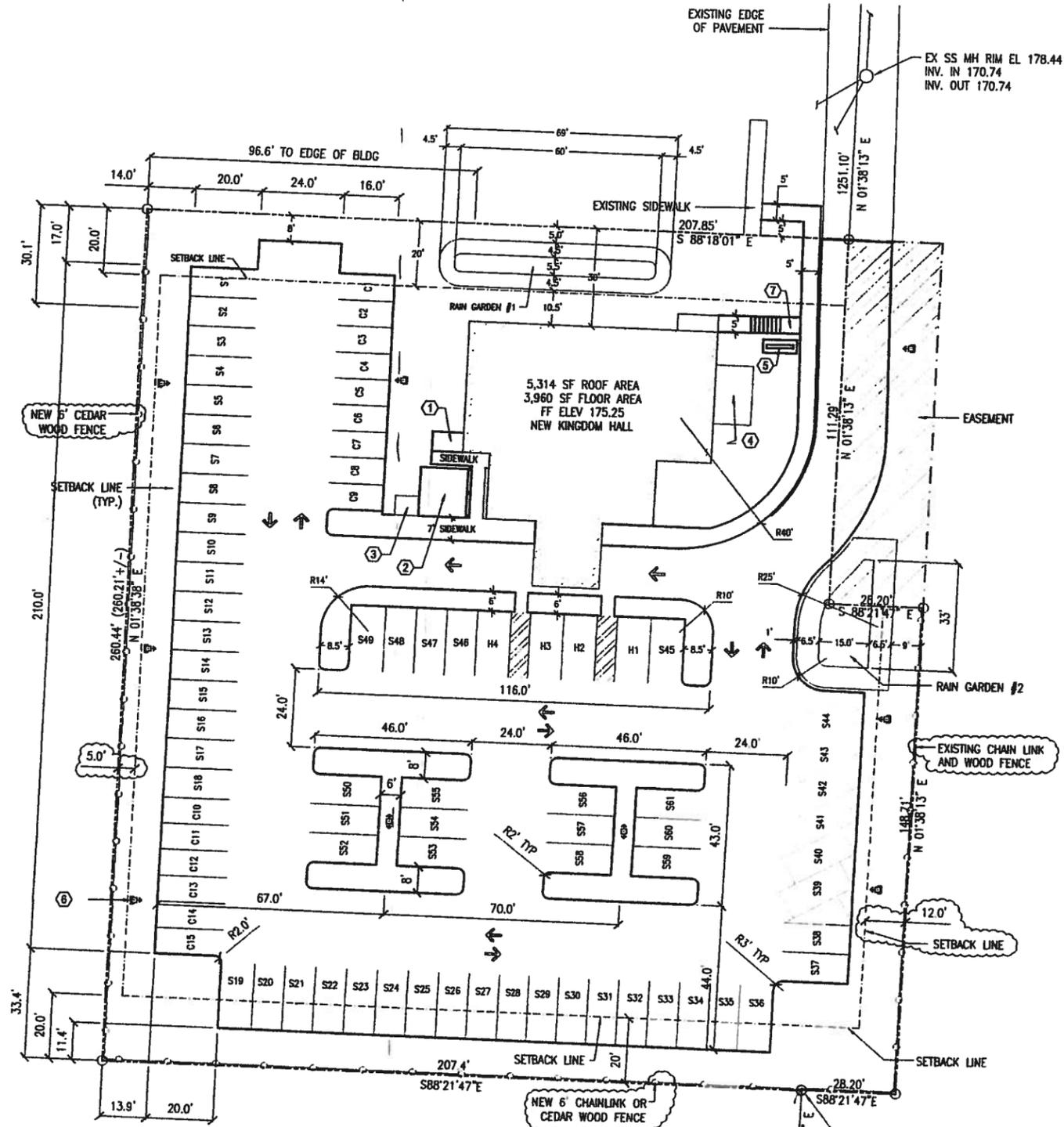
- LEGEND**
- ① TRASH CAN ENCLOSURE (8'x6'; SEE SHEET A10.4)
  - ② "PEOPLE SPACE" 200 SQ. FT. (14'x15'; SEE SHEET C10.4)
  - ③ BICYCLE RACK - (4) SPACE; SEE SHEET C10.4
  - ④ HVAC PAD (11'x18'; SEE SHEET C10.4)
  - ⑤ ENTRY SIGN (SEE SHEET C10.4)
  - ⑥ LIGHT POLE - 20' HIGH - TYP (9)
  - ⑦ SIDEWALK WITH STEPS DOWN

- PARKING LOT LIGHT POLE LEGEND**
- SINGLE HEAD
  - ◻ SINGLE HEAD WITH HOUSE SIDE SHIELD
  - ◻ DOUBLE HEAD



**PARKING SPACE DIMENSIONS**  
S-STANDARD  
C-COMPACT  
H-HANDICAPPED

**PARKING REQUIRED PER OHMC 19.44.100:**  
ASSEMBLY AREA: 2,140 SQ. FT.  
PARKING CRITERIA: 1 SPACE/30 SQ. FT.  
PARKING REQUIRED: 71 SPACES REQUIRED  
PARKING PROPOSED: 61 STANDARD  
15 COMPACT (19%)  
4 HANDICAPPED  
80 TOTAL PROPOSED

