

**OAK HARBOR HEARING EXAMINER
JANUARY 27, 2025, at 2:00 P.M.**

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

The Hearing Examiner and the public may attend virtually or in-person at City Hall, Council Chambers.

To participate virtually from your web browser, use the following link:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 224 104 797 870

Passcode: tw9Lp7UR

AGENDA

1. Call to Order

a) Conditional Use: Parcel S6565-00-00C01-0 Bright Haven Child Care Center (2409-0055):

The applicant is proposing to operate a private day care facility in an existing commercial space with an outdoor play area on adjacent parcels at 890 SE Bayshore Drive and 861 SE Pioneer Way respectively.

b) Conditional Use: Parcel S6575-01-0000B-1 (31650 SR 20) Connection Christian Center (2410-0060):

The applicant is proposing to use an existing commercial building space as a church.

2. Adjourn

Exhibit 1
Bright Haven Child Care Center
Conditional Use Permit
Case No. 2409-0055
Staff Report to Hearing Examiner

APPLICATION:

Applicant requests a Conditional Use permit for the use of an existing commercial space and adjacent outdoor play area for a child day care facility. Both the indoor classroom space and the outdoor play area are located on parcels within the CBD zone district, where a child day care requires a Conditional Use permit, per OHMC Section 19.20.1050.

PRELIMINARY INFORMATION:

Applicant: Glaiza Price, 2425 SE Navigator Loop, Oak Harbor, WA 98277

Property Owner: William and Heidi McKnight, 17533 Clover Road, Bothell, WA 98012

Address of proposal: 890 SE Bayshore Drive, Suite 2 (indoor space), 888 SE Bayshore Drive (outdoor play area), Oak Harbor, WA 98277

Parcel Number(s): S8180-00-00030-0 (indoor space), S6565-00-00C01-0 (outdoor play area)

Comprehensive Plan Designation: Central Business District

Zoning Designation: CBD, Central Business District

Application Presented for Action:

Conditional Use Application - Review Process III

Attachments:

- Exhibit 2 Application materials
- Exhibit 3 Zoning and Vicinity map
- Exhibit 4 Public Noticing Documents
- Exhibit 5 Public comment

SITE GEOGRAPHY

The project site consists of existing commercial development within the downtown core. The proposed indoor space is located in the lower level of a multi-unit commercial building with access from the south side of the property off SE Bayshore Drive. The outdoor play area is across a public walkway adjacent to a nearby building. The zoning of the parcels is CBD, Central Business District. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Retail and office commercial	CBD
South:	Office and Condo mixed use	CBD
East:	Retail and office commercial	CBD
West:	Retail and office commercial	CBD

BACKGROUND and PROJECT DESCRIPTION:

The proposed facility consists of an approximately 1700-square foot indoor space located on the ground floor of an existing commercial building adjacent to a private parking lot, a public walkway and other similar commercial mixed-use buildings. A proposed 1250-square foot outdoor play area is adjacent to the commercial building across the pedestrian walkway. The travel path between the indoor and outdoor spaces is approximately 30 feet and does not cross any traffic lanes or parking spaces.

As noted on the application, the capacity of the proposed center is 13 children, which requires the outdoor space to be the minimum size of 1250 square feet, based on the 1000 square foot minimum for 8 children, plus 50 square feet for each additional child. This standard is above the requirement set forth by the State of Washington and staff is currently working on a code amendment to bring the Oak Harbor Municipal Code into line with state requirements.

Similarly, since the capacity of a child day-care is already outlined by OHMC 19.08.676 as well as WAC 110-300-0354, staff believes it is not necessary to continue to stipulate maximum capacity via the Conditional Use process, but rather by utilizing the various standards found in State Law, Building Code and any other pertinent regulations.

Conditional Use Permit Application

The subject parcel is currently zoned CBD. The site’s proposed use as a child day care is listed under OHMC 19.20.1050 as a “Conditional Use.”

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, concluded with a final decision by the Examiner.

Conditional Use Review

According to OHMC 19.67.030, “*No conditional use shall be granted unless it meets the following criteria:*”

- (1) *All special conditions for the particular use are met;*

Per OHMC 19.08.676, “private nursery school, child day care center or kindergarten” means an establishment for the care and education of children in connection with an outdoor play area having a minimum area of 1,000 square feet plus an additional 50 square feet for each child in excess of eight.

The applicant is seeking the approval of a Conditional Use permit to allow for a capacity of 13 children, which would therefore require an outdoor play area of 1250 square feet. The proposed outdoor play area can accommodate that number based on the formula above per the application materials (Exhibit 2), satisfying the requirement for the requested capacity. Day care use requirements pursuant to the building capacity are regulated by the Washington State Department of Youth, Children, and Families according to WAC 110-300-0354.

- (2) *It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property;*

There will be very little in the way of physical changes to the site. The existing urban

neighborhood will accommodate the proposed use with no undue impacts to the environment. Any dirt work on the outdoor play area will be minor. The use will be required to comply with all applicable standards of the OHMC.

(3) It is provided with adequate parking;

The use will be required to comply with the standards of OHMC 19.44. Per the minimum standards listed in OHMC 19.44.100, a day care center is not listed with a specific number of parking spaces, therefore the applicant is required to provide a parking plan to show the number of spaces needed and a drop off plan for parents.

The applicant has proposed a staggered drop off schedule to reduce congestion in the adjacent shared parking area. The nature of the location in a downtown urban area creates opportunities for alternative drop off locations as well – for instance, ample street parking exists on both SE Pioneer Way and SE Bayshore Drive. Parents dropping children off at the location should be encouraged to utilize those options as well.

(4) It is served with adequate public streets, public utilities and facilities;

Public utilities are available to serve the site and vehicular access is provided from SE Bayshore Drive.

(5) It otherwise meets the purpose of the district in which it is to be placed;

The designated purpose of the CBD district is to create and foster a traditional center of social, cultural and retail activity. Standards and design guidelines are adopted to enhance and maintain a pedestrian-friendly environment.

The proposed conditional use is compatible with other uses in the area, including a variety of commercial retail and office uses and residential uses. There are a number of routes to the location that will help disperse traffic and should not adversely impact adjacent properties with conformity to the OHMC.

(6) It meets the goals and policies of the Oak Harbor comprehensive plan. (Ord. 1555 § 27, 2009).

The expansion of the proposed use will fit into the existing neighborhood as noted above and is consistent with the Oak Harbor Comprehensive Plan Goals and Policies below.

Goal 1 – Promote a healthy mix of uses:

This use is well integrated into an existing mixed-use neighborhood and provides a needed service in the area.

Goal 2 – Encourage land use patterns that promote health and safety:

This use provides a service in close proximity to where many people live.

Result of Conditional Use Permit Approval

If the Conditional Use Permit is approved, the applicant may move forward with any permitting necessary to construct interior improvements and exterior changes to meet the standards for day care uses per State standards.

Conclusion

Staff has reviewed the application against the Conditional Use Permit standards and has determined that the application meets the specific criteria of OHMC 19.67 and that the impacts of the use will either be minimal or easily mitigated.

SEPA

No SEPA review is required for this application.

LEGAL NOTICE

A Notice of Application and notice to neighboring property owners were mailed and posted on November 22, 2024 and advertised on November 23, 2024. The Notice of Public Hearing for the Conditional Use Permit was mailed and posted on January 10, 2025 and advertised on January 11, 2025. See Exhibit 4.

PUBLIC COMMENTS

The city received one public comment on this application. See Exhibit 5.

RECOMMENDED ACTION

Staff recommends that the Hearing Examiner conduct the public hearing and approve this Conditional Use application for a child day care center, subject to the following conditions of approval:

1. The child day care center be limited to 13 children based on the size of the outdoor play area, unless the standards by which the formula for square footage is changed by OHMC or State requirements, in which case the applicant shall notify city staff of any expansion to the facility.
2. That all requirements for building and fire codes be met for the building prior to occupancy.
3. That all State licensing requirements be met prior to commencement of the day care facility.
4. The conditional use permit applies only to the property for which the application is made.



