CITY OF OAK HARBOR
HEARING EXAMINER

RE:	Site Plan Review	)	SIT-10-03
	Conditional Use Permit	)	CUP-10-02
	Administrative Variance	)	VAR-10-04
	Administrative Variance	)	VAR-10-05
	Administrative Variance	)	VAR-10-06
	Application for	)	
		)	FINDINGS OF FACT,
	Navy Federal Credit Union	)	CONCLUSIONS OF LAW,
		)	AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The application is to consider a Conditional Use Permit, Site Plan Review, and three Administrative Variances for a proposal to construct a 5,000-square foot bank. The Conditional Use Permit is requested for the installation of three drive-through lanes at the proposed branch.

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

FINDINGS OF FACT

INTRODUCTION

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

I.

Applicant: Sammy Suleiman

Property Owner: Navy Federal Credit Union

Address of Proposal: 32885 SR20
Oak Harbor, WA 98277

Parcel Number: S7020-00-00006-1

Comprehensive Plan Designation: Community Commercial

Zoning Designation: C-3, Community Commercial

Application Presented for Action:
Conditional Use Permit (CUP-10-02), Review Process III
Site Plan Review (SIT-10-03) – Review Process II
Administrative Variances (VAR-10-04, VAR-10-05, VAR-10-06), Requests from the City of Oak Harbor Design Regulations and Guidelines

SEPA Determination: A Determination of Non-significance was issued under SEPA, dated October 20, 2010. This Determination was not appealed.

Hearing Date: November 15, 2010

Parties of Record:

Sammy Suleiman
Navy Federal Credit Union
820 Follin Lane SE
Vienna, VA 22180

Rick Suchutte
415 SE Pioneer
Oak Harbor, WA 98277

Melissa Sartorius
Associate Planner City of Oak Harbor

Exhibits:

1 Staff Report
- 1-1 Aerial Photo of Site
- 1-2 Zoning Map of Site
- 1-3 Conditional Use Application dated 5/26/10, 6/16/10, and 9/3/10
- 1-4 Site Plan SP1 Application Packet dated 5/24/10, 6/1/10, 10/27/10 and Narrative dated 10/1/10

1-5 Landscaping Plan LP1.01 and LP1.02, dated 10/27/10 and 1011/10 and Preliminary Irrigation Plan IR1.01 and IR1.02 dated 10/11/10
1-6 Building Elevations dated 8/4/10
1-7 Administrative Variances dated 6/1/10 and 9/3/10
1-8 Determination of Nonsignificance dated 10/20/10
1-9 Public Comments
1-10 Public Noticing Documents

II.

The Findings of Fact set forth by Staff in the Staff Report are supported by the record as a whole. The Applicant's representative indicated that there were no factual inaccuracies in the Staff Report. There was no written public comment on this proposal.

A representative of the owner of the property adjacent to the north boundary line of the subject property raised a concern about tree heights within the landscaped areas which could affect some light reaching that owner's property.

The representative of the project proponent, Staff, and the neighboring property owner's representative, agreed to discuss and resolve this concern.

III.

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

CONCLUSIONS OF LAW

I.

The Hearing Examiner concurs in the Conclusions of Law reached by Staff in the Staff Report and with Staff's Recommendation that Conditional Use Permit Approval, Site Plan Approval, and the three Administrative Variances sought would meet all of the requirements of the Oak Harbor Zoning Ordinance and would be consistent with the Oak Harbor Comprehensive Plan, subject to the Conditions of Approval recommended by Staff.

The Hearing Examiner should grant the requested permits and variances subject to conditions.

II.

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

DECISION

The Hearing Examiner for the City of Oak Harbor hereby grants a Conditional Use Permit Approval, Site Plan Approval, and approval of three Administrative Variances to facilitate the construction of a new drive-in branch of Navy Federal Credit Union, at 32885 SR20, Oak Harbor, Washington, subject to the following Conditions of Approval:

1. The approval applies to the Conditional Use Permit submittal materials received on 5/26/10, 6/16/10, and 9/3/10.

2. The approval applies to the Site Plan submittal materials received 5/24/10, 6/1/10, 10/1/10 and 10/27/10.

3. The civil plans for the proposal must be approved prior to building permit issuance.

4. A final irrigation plan shall be submitted and approved by the Building Department prior to occupancy.

5. The Conditional Use Permit shall not be transferable to a subsequent user unless specifically authorized by the hearing Examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County Auditor.

6. 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.

7. The Conditional Use Permit applies only to the property for which the application is made.

NOTICE

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

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF

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

DATED this 18th day of November 2010.

Michael Bobbink

Michael Bobbink, Hearing Examiner

Navy Federal Credit Union
Case No. CUP-10-02, SIT-10-03, VAR-10-04, VAR-10-05, VAR-10-06
Staff Report to Hearing Examiner
November 15, 2010

APPLICATION:

The application is to consider a conditional use, a site plan, and three administrative variances for a proposal to construct a 5,000 square foot bank. The conditional use is requested for the installation of three drive-through lanes at the proposed branch.

PRELIMINARY INFORMATION:

Applicant: Sammy Suleiman, Navy Federal Credit Union (NFCU), 820 Follin Lane SE, Vienna, VA 22180

Property Owner: NFCU, 820 Follin Lane SE, Vienna, VA 22180

Address of proposal: 32885 SR20, Oak Harbor, WA 98277

Parcel Number: S7020-00-00006-1

Comprehensive Plan Designation: Community Commercial

Zoning Designation: C-3, Community Commercial

Application Presented for Action:
-Conditional Use Permit (CUP-10-02), Review Process III
-Site Plan (SIT-10-03), Review Process II
-Three administrative variance requests from the City of Oak Harbor Design Regulations and Guidelines

Attachments:

Exhibit 1	Aerial Photo of Site
Exhibit 2	Zoning Map of Site
Exhibit 3	Conditional Use Application dated 5/26/10, 6/16/10, and 9/3/10
Exhibit 4	Site Plan SP1 Application Packet dated 5/24/10, 6/1/10, 10/27/10 and Narrative dated 10/1/10.
Exhibit 5	Landscaping Plan LP1.01 and LP1.02 dated 10/27/10 and 10/11/10 and Preliminary Irrigation Plan IR1.01 and IR1.02 dated 10/11/10
Exhibit 6	Building Elevations dated 8/4/10
Exhibit 7	Administrative Variances dated 6/1/10 and 9/3/10
Exhibit 8	Determination of Nonsignificance dated 10/20/10
Exhibit 9	Public Comments

EXHIBIT 1

Exhibit 10 Public Noticing Documents

BACKGROUND:
On March 24, 2008, NFCU submitted materials for a Conditional Use Application only (for the proposed drive-through use) for a proposal to develop a bank branch and associated drive-through at the site identified above.
The property is zoned C-3, Community Commercial and banks are permitted uses within the district. However, the drive-through proposed with the project is considered an outdoor activity, and as per OHMC 19.20.350 (10) is a conditional use in the C-3 district.

As per the Code, and for practical reasons to determine the scope of the uses on the site, the Applicant requested that the Conditional Use Application be processed first, and did not submit application materials for Site Plan review at that time. On May 30, 2008 the conditional use permit for the drive-through use was heard and conditionally approved by the Hearing Examiner. The conditional use permit must be acted on within one year of the date of granting or the permit shall expire and be null and void. NFCU did not act upon the conditional use permit within that timeframe and the previously approved permit became null and void.

On May 24, 2010 the Applicant submitted new application materials for the property including a conditional use permit (Exhibit 3), site plan (Exhibit 4), and three administrative variance requests from the Design Regulations and Guidelines (Exhibit 7).

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. The site plan application for this proposal is a Type II review, which by itself is an administrative review, but per OHMC 18.20.360(1) will be processed in conjunction with the conditional use permit.

In accordance with OHMC 18.20.360(1) an application that involves two or more review process I, II, III and IV procedures shall be processed collectively under the highest numbered procedure required for any part of the application unless the applicant requests that the application be processed under the individual procedure option. In this case, the applicant did not request individual processing, thus the applications shall be collectively processed and decided by the Hearing Examiner.

After due and proper notice, the public hearing to consider CUP-10-02, SIT-10-03, VAR-10-04, VAR-10-05, and VAR-10-06 has been scheduled for 4:00 p.m., or as soon as possible thereafter, on November 15, 2010.

PROJECT DESCRIPTION
The applicant proposes to build a 5,000 square foot bank branch with three drive-through lanes. The site includes 58 parking spaces, pervious paving in the parking lot, a people space that incorporates stormwater infiltration and benches, bicycle racks, pavement markings for pedestrian crossings, and street trees along SR 20. The plan proposes two access points to the

site, one to SR-20 and the other to NE Koetje St. The drive-through terminals are located on the south side of the structure and the exit lane is in front of the building and exits on to SR-20. The structure is located in the middle of the site.

SITE GEOGRAPHY

The site is 1.78 acres in size, has been previously cleared, and is essentially flat. The property is vacant with the exception of one abandoned commercial building that will be demolished prior to construction. There are no critical areas present. The property is zoned C-3, Community Commercial. Surrounding uses include SR-20, a drive-through restaurant, and bank to the east, realty office, motel, and restaurants to the north, a drive-through restaurant to the south, and a church to the west (Exhibit 1). Land uses abutting the site include the following (Exhibit 2):

	Existing Land Use	Zoning
North:	Realty office, Motel, restaurants	C-3, Community Commercial
South:	Drive-through restaurant	C-3, Community Commercial
East:	State highway, bank, drive-through restaurant	C-3, Community Commercial
West:	Church	C-3, Community Commercial

SEPA:

A SEPA checklist (SEP-10-07) was previously reviewed by City staff and a Determination of Nonsignificance was issued on October 20, 2010 (Exhibit 8).

PUBLIC COMMENTS:

One public comment in favor of the proposal was received by an adjacent property owner and is attached as Exhibit 9.

LEGAL NOTICE:

The application was determined to be complete for processing on June 17, 2010. The City issued a Notice of Application that was advertised in the Whidbey News Times on June 30, 2010 with a 15-day comment period that closed on July 14, 2010. Letters went out to all property owners within a 300-foot radius of the project on June 24, 2010 and notice was posted on the subject property on June 24, 2010 (Exhibit 10).

The Notice of Public Hearing was advertised in the Whidbey News Times on October 30th. Letters to all property owners within a 300-foot radius of the project were mailed on October 29th and notice was posted on the subject property on October 29, 2010 (Exhibit 10).

CONDITIONAL USE REVIEW

The drive-through use proposed with the project is considered an outdoor activity as per OHMC 19.20.350 (10)[1] and therefore is a conditional use in the C-3 district.

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.**
   Per OHMC 19.20.350(10), an outdoor use may be permitted as a conditional use only in conjunction with a permitted use. If the outdoor use is permitted a fence or appropriate screening is required around the edges of the area devoted to the outdoor use. A bank is a permitted use in the C-3 zoning district. The use of the drive-through for the bank is the outdoor use which may be permitted conditionally. The proposal includes a berm, Blue Spruce trees, and shrubs within the front setback to partially screen the drive-through use from view. In staff's opinion, by adding these landscaping features to the plan, the special condition of appropriately screening the outdoor use is met.

2. **It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.**
   The drive-through lanes are not expected to have a significant, adverse environmental impact. All lighting fixtures on the drive-through are downward directing; reducing light and glare on adjacent property. The drive-through lanes will generate less traffic than that of an adjacent use, SR20, thereby not generating excessive noise. The site is essentially flat and is not anticipated to generate any soil erosion.

3. **It is provided with adequate parking.**
   The OHMC 19.44.100 requires 1 parking space for every 400 square feet of building space and one per employee. This calculates to 13 parking spaces for the building plus employee parking. The applicant estimates the number of employees to be between 20 and 30. Therefore, the total amount of required parking is 43 spaces. The proposal provides 58 parking spaces and therefore provides more than the required on-site parking.

4. **It is served with adequate public streets, public utilities and facilities.**
   The site is located along SR-20 and has access from two streets (SR-20 and NE Koetje St.) and the plan provides for access points to each.

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1 **19.20.350 (10)** Outdoor use, activity or storage only in conjunction with a permitted use. A solid sight-obscuring fence or other appropriate screening approved by the planning director is required around the outside edges of the area devoted to the outdoor use, activity or storage. The height of outdoor storage abutting public streets or residential zones shall not be higher than the height of the screen device approved by the planning director. Outdoor use, activity or storage areas located adjacent to C-3 property may be located in the required interior side and rear setback yards. All outdoor use, activity or storage areas located adjacent to residential zones must meet required setbacks for the primary use. No outdoor use, activity or storage shall be permitted in the front yard setback.

Public utilities are available to serve the site.

5. **It otherwise meets the purpose of the district in which it is to be placed.**
Banks are permitted uses within the C-3, Community Commercial zoning district. The district is intended to provide for those types of retail, wholesale, transportation and service uses which, because of traffic and other requirements depend upon particular locations to serve the needs of the community and its trading area. The conditional use permit process for the drive-through lanes is intended to ensure compatibility of different uses within the zoning district. Drive-through lanes are a typical part of a bank. In staff's opinion, the proposed permitted use in combination with the conditional use meets 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 4 - To preserve community character through quality design.
Policies: 4.a Encourage city beautification through design and quality standards for landscaping of both public facilities and private development.

Goal 14 -To strengthen and enlarge the commercial economic base of the community by promoting the development of facilities that provide a competitive and stimulating business environment.
Policies: 14.a Locate different types of commercial uses in a manner that is consistent with existing traffic patterns and public facilities, and is compatible with nearby and adjacent land uses.
14.d Include consideration of architectural quality and good site planning in the design of commercial developments.

SITE PLAN REVIEW

Site Plan Review Criteria

The Hearing Examiner will consider whether the proposed site plan application submitted by NFCU is consistent with Chapter 19.48 of the Oak Harbor Municipal Code. Approval criteria are listed below to provide a frame of reference for the applicant in developing a site and for the decision-maker in reviewing an application, but they are not intended to be inflexible standards or to discourage creativity and innovation.

The site plan review criteria include the following per OHMC 19.48.050:

1. Consistency as determined under Chapter 18.20 OHMC [the permit process];

Staff finds the NFCU site plan to be consistent with OHMC 18.20. The site plan has been processed as a Type II site plan as it does not qualify as a Type I or IV per OHMC 19.48.040. Proper public notice has been issued for the site plan application, the conditional use, and the SEPA checklist and determination.

2. Mitigation of impacts to surrounding properties and uses;

To ensure compatibility with neighboring land uses the site plan includes a minimum 5 foot landscape side yard setback around the perimeter of the project with the exception of the frontage, which is 20 feet, to reduce impacts on neighboring development. Lighting in the parking lot and on the building will be downward directing.

3. Mitigation of environmental impacts of the proposed site plan to the site;

The environmental impacts to the site are anticipated to be minimal as the flat is essentially flat, no critical areas exist, and the applicant is to implement all of the mitigation measures proposed in the SEPA checklist.

4. Conservation of area-wide property values;

This property is zoned C-3 or Community Commercial which is designated as a commercial use in the City's Comprehensive Plan. The proposal is a use permitted outright in the zoning district and was planned for in the Comprehensive Plan therefore no decrease in property values is anticipated. Additionally, the proposal will add a new structure on the property so it is anticipated that the assessed taxable value of the property will increase.

5. Safety and efficiency of vehicle and pedestrian circulation;

According to the transportation impact analysis for the site, the bank would generate approximately 740 daily trips with 69 net new primary trips during weekday PM peak hour and an additional 60 pass-by trips during the PM peak hour. This use generates a high number of trips, particularly on days when its members get paid, which for all armed forces is the same day. As a result, the traffic analysis recommended a right-in/right-out only to the site along SR20 to lessen potential impacts. It also recommended improvements at both driveways for better sight distance. In addition, the applicant is responsible for paying the transportation impact fee of $589 per net new PM peak-hour or approximately $40,641. The applicant has incorporated the recommendations and improvements into the final design of the site. Frontage improvements will include new sidewalk and planter strips along SR20 and sidewalk and bulb outs along Koetje St. The project will also include pavement markings for pedestrian crossings and sidewalks along the building length to provide safe access for pedestrians to the building and parking lot. Staff believes pedestrian and vehicle circulation should be safe and efficient both on site and along the new street frontage.

6. Provision of adequate light and air;

The NFCU site plan locates the building in the middle of the site with parking and landscaping surrounding the building. This layout provides adequate room around the building for light and air.

7. Mitigation of noise, odors and other harmful or unhealthy conditions;

Staff believes the site will not produce unhealthy conditions on the site or onto adjacent properties as banks do not create these types of impacts.

8. Availability of public services and facilities to accommodate the proposed use;

Fire truck and emergency vehicle access is provided on site. Staff has found public services and facilities able to serve the use.

9. Prevention of neighborhood deterioration and blight;

Staff finds the redevelopment of the site should not create neighborhood deterioration.

<u>Additional site plan review criteria include the following per OHMC 19.48.037:</u>

1. Consistency with the Comprehensive Plan;

The proposed use is consistent with the land use designation (Community Commercial) in the Comprehensive Plan for the property.

2. Consistency with Title 19, the Zoning Code;

The proposed use of a bank is a permitted use in the C-3 zoning district. The drive thru use is conditional. Consistency with this criterion for the drive-through use will be achieved through the conditional use permit.

3. Consistency with Title 20, the Environmental Code;

No critical areas exist on the site. A Determination of Nonsignificance was issued on October 20, 2010. Therefore, the proposal is consistent with Title 20 of the OHMC.

4. Consistency with Public Services [Title 8 (fire protection), Title 12 (surface water management), Title 13 (water supply), Title 14 (sewage capacity) and Titles 11 and 17 (streets and sidewalks)];

The proposed development contains adequate fire access and the building will have an automatic sprinkler system installed. The development is required to hook up to city water and sewer and the use of a combination of infiltration, pervious paving, and possibly detention for stormwater treatment is proposed. The proposal will provide new street improvements including

curb, gutter, and sidewalk along both SR20 and Koetje St. The proposed use has been designed to consider all of the standards for public services and is consistent with this criterion.

5. Consistency with Existing Public Facilities and Services;

The proposed project is incorporating new public street improvements and stormwater facilities in order to not adversely impact other existing public facilities and services. Consistency with this criterion will be achieved by the above and through the mitigation measures in the SEPA checklist.

6. Consistency with a Phasing Plan.

The project will not be phased.

In the view of the staff, the project as described above and in the attached exhibits, in combination with the conditions as proposed below, will meet in full the criteria established for approval of the NFCU Site Plan.

ADMINISTRATIVE VARIANCES

The applicant has applied for three administrative variances. The administrative variances are requests to vary from the Design Regulations and Guidelines (DRG) under the provisions of Section 6 of the DRG document. Staff has interpreted the provisions of Section 6 of the DRG to mean that an administrative variance from the DRG is subject to the same review criteria as those listed in 19.66.090(3)2.

The applicant is requesting three administrative variances to the following regulations contained in the DRGs:

1.i.4 - Buildings shall be placed at the front setback line.
2.i.2 - Stacking lanes or driveways shall not be located between the building and street, or within the setback area.
2.i.4 - Drive-through, car wash and service bays should not face the main street frontage.

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2 (1) The following variances are minor and may be approved by the planning director under Chapter 19.48 OHMC to achieve the purpose of the site plan review process:

(a) Up to five percent reduction in lot area, setbacks and lot width from the amount required in the zoning district in which the subject property is located;

(b) Up to five percent increase in lot coverage and building heights from the amount required in the zoning district in which the subject property is located.

(2) No variance shall be approved by the planning director which will allow an increase in the number of dwelling units on a parcel or which will permit the reduction in area of any lot created after the effective date of the ordinance codified in this chapter.

(3) Prior to approval of an administrative variance, the planning director shall determine that the granting of the variance will not be significantly detrimental to the public health, safety and welfare, or injurious to nearby property or improvements.

The applicant applied for the three administrative variances above because they cite certain operational characteristics that are either unique to NFCU or the banking industry itself. Specifically, NFCU has considerably higher traffic volumes than most financial institutions of similar size on certain days because all members of the armed forces get paid on the same day. This equates to NFCU having longer queuing lines at the drive-through on these days and needing the stacking distance for these queues. In addition, NFCU has stated that the police departments in several jurisdictions they have built projects in, recommend that the drive-through lanes, and particularly the ATM lane, be observed from cruisers passing the property as placing it at the rear of the property obstructs the view and causes concern for safety and theft. Also, detaching an ATM from the main building causes safety concerns for employees as large amounts of cash must be transported to and from the detached ATM. Taking all of these reasons into account, NFCU states that the proposed layout of the site as shown in the site plan is the most efficient layout for traffic flow and operation for them, therefore they are requesting varying from the above regulations.