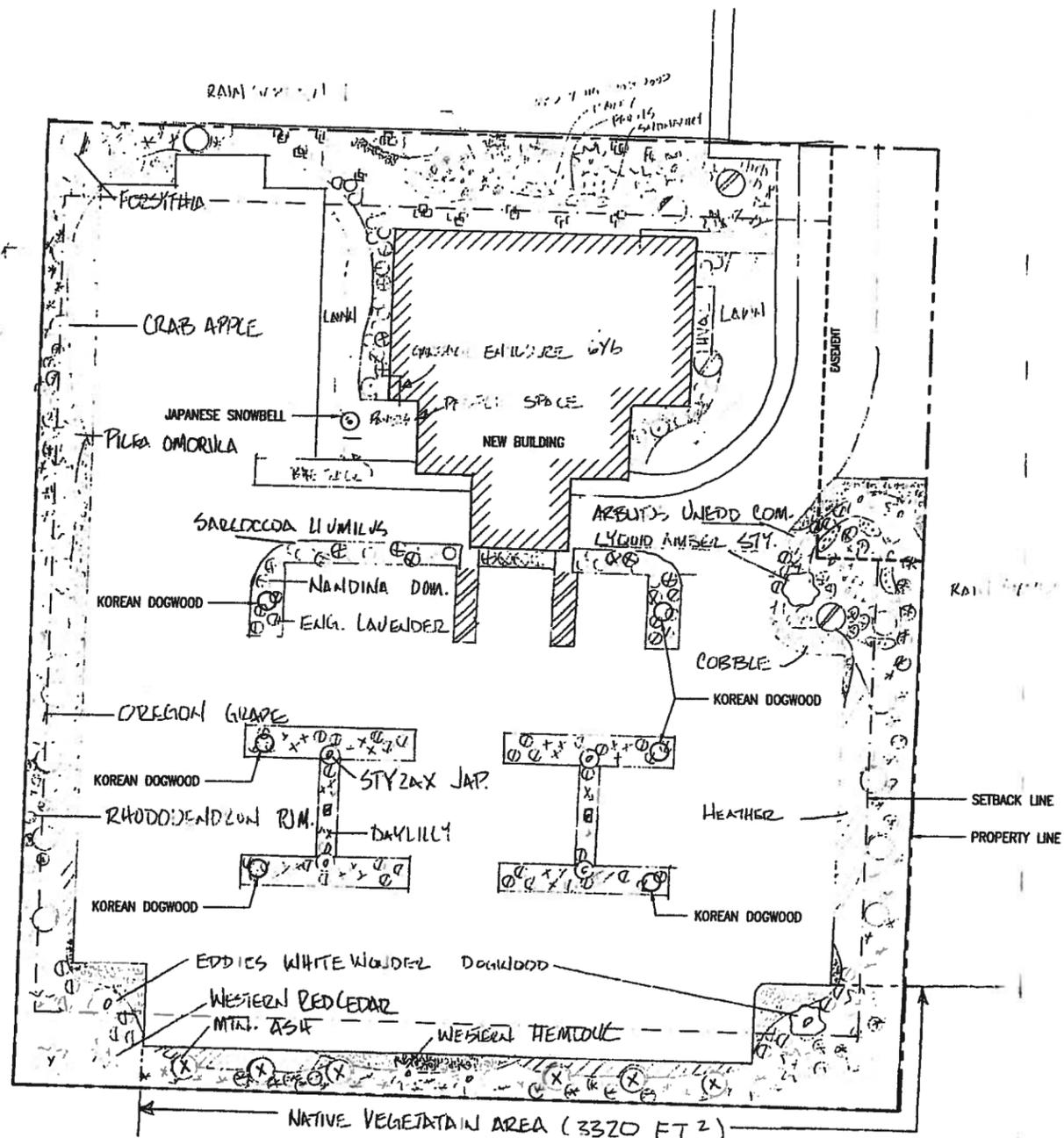


**1 SITE PLAN**  
**C3.1** SCALE: 1" = 20'  
0 10' 50' 100'

FND. COM. MON. W/LEAD & TACK.  
IN CASE 7-7-2007.

RECEIVED

JAN 12 2012  
CITY OF OAK HARBOR  
Community Services Department



**NOTE:**

- SEE DETAIL 1 / C9.3 FOR SOIL PROTECTION DETAIL.
- SEE SHEET C9.3 FOR PLANTING DETAILS, SOIL AND STAKING REQUIREMENTS.



**1 LANDSCAPE PLAN**  
**C9.1** SCALE: 1" = 20'

0 10' 20' 40' 60'

**PLANT SCHEDULE**

Plant list	Common name	Quantity	Size
<b>Trees</b>			
Picea Omorika	Serbian Spruce	7	6-8' B&B
Tsuga Heterophylla	Western Hemlock	8	6 R b&b
Thuja Plicata Excelsior	Western Red Cedar	3	6-8' b&b
Juniperus Scopulorum	Skyrocket juniper	4	6-8' b&b
Malus 'Royalty'	Crab Apple	19	3" cal b&b
Cornus Kousa	Korean Dogwood	6	1.5" cal.
Styrax Japonicus	Japanese Snowbell	8	2" cal.
Liquidambar Styraciflua	Sweetgum tree	3	3" cal.
<b>Shrubs</b>			
Arbutus Unedo Compacta	Strawberry Tree	4	5 gallon
Nandina Domestica	Heavenly Bamboo	26	2 gallon
Forsythia Intermedia	'Lynnwood gold'	2	2 gallon
Mahonia nervosa	Oregon grape	60	2 gallon
Erica Darleyensis	Heather Mediterranean 546		1 gallon
Rhododendron PJM	PJM Rhododendron	45	18-24" b&b
<b>Ground Covers &amp; Perennials</b>			
Hemerocallis	Day lily	41	1 gallon
Lavandula Agustifolia	English Lavender	52	1 gallon
Western Sword fern		29	1 gallon
Gaultheria Shallon	Salel	250	1 gallon
Sarcococca Humilis	Sweet sarcococa	43	1 gallon
<b>Rain Garden Planting</b>			
Symphoricarpos Albus	Snowberry	35	2 gallon
Carex Obovata	Slough Sedge	16	1 gallon
Cornus Scribneri	Rod esier dogwood	18	3 gallon
Athyrium filix-femina	Lady fern	8	2 gallon
Polystichum munifolium	Sword Fern	10	2 gallon
<b>Native Vegetation Area</b>			
Thuja Plicata	Western Red Cedar	3	6' b & b
Cornus Nuttallii 'Eddies white'	Eddies Dogwood	2	3" cal.
Tsuga Heterophylla	Western Hemlock	2	6 R b&b
Sorbus Aucuparia	Mountain Ash	6	3" cal.