Summary Application

Project Information

Project Name: Bright Haven Child Care Center Play area
 Project Address: vacant land
 Description of Work: conditional use permit - vacant land to fully fenced in child care play area with required ground covering WAC 110-300-0145
 Assessor Parcel Number(s): S6565-00-00001-0
 Land Area (sq. ft. or acres): 1250 sq ft Zoning District: Oak Harbor
 What is the Project Valuation (best guess, if necessary) \$ 6,000

Applicant Information

Applicant Name: Patrick & Glaiza Price
 Address: 2415 SW Navigator Loop
 City/State: Oak Harbor/WA Zip: 98277 Phone/Fax: 360-929-8702
 Email: glaiza61986@gmail.com

Applicant's Interest to Property* (check one):

Owner Owner's Agent Lessee Contractor Licensed Architect Licensed Engineer

Other (specify) _____

Primary Contact (if other than applicant)

Name: _____
 Address: _____
 City/State: _____ Zip: _____ Phone/Fax: _____
 Email: _____

Property Owner(s) (if other than applicant)

Name: Bill McKnight
 Address: 17533 Clover Rd.
 City/State: Bothell, WA Zip: 98012 Phone/Fax: 425-478-1848
 Email: heidimcknight@comcast.net

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

All Persons/Firms having an ownership interest in the property:

Name: _____ Phone: _____

Name: _____ Phone: _____

Name: _____ Phone: _____

Architect / Engineer:

Name: _____ Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

Email: _____

Architect / Engineer:

Name: _____ Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

Email: _____

Contractor:

Name of Business: _____

Contact Person: _____

Address: _____

City/State: _____ Zip: _____ Phone/Fax: _____

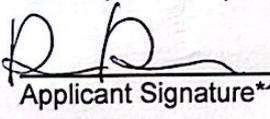
Email: _____

WA State Contractors License: _____

City of Oak Harbor Business License: _____

Authorization

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct, and complete.

 Blayne Price
Applicant Signature*

9.17.24
Date

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

Permit Type (check all that apply)

- Building
 Land Use
 Engineering
 Grading Only
 Land Clearing Only
 Demolition Only
 Residential Construction
 Commercial Construction

Permits Requested (check all that apply)

<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Final Plat	<input type="checkbox"/> SEPA Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Grading	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Appeal	<input type="checkbox"/> Land Clearing	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Lot Combination	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Pre-Application	<input type="checkbox"/> Transportation Concurrency
<input type="checkbox"/> Civil Plan Review	<input type="checkbox"/> PRD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Other		

Are you requesting to process the applications individually per OHMC 18.20.360(1)?
 Yes No

Project Details (fill in all applicable sections)

Ground Disturbance: Yes No If yes, completes the following questions:

Is disturbance greater than 100 cubic yards? Yes No

Type of equipment to be used post hole digger

Total cubic yards of excavation 6.6 c ft Total cubic yards of fill 0

Critical Areas:

Does the site contain a critical area as defined in OHMC 20.12.030(2) Yes No Unknown

If yes, please state critical area type(s) _____

Shoreline:

Is construction planned within 200 feet of ordinary high water? Yes No Unknown

Floodplain:

Is the project site/property/or portions of the property within a floodplain? Yes No Unknown

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

Stormwater:

Will the completed project result in 2,000 or more square feet of impervious surface? Yes No Unknown

Total replaced new and impervious surface (in sq. ft) 0

What is the stormwater facility type(s) proposed to be used for the project? NA

Project Details (fill in all applicable sections)

Land Clearing: Yes No If yes, complete the following questions:

Percentage of land to be cleared _____ Types of vegetation to be removed _____

Garry Oaks on the property? Yes No Estimated date of clearing _____

Type of equipment to be used _____

Transportation Concurrency:

Licensed Traffic Engineer NA Phone _____ Email _____

Total length of public streets _____ Total length of private streets _____

Existing property use _____

Land Use Data:

Sq ft of new construction 1250 sq ft Existing property use vacant

Proposed Property Use Child Care play area Housing Type Proposed NA

Proposed Number of Buildings 0 Number of Existing Dwelling Units NA

Number of Proposed Dwelling Units 0 Number of Existing Parking Spaces NA

Number of New Parking Spaces 0 Number of Existing Lots 2

Number of New Lots Proposed 0 Proposed Density occupancy 13 kids plus staff

*Documentation demonstrating authorization to sign applications on behalf of the Owner(s) is required.

Proposed Conditional Use Plan for Grass Area Project

Title:

Bright Haven Childcare Center Outdoor Play Area

Location: Assessor Parcel Number S6565-00-00C01-0 and S6565-00-00C02-0
Oak Harbor, WA

Applicant: Patrick & Glaiza Price

Bright Haven Child Care Center

Project Description:

Bright Haven Child Care Center seeks approval for the conditional use of a grass area located on the property to serve as an outdoor play area for children enrolled at the center. The proposed outdoor play area is approximately 1,250 square feet and will accommodate a maximum of 13 children at one time. We plan to schedule play sessions to ensure that the number of children using the space at any given time remains in compliance with state and local regulations.

The outdoor play area will meet the requirements outlined in OHMC 19.08.676 and WAC 110-300-0145. The grass area will be enclosed with appropriate fencing to ensure the safety of the children, including an entry gate and an exit gate to allow for secure access and emergency egress. The ground covering will consist of wood chips to provide a soft, safe surface for children during playtime. All activities within the space will be supervised by qualified childcare staff. No permanent structures will be installed within the grass area, and the space will remain a natural, open area for play and physical activities.

Use of Space:

The outdoor play area will be used for scheduled outdoor activities, including but not limited to free play, physical education, and group games, for children between the ages of 6 months and 6 years old. The number of children present in the play area will not exceed the square footage requirements set forth by state and local codes.

Safety and Accessibility:

The outdoor play area will be enclosed with fencing that meets local safety standards and will include an entry gate and an exit gate for secure access and egress. The ground covering will be made of wood chips, ensuring a soft and safe surface for the children. Additionally, the space will include clear pathways and entrances that comply with accessibility guidelines to ensure that all children and staff members can safely access the area.

Hours of Operation:

The outdoor play area will be used during the center's normal operating hours, Monday through Friday, from 7:00 a.m. to 5:00 p.m. Play sessions will be staggered to accommodate the number of children while remaining compliant with the square footage requirement.

Maintenance Plan:

The grass area will be maintained by the childcare center to ensure it remains safe, clean, and free of hazards. Regular inspections will be conducted to remove debris and ensure the ground covering is properly maintained for safe play. The wood chips will be replenished as needed to maintain a safe, cushioned surface.

Legal Description Conditional Use Permit Application

Parcel 1:

- Parcel Number: S6565-00-00C01-0**
- Zoning District: CBD (Central Business District)**
- Description: This parcel is located within the City of Oak Harbor, Washington. The property is located adjacent to the Bright Haven Child Care Center, which will utilize this area for outdoor play space in compliance with state and local regulations.**

Parcel 2:

- Parcel Number: S6565-00-00C02-0**
- Zoning District: CBD (Central Business District)**
- Description: This parcel is also located within the City of Oak Harbor, Washington, and is part of the same subdivision as Parcel 1. This parcel, in conjunction with Parcel 1, will provide additional space necessary to meet outdoor space requirements for the childcare center.**

Overall Description:

The combined parcels will be used to create an outdoor play area of 1,250 square feet. This space will be enclosed by a five-foot black privacy fence, equipped with self-latching

locks for security, and covered with 4 inches of cedar wood chips for safety. No plants will be included in the outdoor area.

Bright Haven Child Care Center vehicle drop off and pick up

We plan either on street parking on Bayshore or Pioneer Way for drop offs and pickups or staggered drop off/ pick ups via time slots. Expected drop off and pick up will take less than 5 minutes. No early drop offs will be allowed.

AGREEMENT FOR USE OF PROPERTY

This Agreement for Use of Property ("Agreement") is made and entered into on this June 24 2024, by and between Bill McKnight ("Property Owner") and Glaiza Price, director of Bright Haven Child Care Center (Child Care Center)

Recitals

WHEREAS, the Property Owner owns the property located at APN# S6565-00-00C01-0 & S6565-00-00C02-0 *Grass lot behind 861 SE Pioneer Way, Oak Harbor, WA ("Property"); and

WHEREAS, the Child Care Center operates at 890 Bayshore Drive, Oak Harbor, WA; and

WHEREAS, the Property Owner agrees to grant the Child Care Center the right to use a portion of the grass lot behind the Property for the purpose of creating an outdoor play area for the Child Care Center, subject to the terms and conditions set forth below.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Grant of Use:

The Property Owner grants the Child Care Center the right to use the grass lot behind 861 SW Pioneer Way, Oak Harbor, WA ("Designated Area") for as long as the Childcare Center remains in operation at 890 Bayshore Drive, Oak Harbor, WA.