The review criteria in 19.66.090(3) are listed below and are followed by staff's response in italics:

(1) The following variances are minor and may be approved by the planning director under Chapter 19.48 OHMC to achieve the purpose of the site plan review process:
(a) Up to five percent reduction in lot area, setbacks and lot width from the amount required in the zoning district in which the subject property is located;
(b) Up to five percent increase in lot coverage and building heights from the amount required in the zoning district in which the subject property is located.

The applicant is not requesting changes to any of the above; therefore the criterion is not applicable to this proposal.

(2) No variance shall be approved by the planning director which will allow an increase in the number of dwelling units on a parcel or which will permit the reduction in area of any lot created after the effective date of the ordinance codified in this chapter.

No dwelling units will be created by the proposal nor will the lot area be reduced by the variances.

(3) Prior to approval of an administrative variance, the planning director shall determine that the granting of the variance will not be significantly detrimental to the public health, safety and welfare, or injurious to nearby property or improvements.

The placement of the building in the middle of the site rather than at the front setback line will not create any health, safety and welfare issues, nor will it be injurious to nearby property or improvements in that the applicant is providing for a longer stacking distance so that safety on SR20 is not compromised. Pavement markings for safe pedestrian crossings are provided as are pedestrian walkways throughout the site. In staff's opinion, granting of the variances will not be significantly detrimental to the public health, safety and welfare, or injurious to nearby property or improvements.

In addition, the applicant is better meeting the DRGs by including architecture of Pacific Northwest character, pavement markings, and a direct pathway for pedestrians from the sidewalk to the front door of the building. The proposal is offsetting visual impacts of the drive-through by creating a berm in the front setback and planting three large Blue Spruce trees will partially screen the drive-through. In staff's opinion, the proposed site plan is equal to or exceeds the design regulations. Staff recommends that all three administrative variances be approved.

CONCLUSION AND RECOMMENDATION

Staff finds that the Conditional Use Permit application, the Site Plan, and the Administrative Variances with the conditions listed below meets the criteria as listed in, OHMC 19.20.350 (10), 19.67, 19.48, and 19.66.090(3) and recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve CUP-10-02, SIT-10-03, VAR-10-04, VAR-10-05, and VAR-10-06, subject to the following conditions:

1. The approval applies to the Conditional Use Permit submittal materials received on 5/26/10, 6/16/10, and 9/3/10.
2. The approval applies to the Site Plan submittal materials received 5/24/10, 6/1/10, 10/1/10 and 10/27/10.
3. The civil plans for the proposal must be approved prior to building permit issuance.
4. A final irrigation plan shall be submitted and approved by the building department prior to occupancy.
5. 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.
6. 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.
7. The conditional use permit applies only to the property for which the application is made.

EXHIBIT 1

Site Location
NE Miller St
NE Midway Blvd
NE 6th Ave
NE Rochelle St
Google
Image Island County, E 7th Ave
© 2010 Google
Eye alt 2240 ft
Date: May 27, 2007

EXHIBIT 1–1

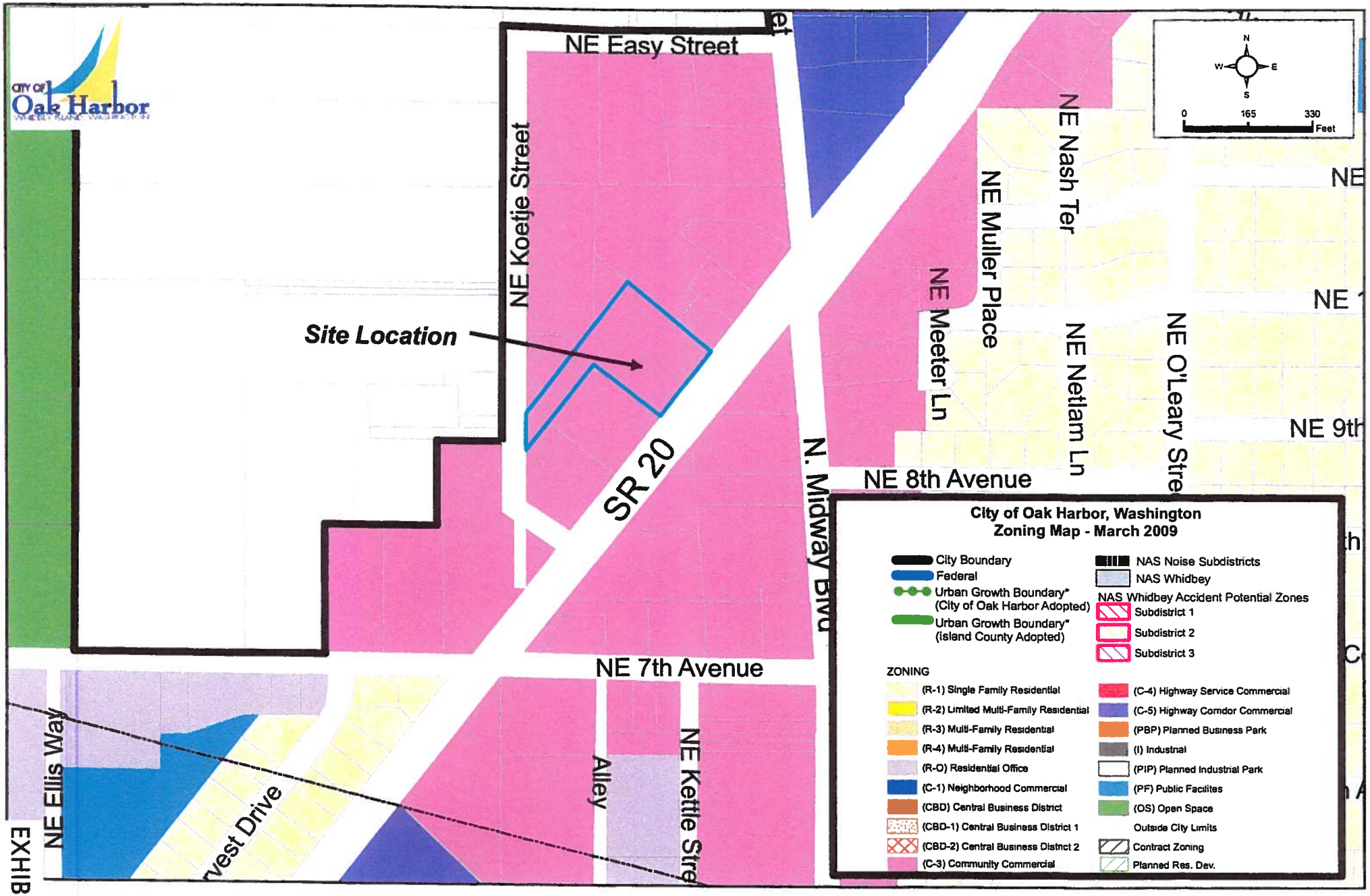
City of Oak Harbor
NE Easy Street
NE Koetje Street
Site Location
SR 20
N. Midway Blvd
NE 8th Avenue
NE 7th Avenue
NE Meeter Ln
NE Muller Place
NE Nash Ter
NE Netlam Ln
NE O'Leary Stre
NE 9th
NE Ellis Way
Alley
NE Kettle Stre
N
W
E
S
0
165
330
Feet
City of Oak Harbor, Washington
Zoning Map - March 2009
City Boundary
Federal
Urban Growth Boundary* (City of Oak Harbor Adopted)
Urban Growth Boundary* (Island County Adopted)
NAS Noise Subdistricts
NAS Whidbey
NAS Whidbey Accident Potential Zones
Subdistrict 1
Subdistrict 2
Subdistrict 3
ZONING
(R-1) Single Family Residential
(R-2) Limited Multi-Family Residential
(R-3) Multi-Family Residential
(R-4) Multi-Family Residential
(R-O) Residential Office
(C-1) Neighborhood Commercial
(CBD) Central Business District
(CBD-1) Central Business District 1
(CBD-2) Central Business District 2
(C-3) Community Commercial
(C-4) Highway Service Commercial
(C-5) Highway Corridor Commercial
(PBP) Planned Business Park
(I) Industrial
(PIP) Planned Industrial Park
(PF) Public Facilites
(OS) Open Space
Outside City Limits
Contract Zoning
Planned Res. Dev.

EXHIBIT 1-2

CITY OF OAK HARBOR
Development Services Department

RECEIVED
MAY 24 2010
CITY OF OAK HARBOR
Development Services Department

CITY OF Oak Harbor
WHIDBEY ISLAND, WASHINGTON

Application Form

Project Name:
Navy Federal Credit Union

Type(s) of Application: Land Clearing, Site Plan, Variance, Stormwater Design, and Traffic Impact Analysis

Description of Proposal:
Construction of a proposed Navy Federal Credit Union Branch

APPLICANT NAME/CONTACT PERSON (or legal representative): Judy Harrison	Address: **NFCU** **820 Follin Lane SE, Vienna, VA, 22180**
E-mail Address: Judy_Harrison@navyfederal.org	Phone and Fax: 703-206-2249 / 703-255-8736 fax
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Judy Harrison	Address: **NFCU** **820 Follin Lane SE, Vienna, VA, 22180**
E-mail Address: Judy_Harrison@navyfederal.org	Phone and Fax: 703-206-2249 / 703-255-8736 fax
ENGINEER/SURVEYOR: **URS Corporation**	Address: 400 Northpark Town Center 1000 Abernathy Road, Suite 900 Atlanta, GA, 30328
E-mail Address: Charles_Crowell@urscorp.com	Phone and Fax: 678-808-8861 / 678-808-8400
PROJECT SITE INFORMATION (address/location): **State Route 20 @ Koetje Street**	Comp. Plan Designation:
Zoning: **C-3 Community Commercial**	Parcel Number(s): **S7020-00-00006-01 & R1335-337-3170**
Legal Description (attach separate sheet): Separate Sheet	Acreage of Original Parcel(s): 1.79 Acres
Section/Township/Range: **Section 35, Township 33 North, Range 1**	Total Square Footage of Proposed Building or Number of Units: **5,000 SF**

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

Authorized Signature 5/26/10 **Date**

EXHIBIT 1–3

Lot Legal Description:

That portion of the G.W.L. Allen D.L.C. and of lots 5 & 6, plat of Goldie Road Acres, as per plat recorded in Volume 4 of plats, page 31, Section 35, Township 33 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly Right of Way Line of SS HWY. 20,
Thence North 50°47'20" West a distance of 221.89 feet,
Thence South 39°12'40" West a distance of 289.76 feet,
Thence North 01°33'17" East a distance of 98.21 feet,
Thence North 39°12'40" East a distance of 285.58 feet,
Thence North 01°33'17" East a distance of 159.91 feet,
Thence South 50°47'20" East a distance of 379.58 feet,
Thence South 39°12'40" West a distance of 200.17 feet to the true point of beginning.

Situate in the County of Island, State of Washington

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Development Services Department

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JUN 16 2010

CITY OF OAK HARBOR
Development Services Department

Chapter 19.67
CONDITIONAL USES

19.67.30 Criteria.

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

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

All special conditions for the particular use will be meet with the approval of the drive-thru lanes.

(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 site will not have a significant, adverse environmental impact resulting in excessive noise, light, glare, or soil erosion on adjacent property.

(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)

The site is provided with adequate parking.

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

The site is served with by State Route 20, an existing sewer main, and an existing water line.

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

The proposed use meets the purpose of the district in which it is to be placed. The proposed use of a bank is a principal permitted use in the C-3 zone.

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

The proposed use does meet the goals and policies of the Oak Harbor Comprehensive Plan.

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Development Services Department

Navy Federal Credit Union – Oak Harbor Branch
1525-2344

NARRATIVE

SITE LOCATION

The Navy Federal Credit Union (NFCU) is proposing the construction of a new branch at 32885 SR20, Oak Harbor, WA 98277. The site is part of Goldie Road Acres located west of Goldie Road and north of State Route 20 (SR 20). The site is east of NE Midway Boulevard, and south and west of NE Koetje Street in Parcels S7020-00-00006-01 and R13335-337-3170 in Island County.

EXISTING CONDITIONS

The site is covered with grass on the northern side, bare earth on the southwestern corner, and a vacant two story building with asphalt parking on the southeastern corner. The site is approximately 1.79 acres in size. An existing power pole is located on-site, west of SR 20. Water, power, and gas lines run southeast/northwest along the northeast edge of the site. A sanitary sewer line runs northeast/southwest down SR 20. The utilities serve the surrounding businesses, including: the Coachman Inn and a Coldwell Banker to the east, the Church of Christ to the north, and an Arby's Restaurant to the west. The general area appears to be established development which includes a mixture of commercial, retail, and office uses. Right-of-way improvements including concrete sidewalk, grass, water valves, and light poles exist along SR20.

PROPOSED CONDITIONAL USE

NFCU wishes to install drive-thru lanes at its proposed branch to better serve the needs of its members.

DESCRIPTION HOW THE PROJECT MEETS AND/OR EXCEES THE CONDITIONAL USE CRITERIA

There are six criteria that must be met in order for a particular use to qualify as a conditional use. A conditional use may be approved by the Hearing Examiner only when it is established that:

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

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

3. The site is provided with adequate parking.

4. The site is served with by State Route 20, an existing sewer main, and an existing water line.

5. It otherwise meets the purpose of the district in which it is to be placed. The proposed use of a bank is a principal permitted use in the C-3 zone.

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

PROPOSED CONDITIONAL USE PERMIT REQUESTED FOR THE INSTALLATION OF DRIVE-THRU LANES AT THE PROPOSED BRANCH

SITE ADDRESS: 32885 SR20, OAK HARBOR, WA 98277

CITY OF OAK HARBOR

TOTAL SITE AREA: 1.78 AC

TAX PARCEL: S7020-00-00006-01

ZONING: C-3, COMMUNITY COMMERCIAL

PLEASE REFER TO CONDITIONAL USE APPLICATION (CUP-08-D0003) FOR FURTHER INFORMATION.

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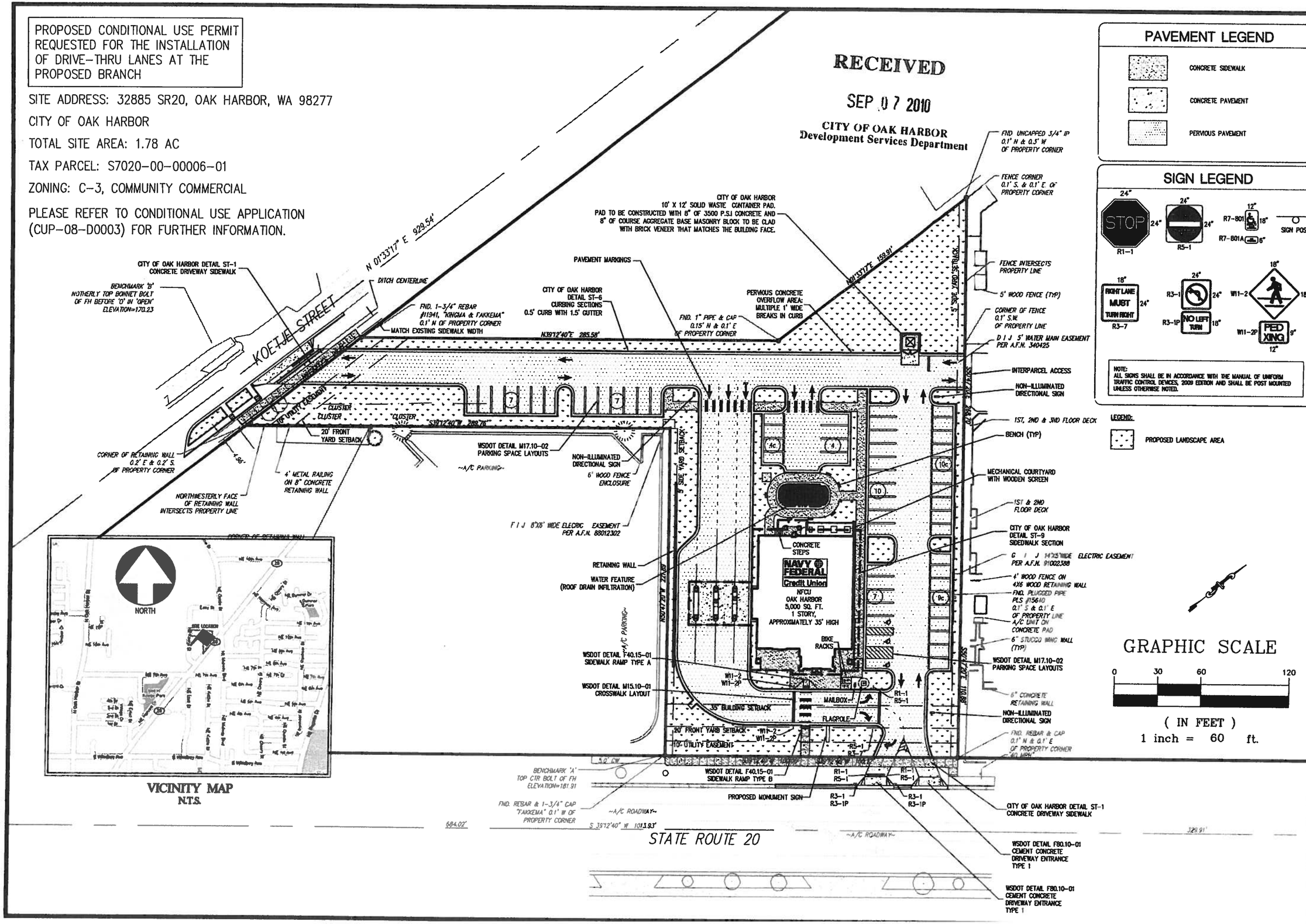
SEP 07 2010

CITY OF OAK HARBOR
Development Services Department



SHEET: 1 OF 1

PROJECT NO. 1525-2344

SCALE: 1" = 60'

DATE: 09/03/2010

CONDITIONAL USE PLAN

URS Corporation
Century Square
1501 4th Avenue Suite 1400
Seattle, WA 98101-1616
Tel: (206) 438-2227, Fax: (206) 438-2699

NAVY FEDERAL CREDIT UNION
WHIDBEY ISLAND- OAK HARBOR, WA

PREPARED FOR
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

EXHIBIT 1-3

CITY OF OAK HARBOR
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Development Services Department

CITY OF Oak Harbor
WHIDBEY ISLAND, WASHINGTON

Site Plan
Application Form

Project Name: Navy Federal Credit Union

Description of Proposal: Land Clearing, Site Plan, Variance, Stormwater Design, & Traffic Impact

APPLICANT NAME/CONTACT PERSON (or legal representative): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: judy_harrison@navyfederal.org	Phone and Fax: 703-206-2249 phone and 703-255-8736 fax
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: judy_harrison@navyfederal.org	Phone and Fax: 703-206-2249 phone and 703-255-8736 fax
ENGINEER/SURVEYOR: URS Corporation	Address: 1000 Abernathy Road, NE, Atlanta, GA
E-mail Address: charles_crowell@urscorp.com	Phone and Fax: 678-808-8800 phone and 678-808-8400 fax
PROJECT SITE INFORMATION (address/location): State Route 20 @ Koetje Street	Comp. Plan Designation:
Zoning: C-3 Community Commercial	Parcel Number(s): S7020-00-00006-01 and R1335-337-3170
Legal Description (attach separate sheet):	Acreage of Original Parcel(s): 1.79 Acres
Section/Township/Range: Section 35, Township 33 North, Range 1	Total Square Footage of Proposed Building or Number of Units: 5000 square feet

AUTHORIZATION:
The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property. In addition, the undersigned hereby certifies that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Authorized Signature **Date** 5/20/10

EXHIBIT 1–4

Site Plan Application Narrative

Site Location

The Navy Federal Credit Union (NFCU) is proposing the construction of a new branch at 32885 State Route 20, Oak Harbor, Washington 98277. The site is part of Goldie Road Acres located west of Goldie Road and north of State Route 20 (SR 20). The site is east of NE Midway Boulevard and south and west of NE Koetje Street in Parcels S7020-00-00006-01 and R13335-337-3170 in Island County.