**NOTE:**  
 ALL DELINEATIONS AND PLANT PLACEMENT REPRESENT DESIGNERS IMPRESSIONS AND MAY BE ADJUSTED TO ALLOW FOR UNFORESEEN SOIL, GRADE, OR ONSITE OBSTACLES.  
 WHERE NECESSARY APPLY ROUND UP OR EQUIVALENT HERBICIDE 2-3 WEEKS BEFORE PLANTING, OR REMOVE WEEDS BY OTHER MEANS.  
 ALL PLANTING AREAS ARE TO BE AMENDED WITH A COMPOST MATERIAL EQUIVALENT TO FERTILE MULCH, AT A RATE OF 2 INCHES FOR EACH 6 INCHES OF SOIL AMENDED.  
 ALL PLANTS ARE TO BE PLANTED WITH 10 OR 21 GRAM SLOW RELEASE PLANT TABLETS AT MANUFACTURERS RECOMMENDATION FOR 2 YEARS FEEDING.  
 ALL PLANTS DELIVERED TO SITE WILL BE SUBJECT TO OWNERS APPROVAL.  
 ALL PLANTS SHOULD BE INSPECTED BY QUALIFIED LANDSCAPE PROFESSIONAL OR AGENT APPOINTED BY OWNER TO BE FREE OF DISEASE AND PEST.  
 ALL PLANTS SHOULD BE CHECKED FOR PROPER ROOT DEVELOPMENT.  
 ALL BED AREAS TO BE COVERED WITH FINE BARK MULCH OR EQUIVALENT TO A MINIMUM 3 INCH DEPTH.

Washington Regional  
 Building Committee #1  
 of Jehovah's Witnesses, Inc.  
 10206-52nd St SE  
 Snohomish, WA 98290

**DRAWING STATUS**  
 AS-IS (REMODEL)  
 CONCEPTUAL  
 IN PROGRESS  
 FINAL  
 STRUCTURAL  
 PERMITTING  
 CONSTRUCTION  
 AS-BUILT

REASON

REASON  
 REVISIONS  
 ISSUED FOR CONDITIONAL USE PERMIT  
 MAJOR REVISION/REWORK  
 REVISION PER CITY'S REVIEW COMMENTS

DATE  
 12.11.10  
 12.28.10  
 10.03.11  
 12.28.11

NO  
 1 2 3

LANDSCAPE PLAN AND SCHEDULE

**OAK HARBOR KINGDOM HALL**  
 301 NE RONHAAR STREET  
 OAK HARBOR, ISLAND COUNTY, WASHINGTON

RECEIVED

JAN 12 2012

CITY OF OAK HARBOR  
 Development Services Department

SHEET TITLE PROJECT TITLE  
 DEC/11/11 DUE 10-10-11

ATTACHMENT 3

Mellissa

Here is the basic schedule for our usage.

Monday: Service groups: Spanish 8 people = 4 cars, English 8-15 people = 6-10 cars

Tuesday: Service groups: Spanish 8 people = 4 cars, English 3-8 people = 3-6 cars

Wednesday: Service groups: Spanish 8 people = 4 cars, English 5-8 people = 5-7 cars

Thursday: Service groups: Spanish 8 people = 4 cars, English 2-4 people = 2-4 cars

Friday: Service groups: Spanish 8 people = 4 cars, English 5-8 people = 5-8 cars

Saturday: Service groups: Spanish 8-15 people = 4-8 cars, English 10-18 people = 10-12 cars

Service groups are groups that meet for about 15 to 20 minutes in the morning around 9:00 and then leave in groups for the day in the ministry work. Return around noon and a few may stay and work more in the afternoon.

Meetings :

English group:

Thursday night 7:30 pm. Around 2.5 hrs of time. 75 people = 45 cars

Sunday Afternoon 1:30 pm. Around 2.5 hrs of time 90 people = 54 cars

Spanish group:

Wednesday night at 7:30pm . 2.5 hrs of time. 45 people = 16 cars

Sunday morning at 10:00 am 2.5 hrs of time 50 people = 20 cars

The meetings are our larger groups that attend. Each year the Spanish and English groups trade morning and afternoon meeting times. So starting January the English will have the morning meetings and Spanish the afternoon.

Please let me know if you have any questions.