2. Modifications:

The Childcare Center is permitted to:

- a. Erect a 4-foot fence to enclose the Designated Area.
- b. Modify the ground coverage within the Designated Area to include half wood chips and half astroturf or sufficient coverings.

3. Maintenance:

The Childcare Center shall be responsible for maintaining the Designated Area, including the fence and ground coverage, in a safe and clean condition.

4. Liability:

The Childcare Center agrees to indemnify and hold the Property Owner harmless from any claims, liabilities, damages, or expenses arising out of the use of the designated area by the Child Care Center, its employees, agents, or invitees.

5. Term and Termination

This Agreement shall remain in effect for as long as the Child Care Center operates at 890 Bayshore Drive, Oak Harbor, WA.

6. Entire Agreement:

This Agreement constitutes the entire agreement between the parties regarding the use of the Designated Area and supersedes any prior agreements or understandings, whether written or oral.

7. Amendments:

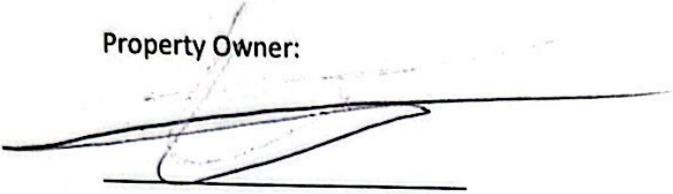
Any amendments or modifications to this Agreement must be in writing and signed by both parties.

8. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Property Owner:



Bill McKnight

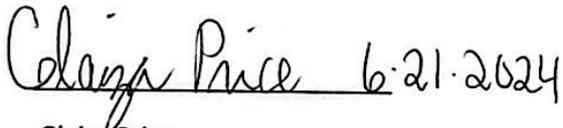
APN# 6565-00-00C02-0

Oak harbor WA. 98277

1-425-478-1848

Heidmcknight@comcast.net

Bright Haven Child Care Center:



Glaiza Price

ALPG LLC

890 Bayshore Drive unit 2

Oak harbor WA. 98277

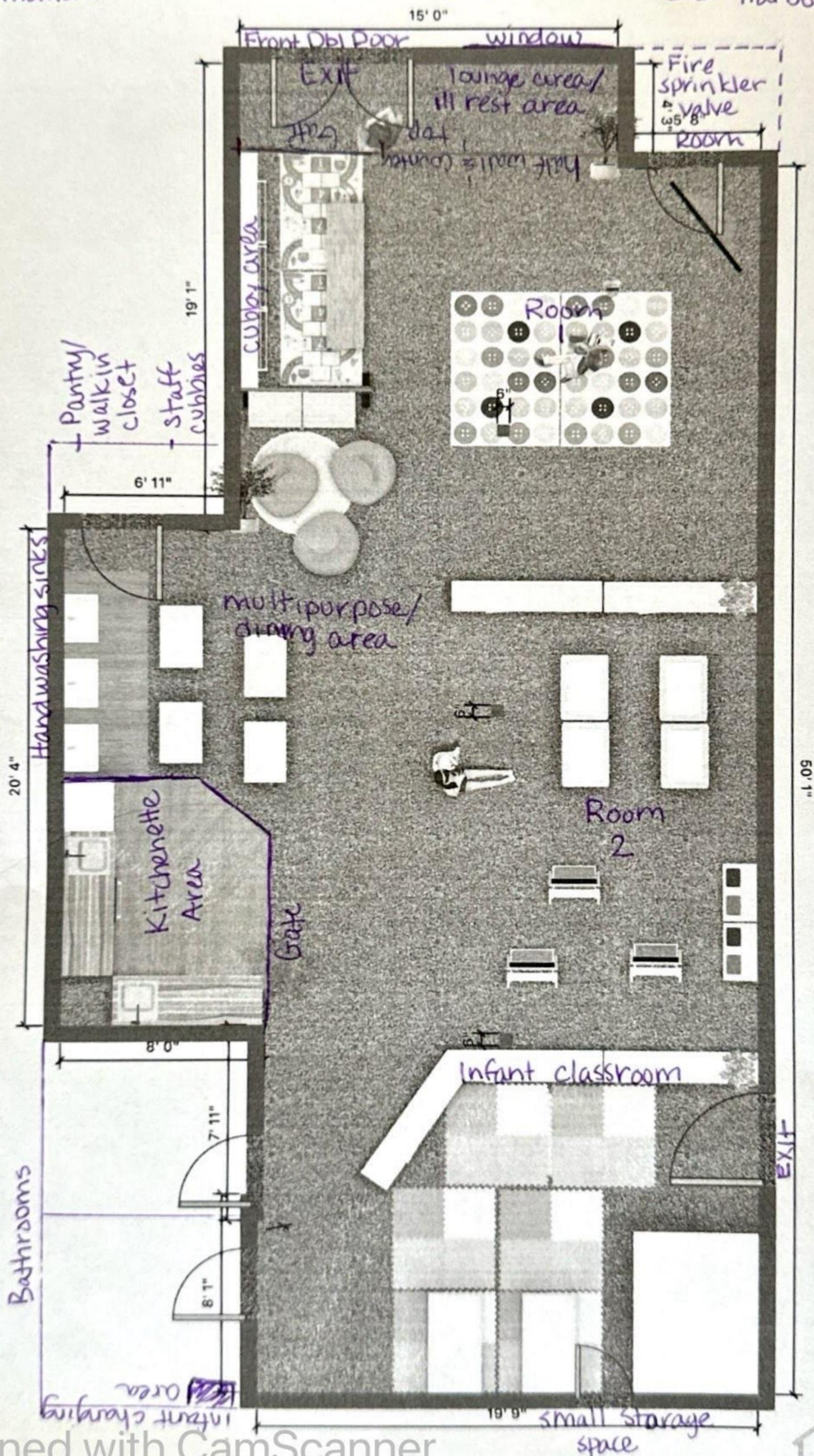
360-929-8702

glaiza61986@gmail.com

Suite is open concept
& empty at the moment
1700 sq ft

Parking lot
Front

890 SE Bayshore Dr. Suite 2
Oak Harbor, WA 98277







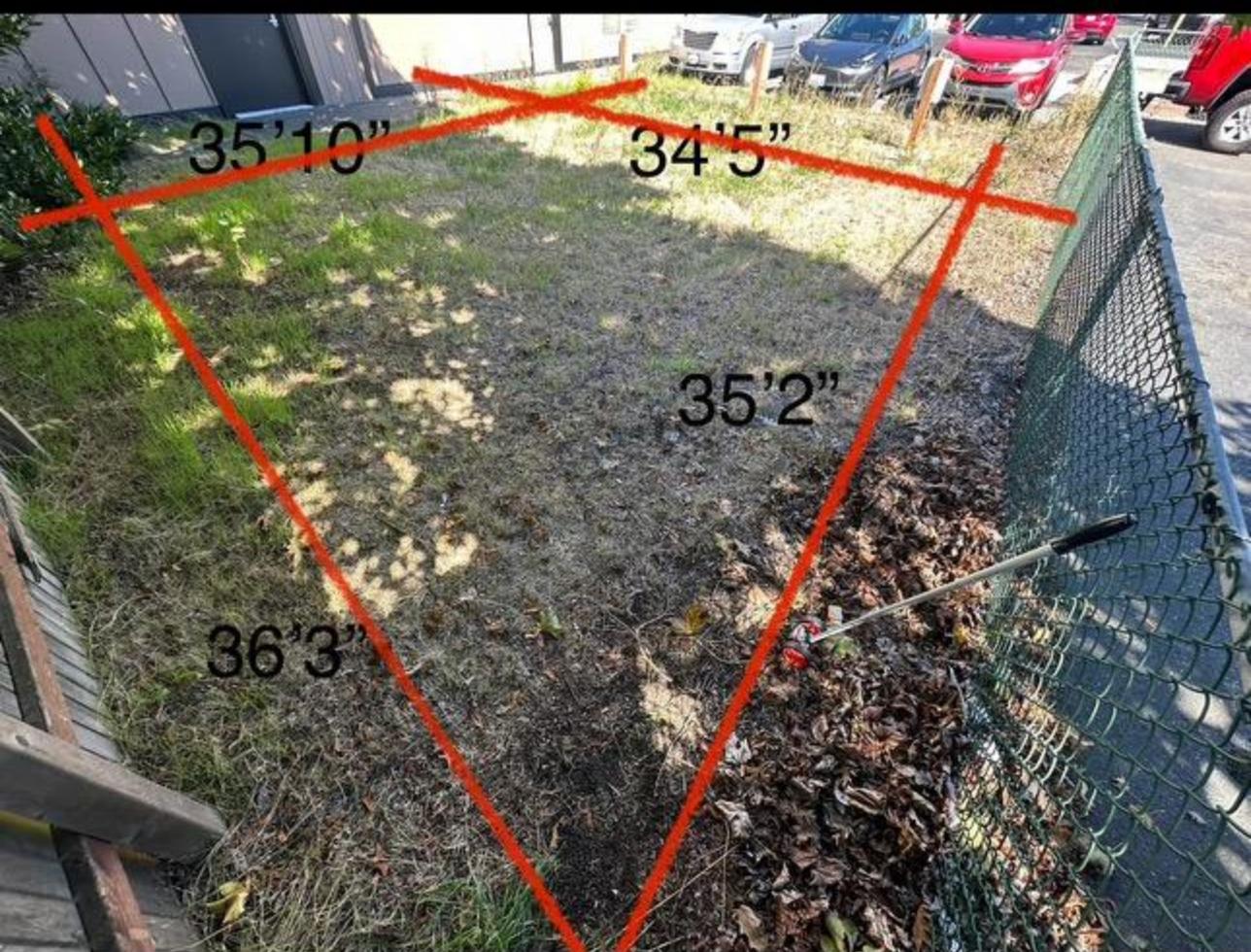
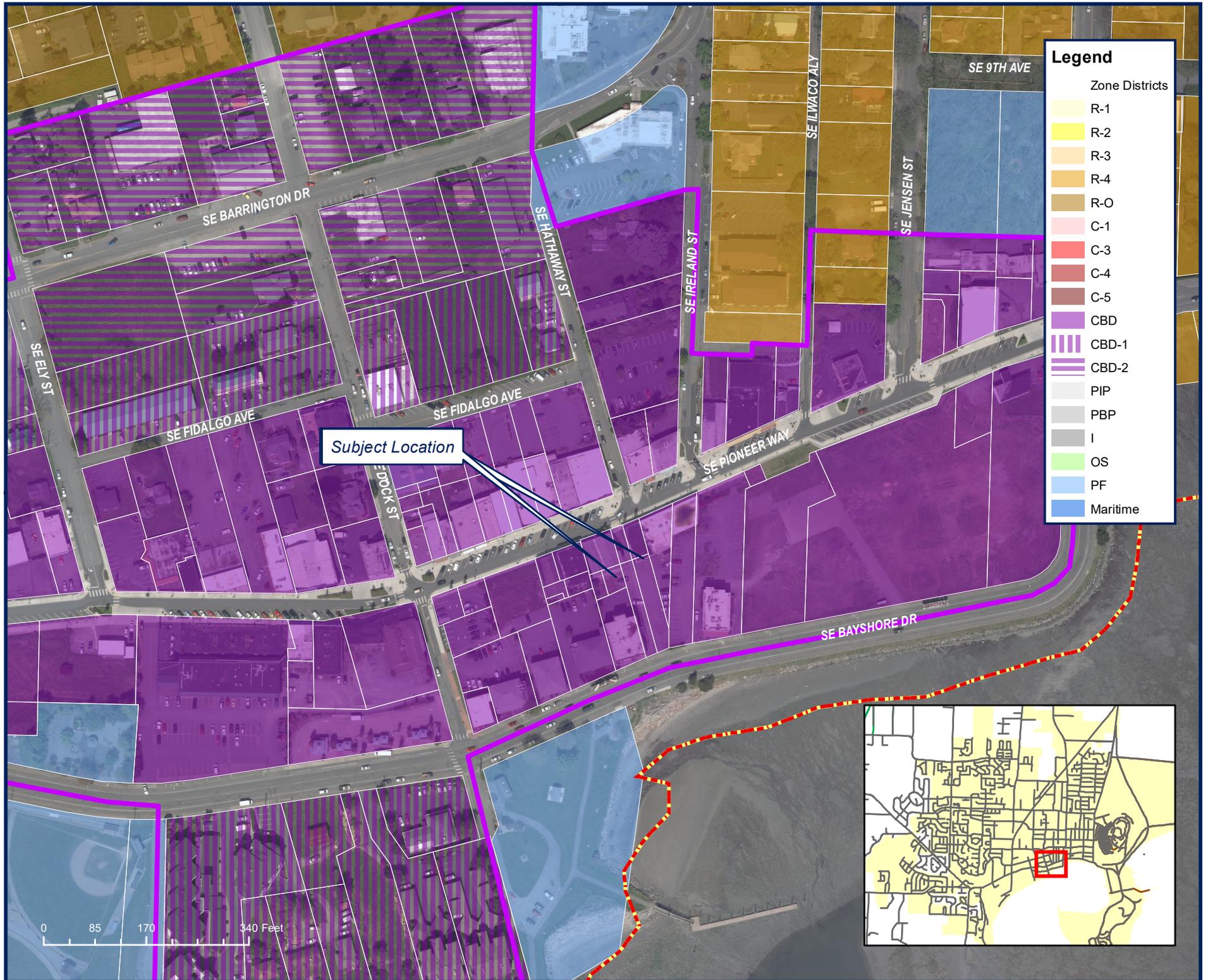




Exhibit 3 - Zoning and Vicinity Map



HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
3252 GREEN RD
OAK HARBOR WA 98277

FLAKE, DAVID A & MARCIA FLAKE
10704 64TH PL W
MUKILTEO WA 98275

MCKNIGHT, WILLIAM & HEIDI
MCKNIGHT
17533 CLOVER RD
BOTHELL WA 98012

TOWN OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

OLD TOWN MALL LLC
PO BOX 2249
OAK HARBOR WA 98277

OLD TOWN MALL LLC
PO BOX 2249
OAK HARBOR WA 98277

OLD TOWN MALL LLC
PO BOX 2249
OAK HARBOR WA 98277

OLD TOWN MALL LLC
PO BOX 2249
OAK HARBOR WA 98277

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
3252 GREEN RD
OAK HARBOR WA 98277

HYDE, RODERICK ALLEN & CHALALAI
HYDE
9915 161ST AVE NE
REDMOND WA 98052

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

DOUBLE NEGATIVE, LLC
3018 COMMERCIAL AVE
ANACORTES WA 98221

DOUBLE NEGATIVE, LLC
3018 COMMERCIAL AVE
ANACORTES WA 98221

FAKKEMA, KEITH A & HOPE J
FAKKEMA
E R FAKKEMA
1231 SW XAVIER DR
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

THE COVCO GROUP, LLC
21218 HARVEST THISTLE DRIVE
RICHMOND TX 77406

OLD TOWN MALL LLC
PO BOX 2249
OAK HARBOR WA 98277

RED BRICK BUILDING, LLC
2139 CROSSWOODS CIRCLE
OAK HARBOR WA 98277

MCKNIGHT, WILLIAM & HEIDI
MCKNIGHT
17533 CLOVER RD
BOTHELL WA 98012

MCKNIGHT, WILLIAM & HEIDI
MCKNIGHT
17533 CLOVER RD
BOTHELL WA 98012

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
3252 GREEN RD
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

WILKINS, CHARLES P
PO BOX 535
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

BY THE BAY PROPERTIES LLC
99 WIDARAMA PL
COUPEVILLE WA 98239

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
3252 GREEN RD
OAK HARBOR WA 98277

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
3252 GREEN RD
OAK HARBOR WA 98277