Existing Conditions

The site is covered with grass on the northern side, bare earth on the southwestern corner and a vacant two story building with asphalt parking on the southeastern corner. The site is approximately 1.79 acres in size. An existing power pole is located on-site, west of SR 20. Water, power and gas lines run southeast/northwest along the northeast edge of the site. A sanitary sewer line runs northeast/southwest down SR 20. The utilities serve the surrounding businesses including: the Coachman Inn and a Coldwell Banker to the east, the Oak Harbor Church of Christ to the north, and an Arby's Restaurant to the west. The general area appears to be established development within includes a mixture of commercial, retail, and office uses. Right-of-way improvements including concrete sidewalk, grass, water valves, and light poles exist along SR 20.

Proposed Use

NFCU proposed to construct a 5,000 square foot branch location with three drive-thru lanes. The anticipated hours of operation for the branch are 8:30am – 5:30 pm, Monday – Friday. A new Conditional Use Permit application has been submitted for the proposed drive-thru to replace the previous Conditional Use Permit which expired on June 9, 2008. The property will be landscaped in accordance with the City of Oak Harbor Design Regulations and Guidelines. The parking lot lighting is not expected to have a significant impact on the surrounding areas. There will be construction noise generated until the property is developed. When the branch is in operation there will be a minimal amount of noise generated at the site. Not all aspects of this proposed project are in accordance with the City of Oak Harbor Design Regulations and Guidelines, primarily concerning the orientation of the drive-thru. Therefore NFCU is seeking three variances from the City of Oak Harbor.

CITY OF OAK HARBOR
Development Services Department

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Critical Area Identification Form

Project Name (if applicable):
Navy Federal Credit Union

Associated Application(s):
Land Clearing, Site Plan, Variance, Stormwater Design, & Traffic Impact

Brief Description of Proposal:
NFCU plans to build a 5,000 SF branch

APPLICANT NAME/CONTACT PERSON (or legal representative): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: judy_harrison@navyfederal.org	Phone and Fax: 703-206-4626 phone and 703-255-8736 fax
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: judy_harrison@navyfederal.org	Phone and Fax: 703-206-4626 phone and 703-255-8736 fax

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

Authorized Signature **Date** 5/20/10

Staff use only below this line

Yes	No		Critical Area Report Needed?
☐	☑	Wetland	
☐	☑	Fish and Wildlife Habitat Conservation Area	
☐	☑	Geologically Sensitive Area	
☐	☑	Frequently Flooded Area	
☐	☑	Critical Aquifer Recharge Area	

EXHIBIT 1–4

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Development Services Department

Legal description:

Parcel 1:
That portion of the G.W.L.. Allen D.L.C. and of lot 5, plat of Goldie road acres, as per plat recorded in volume 4 of plats, Page 31, described as follows:

Beginning at a point on the south line of said lot 5, plat of Goldie road acres, where said south line intersects the Northwesterly margin of S.S. HWY 20;
Thence west along said south line to the southwest corner of said lot 5;
Thence south 04° 41' east 79.63 feet;
Thence north 51° 54'20" west a distance of 110.95 feet;
Thence north 38° 05'40" east a distance of 100.17 feet;
Thence south 51° 54'20" east a distance of 110.95 feet to the Point of beginning;

Also that portion of lot 6 of said plat of Goldie Road Acres lying northwesterly of the northwesterly margin of S.S. HWY 20.

Situate in the County of Island, State of Washington.

Parcel 2:
Parcel B of Oak Harbor short plat no. 19-85 recorded as boundary Adjustment survey in volume 2 of short plats, page 18, as Auditor's file NO. 86002255 and being described therein as a Portion of lot 5, Goldie Road Acres (volume 4 of plats, page 31, Records of Island County, Washington) and of the G.W.L.. Allen Donation land claim in Section 35, Township 33 North, Range 1 East of the Willamette meridian.

Situate in the County of Island, state of Washington.

EXHIBIT 1-4

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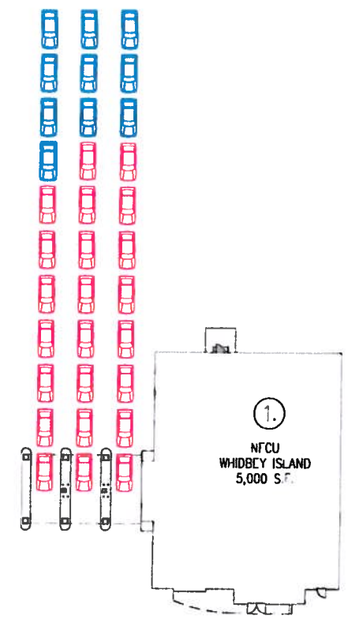
JUN 01 2010
CITY OF OAK HARBOR
Development Services Department



1. PREFERRED NFCU OPTION.

LEGEND

= TYPICAL CREDIT UNION PEAK HOUR OPERATIONS.

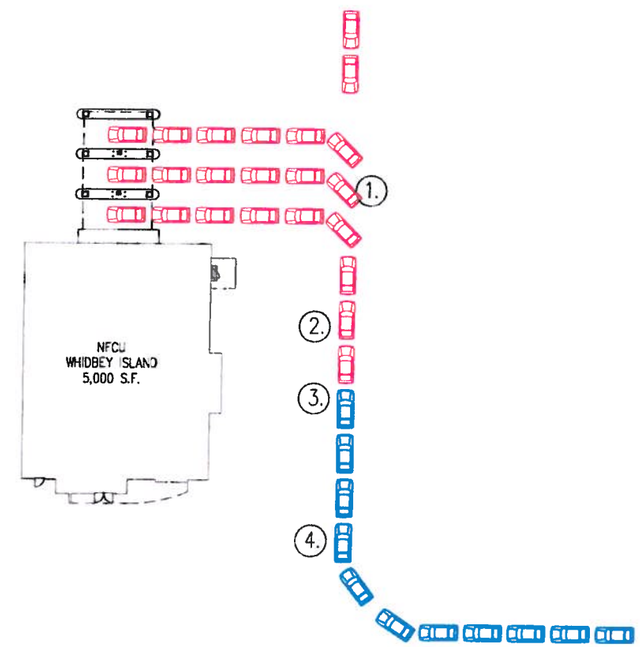
= PAY DAY PEAK HOUR OPERATIONS.

NAVY FEDERAL CREDIT UNION OAK HARBOR, WHIDBEY ISLAND, WA PREPARED FOR NAVY FEDERAL CREDIT UNION 820 FOLLIN LANE, SE VIENNA, VIRGINIA 22180	PREFERRED SITE PLAN URS 400 Northpark Town Center 1000 Abernathy Road, N.E., Suite 900 Atlanta, Georgia 30328 Tel: (678) 808-8800 Fax: (678) 808-8400	SHEET: FIG 1 PROJECT NO. 1525-2344 SCALE: 1" = 50' DATE: 7/1

EXHIBIT 1-4

RECEIVED
JUN 01 2010
CITY OF OAK HARBOR
Development Services Department

1. QUEUES BLOCK CIRCULATION.
2. QUEUES BLOCK PARKING.
3. QUEUES CONFLICT WITH PEDESTRIANS.
4. VEHICLES TRYING TO PARK WOULD ADD TO QUEUE AND POTENTIALLY SPILL BACK ONTO SR 20.



LEGEND

= PAY DAY PEAK HOUR OPERTAIONS

= PAY DAY PEAK HOUR OPERATIONS.

NAVY FEDERAL CREDIT UNION OAK HARBOR, WHIDBEY ISLAND, WA PREPARED FOR NAVY FEDERAL CREDIT UNION 820 FOLLIN LANE, SE VIENNA, VIRGINIA 22180	SITE PLAN ALTERNATE A URS 400 Northpark Town Center 1000 Abernathy Road, N.E., Suite 900 Atlanta, Georgia 30328 Tel: (678) 808-8800 Fax: (678) 808-8400	SHEET: FIG 2 PROJECT NO. 1525-2344 SCALE: 1" = 50' DATE: 7/1

EXHIBIT 1-4

RECEIVED
JUN 01 2010
CITY OF OAK HARBOR
Development Services Department

1. QUEUES BLOCK CIRCULATION.
2. QUEUES BLOCK PARKING.
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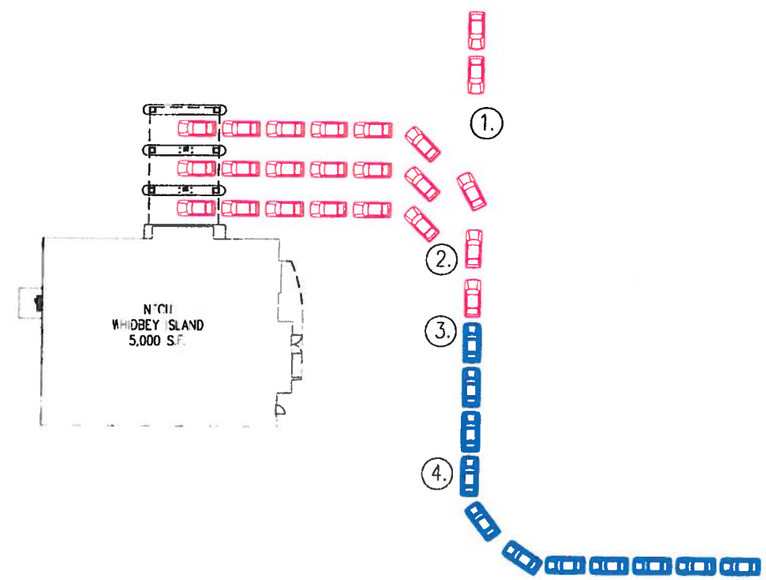

LEGEND

= PAY DAY PEAK HOUR OPERTAIONS

= PAY DAY PEAK HOUR OPERATIONS.

NAVY FEDERAL CREDIT UNION OAK HARBOR, WHIDBEY ISLAND, WA PREPARED FOR NAVY FEDERAL CREDIT UNION 820 FOLLIN LANE, SE VIENNA, VIRGINIA 22180	SITE PLAN ALTERNATE B URS 400 Northpark Town Center 1000 Abernathy Road, N.E., Suite 900 Atlanta, Georgia 30328 Tel: (678) 808-8800 Fax: (678) 808-8400	SHEET: FIG 3 PROJECT NO. 1525-2344 SCALE: 1" = 50' DATE: 7/1

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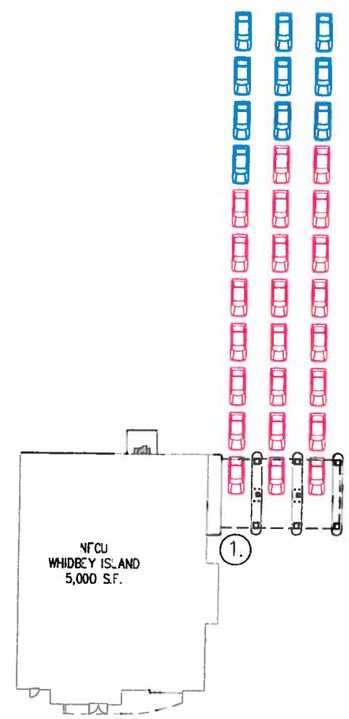
CITY OF OAK HARBOR
Development Services Department

1. DRIVER ORIENTATION TO DRIVE THRU WINDOW ON CREDIT UNION BUILDING IS NOT OPERATIONAL.



LEGEND

= TYPICAL CREDIT UNION PEAK HOUR OPERATIONS.

= PAY DAY PEAK HOUR OPERATIONS.

NAVY FEDERAL CREDIT UNION OAK HARBOR, WHIDBEY ISLAND, WA PREPARED FOR NAVY FEDERAL CREDIT UNION 820 FOLLIN LANE, SE VIENNA, VIRGINIA 22180	SITE PLAN ALTERNATE B1 URS 400 Northpark Town Center 1000 Abernathy Road, N.E., Suite 900 Atlanta, Georgia 30328 Tel: (678) 808-8800 Fax: (678) 808-8400	SHEET: FIG 4 PROJECT NO. 1525-2344 SCALE: 1" = 50' DATE: 7/1

EXHIBIT 1-4

RECEIVED
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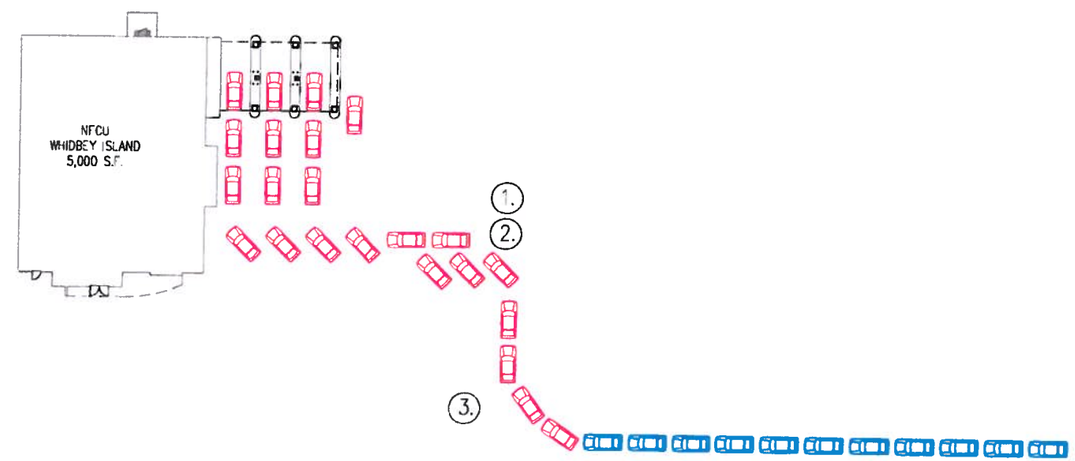
Development Services Department

1. QUEUES BLOCK CIRCULATION.
2. QUEUES BLOCK PARKING.
3. VEHICLES TRYING TO PARK WOULD ADD TO QUEUE AND POTENTIALLY SPILL BACK ONTO SR 20.



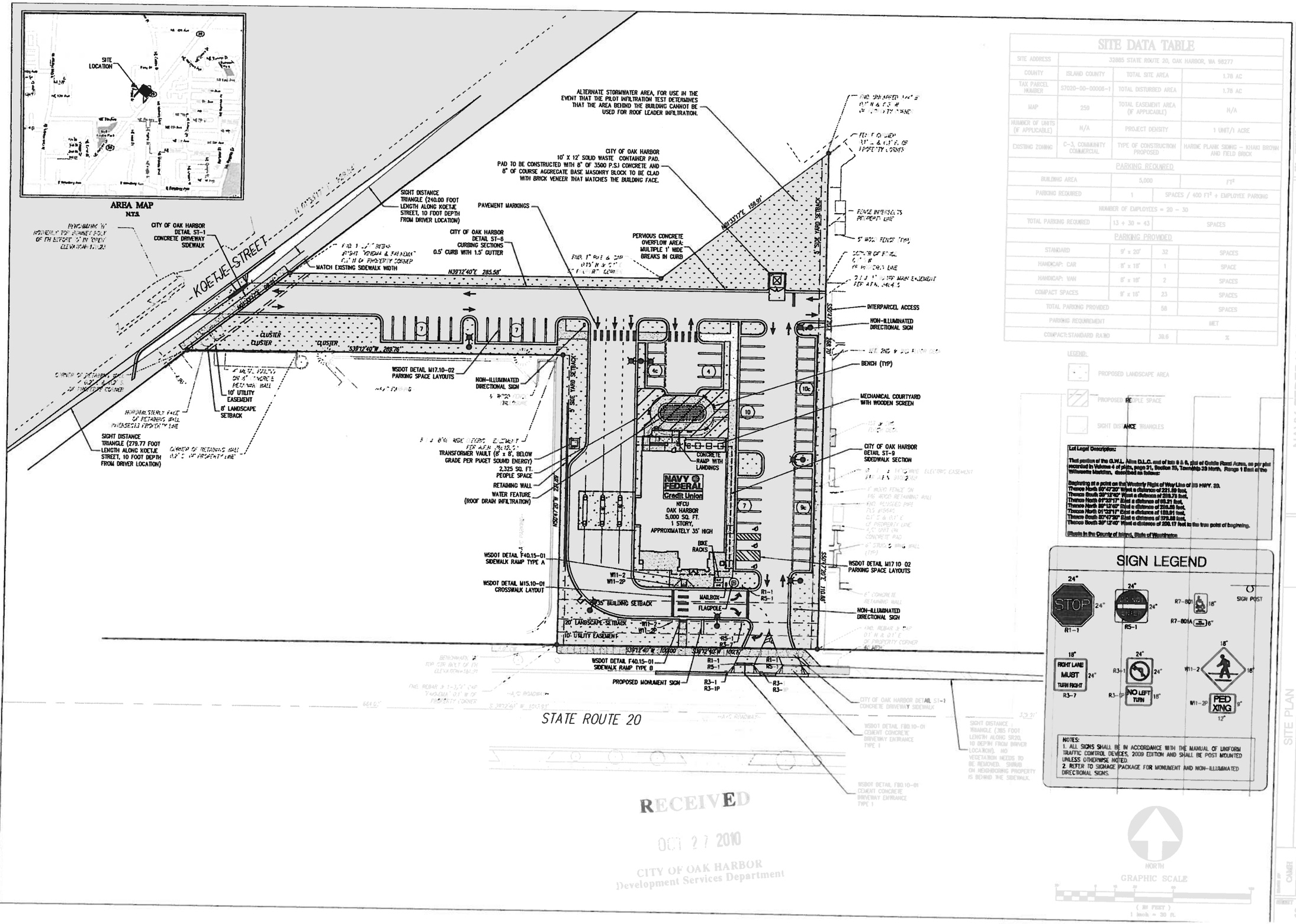
LEGEND

= PAY DAY PEAK HOUR OPERTAIONS

= PAY DAY PEAK HOUR OPERATIONS.

NAVY FEDERAL CREDIT UNION OAK HARBOR, WHIDBEY ISLAND, WA PREPARED FOR NAVY FEDERAL CREDIT UNION 820 FOLLIN LANE, SE VIENNA, VIRGINIA 22180	SITE PLAN ALTERNATE B2 URS 400 Northpark Town Center 1000 Abernathy Road, N.E., Suite 900 Atlanta, Georgia 30328 Tel: (678) 808-8800 Fax: (678) 808-8400	SHEET: FIG 5 PROJECT NO. 1525-2344 SCALE: 1" = 50' DATE: 7/1

EXHIBIT 1-4



SITE DATA TABLE

SITE ADDRESS	32885 STATE ROUTE 20, OAK HARBOR, WA 98277		
COUNTY	ISLAND COUNTY	TOTAL SITE AREA	1.78 AC
TAX PARCEL NUMBER	S7020-00-00006-1	TOTAL DISTURBED AREA	1.78 AC
MAP	259	TOTAL EASEMENT AREA (IF APPLICABLE)	N/A
NUMBER OF UNITS (IF APPLICABLE)	N/A	PROJECT DENSITY	1 UNIT/1 ACRE
EXISTING ZONING	C-3, COMMUNITY COMMERCIAL	TYPE OF CONSTRUCTION PROPOSED	HARDIE PLANK SIDING – KHAKI BROWN AND FIELD BRICK
PARKING REQUIRED			
BUILDING AREA	5,000		FT²
PARKING REQUIRED	1	SPACES / 400 FT² + EMPLOYEE PARKING	
NUMBER OF EMPLOYEES = 20 – 30			
TOTAL PARKING REQUIRED	13 + 30 = 43	SPACES	
PARKING PROVIDED			
STANDARD	9' x 20'	32	SPACES
HANDICAP: CAR	8' x 18'	1	SPACE
HANDICAP: VAN	8' x 18'	2	SPACES
COMPACT SPACES	8' x 16'	23	SPACES
TOTAL PARKING PROVIDED		58	SPACES
PARKING REQUIREMENT		MET	
COMPACT:STANDARD RATIO		39.6	%

LEGEND:

PROPOSED LANDSCAPE AREA

PROPOSED PEOPLE SPACE

SIGHT DISTANCE TRIANGLES

Lot Legal Description:

That portion of the G.W.L. Allen D.L.C. and of lots 9 & 6, plat of Goltie Road Acres, as per plat recorded in Volume 4 of plats, page 31, Section 35, Township 32 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly Right of Way Line of SR HWY. 20.
Thence North 00°47'20" West a distance of 221.89 feet,
Thence South 89°12'40" West a distance of 219.73 feet,
Thence North 01°33'17" East a distance of 69.31 feet,
Thence North 39°12'40" East a distance of 316.66 feet,
Thence North 01°33'17" East a distance of 183.91 feet,
Thence South 00°47'20" East a distance of 379.88 feet,
Thence South 39°12'40" West a distance of 209.17 feet to the true point of beginning.