Sincerely,

Mark Lee

**RECEIVED**  
**DEC 12 2011**  
**CITY OF OAK HARBOR**  
**Development Services Department**

Mark Lee  
1829 Conifer Ln  
Oak Harbor WA. 98277

Oak Harbor City Planning Dept.  
Ms. Melissa Sartorius

1/2/2012

Melissa:

RECEIVED

JAN 09 2012

CITY OF OAK HARBOR  
Development Services Department

Here is just a little history of the Kingdom Hall in Oak Harbor. Enclosed is also a copy of the Whidbey news article that was published for the opening dedication of the Kingdom Hall. The Kingdom Hall was constructed by all volunteers in 1974. It took approximately 3 to 4 months to complete. At the time of completion the Oak Harbor congregation had an attendance of around 80 to 100 on Sunday meetings. We also had a small book study group on Tuesday nights and a larger meeting on Thursday night. The Tuesday night meeting would usually be only about 15 to 20 in attendance. Thursday would include the entire congregation of 80-100. We also would have small service groups meeting in the mornings at 9.00 to form groups involved in the door to door ministry. These groups would vary from 5 to 15 or so people that would meet for about 15 min. and carpool into the field ministry. This would vary in number and days in the week and weekend mornings.

By the early 80's the group had grown and attendance would run up to as much as 100 to 160 or so on Sundays and Thursdays. The Oak Harbor congregation served from the Deception pass bridge to Greenback. So the need for a Kingdom Hall in Coupeville was needed and the size of groups were plenty large to form 2 congregations out of the one in Oak Harbor. So the Coupeville congregation was formed in 1986 and now the Oak Harbor Hall was being used for two Sunday public meetings, one morning and one afternoon. During the week, it was used four nights a week. Tuesday night and Wednesday night for Book study meetings (smaller groups). Thursday and Friday night for our ministry school and service meetings (larger congregation meetings).

In 1995 a new Kingdom Hall was constructed in Coupeville on Morris rd. This allowed for the Coupeville group who were using the Oak Harbor kingdom hall to now have a Hall of their own. So the Oak Harbor Kingdom Hall was now down to about 70 to 80 publishers and has remained about that size throughout the last years with ones moving in and out of the area. It may fluctuate in attendance from 50 to 100 at our public meetings. We now meet only Sundays and Thursdays for our public meetings. Our Tuesday night meetings are now combined with the Thursday meeting to simplify our time and allow more time to study and have a family worship night together. This arrangement has reduced the use of the kingdom hall one night a week.

In 2008 a Spanish Congregation was formed and now meets as well. They are a small group of 20 to 30 with meetings one night a week and a Sunday public meeting as well.

Overall the usage of the premises has become smaller as the years have gone by since the building of the Coupeville Kingdom Hall. Smaller groups and fewer meetings these last years have decreased the amount of cars and trips into the kingdom hall. The usage for the days of the week are listed in the report given to the city earlier.

There was an addition to the building in 1981 that extended the length of the main auditorium and expansion of the bathrooms and a small library. Permits were obtained and plans submitted with the city and the work was completed. A new roof at one time, and small painting and maintenance projects and such were done over the years.

As the years have gone by, the need to improve the appearance of the property and the building was needed . Plans to greatly improve the appearance and landscaping to fit nicely with the surrounding park and area have been planned. Mostly though, the need to better upgrade the building to a safe, healthy and functional meeting place of worship was needed. To bring this building and property up to code and make this a more suitable building has been a necessity. We have been concerned for the neighborhood because of the existing street situation. We have seen through the years that many use our existing parking lot as a place to turn around as if it was a cul-de-sac. It created a safety issue for us as well as the neighbors with many cars that come in and speed out of the area. With our new layout and parking we are hoping that it will make that problem less of a concern.

As a final note, this building was designed, built , and has always been a Kingdom Hall from its completion onward. It was never a house or any other building. It was constructed in 1974 and used for the last 37 years as a Kingdom Hall. We look forward to improving the area both visually and for safety in its use for the future.

Thank you for your consideration and help on this project

Mark Lee  
1829 Conifer ln  
Office voice/ fax 360-679-3315  
Cell 360-914-7166  
E-mail leecon2@comcast.net

RECEIVED

JAN 09 2012

CITY OF OAK HARBOR  
Development Services Department

KINGDOM HALL  
OF  
JEHOVAH'S WITNESSES

## Jehovah's Witnesses to dedicate new Kingdom Hall

After half a century of sharing each others' homes and renting local buildings, the Oak Harbor Jehovah's Witnesses finally have a meeting place of their own.

The congregation will celebrate the opening of their Kingdom Hall Sunday with an open house and dedication. Lasting from noon to 4 p.m., the open house will offer local residents a chance to tour the new building at 6399 68th St. N.E.

The dedication, which will begin at 5 p.m., will include a talk on the history of the congregation, a presentation of slides taken during construction of the hall, and a final speech by the area supervisor, A. H. Meier.

The Kingdom Hall is a first for local Jehovah's Witnesses, whose ministry on North Whidbey dates back more than 50 years.

Among the earliest witnesses were Mr. and Mrs. Harold J. Heckman, who moved here in the late 1920's. They and their sons called on virtually every home in the area, in much the same way that Jehovah's Witnesses do today, offering free home Bible study courses and literature.

After her husband's death in 1953, Mrs. Heckman remained in Oak Harbor until 1962. Both of her sons now serve in full-time ministerial work.

For many years local homes served as the focal point for door-to-door preaching and

Bible study meetings, held Tuesday nights and Sundays. Additional meetings on Friday nights and Sundays were held in Anacortes.

During the 1940's and 1950's, the Reinstra home near City Beach served as a meeting place. It later burned down.

Until about 1969, there were only a handful of witnesses locally. Then several families moved into the Oak Harbor area to assist with the door-to-door ministry and home Bible studies.

At that time the home of Mrs. Lily Murray (now Mrs. Walter Crowley) served as the site for public Bible lectures, followed by a Bible study using articles in the "Watchtower" magazine as a subject guide.