MAKER'S MARK LLC
PO BOX 1139
OAK HARBOR WA 98277

MCPHERSON, MOLLY
PO BOX 1617
COUPEVILLE WA 98239

CORRIDORS VENTURES, LLC
17628 TALBOT RD
EDMONDS WA 98026

PUNJAB, SHER E
23224 94TH AVE S
KENT WA 98031

DILLARD ELAINE D
513 NEIL ST
OAK HARBOR WA 98277

CITY OF OAK HARBOR
865 SE BARRINGTON DR
OAK HARBOR WA 98277

COCKRELL PR, TOM & COCKRELL,
YOUNGSMAN & RAE
PO BOX 733
OAK HARBOR WA 98277

JOHNSTON, CLAUDE L
19W TROXELL RD
OAK HARBOR WA 98277

STEADY SHEPHERD, LLC
2728 STRAWBERRY POINT RD
OAK HARBOR WA 98277

ALLEN & FOX, LLC
514 AMERICAS WAY #11922
BOX ELDER SD 57719

CORRIDORS VENTURES LLC
17628 TALBOT RD
EDMONDS WA 98026

CORRIDORS VENTURES LLC
17628 TALBOT RD
EDMONDS WA 98026

CORRIDORS VENTURES LLC
17628 TALBOT RD
EDMONDS WA 98026

CORRIDORS VENTURES, LLC
17628 TALBOT RD
EDMONDS WA 98026

VILLAREAL, GILBERT & SUZANNE
VILLARREAL
2515 POND VALLEE DR
OAKLAND CA 48363

Reference Only Parcel

COOK, GARY LEE & OILTIP COOK
886 SE BAYSHORE DR APT 302
OAK HARBOR WA 98277

VAN LONDEN, WOUTER & JESSIE VAN
LONDEN
869 SW FAIRHAVEN DR
OAK HARBOR WA 98277

HACKBARTH, KAY LEAH
886 SE BAYSHORE DR #202
OAK HARBOR WA 98277

WALKER, DAVID P
886 SE BAYSHORE DR UNIT D
OAK HARBOR WA 98277

ERDA, LLC
316 SE PIONEER WAY, #524
OAK HARBOR WA 98277



November 15, 2024

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION**

Bright Haven Child Care Center

APPLICATION: Conditional Use 2409-0055

Glaiza Price submitted a Conditional Use application and associated documents to convert vacant land to a fully fenced in child care play area with required ground covering WAC 110-300-0145.

PROJECT LOCATION: The property location is Parcel: S6565-00-00C01-0.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 4:30 p.m. on 12/06/2024**. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

To receive notification of the decision on this proposal, please include your email and send your request to the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277. Please include the following: Notification of Decision for application 2409-0055.

Patti O'Mahony
Permit Coordinator
pomahony@oakharbor.org



NOTICE OF APPLICATION

Bright Haven Child Care Center

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The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

DETERMINATION OF COMPLETENESS: The above application was submitted on Friday, September 27, 2024 by Glaiza Price. The application has been determined complete for processing on Friday, November 15, 2024.

APPLICABLE REGULATIONS AND REVIEW CRITERIA: The above application will be reviewed for compliance with the Oak Harbor Comprehensive Plan (June 2016 and Nov. 2014), Municipal Code. This may not be a comprehensive list of the applicable regulations and review criteria against which this application will be reviewed.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

PUBLIC COMMENT PERIOD: 11-23-2024 through 12-06-2024

If you have questions regarding this application, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m., Monday thru Friday.

To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 4:30 p.m. on 12/06/2024.**

To receive notification of the decision on this proposal, please include your email and send your request to the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277. Please include the following: Notification of Decision for application 2409-0055.

Patti O'Mahony
Permit Coordinator

Published: Whidbey News Times
Dated: 11/23/2024

AFFIDAVIT OF POSTING

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

I, Glaira Price, hereby certify that I did, on the 18th day of November 2024 post 2 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

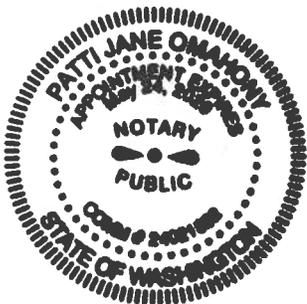
1. 888 SE Bayshore Dr	S6565-00-00C01-0
-----------------------	------------------

advertising a Notice of Application for Conditional Use (2409-0055) for the proposed Bright Haven Child Care Center.

Glaira Price

(Signature of person posting)

SIGNED AND ATTESTED to before me this 18 day of November 2024
by Glaira Price.



Notary Public
 Print Name Patti O'Mahony
 Notary Public in and for the State of Island
 Washington, Oak Harbor City/County
 Commission expires 5-24-2028



**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

You are receiving this notice because you own property within 300 feet of Parcel S6565-00-00C01-0.

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on Monday, January 27, 2025 at 2:00 PM. This will be both a physical meeting location and a virtual meeting. The hearing examiner, staff, and the public may attend virtually or in-person at City Hall, Council Chambers. The hearing may be viewed live via YouTube at www.youtube.com/cityofoakharbor. The hearing examiner will consider the following items:

Conditional Use: Parcel S6565-00-00C01-0 Bright Haven Child Care Center (2409-0055):

The applicant is proposing to operate a private day care facility in an existing commercial space with an outdoor play area on adjacent parcels at 890 SE Bayshore Drive and 861 SE Pioneer Way respectively.

Conditional Use: Parcel S6575-01-0000B-1 (31650 SR 20) Connection Christian Center (2410-0060):

The applicant is proposing to use an existing commercial building space as a church.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. Information on how to provide public comments virtually will be provided on the hearing agenda. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

The associated applications are available for review at the City of Oak Harbor Development Services Department at City Hall, 865 SE Barrington Drive. For more information, please contact the Permit Coordinator in the Development Services Department at 360-279-4510.

Sarah Heller
Sr. Administrative Assistant, Development Services
sheller@oakharbor.org



**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

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Sarah Heller, sheller@oakharbor.org
Senior Administrative Assistant - Development Services

POSTED ON FRIDAY, JANUARY 10, 2025

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.gov

EMAILED ON TUESDAY, JANUARY 7, 2025: legals@soundpublishing.com

PUBLISHED ON SATURDAY, JANUARY 11, 2025: Whidbey News Times

REMOVE 01/28/2025

Southshore Condominium Association
886 SE Bayshore Drive
#202
Oak Harbor, WA 98277
December 4, 2024

RE: Application for Conditional Use 2409-0055

A child care playground will impact our property.

The fence that separates our parking from the grass area protects the vehicles. Will a new fence be built that places more distance from the fence on our property to the fence on the grass area?

Will the fence create a barrier so that the children will not be able to damage the vehicles with toys or other implements?

The ground cover of cedar chips could blow into our parking lot to create a hazard for people walking to the vehicles. Will the chips be large enough not to blow in the high winds?

Some playgrounds no longer use wood chips because of splinters that can cause injuries to children's bodies and eyes.

The bedrooms located in the condominium are facing the playground.

How much noise will the playground create? What will be the hours of the child care facility?

There is minimum parking located adjacent to the facility. Children will have to walk in the parking lot to access the playground.

Serendipity Lane is adjacent to the playground. Will the gates be locked so that other children will not be able to play in the facility?

How will the storage units be affected?

What are the legal implications if a child is injured on the fence that is condominium property?



Kay Hackbarth

President

Please send the decision on proposal 2409-0055 to
klhack2@comcast.net

Exhibit 1
Connection Christian Center
Conditional Use Permit
Case No. 2410-0060
Staff Report to Hearing Examiner

APPLICATION:

Applicant requests a Conditional Use permit for the use of an existing commercial space for a church congregation meeting space. The proposed site is located in the C-3 Community Commercial zone district, which requires a conditional use permit for a church use per OHMC Section 19.20.1050.

PRELIMINARY INFORMATION:

Applicant: Joshua Keck, 31640 SR 20, Unit 1, Oak Harbor, WA 98277

Property Owner: WAD Investments, PO Box 1512, Oak Harbor, WA 98277

Address of proposal: 31640 SR 20, Unit 1, Oak Harbor, WA 98277

Parcel Number(s): S6575-01-0000B-1

Comprehensive Plan Designation: High Intensity Commercial

Zoning Designation: C-3, Community Commercial

Application Presented for Action:

Conditional Use Application - Review Process III

Attachments:

Exhibit 2 Application materials
Exhibit 3 Zoning and Vicinity map
Exhibit 4 Public Noticing Documents

SITE GEOGRAPHY

The project site consists of existing commercial site within a larger highway commercial strip. The proposed church is located at the rear of a multi-tenant commercial plaza consisting of three buildings and shared parking and driveway access. The site is generally flat and does not include any sensitive areas. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Retail commercial	C-3
South:	Retail commercial	C-3
East:	Commercial storage lot	C-3
West:	Retail shopping center	C-3

BACKGROUND and PROJECT DESCRIPTION:

The proposed church is located within an existing commercial space at the rear portion of a multi-

tenant building. Overall, the tenant space is approximately 2968 square feet over two floors. Much of the upstairs area is attic storage and office space. The first floor is proposed to be remodeled to accommodate the congregation, which will be up to 80 people per the applicant's request.