Situate in the County of Island, State of Washington

SIGN LEGEND

NOTES:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION AND SHALL BE POST MOUNTED UNLESS OTHERWISE NOTED.
2. REFER TO SIGNAGE PACKAGE FOR MONUMENT AND NON-ILLUMINATED DIRECTIONAL SIGNS.

RECEIVED
OCT 27 2010
CITY OF OAK HARBOR
Development Services Department

REVISIONS

NO.	DATE
1	09/03/10
2	10/08/10
3	10/26/10

DATE: 09/20/10

NAVY FEDERAL CREDIT UNION
OAK HARBOR, WHIDBEY ISLAND, WA

NAVY FEDERAL CREDIT UNION
820 KENNEDY WAY
VIENNA, VIRGINIA 22180

SITE PLAN

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 900
Atlanta, Georgia 30328
Tel: 678.580.8000, Fax: 678.808-8400

URS

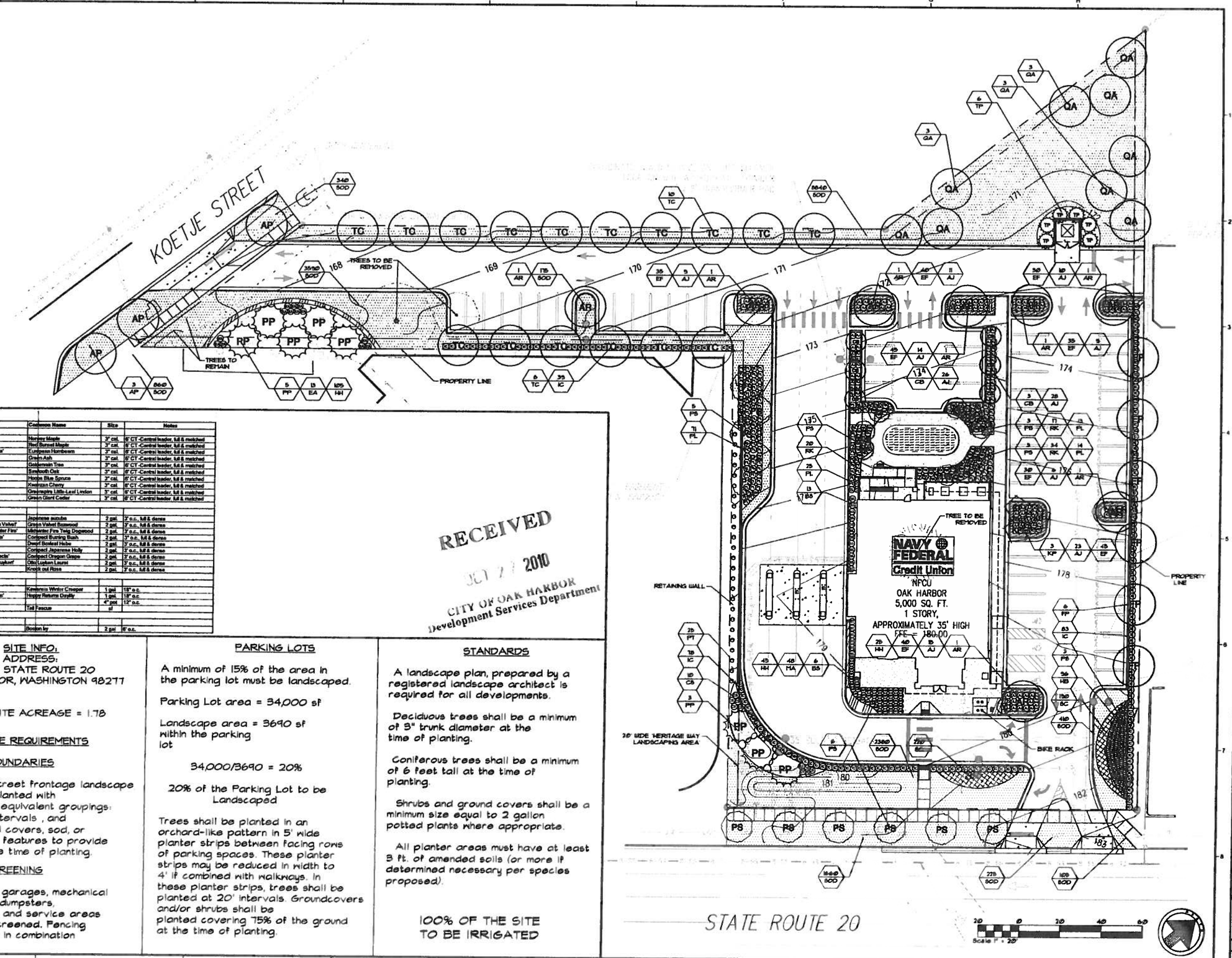
DESIGNED BY: CAMET
CHECKED BY: CBC
PROJECT NO: 1525-2344

ISSUED FOR CONSTRUCTION

SHEET SP1

EXHIBIT 1-4

Chris_Hill 10/26/2010 2:38:21 PM P:\1525\2344 NFCU Whidbey Island WA\PHASE II\dwg\1525-2344.dwg



Plant List

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AP	3	Acer platanoides	Norway Maple	3" cal.	6' CT -Central leader, full & matched
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Maple	3" cal.	6' CT -Central leader, full & matched
CB	6	Carpinus betulus 'Fastigiata'	European Hornbeam	3" cal.	6' CT -Central leader, full & matched
FP	6	Fraxinus pennsylvanica	Green Ash	3" cal.	6' CT -Central leader, full & matched
KP	3	Koelreuteria paniculata	Goldenrain Tree	3" cal.	6' CT -Central leader, full & matched
QA	9	Quercus acutissima	Sawtooth Oak	3" cal.	6' CT -Central leader, full & matched
PP	8	Picea pungens 'Hoopsii'	Hoopsie Blue Spruce	3" cal.	6' CT -Central leader, full & matched
PS	23	Prunus serrulata	Kwanzan Cherry	3" cal.	6' CT -Central leader, full & matched
TC	16	Tilia cordata 'Greenspire'	Greenspire Little-Leaf Linden	3" cal.	6' CT -Central leader, full & matched
TP	6	Thuja plicata 'Green Giant'	Green Giant Cedar	3" cal.	6' CT -Central leader, full & matched
SHRUBS					
AJ	151	Aucuba japonica	Japanese aucuba	2 gal.	3' o.c., full & dense
BS	19	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood	2 gal.	3' o.c., full & dense
CS	10	Cornus sanguinea 'Mid Winter Fire'	Midwinter Fire Twig Dogwood	2 gal.	3' o.c., full & dense
EA	13	Euonymus alatus 'Compacta'	Compact Burning Bush	2 gal.	3' o.c., full & dense
HB	98	Hebe buxifolia 'Nana'	Dwarf Boxleaf Hebe	2 gal.	3' o.c., full & dense
IC	200	Ilex crenata 'Compacta'	Compact Japanese Holly	2 gal.	3' o.c., full & dense
MA	48	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	3' o.c., full & dense
PL	123	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	2 gal.	3' o.c., full & dense
RK	71	Rosa 'Knock Out'	Knock out Rose	2 gal.	3' o.c., full & dense
GROUNDCOVERS					
EF	300	Euonymus f. 'Kewensis'	Kewensis Winter Creeper	1 gal.	18" o.c.
HH	175	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	18" o.c.
SC	410	Sesleria caerulea	Blue Moor Grass	4" pot	12" o.c.
SOD	18,585	Festuca arundinacea	Tall Fescue	sf	
VINES					
PT	25	Parthenocissus tricuspidata	Boston Ivy	2 gal.	6' o.c.

RECEIVED
OCT 2 2010
CITY OF OAK HARBOR
Development Services Department

SITE INFO:
ADDRESS:
32885 STATE ROUTE 20
OAK HARBOR, WASHINGTON 98277

TOTAL SITE ACREAGE = 1.78

LANDSCAPE REQUIREMENTS

BOUNDARIES

Boundary and street frontage landscape strips shall be planted with the following, or equivalent groupings:
1) trees at 25' intervals , and
2) shrubs, ground covers, sod, or other landscape features to provide 75% cover at the time of planting.

SCREENING

Vehicle storage, garages, mechanical equipment, trash dumpsters, product storage, and service areas are to be fully screened. Fencing may only be used in combination with plantings.

PARKING LOTS

A minimum of 15% of the area in the parking lot must be landscaped.

Parking Lot area = 34,000 sf

Landscape area = 3690 sf within the parking lot

34,000/3690 = 20%

20% of the Parking Lot to be Landscaped

Trees shall be planted in an orchard-like pattern in 5' wide planter strips between facing rows of parking spaces. These planter strips may be reduced in width to 4' if combined with walkways. In these planter strips, trees shall be planted at 20' intervals. Groundcovers and/or shrubs shall be planted covering 75% of the ground at the time of planting.

STANDARDS

A landscape plan, prepared by a registered landscape architect is required for all developments.

Deciduous trees shall be a minimum of 3" trunk diameter at the time of planting.

Coniferous trees shall be a minimum of 6 feet tall at the time of planting.

Shrubs and ground covers shall be a minimum size equal to 2 gallon potted plants where appropriate.

All planter areas must have at least 3 ft. of amended soils (or more if determined necessary per species proposed).

100% OF THE SITE TO BE IRRIGATED

SITE solutions

LANDSCAPE ARCHITECTURE
SITE PLANNING

3115 Monticello Parkway
203 Northpoint, Suite 720
Atlanta, Georgia 30327
Telephone: 404-705-8411
Facsimile: 404-705-8481

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SHEET STATUS

MARK	DATE	BY	RELEASE
1	2.16.07	MAU	PERMIT
2	05.11.07	MAU	SITE REVISION 1
3	07.17.07	MAU	SITE REVISION 2
4	06.08.10	EKS	SITE REVISION 3
5	10.01.10	EKS	SITE REVISION 4
6	10.26.10	EKS	SITE REVISION 5

SHEET TITLE:

LANDSCAPE PERMIT PLAN

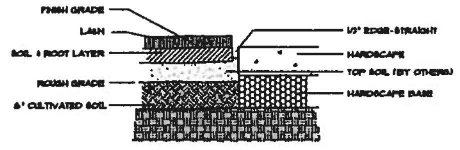
PROJECT NUMBER: 07061.11

SHEET NUMBER: LP1.01

DATE: 08.03.10

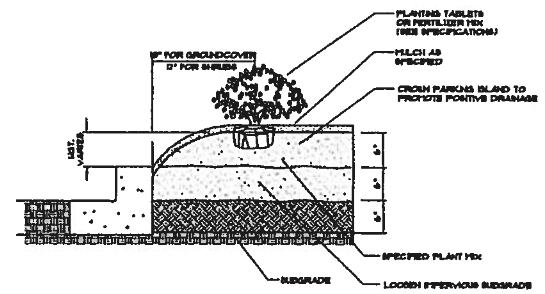
NOT ISSUED FOR CONS

EXHIBIT 1-5

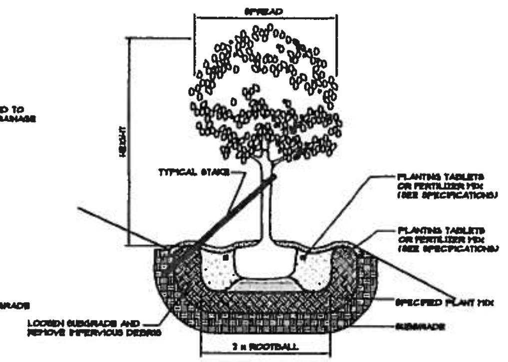


INSTALLATION NOTES:
1. GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTH OF A FOOT FOR PROPOSED GRADES.
2. CULTIVATE TO A DEPTH OF 6".
3. FINE GRADE AS REQUIRED TO REACH FINISH GRADE PER CIVIL DRAWINGS.
4. APPLY LIME AND FERTILIZER, AS SPECIFIED.
5. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURE'S RECOMMENDATION.
6. LAY SOD & ROLL LEVEL.
7. WATER ENTIRE AREA THOROUGHLY.
8. 1. INSTALL SOD SO THAT THE TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT

1 / L2.01 TYP. SOD INSTALLATION DETAIL
N.T.S.

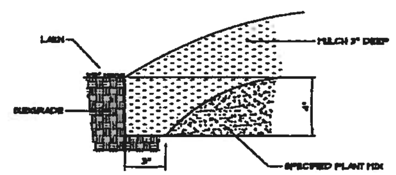


6 / L2.01 PARKING LOT ISLAND DETAIL
N.T.S.



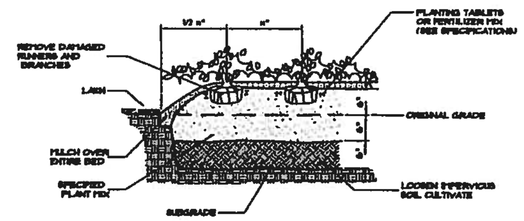
NOTE:
1. DRIVE STAKE 30" INTO GRADE AT A 45 DEGREE ANGLE.
2. ALL STAKES AND INSTALLATION TO MATCH.
3. PROVIDE TREE SAUCER TO EACH TREE.
4. SECURE STAKE TO TREE WITH 14 GALVANIZED WIRE & POLYSTRAPS.
5. MINIMUM ONE STAKE PER TREE UNDER 2" CALIPER. STAKE TO BE 2"x2" PINE.
6. MINIMUM ONE GUY PER TREE ALL TREES OVER 2" CALIPER. SEE TREE PLANTING NOTES.
7. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
8. SEE TYPICAL TREE PLANTING DETAIL.

11 / L2.01 TYP. TREE PLANTING ON SLOPE DETAIL
N.T.S.



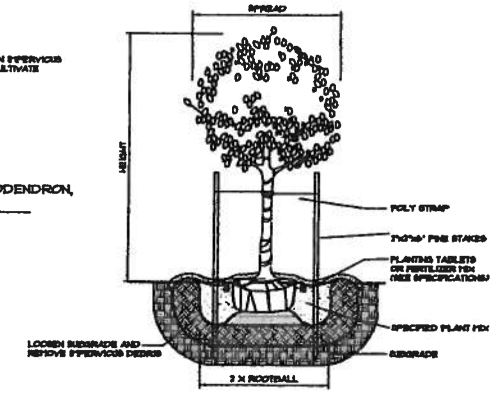
NOTE: 1. TRENCH EDGE IS TO BE LOCATED BETWEEN ALL PLANTING BEDS & LAWN AREAS.

2 / L2.01 TYP. TRENCH EDGE DETAIL
N.T.S.



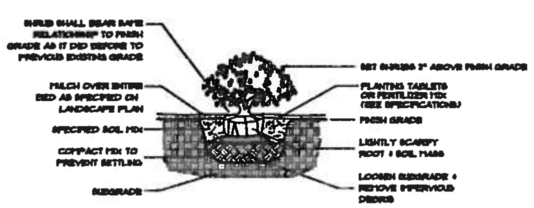
NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. "X"= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL.

7 / L2.01 TYP. MASS BED INSTALLATION DETAIL FOR ERICACEOUS PLANT MATERIAL SUCH AS RHODODENDRON, AZALEA, PIERIS, EXT.
N.T.S.



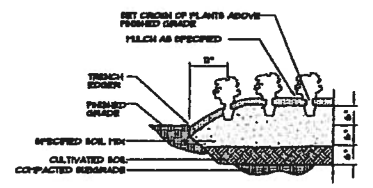
NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

12 / L2.01 TYP. STAKING & PLANTING 2" CAL. & SMALLER DETAIL
N.T.S.



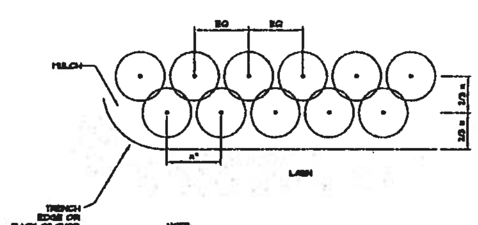
NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

3 / L2.01 TYP. CONTAINERIZED SHRUB PLANTING DETAIL
N.T.S.



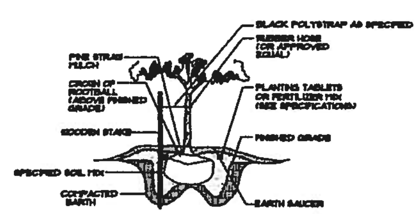
NOTES:
1. REFER TO SPECIFICATIONS FOR FERTILIZATION REQUIREMENTS.

8 / L2.01 SEASONAL COLOR & PERENNIAL BED PREPARATION
N.T.S.



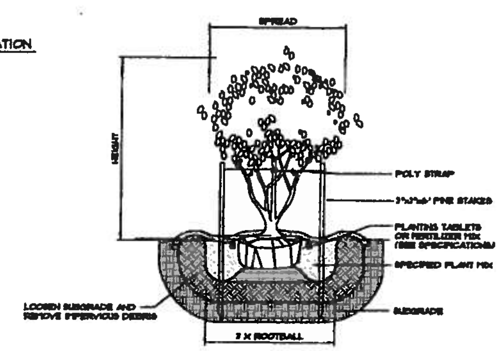
NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. "X"= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL.

4 / L2.01 TYP. STAGGERED HEDGE PLANTING BED SPACING DETAIL
N.T.S.



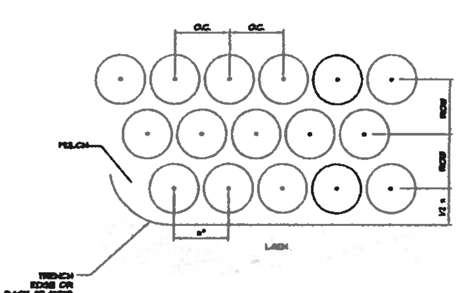
NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

9 / L2.01 PINE PLANTING DETAIL
N.T.S.



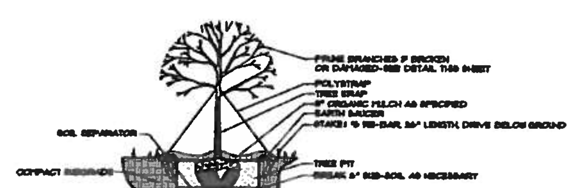
NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

13 / L2.01 TYP. MULTI TRUNK PLANTING FOR UNDER 6' HGT. DETAIL
N.T.S.



NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. "X"= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL.

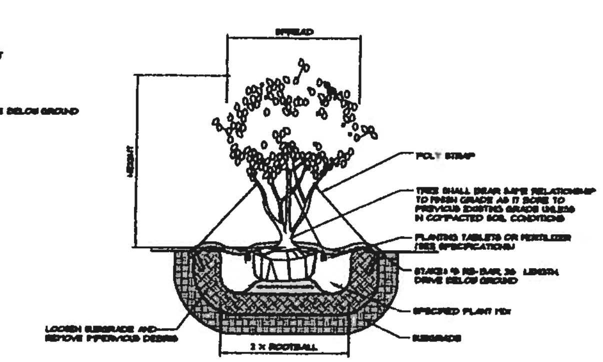
5 / L2.01 TYP. PLAN MASS SPACING DETAIL
N.T.S.



General Planting Notes / Procedures

1. EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 3/4", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
2. FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT IF POOR DRAINAGE CONDITIONS EXIST.)
3. INSTALL TREE PER DETAIL, AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
4. ADD SPECIFIED FERTILIZER TABLETS AND MYCORRHIZAL TRANSPLANT INOCULANT.
5. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
6. IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
7. CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
8. STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

10 / L2.01 TYPICAL TREE PLANTING
N.T.S.



NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

14 / L2.01 TYP. MULTI TRUNK PLANTING FOR 6' HGT. & HIGHER DETAIL
N.T.S.

LANDSCAPE NOTES:

CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID PROPOSAL OR COMMENCING WORK.

DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED OR REPLACED AT HIS COST, SUBJECT TO OWNERS APPROVAL.

CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.

CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.

CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION.

PROVIDE UNIT PRICE FOR ALL MATERIALS (INSTALLED COST) LISTED ON THE PLANT SCHEDULE.

CONTRACTOR TO PROVIDE INTERIM MAINTENANCE (WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, ADEQUATE DRAINAGE OF PONDING AREAS, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES/HERBICIDES, AND GENERAL LANDSCAPE CLEAN-UP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.

PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR PERMITS REQUIRED BY LOCAL AUTHORITIES.

TOPSOIL SHALL BE NATURAL, FERTILE, FRIABLE, SANDY CLAY LOAM CAPABLE OF SUSTAINING PLANT GROWTH, FREE OF STONES, STUMPS, ETC.

FOR ALL TURF LAWN AREAS, TOPSOIL WILL BE PROVIDED BY OWNER TO REACH FINISH GRADE. CULTIVATE EXISTING SOIL TO A DEPTH OF 6" BELOW TOPSOIL LAYER. HAND RAKE FINISHED GRADES TO PROVIDE EVEN CONTOURS. GENERAL CONTRACTOR TO PROVIDE GRADES TO TWO-TENTHS (.20) OF A FOOT OF PROPOSED FINISH GRADES.

ALL PLANT MATERIAL TO BE SPECIMEN QUALITY AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, HORTICULTURAL STANDARDS, LATEST EDITION. QUALITY OF THE PLANT MATERIAL TO BE JUDGED BY THE LANDSCAPE ARCHITECT. INFERIOR PLANT MATERIAL TO BE REJECTED.

PLANT MATERIAL TO BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. DAMAGED PLANT MATERIAL SHALL BE REJECTED.

MULCH TO BE CLEAN, FRESH, NEW, RED, LONG-NEEDLE PINE STRAW, 3 INCHES DEEP.

TEST PLANT BEDS AND PLANT PITS FOR ADEQUATE DRAINAGE. WORK SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. HARDPAN OR MOISTURE BARRIERS SHALL BE BROKEN, OR DRAIN PIPES TO BE INSTALLED TO PROVIDE PROPER DRAINAGE OF PLANT AREAS. PLANT PITS SHALL BE EXCAVATED TO THE BOTTOM OF THE PIT. FILL EACH PLANT PIT WITH WATER AND OBSERVE THE PIT FOR 2 HOURS. IF THE WATER HAS NOT DISSIPATED BY 50%, WITHIN 2 HOURS, NOTIFY LANDSCAPE ARCHITECT OF SUCH IN WRITING BEFORE INSTALLING PLANTS IN THE QUESTIONABLE AREA. OTHERWISE CONTRACTOR SHALL BE HELD LIABLE FOR THE LIVABILITY OF THE PLANT.

TREES SHALL BE INSTALLED 3" ABOVE FINISH GRADE IN HARDPAN AREAS UNLESS OTHERWISE DIRECTED TO PROVIDE DRAINAGE.

PLANT BEDS SHALL BE NEATLY EDGED USING A 3" SIDE BY 6" WIDE DEEP TRENCH. PROVIDE 3/4 SIDE SLOPE BEHIND TRENCH EDGE.

GROUND COVER, SHRUB MASS BEDS SHALL BE CULTIVATED TO A DEPTH OF 12 INCHES BELOW GRADE TO BREAK THROUGH COMPACTED OR HARDPAN SOIL. REMOVE ALL STONES, ROOTS, AND INFERIOR MATERIAL. ADD SPECIFIED SOIL AMENDMENTS AND FERTILIZER. ELEVATE ENTIRE BED 6 INCHES ABOVE ORIGINAL GRADE. RAKE TO A CONSISTENT SMOOTH SURFACE. INSTALL PLANTS, EDGE BED AREA, MULCH AND WATER THOROUGHLY.

SET ALL PLANTS PLUMB AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

PLANTS SHALL BE MEASURED TO THEIR MAIN STRUCTURE, NOT TIP TO TIP OF BRANCHES.

REMOVE TOP ONE-THIRD BURLAP OF B & B WRAPPING. REMOVE ALL BINDING.

TREE PIT AND SHRUB PIT TO BE TWICE THE SIZE OF THE ROOT MASS. FILL WITH PLANT MIX. SEE DETAILS.

BROKEN ROOT BALLS FOR TREES SHALL BE REJECTED.

ANY PLANT MATERIALS SHIPPED TO SITE IN UNCOVERED VEHICLES/ TRAILER SHALL BE REJECTED REGARDLESS OF SEASON.
SCARIFY ROOT MASS OF SHRUBS AND GROUND COVER BEFORE INSTALLING.

SPACE SHRUBS, GROUND COVER, AND SEASONAL COLOR EVENLY AND IN STRAIGHT ROWS.

ALL TREE SCARS OVER 1-1/2" SHALL BE REJECTED AND TREE TO BE REPLACED.

ALL SHRUBS TO BE DENSE AND FULL. ALL TREES TO HAVE A SYMMETRICAL GROWTH HABIT (360 DEGREES) UNLESS UNCHARACTERISTIC TO PLANT TYPE.

REMOVE ALL EXCESS GROWTH OF TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT CUT CENTRAL LEADER.

LAYOUT ALL PLANT MATERIAL ACCORDING TO LANDSCAPE DRAWINGS. RECEIVE APPROVAL OF ALL LAYOUTS BEFORE INSTALLATION. ADJUSTMENTS TO THE LAYOUT SHALL BE MADE BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO MAKE ADJUSTMENTS TO LAYOUT AT NO ADDITIONAL COST TO THE OWNER. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ADJUSTMENT OF LAYOUT IN ORDER TO AVOID UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT AND RECEIVE APPROVAL BEFORE COMMENCING.
OWNER OR LANDSCAPE ARCHITECTURE SHALL REVIEW PROJECT AT COMPLETION OF INSTALLATION FOR SUBSTANTIAL COMPLETION. FINAL COMPLETION SHALL BE GIVEN AT THE END OF THE WARRANTY PERIOD IF ALL ITEMS ARE COMPLETED TO THE OWNER'S SATISFACTION. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF SUBSTANTIAL AND FINAL COMPLETION DATES.

CONTRACTOR SHALL COLLECT THREE (3) SOIL SAMPLES OF EXISTING SOIL FROM AREAS ON SITE TO RECEIVE PLANTING FOR TESTING. EACH SOIL SAMPLE SHALL BE APPROXIMATELY 1 KG. (1 GAL. ZIP LOCK BAG) IN VOLUME AND WILL RECEIVE THE FOLLOWING TEST BY A&L AGRICULTURAL LABS:
- S1-A
- S3
- TEXTURE ANALYSIS
- INFILTRATION

SEND SOIL SAMPLES TO:
MR. LYNN GRIFFITH
A&L SOUTHERN AGRICULTURAL LABORATORIES
1301 WEST COPANS RD. BLDG. D SUITE 10
POMPANO BEACH, FLORIDA 33064
SEND TEST RESULTS TO LANDSCAPE ARCHITECT.

GENERAL NOTES:

SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING:
EROSION SEDIMENT CONTROL INFORMATION
LOCATIONS OF EXISTING AND PROPOSED STRUCTURES, PAVING, DRIVEWAYS, CUT AND FILL AREAS, AND RETENTION AREAS
LIMITS OF CONSTRUCTION
LOCATIONS OF EXISTING AND PROPOSED UTILITIES OR EASEMENTS

IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

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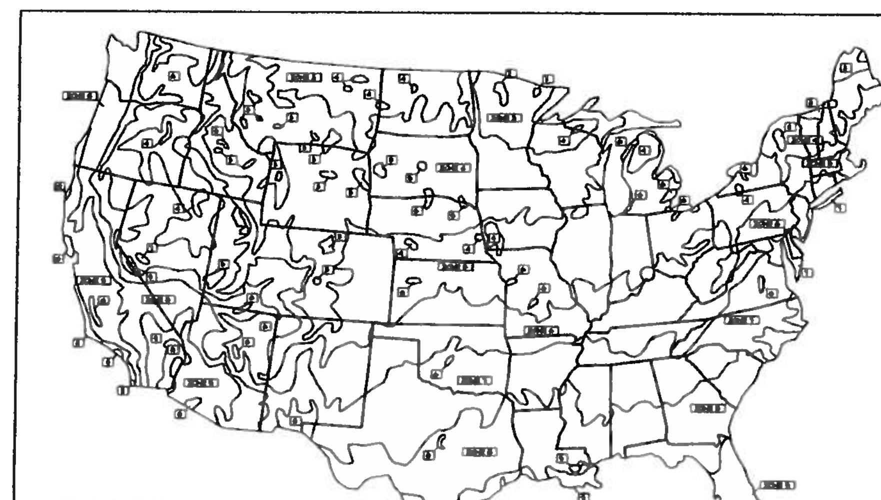
Development Services Department



USDA HARDINESS MAP
A TEMPERATURE ZONE FOR YOUR AREA IS SET FORTH ON THE ABOVE MAP BY ZONE NUMBER. EACH PLANT LISTED ON THE MASTER PLANT LIST HAS BEEN SHOWN TO BE HARDY IN THAT ZONE. IF A PLANT VARIETY LISTED IN YOUR ZONE IS NOT AVAILABLE, A PLANT LISTED IN A SMALLER NUMBER ZONE SHOULD BE HARDY IN YOUR AREA.
AFTER DETERMINING THE CORRECT CLIMATIC ZONE, REFER TO THE MASTER PLANT LIST FOR PLANT VARIETIES THAT ARE HARDY FOR THAT PARTICULAR ZONE. THE HARDINESS MAP IS INTENDED ONLY AS A GUIDE, AS THERE ARE VARIATIONS IN EACH TEMPERATURE ZONE.

APPROXIMATE RANGE OF AVERAGE ANNUAL MINIMUM TEMPERATURES FOR EACH ZONE

SITE solutions

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SITE PLANNING
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300 Northcreek, Suite 720
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Telephone: 404-705-9411
Facsimile: 404-705-9491

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SHEET STATUS

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2	[illegible]	MAU	SITE REVISION
3	[illegible]	MAU	SITE REVISION 2
4	[illegible]	EHS	SITE REVISION 3
5	[illegible]	EHS	SITE REVISION 4

SHEET TITLE:
LANDSCAPE PERMIT PLAN

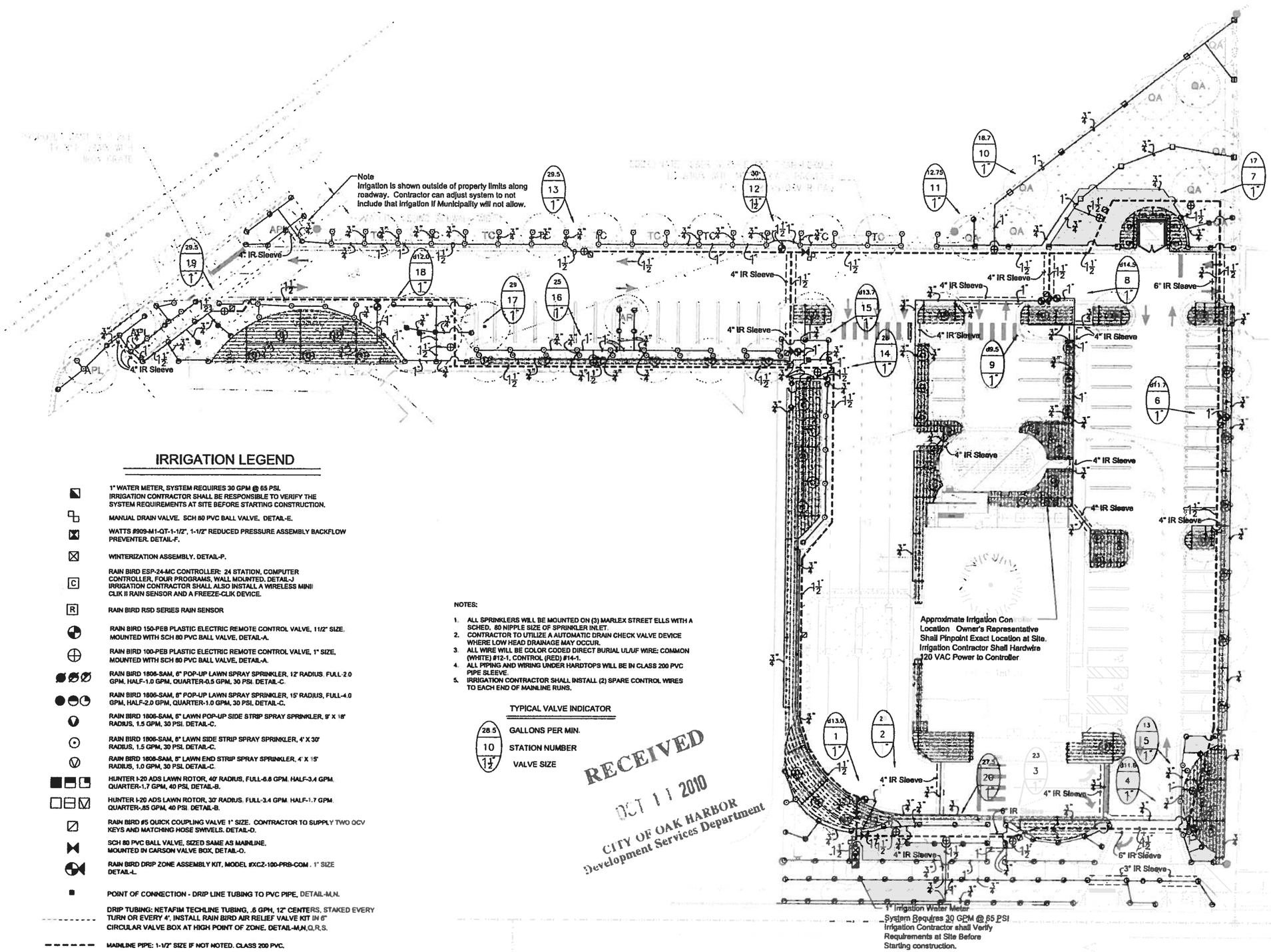
PROJECT NUMBER: 07061.11

SHEET NUMBER: LP1.02

DATE: 09.03.10

NOT ISSUED FOR CON

EXHIBIT 1–5



IRRIGATION LEGEND

- 1" WATER METER, SYSTEM REQUIRES 30 GPM @ 65 PSI. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.
- MANUAL DRAIN VALVE. SCH 80 PVC BALL VALVE. DETAIL-E.
- WATTS #909-M1-QT-1-1/2", 1-1/2" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER. DETAIL-F.
- WINTERIZATION ASSEMBLY. DETAIL-P.
- RAIN BIRD ESP-24-MC CONTROLLER: 24 STATION, COMPUTER CONTROLLER, FOUR PROGRAMS, WALL MOUNTED. DETAIL-J IRRIGATION CONTRACTOR SHALL ALSO INSTALL A WIRELESS MINI CLIK II RAIN SENSOR AND A FREEZE-CLIK DEVICE.
- RAIN BIRD RSD SERIES RAIN SENSOR
- RAIN BIRD 150-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1 1/2" SIZE. MOUNTED WITH SCH 80 PVC BALL VALVE. DETAIL-A.
- RAIN BIRD 100-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1" SIZE, MOUNTED WITH SCH 80 PVC BALL VALVE. DETAIL-A.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 12' RADIUS. FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 15' RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-C.
- HUNTER I-20 ADS LAWN ROTOR, 40' RADIUS, FULL-6.8 GPM, HALF-3.4 GPM, QUARTER-1.7 GPM, 40 PSI. DETAIL-B.
- HUNTER I-20 ADS LAWN ROTOR, 30' RADIUS, FULL-3.4 GPM, HALF-1.7 GPM, QUARTER-.85 GPM, 40 PSI. DETAIL-B.
- RAIN BIRD #5 QUICK COUPLING VALVE 1" SIZE. CONTRACTOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS. DETAIL-O.
- SCH 80 PVC BALL VALVE, SIZED SAME AS MAINLINE, MOUNTED IN CARSON VALVE BOX, DETAIL-O.
- RAIN BIRD DRIP ZONE ASSEMBLY KIT, MODEL #XCZ-100-PRB-COM . 1" SIZE DETAIL-L.
- POINT OF CONNECTION - DRIP LINE TUBING TO PVC PIPE. DETAIL-M,N.
- DRIP TUBING: NETAFIM TECHLINE TUBING, .6 GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4', INSTALL RAIN BIRD AIR RELIEF VALVE KIT IN 6" CIRCULAR VALVE BOX AT HIGH POINT OF ZONE. DETAIL-M,N,Q,R,S.
- MAINLINE PIPE: 1-1/2" SIZE IF NOT NOTED. CLASS 200 PVC.
- IRRIGATION SLEEVE: CLASS 200 PVC. REFER TO SLEEVING PLAN. DETAIL-H.
- LATERAL LINE PIPE: CLASS 200 PVC, SIZE NOTED.

NOTES:

1. ALL SPRINKLERS WILL BE MOUNTED ON (3) MARLEX STREET ELLS WITH A SCHED. 80 NIPPLE SIZE OF SPRINKLER INLET.
2. CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
3. ALL WIRE WILL BE COLOR CODED DIRECT BURIAL UL/UF WIRE: COMMON (WHITE) #12-1, CONTROL (RED) #14-1.
4. ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 200 PVC PIPE SLEEVE.
5. IRRIGATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES TO EACH END OF MAINLINE RUNS.

TYPICAL VALVE INDICATOR

28.5 — GALLONS PER MIN.
10 — STATION NUMBER
1½" — VALVE SIZE

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LANDSCAPE ARCHITECTURE
SITE PLANNING
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300 Northwood, Suite 720
Atlanta, Georgia 30327
Telephone: 404-705-9411
Facsimile: 404-705-9491

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1	4.17.10	ICS	IRR REVISION
2	5.2.10	ICS	IRR REVISION
3	10.08.10	ICS	IRR REVISION

SHEET TITLE:

IRRIGATION PLAN

PROJECT NUMBER: 07061.11

SHEET NUMBER: IR1.01

DATE 08-13-08

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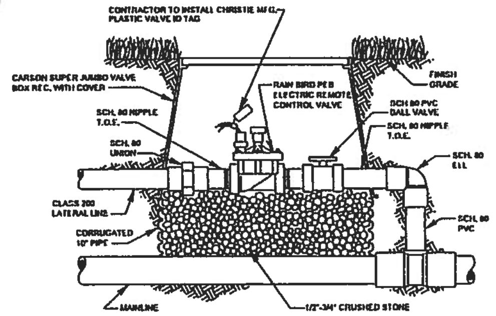
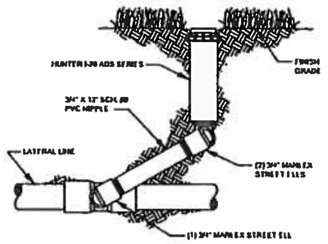
EXHIBIT 1–5



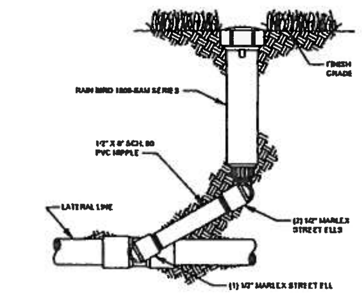
A CONTROL VALVE

NTS



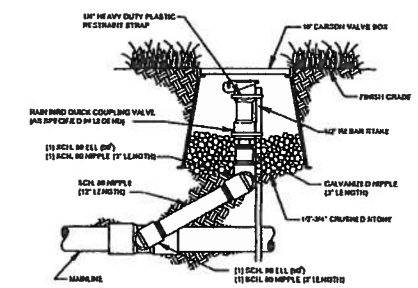
B LAWN ROTOR

NTS



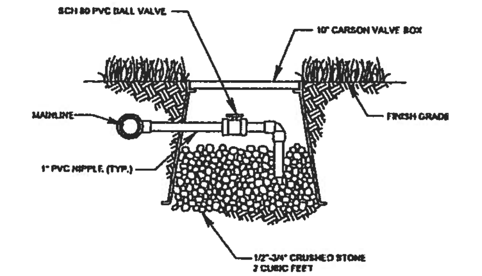
C LAWN SPRAY

NTS



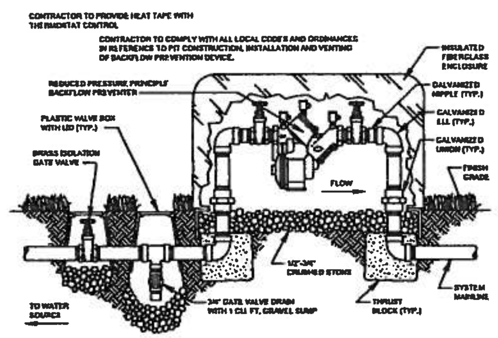
D QUICK COUPLING VALVE

NTS



E MANUAL DRAIN VALVE

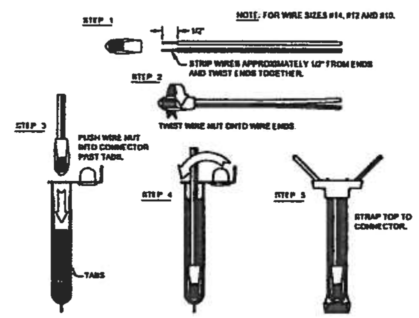
NTS



F RPA BACKFLOW DEVICE

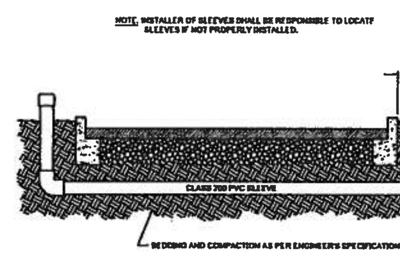
NTS

* IRRIGATION CONTACTOR SHALL SUBMIT BACKFLOW DETAIL TO LOCAL AUTHORITIES FOR APPROVAL BEFORE STARTING CONSTRUCTION.