Attendance at these meetings grew steadily as more witnesses came to the area and interest in the congregation mounted. Soon it became apparent that a new meeting place was necessary, so the Learn & Play Kindergarten was rented for Sunday mornings.

Still larger accommodations were needed by 1970, so the congregation rented the I.O.O.F. hall.

Finally in 1973, with attendance running between 80 and 100 witnesses each Sunday, the congregation began a drive for their own Kingdom Hall. Up until last year, the local group was still a part of the Anacortes congregation; in

April, 1974, the Oak Harbor congregation of Jehovah's Witnesses was formed.

The most pressing business before them was construction of a Kingdom Hall. Property was secured at 65th St. N.E. and the ground was cleared May 8. Volunteers from the Oak Harbor and nearby congregations worked at everything from digging the foundation to pounding nails on the shake roof.

Despite a lack of carpeting and drapes, the new meeting place was ready for use Sept. 1. With all construction and decoration work behind them, the witnesses are now preparing for Sunday's dedication.

Jehovah's Witnesses have no paid ministers, but are governed by eight elders or overseers. The responsibility of being the presiding overseer rotates each year among these eight and is presently handled by Marvin Luelien.

The congregation does not take collections; expenses are paid from contributions voluntarily dropped into a small box at the rear of the hall.

Witnesses believe their persistent door-to-door ministry is a fulfillment of Bible prophecy (Matt. 24).



STATE OF WASHINGTON

**DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION**

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501  
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343  
(360) 586-3065 • Fax Number (360) 586-3067 • Website: [www.dahp.wa.gov](http://www.dahp.wa.gov)

December 12, 2011

Ms. Melissa Sartorius  
Planner  
City of Oak Harbor  
865 SE Barrington Drive  
Oak Harbor, WA 98277

In future correspondence please refer to:

Log: 121211-14-IS

Property: Kingdom Hall or Jehovah's Witnesses, Reference No. SIT-10-06 and SEP 10-11

**Re: Archaeology –Professional Archaeological Survey Requested**

Dear Ms. Sartorius:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has the potential for archaeological resources. There are two precontact archaeological site recorded within 450 feet of the proposed development and an additional historical archaeological site within 500 feet. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are involved Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36CFR800, must be followed. This is a separate process from SEPA and requires formal government-to-government consultation with the affected Tribes and this agency. We would appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Please note that DAHP requires that all historic property inventory and archaeological site forms be provided to our office electronically. If you have not registered for a copy of the database, please log onto our website at [www.dahp.wa.gov](http://www.dahp.wa.gov) and go to the Survey/Inventory page for more information and a registration form. To assist you in conducting a survey, DAHP has developed a set of cultural resource reporting guidelines. You can obtain a copy of these guidelines from our website.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler  
Assistant State Archaeologist  
(360) 586-3088  
[gretchen.kaehler@dahp.wa.gov](mailto:gretchen.kaehler@dahp.wa.gov)

cc. Jackie Ferry, Archaeologist, Samish Tribe  
Shaw Yanity, Chairman, Stillaguamish Tribe  
Dennis Lewarch, THPO, Suquamish Tribe  
Larry Campbell, THPO, Swinomish Tribe  
Richard Young, Tulalip Tribe



*Samish Indian Nation*  
CULTURAL RESOURCES

November 30, 2011

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

RE: Notice of Application - Kingdom Hall of Jehovah's Witnesses

Dear Ms. Sartorius,

We appreciate your office initiating consultation with the Samish Indian Nation regarding the proposed Kingdom Hall of Jehovah's Witnesses church construction and associated improvements at 301 Northeast Ronhaar Street, Oak Harbor. We have reviewed the information sent to our office and have no cultural resources concerns with the project at this time. We request to be notified immediately if any unanticipated cultural resources encountered during construction.

Thank you,

Jacquelyn Ferry  
Cultural Resources, Samish Indian Nation  
360-293-6404 | [jferry@samishtribe.nsn.us](mailto:jferry@samishtribe.nsn.us)

MAILING ADDRESS: P.O. Box 217, Anacortes, WA 98221  
OFFICE: 2918 Commercial Avenue, Anacortes, WA 98221  
PHONE: 360-293-6404 FAX: 360-299-0790 [www.samishtribe.nsn.us](http://www.samishtribe.nsn.us)

ATTACHMENT 5

Jehovah's Witness Project

Aug. 3, 2010

City of Oak Harbor

865 S.E. Barrington Drive

Oak Harbor WA 98277

RECEIVED

AUG 04 2010

CITY OF OAK HARBOR  
Development Services Department

Steve P  
Melissa  
Eric

Re: Notice to adjacent Property Owners July 20, 2010

In August 1978, we purchased the property located at what is now known as 364 N.E. Ronhaar St. Oak Harbor WA 98277, Lot 26 Neil H. Koetje's Evergreen addition to Oak Harbor Vol. 5 of Plats Page 11. Records of Island County Washington, recorded as Auditor's File number 338242 Vol. 417 of Official Records at page 277 records of Island County WA. At that time the property was represented as a house located on a "quiet, low traffic, residential home of a street dead ending into the city park.

There was on the existing survey maps a street that entered from what is now known as N.E. 1<sup>st</sup> St. on the west side of the tennis court located in the city park that linked to the property in that separated plot of land according to the existing city maps. The 'throat' of that street is still existing and used as a parking area today. There was nothing to indicate that a commercial property (Kingdom Hall of Jehovah's Witnesses) was situated in that location. There was no signage at that location for many years to indicate this existed. The city maps showed the entrance to the property located in a different plot section to be not from N.E. Ronhaar St. The traffic was later discovered to be heavy and often six or more days per week, often the same people would rush down the street where we live and on rare occasion be an endangerment to the residents. During the years we have lived here there has been two or three expansion projects enlarging this organization, There are now two congregations that exist in that building, a English and a Spanish congregation, which double the usage of the building and traffic. There remained no notification of signage until recent years and no notification of any of these expansion projects.