Square footage requirements, building capacity and fire code standards will be addressed through the building permit process.

Parking for the commercial building is provided in a shared parking lot on the site. The parking is split between three buildings, including a seafood restaurant and office spaces. The usage of the parking lot should be varied enough to accommodate the proposed use along with the other existing uses.

No changes to the exterior of the building is proposed, including any landscaping or site changes.

Conditional Use Permit Application

The subject parcel is currently zoned C-3. Per OHMC 19.20.1050, "Churches, rectories, convents or similar" are listed as a "Conditional Use."

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, concluded with a final decision by the Examiner.

Conditional Use Review

According to OHMC 19.67.030, "*No conditional use shall be granted unless it meets the following criteria:*"

(1) All special conditions for the particular use are met;

The applicant is seeking the approval of a Conditional Use permit to allow for a church to be located in an existing commercial building. If the application is approved, an interior remodel would commence to create an appropriate space for congregants to gather for church services. The application states that primary activities in the space would be on Wednesday evenings and Sunday mornings. These hours will be included as conditions of approval to ensure that excessive parking usage would not impact neighboring parcels or businesses.

(2) It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property;

Physical changes to the site will be limited to interior construction. No exterior changes are proposed and therefore should not create any undue impacts.

(3) It is provided with adequate parking;

The use will be required to comply with the standards of OHMC 19.44. Per the minimum standards listed in OHMC 19.44.100, churches are required to have a minimum of one parking space per four seats and/or one per 30 square feet of assembly space without fixed seats. The applicant has shown parking served in an existing paved parking lot shared with other uses in the center.

At a ratio of one parking space per 4 seats, 20 parking spaces will be required as a minimum. 35 parking spaces are shown on an aerial photo submitted by the applicant. This should be sufficient for the use on the days proposed for the church services.

The aerial photo also shows overflow parking in an adjacent unpaved lot – this area is not permitted as parking for this or any other use permitted by the city as it does not meet the standards for parking in the city. If the parking provided in the paved lot on site, then the use will need to determine appropriate options that meet the standards of the OHMC.

(4) It is served with adequate public streets, public utilities and facilities;

Public utilities are available to serve the site and vehicular access is provided from SR 20 to the west of the property.

(5) It otherwise meets the purpose of the district in which it is to be placed;

The conditional use will be compatible with the surrounding commercial environment, with hours being opposite those of the nearby businesses. The use is located on a state highway with many accessible routes beyond that and will not adversely impact adjacent properties with conformity to the OHMC.

(6) It meets the goals and policies of the Oak Harbor comprehensive plan. (Ord. 1555 § 27, 2009).

The expansion of the proposed use will fit into the existing neighborhood as noted above and is consistent with the Oak Harbor Comprehensive Plan Goals and Policies below.

Goal 1 – Promote a healthy mix of uses:

This use is integrated into an area which typically included commercial uses in the immediate vicinity and residential uses nearby.

Goal 2 – Encourage land use patterns that promote health and safety:

This use provides a service in close proximity to where many people live.

Result of Conditional Use Permit Approval

If the Conditional Use Permit is approved, the applicant may apply for and receive building permits to remodel the interior space to fit the needs of the church. All construction is required to meet the applicable building and fire codes and will be reviewed and addressed through that process.

Conclusion

Staff has reviewed the application against the Conditional Use Permit standards and has determined that the application meets the specific criteria of OHMC 19.67 and that the overall proposed remodel design and occupant load can be accommodated by the site. The applicant will be expected to seek approval of a building permit following the approval of the Conditional Use.

SEPA

No SEPA review is required for this application.

LEGAL NOTICE

A Notice of Application and notice to neighboring property owners were mailed and posted on

December 6, 2024 and advertised on December 7, 2024. The Notice of Public Hearing for the Conditional Use Permit was mailed and posted on January 10, 2025 advertised on January 11, 2025.

PUBLIC COMMENTS

The city received no public comment on this application.

RECOMMENDED ACTION

Staff recommends that the Hearing Examiner conduct the public hearing and approve this Conditional Use application for a church as outlined in the application, subject to the following conditions of approval:

1. The attendance for church services be limited to 80 people.
2. Use of the site for church services be limited to Wednesday evenings and Sundays only. Additional use of the space for small groups and office hours should be limited to not create parking impacts for businesses on the same site who operate during the weekday daytime hours.
3. Parking for the church is limited to the paved parking areas on site, or public parking on paved surfaces with the consent of the property owner. No parking is allowed on dirt, gravel or similar non-improved lots.
4. That any future development on the site comply with the applicable standards of the OHMC, including OHMC 19.08.676.
5. That all requirements for building and fire codes be met for the building prior to occupancy.
6. The conditional use permit applies only to the property for which the application is made.

Connection Christian Center is an extension of Freedom Outreach International (FOI), formerly known as Ministry to the Military (MTTM). FOI is a missional branch of the Church of God Cleveland, TN specifically formed to provide services in military areas. Their slogan, "Connecting military, veterans, and their communities with a missional Christian family," attests to the reason why we originally opened a center in Oak Harbor.

Initially, FOI started by establishing centers outside of U.S. military bases overseas. Over the past decade, FOI recognized the need for men, women, and children to have a homestyle center stateside that can become a place to praise God away from their home of residence. The need for our center has been represented in both attendance and the success of our outreach events. One specifically has been a Thanksgiving event, where we have fed over 1300 military and their families in the past three Thanksgivings.

We currently meet in the building located with Seabolt's seafood. We have around 25 adults, with their 15 children attend every Sunday 10 am and/or Wednesday 6pm. This brings our current attendance to at most 40 people during normal attendance hours. We would like to do a modification to the building allowing for double the normal attendance, up to 80 people. Parking for these times do not conflict with the hours of Seabolt's and we are allowed to use the parking located in the field behind the building (see map attachment).

Layout Page Table			
Label	Title	Description	Comments
C-1	Cover Sheet		
P-1	Site Plan		
A-1	As-Built Plan		
A-2	(P) Plan Views		
A-3	Elevation Views		
A-4	Cross Sections		
S-1	Floor Framing		
E-1	Electrical Plan		
D-1	Standard Details		

GENERAL NOTES:

THE BUILDER IS RESPONSIBLE FOR USING SAFE WORK PRACTICES AND CONFORMING TO ALL SAFETY ORDINANCES. THE BUILDER IS TO VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. ANY CHANGES TO STRUCTURE MUST BE REVIEWED AND APPROVED BY OMEGA BUILDERS, LLC. ALL METHODS, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION.

DESIGN LOADS

ROOF LOAD: SNOW 25 PSF, DEAD 15 PSF
 FLOOR LOADS: LIVE 40 PSF, DEAD 15 PSF
 WIND SPEED: VS 3-SEC= 97 MPH, I=1.0, EXPOSURE "D", RISK: II
 SEISMIC: DESIGN CATEGORY "D2", Ss= 1.267, Siu+2081= 0.50, IE=1.0, SITE CLASS "D", R= 6.5

SOILS:

SOIL BEARING OF 1000 PSF IS ASSUMED. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SITE SOILS PROVIDE THIS MINIMUM BEARING CAPACITY. FROST DEPTH: 12"

FOUNDATIONS:

EXTERIOR FOOTINGS TO BE A MINIMUM OF 12" BELOW FINISHED GRADE BEARING ON NATIVE UNDISTURBED SOIL. BACK FILL WITH APPROVED FILL MATERIAL. BACKFILL BEHIND A RETAINING WALL A MINIMUM OF 6" WITH A GRAVEL OR WELL DRAINING SOIL. STRUCTURAL FILL UNDER FOOTINGS AND SLABS TO BE 95% COMPACTED TO A MODIFIED PROCTOR DENSITY (ASTM D1557). ALL CONSTRUCTION ON FILL SOIL SHALL BE APPROVED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER.