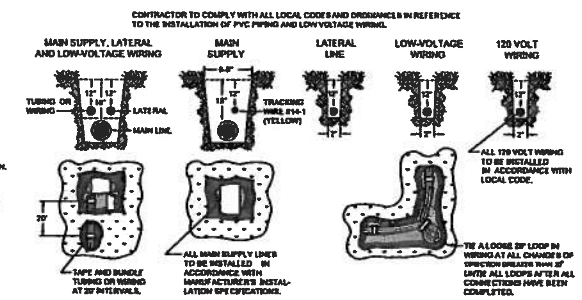
G WIRE CONNECTION

NTS 3M-DBY/DBR



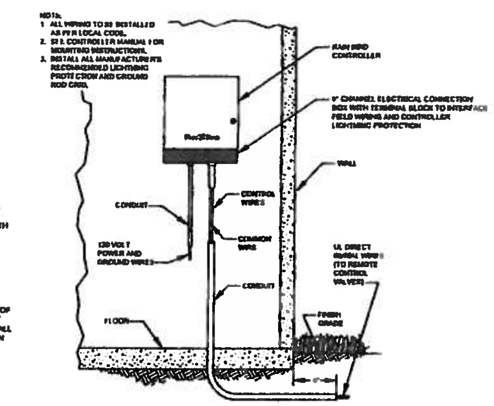
H SLEEVING

NTS



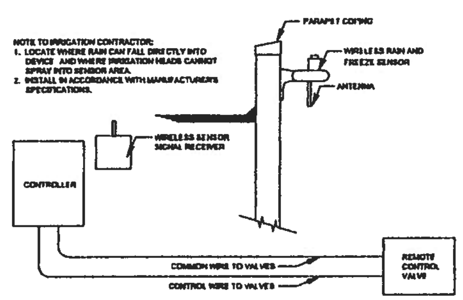
I TRENCHING

NTS



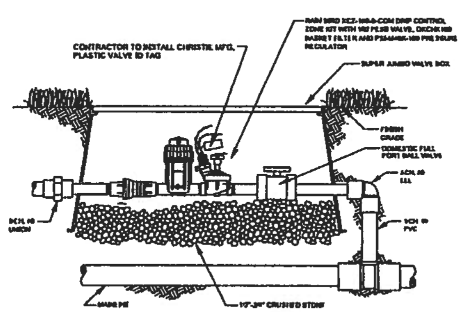
J CONTROLLER

NTS



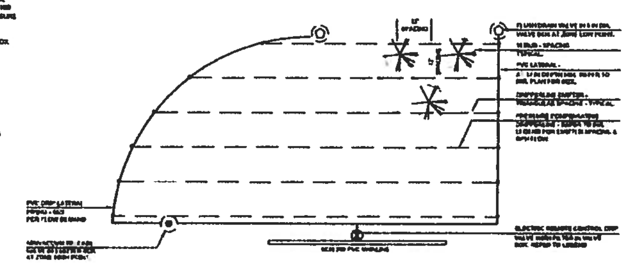
K RAIN SENSOR

NTS



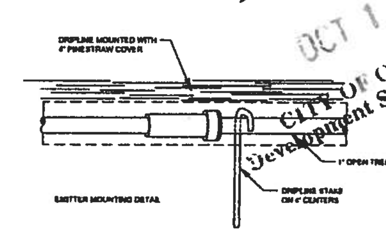
L DRIP ASSEMBLY

NTS



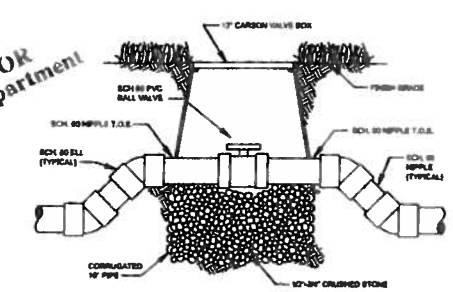
M IRRIGATION DRIPLINE

NTS



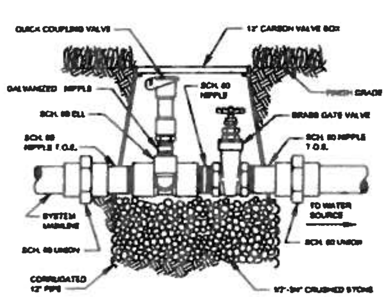
N DRIP EMITTER

NTS



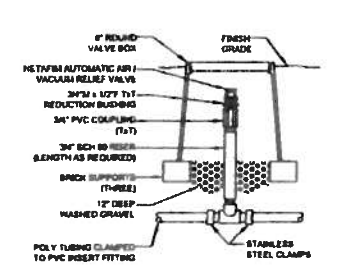
O ISOLATION BALL VALVE

NTS



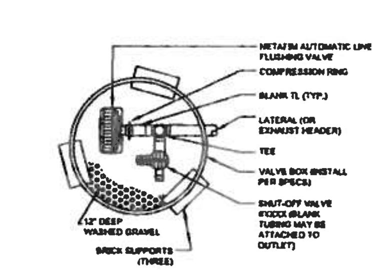
P WINTERIZATION ASSEMBLY

NTS



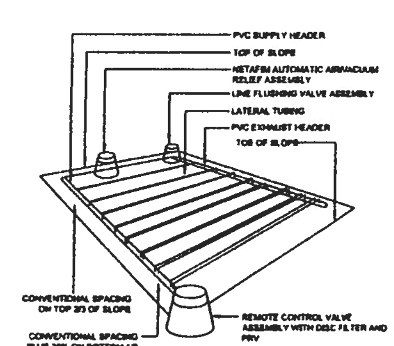
Q AIR/VACUUM RELIEF

NTS



R LINE FLUSHING VALVE

NTS



S DRIP TUBING

NTS SLOPED FEED LAYOUT

GENERAL NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE)
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.e. VERIFY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
16. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
17. ALL SPRINKLERS TO BE MOUNTED ON SWING JOINTS - REFER TO DETAILS.
18. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
19. 24 VOLT WIRE SHALL BE COLOR CODED: COMMON-WHITE, CONTROL-RED.
20. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
22. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
    A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
    B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
    C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
23. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
24. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
25. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
26. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
27. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2004 FORMAT BEFORE FINAL ACCEPTANCE.
28. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
29. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.

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SITE PLANNING
3715 Northside Parkway
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Atlanta, Georgia 30327
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SHEET STATUS

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1	[illegible]	ICS	IRR REVISION
2	[illegible]	ICS	IRR REVISION
3	[illegible]	EHS	IRR REVISION

SHEET TITLE:

IRRIGATION DETAILS

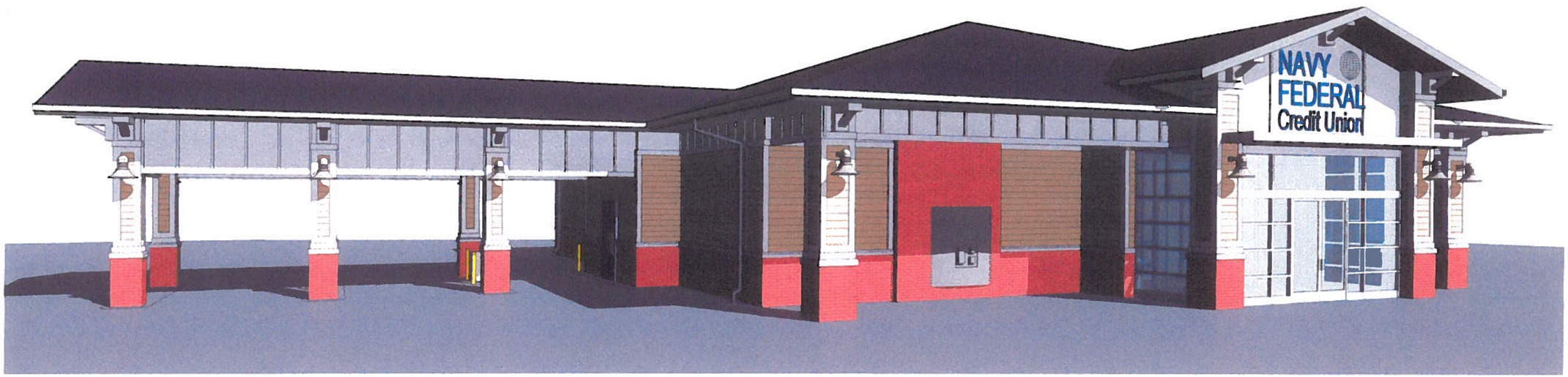
PROJECT NUMBER: 07061.11

SHEET NUMBER: IR1.02

DATE: 08-13-08

NOT ISSUED FOR CON

EXHIBIT 1-5



ENTRY DRIVE THOUGH PERSPECTIVE

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Architecture & Engineering

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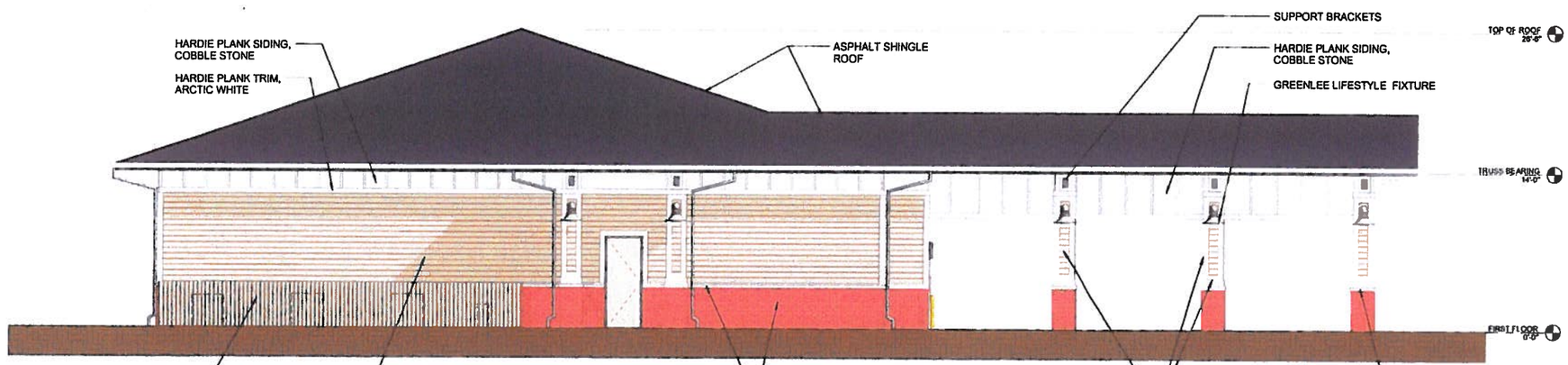
OAK HARBOR, WA

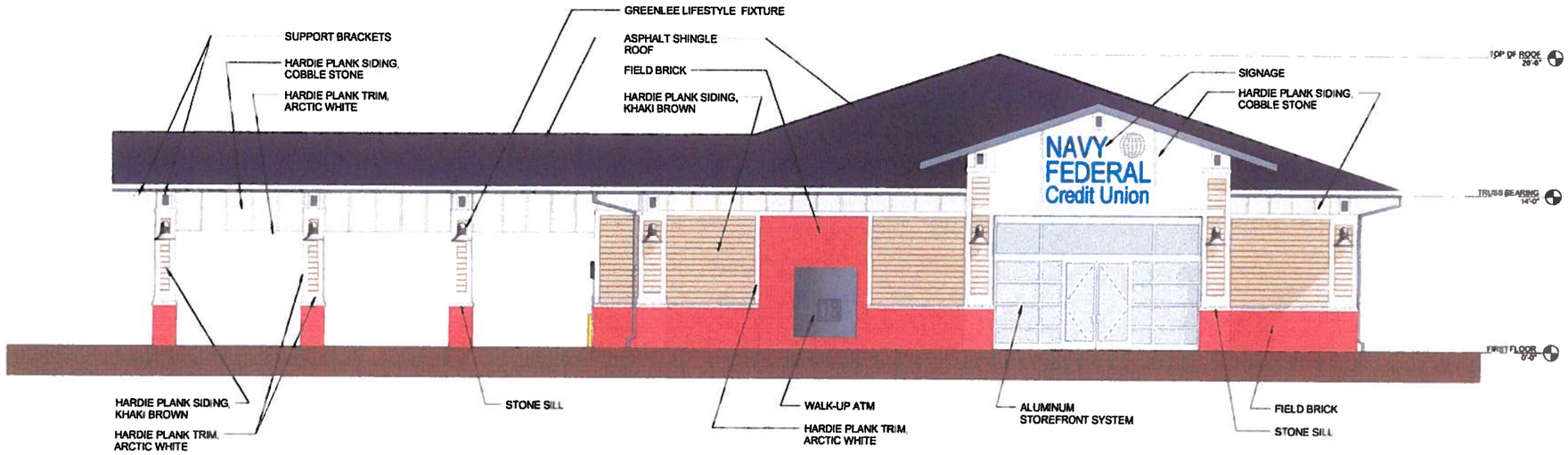
AUGUST 4, 2010

Presentation Perspective

EXHIBIT 1–6



PLAN NORTH ELEVATION
3/16" = 1'-0"



PLAN SOUTH ELEVATION
3/16" = 1'-0"

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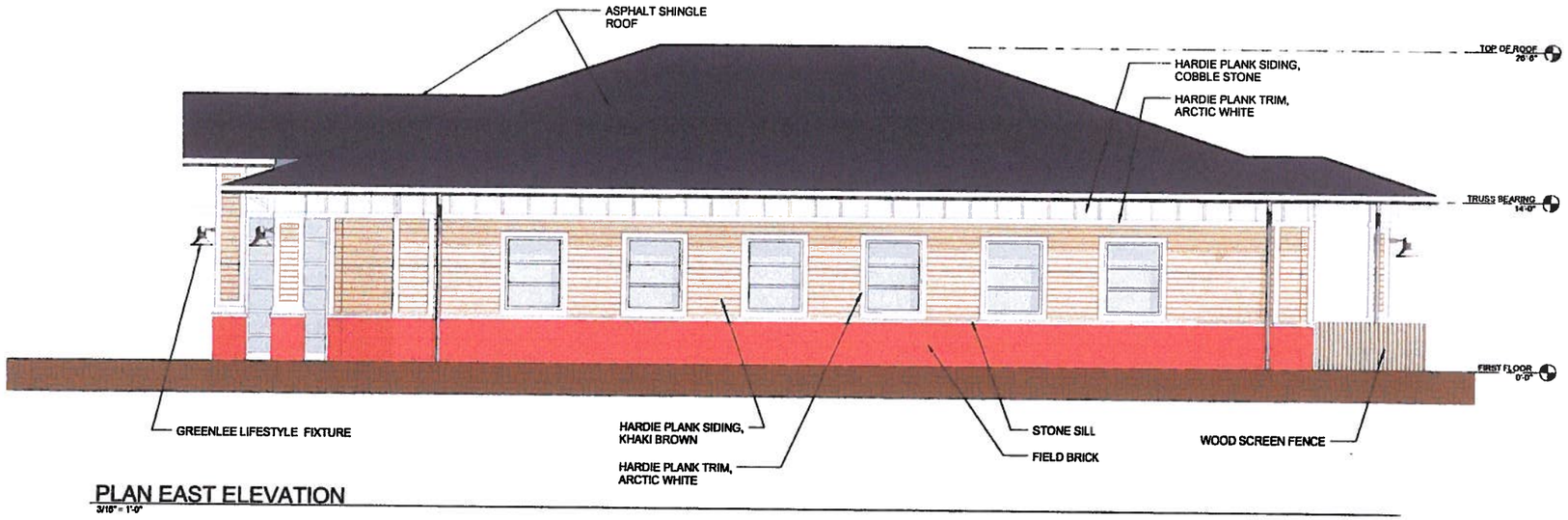
NAVY FEDERAL CREDIT UNION
OAK HARBOR, WA

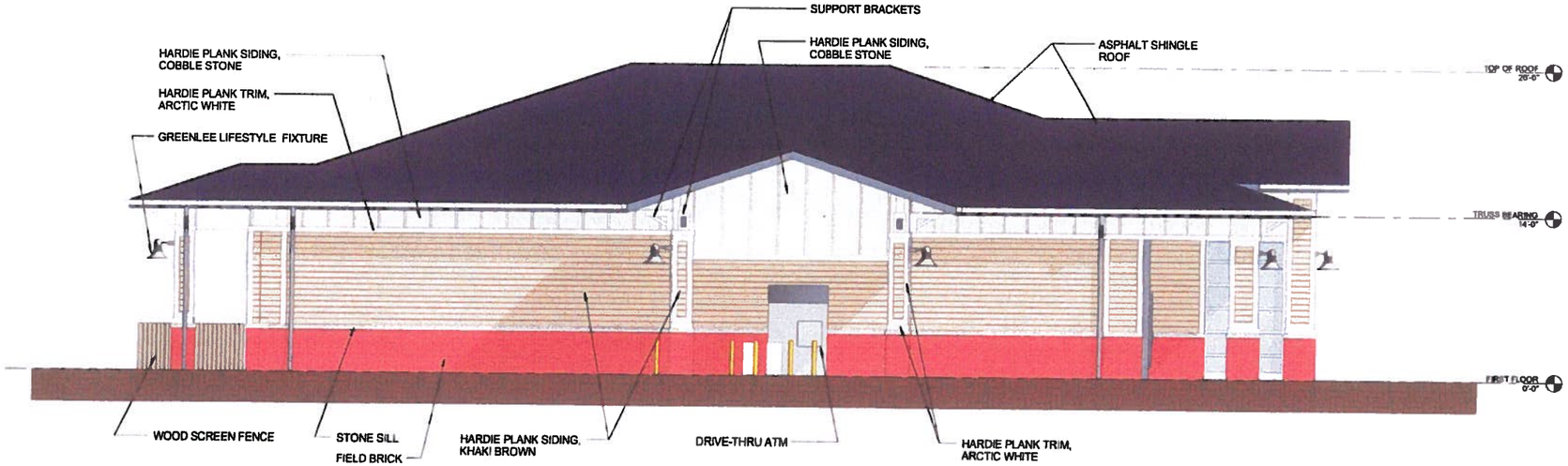
AUGUST 04, 2010

Presentation Elevations

EXHIBIT 1–6



PLAN EAST ELEVATION
3/16" = 1'-0"



PLAN WEST ELEVATION
3/16" = 1'-0"

CLARK • NEXSEN
Architecture & Engineering

NAVY FEDERAL CREDIT UNION
OAK HARBOR, WA

AUGUST 4, 2010

Presentation Elevations

EXHIBIT 1–6

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WHIDBEY ISLAND, WASHINGTON

CITY OF OAK HARBOR
Development Services Department

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Development Services Department

Application Form

Project Name: Navy Federal Credit Union

Type of Application: Variance

Description of Proposal:
Navy Federal Credit Union proposes the construction of a 5,000 sf branch location with 3 drive-thru lanes and a parking lot.