I protest the, again, expansion of this commercial property from the residential street I reside on which was sold to us as a 'quiet, low traffic, dead end street" which proved to be none of those things. I protest this on the basis that I feel the quality of life has been impacted by the amount of traffic we receive on this street due to this business.

I believe that the organization should be required to direct their traffic through the entrance that was originally shown (and should have been grandfathered) on the plot maps of the time when we purchased our property. I do not make this protest based on the name of the organization, the religion of their choice but rather on the belief that this does impact my quality of life due to the traffic generated and the direct impact that is possible to a decline in the value of my home but more to the possibility of the resale value and financial loss in the future. These are issues I feel should be addressed for the adjoining property owners.

I would like to receive future notification of all information regarding this.

Sincerely,

Martha Yount



364 NE. Ronhaar St. Oak Harbor WA 98277

360-695-9797

ATTACHMENT 5

M. DIANE CARR  
1670 NE 3RD AVE  
OAK HARBOR, WA 98277

KOUCHEEN - 11 NE 15th St  
STACEY F?  
ERIC

I Diane Carr do not like the idea of them building that close to tennis court and play area.

It would really close it in. The openness is what a person needs. It would ruin the atmosphere and relaxation in the area to close it in.

Then there is the noise level. Would the children and plays be free to run and make merriment if there was some kind of "meeting" going on.

Why can't they use that money to fix up what they have and use the extra money for ~~char~~ charity (which they claim to do and that they don't need things like crosses, pictures, special buildings as long as there is a roof, etc.

I vote No. They won't even pledge to the flag.

RECEIVED

JUL 28 2010

CITY OF OAK HARBOR  
Development Services Department

RECEIVED

DEC 12 2011

CITY OF OAK HARBOR  
Development Services Department

M. Deane Carr  
1670 N.E. 3<sup>rd</sup> Ave.  
Oak Harbor, Wa.

Dear Sirs,

I am writing about the Jehovah Witness issue.

They claim that they have to rebuild because of mold and other unhealthy issues; I have several allergies which needed fungicide. I went to their "services" for four months and never once had an asthma attack or had to take any meds.

Since they have applied to rebuild I've noticed that they have let the building they are in run down hoping to force the matter of rebuilding.

Also, I'm wondering if a new building would be in a good zoning area. I have heard that the present building was to be built as a home. How did this one get built as a worshiping building?

Please don't let this happen and preserve the park like area that they will be crowding.

P.S. there is the traffic issue. Cars race by all the time!

Respectfully Yours,

M.D. Carr M.D. Carr

**Kingdom Hall of Jehovah's Witnesses Project  
NOTICE OF APPLICATION**

Notice of Application is for the proposal to construct a 3,960 square feet new building. The existing building will be demolished. The project location is 301 NE Ronhaar Street, parcel R13336-121-0160.

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.

**PUBLIC COMMENT PERIOD:**

If you have questions regarding the proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m., Monday thru Friday.

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 August 4, 2010.

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for site plan SIT-10-06 and associated applications for Conditional Use CUP-10-03, SEPA checklist SEP-10-11, transportation concurrency TRC-10-10, from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277

**APPLICATION: Site Plan Review SIT-10-06**

**APPLICATION: Conditional Use CUP-10-03**

**APPLICATION: SEPA checklist SEP-10-11**

**APPLICATION: Transportation Concurrency TRC-10-10**

**PROJECT PROPOSAL AND LOCATION:** Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10) are for the proposal to construct a 3,960 square feet new building. The existing building will be demolished. The project location is 301 NE Ronhaar Street, parcel R13336-121-0160.

**PUBLIC HEARING REQUIRED:** This project does require a public hearing. The date of the meeting will be announced in the Whidbey New-Times and will be posted at proposed development site.

**ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:** SEPA environmental checklist, SEP-10-11.

**DETERMINATION OF COMPLETENESS:** Site plan SIT-10-06 and associated applications for Conditional Use CUP-10-03, SEPA checklist SEP-10-11, Transportation concurrency TRC-10-10, submitted on June 25 & July 16, 2010 by Mr. Mark Lee, Lee Construction for Oak Harbor English Congregation of Jehovah's Witnesses has been determined complete for the purpose of processing on June 16, 2010.

Lisa Bebee  
Permit Coordinator

Published: Whidbey News Times  
Date: July 21, 2010



July 20, 2010

### **NOTICE TO ADJACENT PROPERTY OWNERS**

Mr. Mark Lee with Lee Construction has submitted applications for the proposal to construct a 3,960 square feet new building. The existing building will be demolished. The project location is 301 NE Ronhaar Street, parcel R13336-121-0160.

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.

### **NOTICE OF APPLICATION**

#### **Kingdom Hall of Jehovah's Witnesses Project**

**APPLICATION: Site Plan Review SIT-10-06**

**APPLICATION: Conditional Use CUP-10-03**

**APPLICATION: SEPA checklist SEP-10-11**

**APPLICATION: Transportation Concurrency TRC-10-10**

**PROJECT PROPOSAL AND LOCATION:** Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10) are for the proposal to construct a 3,960 square feet new building. The existing building will be demolished. The project is located at 301 NE Ronhaar Street, parcel R13336-121-0160.