REINFORCING STEEL:

ALL REINFORCING STEEL TO BE GRADE 60 PER ASTM A-615. LAP ALL SPLICES A MINIMUM OF 32 BAR DIAMETERS OR 18". LAP HORIZONTAL STEEL AT CORNERS AND INTERSECTIONS IN FOOTING AND WALLS WITH CORNER BARS. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
 INTERIOR FACES OF SLAB AND WALL BARS 1-1/2"
 EXPOSED TO WEATHER OR EARTH 1-1/2" FOR #5 AND SMALLER AND 2" FOR #6 AND LARGER.
 FOOTING BARS CAST AGAINST EARTH REQUIRE 3" COVER.

CONCRETE:

ALL CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE IBC 2015. MIN. COMPRESSIVE STRENGTH SHALL BE 3000 PSI* AT 28 DATES WITH A MIN. WATER/CEMENT RATIO OF .45. ALL CONCRETE SHALL BE AIR ENTRAINED 5 +/-1%. MAX AGGREGATE SIZE = 1/8".
 *SPECIAL INSPECTION NOT REQUIRED. 3000 PSI COMPRESSIVE STRENGTH IS SPECIFIED FOR WEATHERING PROTECTION. STRUCTURAL DESIGN OF CONCRETE BASED ON 2500 PSI COMPRESSIVE STRENGTH.

FLOORING AND ROOFING:

PLYWOOD SUB FLOORING SHALL BE 3/4" T&G CDX OR OSB (GLUED AND NAILED). NAILING SHALL BE 10D @ 6" O.C. ALONG PANEL EDGES, AND 12" O.C. IN FIELD (U.N.O) SPAN INDEX SHALL BE 48/24. STAGGER END LAPS. ROOF SHEATHING SHALL BE 1/2" CDX OR 7/16" OSB NAILED W8D @ 6" O.C. ALONG PANEL EDGES, AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 24/0. STAGGER END LAPS.

FLOOR FRAMING:

USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN 1/2 THE LENGTH AROUND OPENINGS. PREFABRICATED FLOORING MATERIALS BY OTHERS.

TYPICAL BUILT UP COLUMN:

ALL COLUMNS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLAN ARE TO BE LAMINATED TOGETHER PER DETAIL 30/SD-1. ALL COLUMNS SUPPORTING GIRDER TRUSSES OR GLUE LAMINATED BEAMS ARE TO BE THREE STUDS MINIMUM WHICH ARE LAMINATED TOGETHER. SOLID SAWN COLUMNS MAY BE SUBSTITUTED IN LIEU OF BUILT UP COLUMNS BY PROVIDING AN EQUIVALENT CROSS SECTIONAL AREA.

TYPICAL WALL NOTES:

STUD FRAMING SHALL BE HEM-FLR U.N.O. WHERE ANCHOR BOLTS ARE USED, THEY SHALL BE 1/2" AND NO MORE THAN 72" APART EMBEDDED AT LEAST 7". THERE SHALL BE A MINIMUM OF 2 SILL ANCHORS PER PIECE (SILL PLATE), WITH 1 LOCATED WITHIN 12" OF EACH END OF EACH PIECE. ANCHOR BOLT WASHERS SHALL BE 3"X3"X0/224" SQUARE AND TIGHTENED TO THE PLATE. HOLDOWNS AND FASTENERS SHALL BE SIMPSON U.N.O. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL BEARING WALLS OVER 10' SHALL BE Laterally BRACED AT 4' O.C.

HEADERS

ALL HEADERS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLAN ARE TO BE 4X8 DF#2 OR (2) 2X10 HF #2 WITH AT LEAST ON CRIPPLE AND ONE STUD FOR EACH END FOR OPENINGS U+22645'-0" WIDE AND TWO CRIPPLES AND ONE KING STUD FOR ALL OTHERS.

POST-BEAM CONNECTIONS

POSITIVE CONNECTIONS SHALL BE PROVIDED AT POST-BEAM CONNECTIONS TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. ANCHORAGE OF WALLS AND COLUMNS TO FOUNDATIONS SHALL BE PROVIDED IN ACCORDANCE WITH PLANS AND SHEAR WALL SCHED.

GLUED LAMINATED BEAMS (GLB)

1 SPACE GLUE LAMB BEAMS ARE TO BE MANUFACTURED, TRANSPORTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AITC.
 2 SPECIFY INDUSTRIAL GRADE FINISH AND EXTERIOR ADHESIVE UNLESS NOTED OTHERWISE
 3 MINIMUM DESIGN VALUES:
 A. 24F-V4: FB = 2,400 PSI; FV = 265 PSI; FC = 650 PSI; E = 1,800 KSI.
 4. SOLID SAWN LUMBER:
 A. STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OR HEM FIR CONFORMING TO WWP A GRADING RULES.
 B. MINIMUM GRADES ARE, EXCEPT AS NOTED OTHERWISE:
 I. STRUCTURAL JOISTS AND PLANKS- #2
 II. BEAMS AND STRINGERS - #1
 III. POSTS AND TIMBERS- #1
 5. DOUBLE JOISTS BENEATH ALL PARALLEL WALLS AND OR PARTITIONS.
 6. NOTCHING IS NOT PERMITTED IN JOISTS, RAFTERS, BEAMS, LINTELS, COLUMNS, TRUSSES, AND BRACING MEMBERS.
 7. PRESSURE TREATED LUMBER SHALL CONFORM TO THE ANPA AND SHALL BEAR THE QUALITY MARK OF AN ACCREDITED ALSO INSPECTION AGENCY. MINIMUM TREATING STANDARDS (RETENTION LB/CUBIC FEET) SHALL BE AS FOLLOW
 5:
 A. APPLICATION ACQ/ ACZACA-B
 B. ABOVE GROUND 0.250.10
 C. GROUND CONTACT 0.400.21
 D. FRESH WATER IMMERSION 0.400.21
 E. IN GROUND (STRUCTURAL) 0.600.31
 F. SILL PLATES 0.250.10
 8. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH ACZA TO A MINIMUM RETENTION OF 0.25 POUNDS PER CUBIC FOOT BY ASSAY
 9. NAILING SHALL BE IN CONFORMANCE WITH THE 2021 IBC WITH WASHINGTON AMENDMENTS UNLESS NOTED OTHERWISE. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A-153.

PREMANUFACTURED CONNECTION HARDWARE:

1 CONNECTION HARDWARE IS BY THE SIMPSON COMPANY OF SAN LEANDRO, CA. ALL STEEL CONNECTORS SHALL BE GALVANIZED OR BY SOME METHOD MADE CORROSION RESISTANT, UNLESS OTHERWISE INDICATED.
 2 PROVIDE BOLTED OR NAILED CONNECTIONS FOR THE MAXIMUM CAPACITY UNLESS NOTED OTHERWISE.
 3 CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER POST HOT DIPPED GALVANIZED OR STAINLESS STEEL. FASTENERS SHALL BE OF THE SAME MATERIAL OR PROTECTIVE COATING AS THE CONNECTORS, DO NOT MIX DIFFERING METALS IN THE SAME CONNECTION.
 4 ALL HARDWARE SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.

PREFABRICATED JOISTS AND ROOF TRUSSES

PREFABRICATED JOISTS AND ROOF TRUSSES ARE DEFERRED SUBMITTAL ITEMS AND ARE TO BE DESIGNED, FABRICATED AND INSTALLED PER THE LATEST TRUSS PLATE INSTITUTE STANDARDS. PRE-FABRICATED ITEMS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. FABRICATOR TO PROVIDE ALL CONNECTION DESIGN AND DETAILS. WHERE TRUSSES ARE NOT PROVIDED TO COMPLETE THE ROOF SYSTEM, OVERFRAMING MEMBER AND THEIR CONNECTIONS SHALL BE PROVIDED. OVERFRAMING DETAILS SHALL BE INCLUDED IN THE TRUSS SHOP DRAWINGS IN ORDER TO PROVIDE LOADING CONDITIONS CONSISTENT WITH THE MODELING OF THE TRUSSES. THE OVERFRAMING AND RELATED DETAILS SHALL BE DESIGNED UNDER THE DIRECTION OF THE TRUSS ENGINEER. WHERE TRUSSES ALIGN WITH SHEAR WALLS, A SPECIAL TRUSS SHALL BE PROVIDED THAT HAS BEEN DESIGNED TO TRANSFER THE SPECIFIC WIND AND SEISMIC LOADS SHOWN ON THE PLANS. THE TRUSS SHALL BE DESIGNED TO TRANSFER THE LOAD BETWEEN THE ROOF SHEATHING AND THE SHEAR WALL BELOW. THE TRUSS SHALL BE DESIGNED TO TRANSFER A MINIMUM OF 100 PLF ALONG THE LENGTH OF THE TRUSS. ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSS ELEMENTS UNDER GRAVITY LOADS AND IN-PLANE WIND OR SEISMIC LOADS SHALL BE DESIGNED BY THE TRUSS ENGINEER WHERE THE TOP CHORD IS NOT DIRECTLY ATTACHED TO THE ROOF SHEATHING. THE TRUSS ENGINEER SHALL DESIGN AND SHOW THE PLACEMENT OF ALL REQUIRED TOP CHORD BRACING AND CONNECTIONS ON THE TRUSS SHOP DRAWINGS. ANY BRACING LOADS TRANSFERRED TO THE MAIN BUILDING SYSTEM SHALL BE IDENTIFIED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. DESIGN CALCULATIONS AND SHOW DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL FOR APPROVAL.