APPLICANT NAME/CONTACT PERSON (or legal representative): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: judy_harrison@navyfederal.org	Phone and Fax: 703-206-2249 phone and 703-255-8736 fax
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Judy Harrison	Address: NFCU 820 Follin Lane SE, Vienna, VA 22180
E-mail Address: Judy_harrison@navyfederal.org	Phone and Fax: 703-206-2249 phone and 703-255-8736 fax
ENGINEER/SURVEYOR: URS Corporation	Address: 1000 Abernathy Road, NE, Atlanta, GA
E-mail Address: charles_crowell@urscorp.com	Phone and Fax: 678-808-8800 phone and 678-808-8400 fax
PROJECT SITE INFORMATION (address/location): State Route 20 @ Koetje Street	Comp. Plan Designation:
Zoning: C-3 Community Commercial	Parcel Number(s): S7020-00-00006-01 and R1335-337-3170
Legal Description (attach separate sheet):	Acreage of Original Parcel(s): 1.79 Acres
Section/Township/Range: Section 35, Township 33 North, Range 1	Total Square Footage of Proposed Building or Number of Units: 5000 square feet

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

Authorized Signature **Date** 5/20/10

EXHIBIT 1–7

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Development Services Department

Conditions for qualifying for a Variance

There are five criteria that must be met in order for a piece of property to qualify for a variance.

1. Are there any special conditions or circumstances that exist which are peculiar to the land such as size, shape, topography or location, that are not applicable to other lands in the same zoning district? Will the literal interpretation of the provisions of the Oak Harbor Municipal Code (OHMC) deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district?

   The literal interpretation of many of the provisions do cause a hardship for the proposed project. See attached letter for specific details.

2. Do the special conditions mentioned above result from actions of the applicant?

   The type of project proposed does make some of the code requirements a hardship. See the attached letter for specific details.

3. Will the granting of the variance amount to a rezone?
   No.

4. Will the variance grant a special privilege to the subject property which is denied other lands in the same district?

   No. In fact it will make the proposed development consistent with the adjacent developments.

5. Will the granting of the variance be materially detrimental to the public welfare or injurious to the adjacent properties or improvements within the vicinity?

   No.

URS

September 3, 2010

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

Re: Request for Variance from the City of Oak Harbor Design Regulations and Guidelines

Dear Ms. Sartorius:

In order for Navy Federal Credit Union (NFCU) to develop their proposed branch in the City of Oak Harbor (the City) in a manner that will meet the needs of its members, Navy Federal Credit Union is seeking three variances from the City of Oak Harbor's Design Regulations & Guidelines (Guidelines). The variances requested are: allowing the drive-thru to face the front of the site, allowing the building to be located further back on the site than the front yard setback, and allowing the drive-through exit lanes to be located between the building and the street along the frontage.

These variances are necessary to provide safe access to the site, safe conditions while visiting the site, and efficient traffic circulation within the site. Attached you will find responses to the five alternatives that the City proposed as a part of the comments provided in the staff recommendations for the 2008 Conditional Use Permit. These responses show why the five proposed alternatives create safety concerns and traffic conflicts and why URS and NFCU believe that the site layout (See Figure 1) proposed in the Site Plan and Design Review Application submittal is the best option to provide a safe and efficient site for the residents of Oak Harbor that will use this branch. Based on the information provided herein, we ask that you grant the requested variances and allow this project to move forward. If you have any questions please do not hesitate to contact me.

Sincerely,

URS Corporation

Chris Hill, PE
Project Engineer

Enclosures: Narrative of the URS response to City staff comments and supporting figures

URS Corporation
400 Northpark Town Center
1000 Abernathy Road, NE
Suite 900
Atlanta, GA 30328
Tel: 678-808-8800
Fax: 678-808-8400
www.urscorp.com

EXHIBIT 1–7

URS

In the Staff Report issued for the 2008 Conditional Use Permit Hearing, Case No. CUP-08-00003, the staff proposed five possible amendments to the design that would bring the site closer to complying with the City of Oak Harbor Design Regulations and Guidelines. These possible amendments were as follows:

A. Moving the drive through to the rear of the bank building;
B. Changing the orientation of the bank on the site;
C. Amending the design of the excess parking;
D. Detaching the drive-through component of the site from the bank building and locating it to the rear of the site; and/or,
E. Rerouting the driving lanes accessing the drive-through terminals.

URS, The Transpo Group, and Navy Federal Credit Union have reviewed these five items. The following responses to the proposed possible changes to the preferred site alignment (See Figure 1) are detailed below.

A. Moving the drive-through to the rear of the bank building;

This alternative would resolve the conflict with the criteria written into the City of Oak Harbor's municipal code 19.67 regarding Conditional Uses, however, it would create a potential safety issue for customers, employees, and maintenance staff. In several of the jurisdictions around the country in which Navy Federal Credit Union has developed properties, the police departments have expressed concerns regarding customer safety when the drive-through lanes are not visible from the adjacent streets. The reviewing officers have frequently recommended that the drive-through lanes, the ATM lane in particular, be oriented such that officers would be capable of observing activities from their cruisers as they pass the property. The maintenance staff and employee's safety is compromised anytime service is needed at the ATM, whether it be routine maintenance or repair. By placing the drive-through lanes behind the building, the building itself would create an area of obstructed view in which the safety of anyone using the lanes could be jeopardized (See Figures 2 & 3).

B. Changing the orientation of the bank on the site;

1. *It is URS's opinion that the proposed site layout is the most efficient layout for traffic flow and pedestrian access given the constraints of the site. The proposed layout reduces conflicts between vehicles and pedestrians to the extent practical, provides for efficient traffic flow onto and around the site, and meets the needs of Navy Federal Credit Union and its members (See Figure 1).*
2. *Changing the orientation of the driving lanes will render the drive-through unusable. The drive-through window will be located on the passenger side of the vehicle (See Figure 5). This will also create awkward turning movements when entering the drive-through from SR 20 (Figure 4) or when leaving (Figure 5) the drive-through to SR 20.*
3. *The proposed layout (Figure 1) has maximized the safety of pedestrian and handicap parking access. Any changes to the orientation of the bank or drive aisles will introduce more conflicts with vehicles, pedestrians, and handicapped customers (See Figures 2 & 3).*
4. *Because the proposed layout is consistent with the other businesses in the immediate vicinity of the site, it is our belief that the proposed layout (Figure 1)*

meets the fourth goal of the communities' effort "to preserve the community character through quality design".

C. Amending the design of the excess parking;

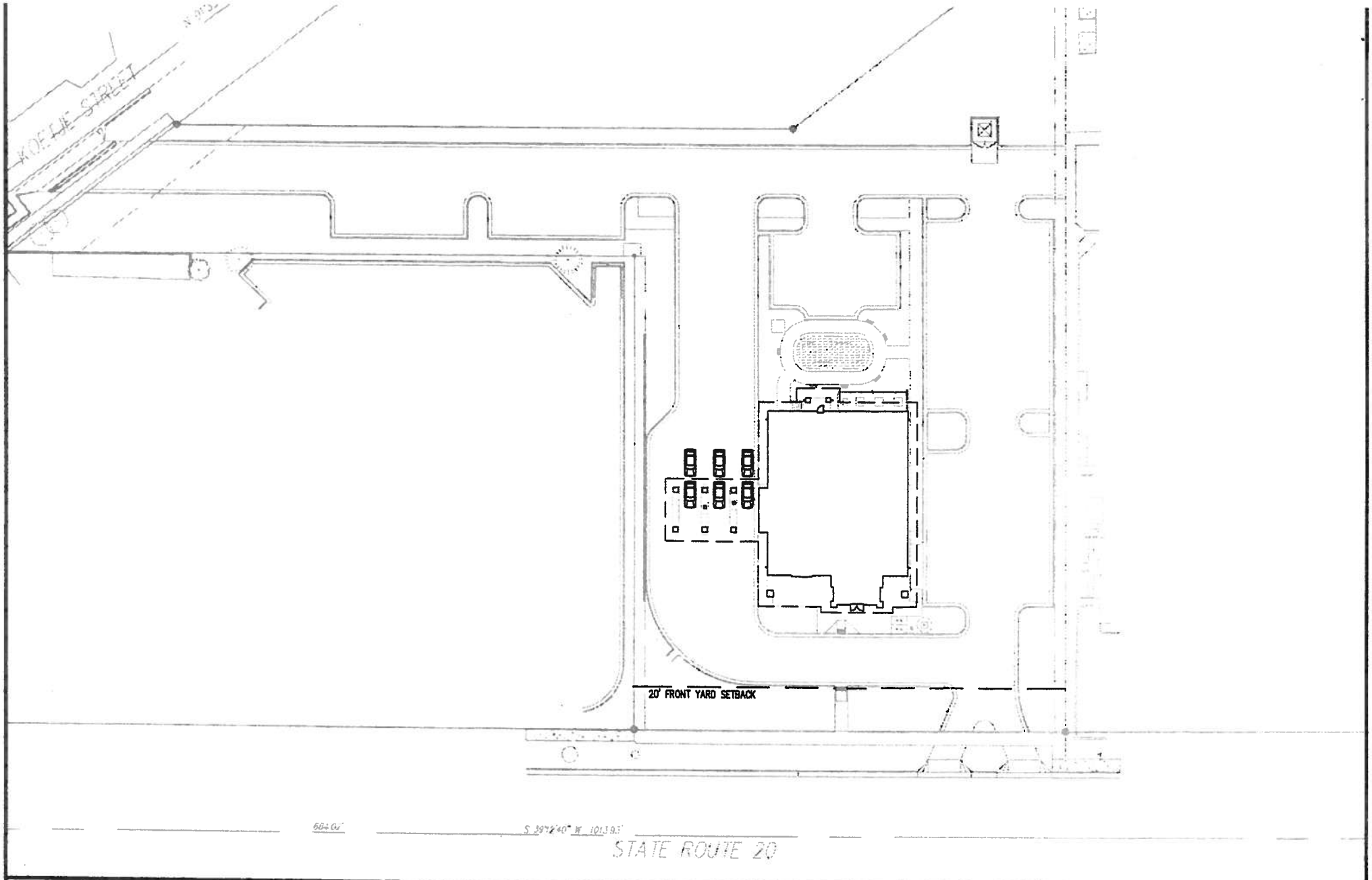
As part of the resubmittal, the excess parking was reviewed and reduced by 21% from 73 parking spaces to 58 parking spaces. In addition to the members, this branch will have between 20 and 30 employees working at a given time.

D. Detaching the drive-through component of the site from the bank building and locating it to the rear of the site;

1. *This option creates the same safety concerns discussed in item A above because of the elevation change from SR 20 to the location of a detached drive-through. The neighboring buildings create a potential concern in that they could be used as concealment by perpetrators waiting to prey upon people using or servicing the ATM.*
2. *A detached drive-through creates an additional safety concern of the employees of NFCU due to the large amounts of cash that will be required to be transported to and from the detached ATM.*
3. *Having a detached drive-through building introduces additional costs to the project and decreases the efficiency of branch operations.*

E. Rerouting the driving lanes accessing the drive-through terminals.

1. *As previously discussed in items A and B above, the proposed layout maximizes the safety and efficiency of the site while still meeting the needs of Navy Federal Credit Union and its members.*
2. *The proposed location of the drive-through lanes allows the parking lot to be laid out in an efficient manner that maximizes pedestrian and handicap parking access. Any changes to the orientation of the branch or the drive aisles will introduce more conflicts between vehicles and pedestrians.*
3. *Options presented by the City of Oak Harbor (see attached figures) have consistently placed the driver side of the vehicle on the far side in comparison to the drive-through window. These proposals increase member safety concerns as they are forced to exit their vehicles to complete transactions at the drive-through window.*



NAVY FEDERAL CREDIT UNION

OAK HARBOR, WHIDBEY ISLAND, WA

PREPARED FOR

NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

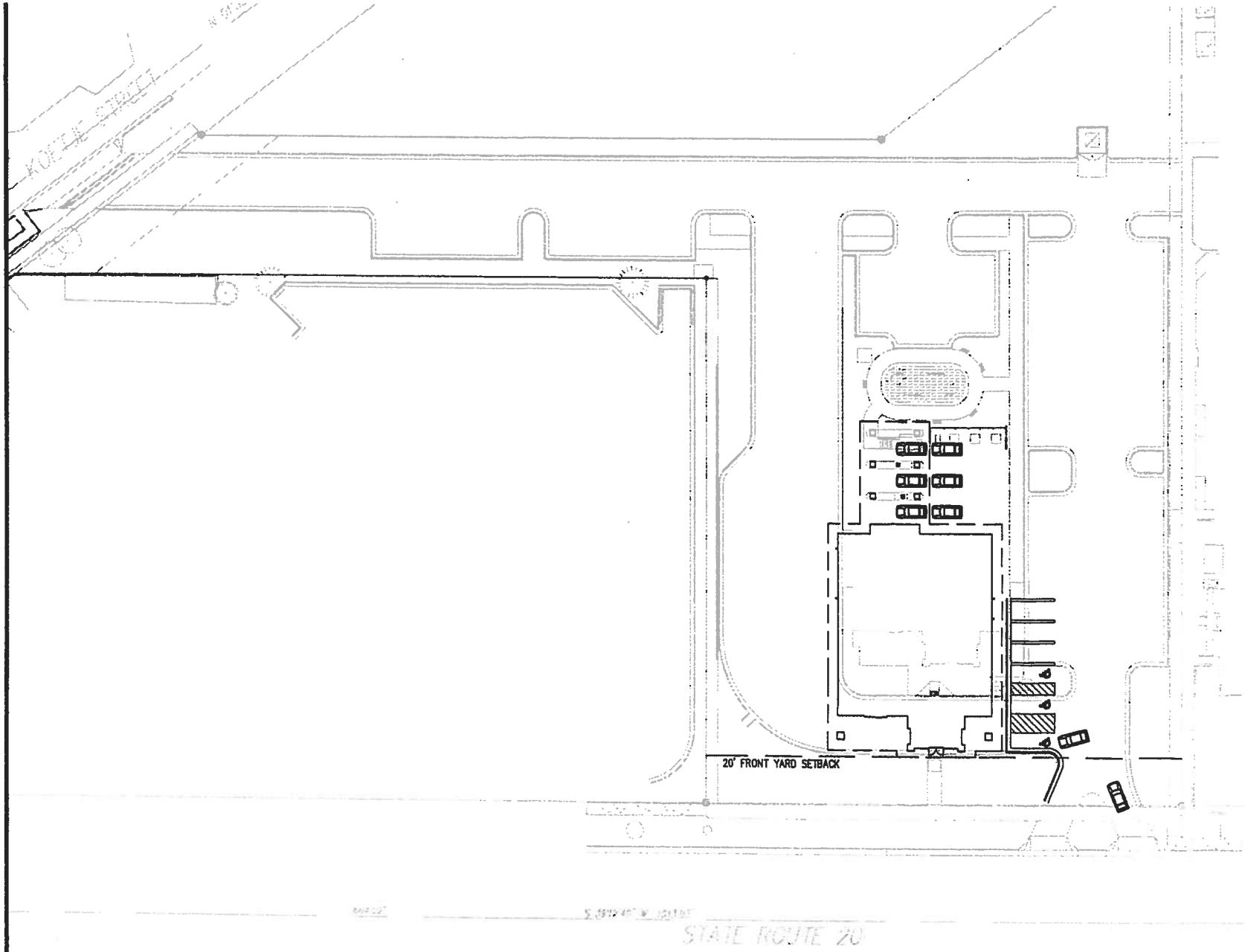
PREFERRED SITE PLAN

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 900
Atlanta, Georgia 30328
Tel: (678) 808-8800, Fax: (678) 808-8400

SHEET:	FIG 1
PROJECT NO.	1525-2344
SCALE:	1" = 60'
DATE:	09/03/10

EXHIBIT 1-7



NAVY FEDERAL CREDIT UNION
OAK HARBOR, WHIDBEY ISLAND, WA
PREPARED FOR
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

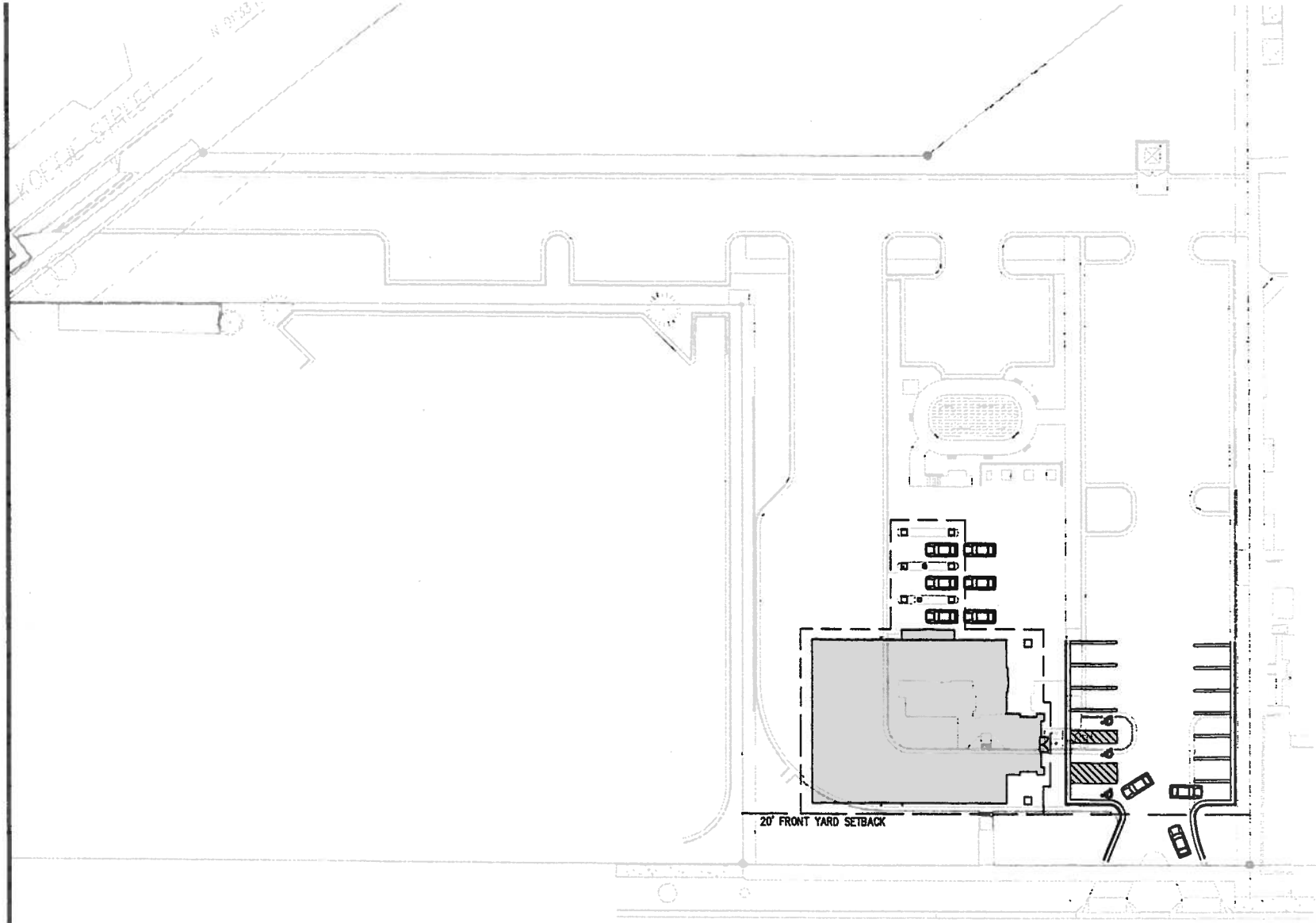
SITE PLAN ALTERNATE A

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 800
Atlanta, Georgia 30328
Tel: (678) 808-8800, Fax: (678) 808-8400

SHEET: FIG 2
PROJECT NO. 1525-2344
SCALE: 1" = 60'
DATE: 09/03/10

EXHIBIT 1-7



NAVY FEDERAL CREDIT UNION
OAK HARBOR, WHIDBEY ISLAND, WA
PREPARED FOR
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