**DETERMINATION OF COMPLETENESS:** Site plan SIT-10-06 and associated applications for Conditional Use CUP-10-03, SEPA checklist SEP-10-11, Transportation concurrency TRC-10-10, submitted on June 25 & July 16, 2010 by Mr. Mark Lee, Lee Construction for Oak Harbor English Congregation of Jehovah's Witnesses has been determined complete for the purpose of processing on July 16, 2010.

**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 August 4, 2010**. If you have questions regarding the proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m., Monday thru Friday.

**ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:** SEPA environmental checklist SEP-10-11.

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for site plan SIT-10-06 and associated applications for Conditional Use CUP-10-03, SEPA checklist SEP-10-11, transportation concurrency TRC-10-10, from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277

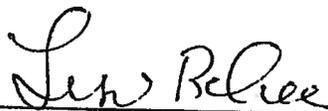
**CERTIFICATION OF MAILING  
NOTICE TO ADJACENT PROPERTY OWNERS**

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 20<sup>th</sup> day of July, 2010, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10)\_a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 20<sup>th</sup> day of July, 2010 in Oak Harbor, Washington.

  
\_\_\_\_\_  
(Signature of person mailing)

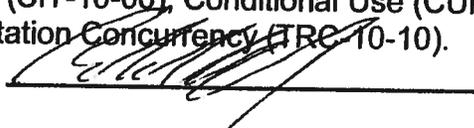
**AFFIDAVIT OF POSTING**

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

I, Blake Bell, hereby certify that I did, on the 20 day of July, 2010 post 2 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. 301 NE Ronhaar Street, parcel R13336-121-0160

advertising a Notice of Application for Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10).

  
\_\_\_\_\_  
(Signature of person posting)

-----  
SIGNED AND ATTESTED to before me this 20<sup>th</sup> day of July, 2010  
by Blake Bell.

Notary Public  
State of Washington  
LISA K. BEBEE  
My Appointment Expires Jan. 19, 2012

  
\_\_\_\_\_  
Notary Public  
Print Name Lisa K Bebee  
Notary Public in and for the State of  
Washington, Oak Harbor City/County  
Commission expires Jan 19, 2012

**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 20<sup>th</sup> day of July 2010, 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 Site plan (SIT-10-06), Conditional Use (CUP-10-03),  
SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10)

Executed this 20<sup>th</sup> day of July, 2010 in Oak Harbor, Washington.



\_\_\_\_\_  
(Signature of person posting)

**Kingdom Hall of Jehovah's Witnesses Project  
Updated -NOTICE OF APPLICATION**

The updated Notice of Application is for revisions to a previous proposal to construct a 3,960 square foot new building. The existing building will be demolished. The project location is 301 NE Ronhaar Street, parcel R13336-121-0160.

The revised 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.

**PUBLIC COMMENT PERIOD:**

If you have questions regarding the proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m., Monday thru Friday.

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 December 12, 2011.

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for site plan SIT-10-06 and associated applications for Conditional Use CUP-10-03, SEPA checklist SEP-10-11, and transportation concurrency TRC-10-10, from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277

**APPLICATION: Site Plan Review SIT-10-06  
APPLICATION: Conditional Use CUP-10-03  
APPLICATION: SEPA checklist SEP-10-11  
APPLICATION: Transportation Concurrency TRC-10-10**

**PROJECT PROPOSAL AND LOCATION:** Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10) are for the proposal to construct a 3,960 square feet new building. The existing building will be demolished. The project location is 301 NE Ronhaar Street, parcel R13336-121-0160.

**PUBLIC HEARING REQUIRED:** This project does require a public hearing before the Oak Harbor Hearing Examiner. The Hearing Examiner will consider a Conditional Use permit for the use of a church in the R-1 zoning district. The date of the meeting will be announced in the Whidbey New-Times and will be posted at the proposed development site.

**ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:** SEPA environmental checklist, SEP-10-11.

**DETERMINATION OF COMPLETENESS:** Revised Site plan SIT-10-06 and associated applications Revised SEPA checklist SEP-10-11 submitted on 10/28/11 and 11/14/11 by Mr. Mark Lee, Lee Construction for Oak Harbor English Congregation of Jehovah's Witnesses has been determined complete for the purpose of processing on November 18, 2011.

Lisa Bebee  
Permit Coordinator

Published: Whidbey News Times  
Date: November 26, 2011



November 22, 2011

Dear Adjacent Property Owner(s)-

City staff would like to inform you that although there has been a delay in the project for Kingdom Hall of Jehovah's Witnesses located at 301 NE Ronhaar Street, Mark Lee of Lee Construction has recently submitted revisions to the site and civil plans along with additional information requested by City staff and review of the project will proceed forward. The proposed project has been revised since the original notification mailed on July 20, 2010.

The revised 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.

**NOTICE OF APPLICATION  
UPDATED as of November 18, 2011  
Kingdom Hall of Jehovah's Witnesses Project**

**APPLICATION: Site Plan Review SIT-10-06  
APPLICATION: Civil Plan Review CIV-11-01  
APPLICATION: Grading Review GRA-11-01  
APPLICATION: Conditional Use CUP-10-03  
APPLICATION: SEPA checklist SEP-10-11  
APPLICATION: Transportation Concurrency TRC-10-10**

**PROJECT PROPOSAL AND LOCATION:** The proposal is to construct a 3,960 square feet new building. The existing building will be demolished. The project is located at 301 NE Ronhaar Street, parcel R13336-121-0160.

**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 December 12, 2011.** If you have questions regarding the proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m., Monday thru Friday. The original public comment period was July 24 through August 4, 2010. Public comments received during the original public comment period are still valid for this project, are part of the public record, and do not need to be resubmitted. New or additional public comments are welcome.

**PUBLIC HEARING REQUIRED:** This project does require a public hearing before the Oak Harbor Hearing Examiner. The Hearing Examiner will consider a Conditional Use permit for the use of a church in the R-1 zoning district. The date of the hearing will be announced in the Whidbey New-Times and will be posted at the proposed development site. Anyone wishing to

**(Continued on back)**

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

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for site plan SIT-10-06 and associated applications for Civil plan (CIV-11-01), Conditional Use CUP-10-03, SEPA checklist SEP-10-11, transportation concurrency TRC-10-10, grading GRA-11-01 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277

**CERTIFICATION OF POSTING  
NOTICE OF APPLICATION**

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

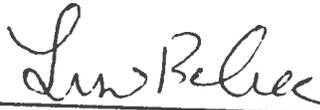
I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 23<sup>rd</sup> day of November 2011, 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 Site plan (SIT-10-06), Conditional Use (CUP-10-03),  
SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10)

Executed this 23<sup>rd</sup> day of November, 2011 in Oak Harbor, Washington.

  
\_\_\_\_\_  
(Signature of person posting)

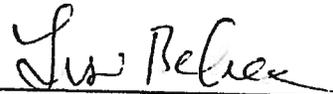
**CERTIFICATION OF MAILING  
NOTICE TO ADJACENT PROPERTY OWNERS**

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 23<sup>rd</sup> day of November, 2011, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Site plan (SIT-10-06), Conditional Use (CUP-10-03), SEPA checklist (SEP-10-11), Transportation Concurrency (TRC-10-10), a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 23<sup>rd</sup> day of November, 2011 in Oak Harbor, Washington.



\_\_\_\_\_  
(Signature of person mailing)



## **NOTICE TO ADJACENT PROPERTY OWNERS**

### **NOTICE OF PUBLIC HEARINGS OAK HARBOR HEARING EXAMINER HE #01-23-12**

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on Monday, January 23, 2012 at 10 a.m., or as soon thereafter as possible, to consider the following item:

#### **Oak Harbor Kingdom Hall of Jehovah's Witnesses - CUP#10-03**

The Hearing Examiner will consider a conditional use permit for the use of a church in the R-1 zoning district. The conditional use application was filed by Oak Harbor Kingdom Hall of Jehovah's Witnesses to build a new 3,960 square foot church with improvements on 1.34 acres. The existing church on the property will be demolished. The project location is 301 NE Ronhaar Street, parcel number R13336-121-0160.

Anyone wishing to comment on this item 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, approve with conditions or deny the proposed application.

For additional information, you may contact the City Department of Development Services at City Hall, or call (360) 279-4521.

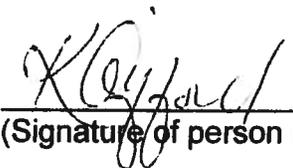
**CERTIFICATION OF MAILING  
NOTICE TO ADJACENT PROPERTY OWNERS**

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

That on the 5th day of January, 2012, I deposited in the U.S. mail, postage prepaid, a copy of the Notice of Public Hearing before the Hearing Examiner for Oak Harbor Kingdom Hall of Jehovah's Witnesses CUP#10-03 (a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 5th day of January, 2012, in Oak Harbor, Washington.

  
\_\_\_\_\_  
(Signature of person mailing)

**CERTIFICATION OF POSTING  
PUBLIC HEARING NOTICES**

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

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

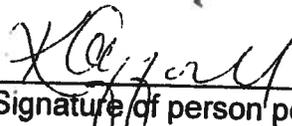
That on the 5th day of January, 2012, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

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

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

advertising a public hearing for Oak Harbor Kingdom Hall of Jehovah's Witnesses - CUP#10-03 and the Howard Utility Billing Appeal before the Oak Harbor Hearing Examiner on January 23, 2012

Executed this 5<sup>th</sup> day of January, 2012, in Oak Harbor, Washington.

  
\_\_\_\_\_  
(Signature of person posting)

**NOTICE OF PUBLIC HEARING BEFORE  
HEARING EXAMINER**

**HE #01-23-12**

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 January 23, 2012 at 10:00 a.m., or as soon thereafter as possible following any preceding items, to consider the following item:

**Oak Harbor Kingdom Hall of Jehovah's Witnesses - CUP#10-03**

The Hearing Examiner will consider a conditional use permit for the use of a church in the R-1 zoning district. The conditional use application was filed by Oak Harbor Kingdom Hall of Jehovah's Witnesses to build a new 3,960 square foot church with improvements on 1.34 acres. The existing church on the property will be demolished. The project location is 301 NE Ronhaar Street, parcel number R13336-121-0160.

**Utility Billing Appeal**

The Hearing examiner will consider an appeal by Mr. Clifford Howard regarding storm drain billing.

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

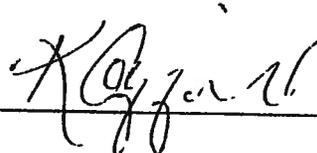
Published: Whidbey News Times  
January 7, 2012

**CERTIFICATION OF NOTIFICATION  
OF PUBLIC HEARING**

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

1. On the 4th day of January 2012, I provided written notice to the Whidbey News Times, via [legal@whidbeynewsgroup.com](mailto:legal@whidbeynewsgroup.com) regarding Hearing Examiner public hearing which is scheduled for the 23rd day of January 2012; and

Signed this 5th day of January 2012, at Oak Harbor, Washington.

  
\_\_\_\_\_

Print Name: Katherine Gifford

Title: Admin Assistant