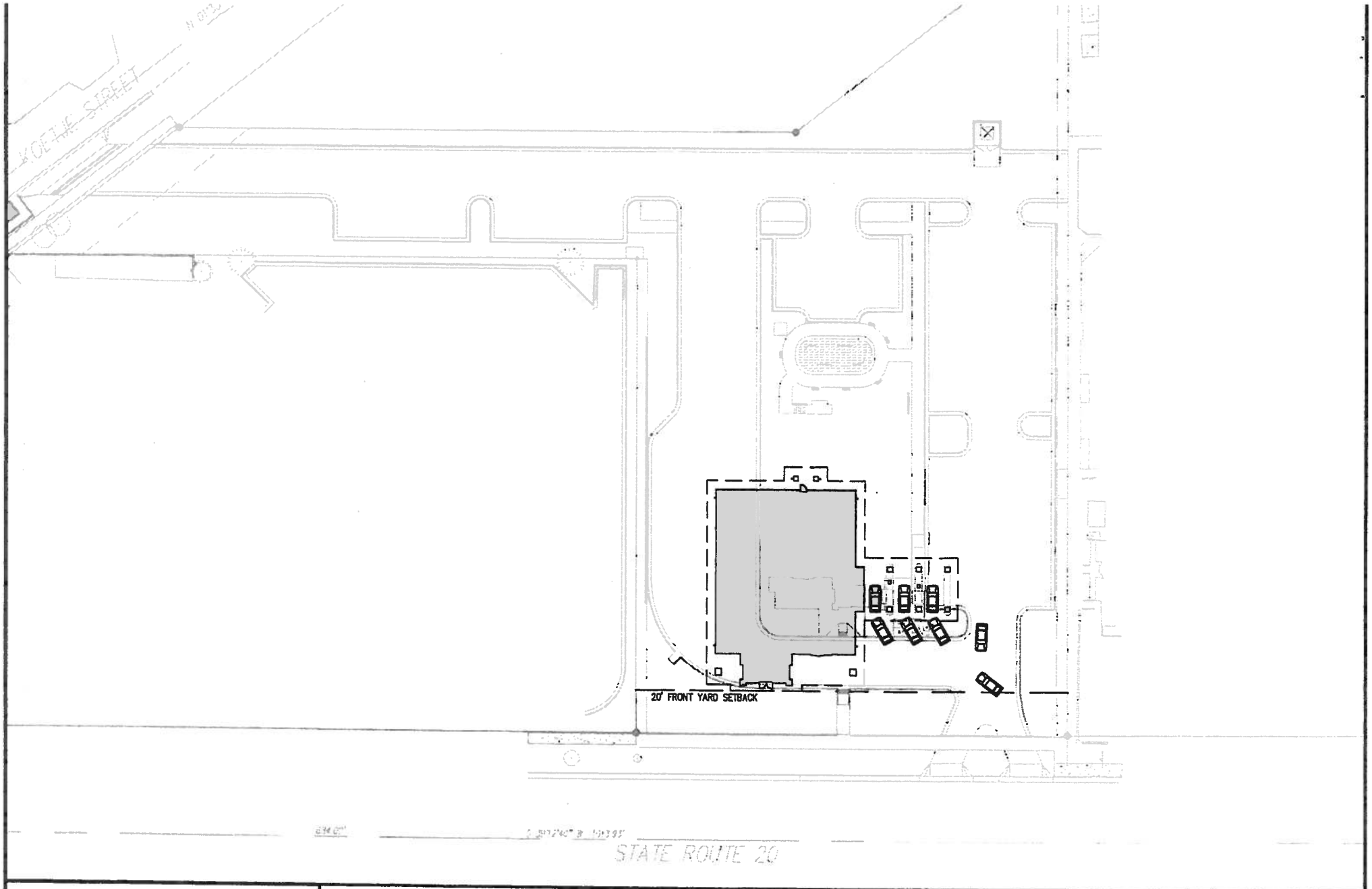
SITE PLAN ALTERNATE B

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 900
Atlanta, Georgia 30328
Tel: (678) 808-8800, Fax: (678) 808-8400

SHEET: FIG 3
PROJECT NO. 1525-2344
SCALE: 1" = 60'
DATE: 09/03/10

EXHIBIT 1-7



NAVY FEDERAL CREDIT UNION

OAK HARBOR, WHIDBEY ISLAND, WA

PREPARED FOR

NAVY FEDERAL CREDIT UNION

820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

SITE PLAN ALTERNATE B1

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 900
Atlanta, Georgia 30328
Tel: (678) 808-8900, Fax: (678) 808-8400

SHEET:	FIG 4
PROJECT NO.	1525-2344
SCALE:	1" = 60'
DATE:	09/03/10

EXHIBIT 1-7

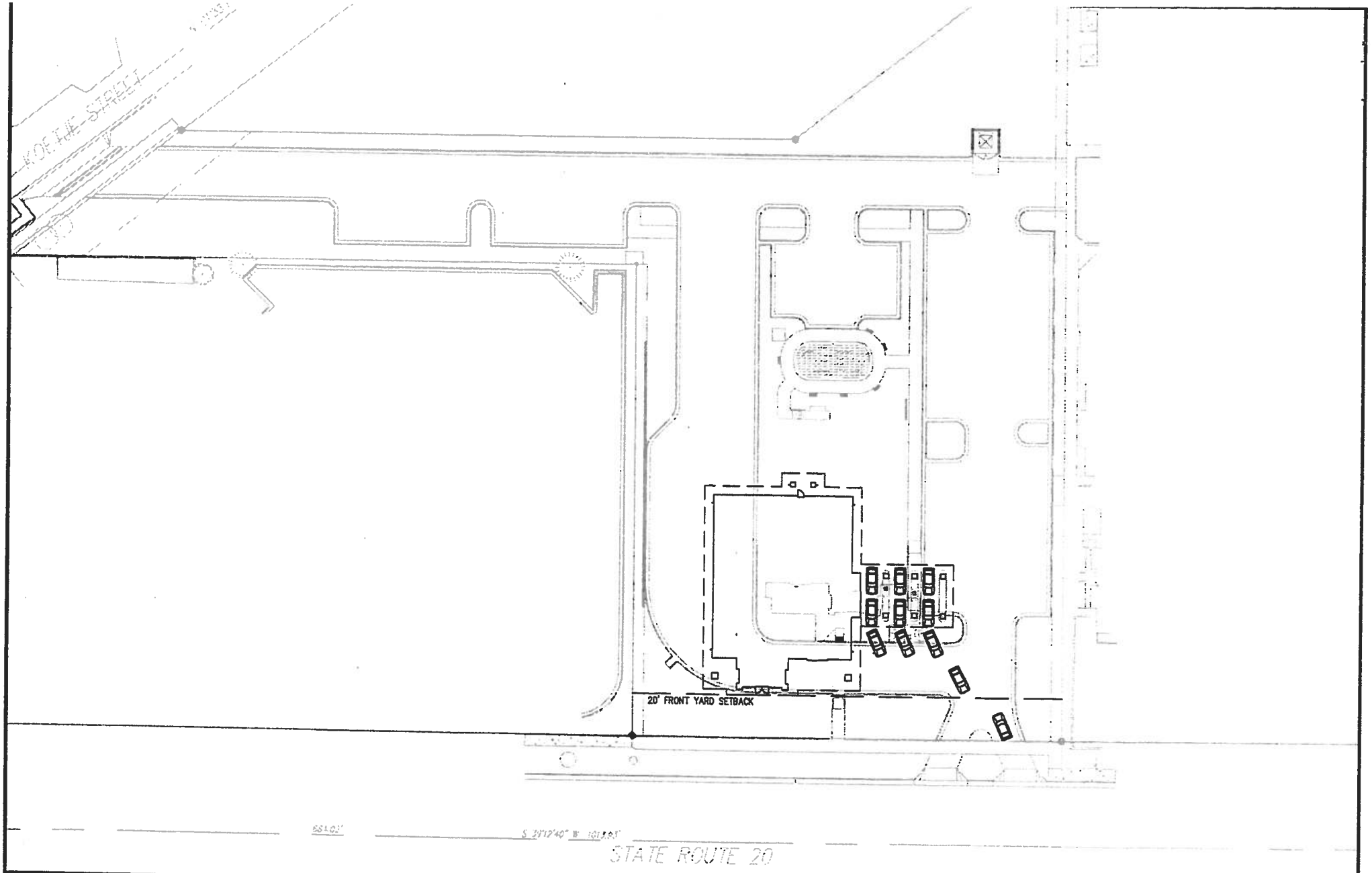


EXHIBIT 1-7

NAVY FEDERAL CREDIT UNION
OAK HARBOR, WHIDBEY ISLAND, WA
PREPARED FOR
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

SITE PLAN ALTERNATE B2

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road N.E., Suite 800
Atlanta, Georgia 30328
Tel: (678) 808-8800, Fax: (678) 808-8400

SHEET:	FIG 5
PROJECT NO.	1525-2344
SCALE:	1" = 60'
DATE:	09/03/10

SITE ADDRESS: 32885 SR20, OAK HARBOR, WA 98277

CITY OF OAK HARBOR

TOTAL SITE AREA: 1.78 AC

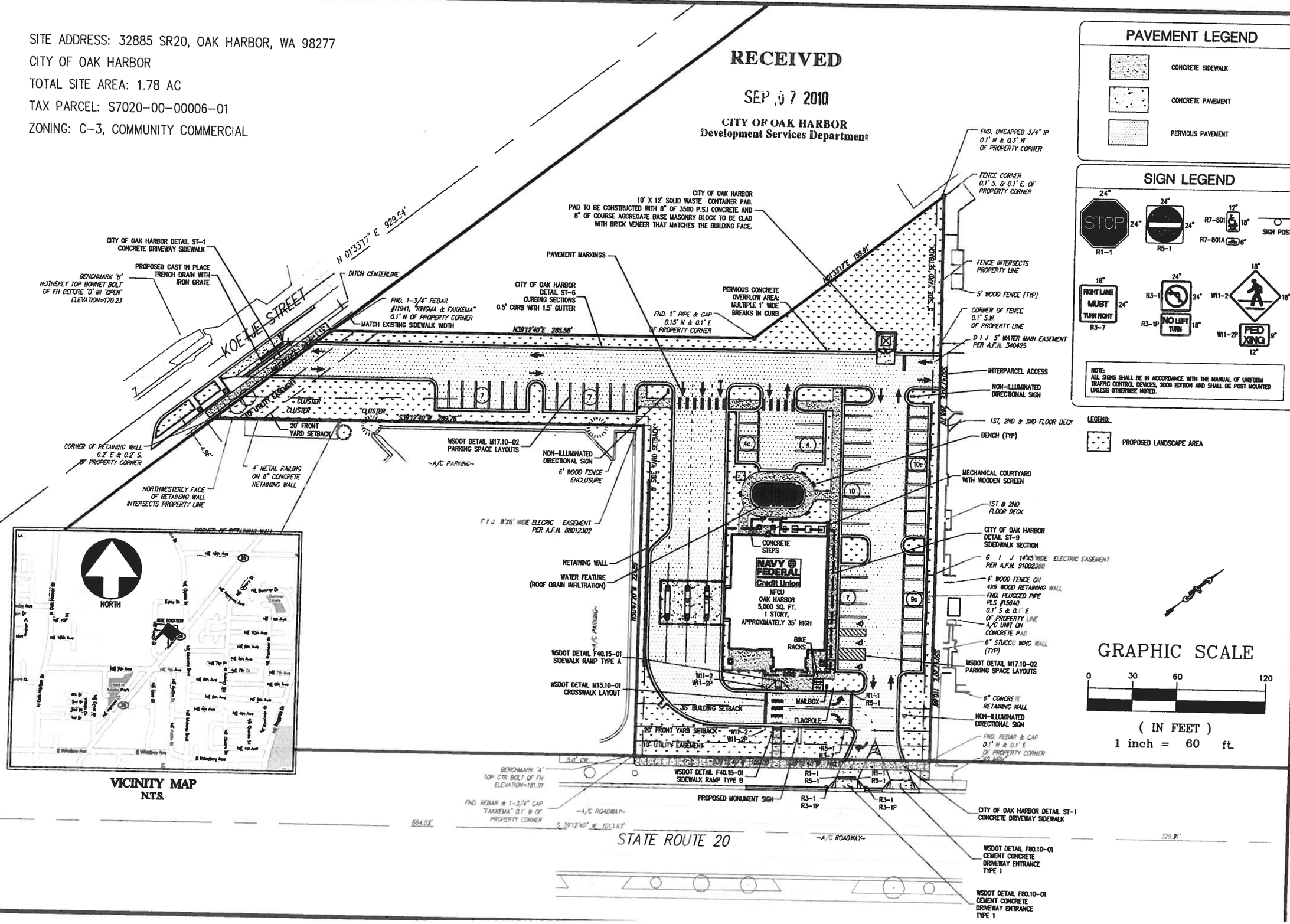
TAX PARCEL: S7020-00-00006-01

ZONING: C-3, COMMUNITY COMMERCIAL

RECEIVED

SEP 07 2010

CITY OF OAK HARBOR
Development Services Department



VICINITY MAP
N.T.S.

PAVEMENT LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PERVIOUS PAVEMENT

SIGN LEGEND

R1-1 STOP 24"
R5-1 24"
R7-801 12" 18"
R7-801A 6"
SIGN POST
R3-7 RIGHT LANE MUST TURN RIGHT 18" 24"
R3-1 24"
R3-1P NO LEFT TURN 18"
W11-2 18"
W11-2P PED XING 9" 12"

NOTE:
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION AND SHALL BE POST MOUNTED UNLESS OTHERWISE NOTED.

LEGEND:

PROPOSED LANDSCAPE AREA

SHEET: 1 OF 1

PROJECT NO. 1525-2344

SCALE 1" = 60'

DATE: 09/03/2010

VARIANCE PLAN

URS

URS Corporation
Century Square
1501 4th Avenue Suite 1400
Seattle, WA 98101-1616
Tel: (206) 438-2227, Fax: (206) 438-2699

NAVY FEDERAL CREDIT UNION
WHIDBEY ISLAND- OAK HARBOR, WA

PREPARED FOR
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE, SE
VIENNA, VIRGINIA 22180

EXHIBIT 1-7

DETERMINATION OF NONSIGNIFICANCE

Description of proposal *Construct an approximately 5,000 square foot bank building for Navy Federal Credit Union, with associated parking, landscaping, utility and stormwater improvements.*

Proponent *Sammy Suleiman for Navy Federal Credit Union*

Location of proposal *32885 State Route 20, Oak Harbor*

Lead Agency *City of Oak Harbor*

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). All potential environmental impacts resulting from this proposal can be mitigated to a level of nonsignificance through the application of the City's development standards. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

X This DNS is issued under WAC 197-11-340(1). There is no comment period for this DNS and the determination should be considered as final on the date listed below.

Responsible Official: Steve Powers Position/Title: Development Services Director

Telephone: (360) 279-4512 Address: 865 SE Barrington Drive, Oak Harbor, WA 98277

Date October 15, 2010 (published October 20, 2010)

Signature

This determination may be appealed by submitting written factual objections and the appropriate fee to the above address within fifteen days of the date of action set out above, or no later than November 3, 2010.

CITY OF
Oak Harbor
WHIDBEY ISLAND, WASHINGTON

RECEIVED

NOV 01 2010

CITY OF OAK HARBOR
Development Services Department

Mail to City of OH planning dept

October 27, 2010

NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER
HE #11-15-10

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, November 15th at 4:00 p.m., or as soon thereafter as possible, to consider the following item:

Navy Federal Credit Union - CUP-10-02, SIT-10-03, VAR-10-04, VAR-10-05, VAR-10-06
The Hearing Examiner will consider a conditional use permit, site plan, and three administrative variances for the proposal to construct a 5,000 square foot bank branch with three drive-thru lanes for Navy Federal Credit Union on 1.78 acres. The project location is 32885 SR20, parcel #67020-00-00006-1. The Hearing Examiner will make a final decision on this matter.

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 at City Hall, or call (360) 279-4521.

All meetings of the Hearing Examiner are open to the public.

We wish to confirm our support for this project as an adjacent property owner.

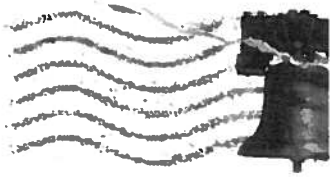
Approved By
Harbor Lands Co.
OCT 27 2010
360-7[illegible]8191
By

EXHIBIT 1-9

EXHIBIT 1–9

EVERETT WA 982

29 OCT 2010 PM 4 L



City of Oak Harbor
Planning Department
865 SE Barrington Dr.
Oak Harbor, WA 98277

Coachman Inns of America

32959 Highway 20 • Oak Harbor, WA 98277 • (360) 675-0727
Toll Free 1-800-635-0043 • FAX (360) 675-1419

9827743257

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 27th day of October 2010, I provided written notice to the Whidbey News Times, via legal@whidbeynewsgroup.com regarding Hearing Examiner public hearing which is scheduled for the 15th day of November 2010; and

Signed this 27th day of October 2010, at Oak Harbor, Washington.

K Gifford

Print Name: Katherine Gifford

Title: Admin Assistant

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 27th day of October, 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) Library
1000 East Regatta Drive
Oak Harbor, WA 98277

advertising a public hearing for NAVY FEDERAL CREDIT UNION – CUP-10-02, SIT-10-3, VAR-10-04, VAR-10-05, VAR-10-16 before the Oak Harbor Hearing Examiner on November 15, 2010

Executed this 27th day of October, 2010, in Oak Harbor, Washington.

K Gifford
(Signature of person posting)

EXHIBIT 1–10

NOTICE OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER
HE #11-15-10

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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 at City Hall, or call (360) 279-4521.

All meetings of the Hearing Examiner are open to the public.

Published Whidbey News Times
October 30, 2010

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 27th day of October, 2010, I deposited in the U.S. mail, postage prepaid, a copy of the Notice of Public Hearing before the Hearing Examiner for NAVY FEDERAL CREDIT UNION CUP-10-02, SIT-10-03, VAR-10-04, VAR-10-05, VAR-10-06 (a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 27th day of October, 2010, in Oak Harbor, Washington.

K Gifford
(Signature of person mailing)

EXHIBIT 1–10

CITY OF
Oak Harbor
WHIDBEY ISLAND, WASHINGTON

October 27, 2010

NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER
HE #11-15-10

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All meetings of the Hearing Examiner are open to the public.

Gerald D R Hettich
11119 Cornell Avenue
Seattle, WA 98178

Joel Douglas
PO Box 4082
Bellingham, WA 98227

Timberwind LLC
15763 Yokeko Drive
Anacortes, WA 98221

John Balda
Lenora O'Connel Balda
812 SW Fairhaven Drive
Oak Harbor, WA 98277

Wyman Center, LLC
1309 Morning Mist Lane
Oak Harbor, WA 98277

WSDOT Real Estate Services
MS-118
PO Box 330310
Seattle, WA 98133

Harbor Land Company
PO Box 4082
Bellingham, WA 98227

Charles L Hassler
2842 Hunt Road
Oak Harbor, WA 98277

John Mangiameli
1020 NE 7th Ave Ste 4
Oak Harbor, WA 98277

Island Transit
Attn: Roy Daniel
PO Box 1735
Coupeville, WA 98239

Frank F Pulu
Wanda J Pulu
32945 SR 20
Oak Harbor, WA 98277

Church of Christ Oak Harbor
1000 NE Koetje Street
Oak Harbor, WA 98277

Koetje Road LLC
Office Max Store #1131
Attn Lease Admin
263 Shuman Blvd
Naperville, Il 60563

McDonalds Restaurant #3731
c/o McDonalds Business Office
841 NE Midway Blvd
Oak Harbor, WA 98277

Henry Koetje
2128 SW Dillard Lane
Oak Harbor, WA 98277

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

Gayle S Hassler
1449 SE 8th Ave
Oak Harbor, WA 98277

Gayle Hassler
881 NE Koetje Street
Oak Harbor, WA 98277

JP Monk - EM Thompson
Tax Dept #18255 Emp Trust
Box 711
Dallas, TX 75221

Dave Matulich
Municipal Liaison Manager
Puget Sound Energy
PO Box 97034 BOT-01G
Bellevue, WA 98009-9734

Chris H Pantoleon
Helene Pantoleon
2390 SW Freund Street
Oak Harbor, WA 98277

Richard Rossland
Anita K Rama
1455 Meridian Ranch Drive
Reno, NV 89523

Todd M Bitts
PO Box 482
Langley, WA 98260

Pacific NW Bank
c/o Deloitte Tax LLP
PO Box 2609
Carlsbad, CA 92018

Demos Development Corp
Taco Bell #20012
PO Box 35370
Louisville, KY 40232

Oak Harbor Church of Christ
569 Easy Street
Oak Harbor, WA 98277

Oak Harbor Church of Christ
1000 NE Koetje Street
Oak Harbor, WA 98277

John Rangel
800 NE 7th Ave
Oak Harbor, WA 98277

Mt. Vernon Abstract & Title
c/o Land Title Co
Attn Gail
PO Box 445
Burlington, WA 98233