P.T. WOOD CONNECTORS

IN ACCORDANCE WITH IBC 2304.10.5.1 ALL METAL CONNECTORS COMING IN CONTACT WITH P.T. WOOD SHALL BE SIMPSON "Z-MAX", TRIPLE ZINC COATED, OR HOT DIPPED GALVANIZED FOR CORROSION RESISTANCE.

ANCHORAGE

ALL ANCHOR BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNO. POST INSTALLED BOLTS INTO CONCRETE NOT OTHERWISE SPECIFIED SHALL BE SIMPSON TITEN-HD ANCHORS. INSTALL IN ACCORDANCE WITH ICC ESR-2T13, INCLUDING MINIMUM EMBEDMENT DEPTH REQUIREMENTS. POST-INSTALLED ADHESIVE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON AT-XP ADHESIVE. INSTALL IN ACCORDANCE WITH IAPMO UES ER-263.

ADDED NOTES

- PER SECTION R302.9, MAX. 200 FLAME-SPREAD CLASSIFICATION FOR WALL & CEILING FINISHES. MAX. 450 SMOKE-DEVELOPED INDEX FOR TRIMS, HANDRAILS, DOOR & WINDOW FRAMES & WALLPAPER.
- PLEASE ADD THE FOLLOWING NOTE ON THE SHEAR WALL PLAN: THE ELECTRICAL PANEL MAY NOT BE LOCATED WITHIN A SHEAR WALL.
- PER 302.11 FIREBLOCKING. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS AS FOLLOWS:
 1. VERTICALLY AT CEILING AND WALLS
 2. HORIZONTALLY AT MAX. 10' INTERVALS
 3. ALL INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
 4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RUN
- OPENINGS AROUND VENTS/PIPES/DUCTS AT FLOOR & CEILING LEVELS 4. PER SECTION M1307.3.1
 APPLIANCES LOCATED IN GARAGE/CARPORT OR ANY AREA SUBJECT TO VEHICLE DAMAGE SHALL BE PROTECTED BY BARRIERS DESIGNED TO WITHSTAND 6,000 LB. FORCE. APPLIANCES WITH AN IGNITION SOURCE SHALL BE ELEVATED TO NO LESS THAN 18" ABOVE FLOOR IN GARAGE OR ANY ROOM THAT OPENS TO THE GARAGE. APPLIANCES DESIGNED TO BE FIXED SHALL BE ANCHORED/STRAPPED TO AVOID HORIZONTAL DISPLACEMENT. WATER HEATERS SHALL BE ANCHORED/STRAPPED WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE UNIT TO RESIST HORIZONTAL DISPLACEMENT. CORROSION RESISTANT WATER TIGHT PAN SHALL BE INSTALLED BENEATH WATER HEATER. DISCHARGE PIPE SHALL DISCHARGE TO OUTSIDE, END OF PIPE SHALL BE NO MORE THAN 2' FROM GROUND AND NO LESS THAN 6" ABOVE GROUND. DISCHARGE SHALL NOT BE TRAPPED. TERMINAL END OF PIPE SHALL NOT BE THREADED.
- INSEC 403.5.5 ELECTRIC HW HEATERS SHALL BE INSTALLED IN UNHEATED SPACE OR ON CONCRETE FLOOR.
- M2003.1 THERMAL EXPANSION (COMPRESSION) TANKS ARE REQUIRED TO BE INSTALLED ON WATER HEATERS.
- IGNITION SOURCES FOR APPLIANCES WITHIN GARAGE, ADJACENT SPACES THA OPEN TO GARAGE & ARE NOT PART OF LIVING SPACE, SHALL BE RAISED TO 18" ABOVE FLOOR LEVEL (UNLESS LISTED AS A FLAMMABLE VAPOR IGNITION SYSTEM).
- UPC602.3 POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE-BIB TYPE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER. (EXCEPT WATER HEATER DRAINS AND CLOTHES WASHER HOSES).

HOME OWNER: WALDRON ET AL, STEVEN O

DESIGNER: Omega Builders LLC, LIC: OMEGABL833BK EXP: 01/16/2025

ENGINEER: None

PROJECT ADDRESS: 31640 SR20 Oak Harbor, Wa 98277

PARCEL #: 805257

PERMITTING JURISDICTION: City of Oak Harbor

ELECTRICAL JURISDICTION: Wa St Dept Of Labor & Ind

POWER COMPANY: Puget Sound Energy

PROJECT VALUATION: \$65,000

(E) FOOTAGES: LOT SIZE: 20,473.2 SQ. FT.

(P) FOOTAGES (TOTAL): No changes to building footprint

PROJECT DESCRIPTION: Replace bearing wall with beam

LEGAL DESCRIPTION: ELYS W SIDE REPLAT LOT 3 OH-BSP 3-001.6575.01.0000B-0 SITE PLANS AF#4063220

ATC Hazards by Location

Search Information

Address: 31640 State Rte 20, Oak Harbor, WA 98277, USA
 Coordinates: 48.2903321, -122.6570843
 Elevation: 39 ft
 Timestamp: 2024-09-23T17:13:13.827Z
 Hazard Type: Seismic
 Reference Document: ASCE7-16
 Risk Category: II
 Site Class: D



Basic Parameters

Name	Value	Description
Ss	1.36	MCE _E ground motion (period=0.2s)
S ₁	0.488	MCE _E ground motion (period=1.0s)
S _{MS}	1.36	Site-modified spectral acceleration value
S _{M1}	* null	Site-modified spectral acceleration value
S _{DS}	0.907	Numeric seismic design value at 0.2s SA
S _{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

***Additional Information**

Name	Value	Description
SDC	* null	Seismic design category
F _a	1	Site amplification factor at 0.2s
F _v	* null	Site amplification factor at 1.0s
CR _S	0.892	Coefficient of risk (0.2s)
CR ₁	0.885	Coefficient of risk (1.0s)
PGA	0.59	MCE _G peak ground acceleration
F _{PGA}	1.1	Site amplification factor at PGA
PGA _M	0.649	Site modified peak ground acceleration
T _L	16	Long-period transition period (s)
SsRT	1.36	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.524	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	2.539	Factored deterministic acceleration value (0.2s)
S1RT	0.488	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.552	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.968	Factored deterministic acceleration value (1.0s)
PGAd	0.93	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

ASCE 7-16	ASCE 7-10	ASCE 7-05
MRI 10-Year	67 mph	MRI 10-Year 72 mph ASCE 7-05 Wind Speed 85 mph
MRI 25-Year	73 mph	MRI 25-Year 79 mph
MRI 50-Year	78 mph	MRI 50-Year 85 mph
MRI 100-Year	83 mph	MRI 100-Year 91 mph
Risk Category I	92 mph	Risk Category I 100 mph
Risk Category II	97 mph	Risk Category II 110 mph
Risk Category III	104 mph	Risk Category III-IV 115 mph
Risk Category IV	108 mph	



DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Orling, WA 98560
 Designer: Darren Anderson - darren@omega-builders.com

Cover Sheet
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Wa 98277

Project Name:
 Connection Christian
 Center Wall Removal

DATE:

9/23/2024

SCALE:

SHEET:

C-1



DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Orling, Wa 98260
 Designer: Darren Anderson - darren@omega-builders.com

Site Plan
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Wa 98277

Project Name:
 Connection Christian
 Center Wall Removal

DATE:

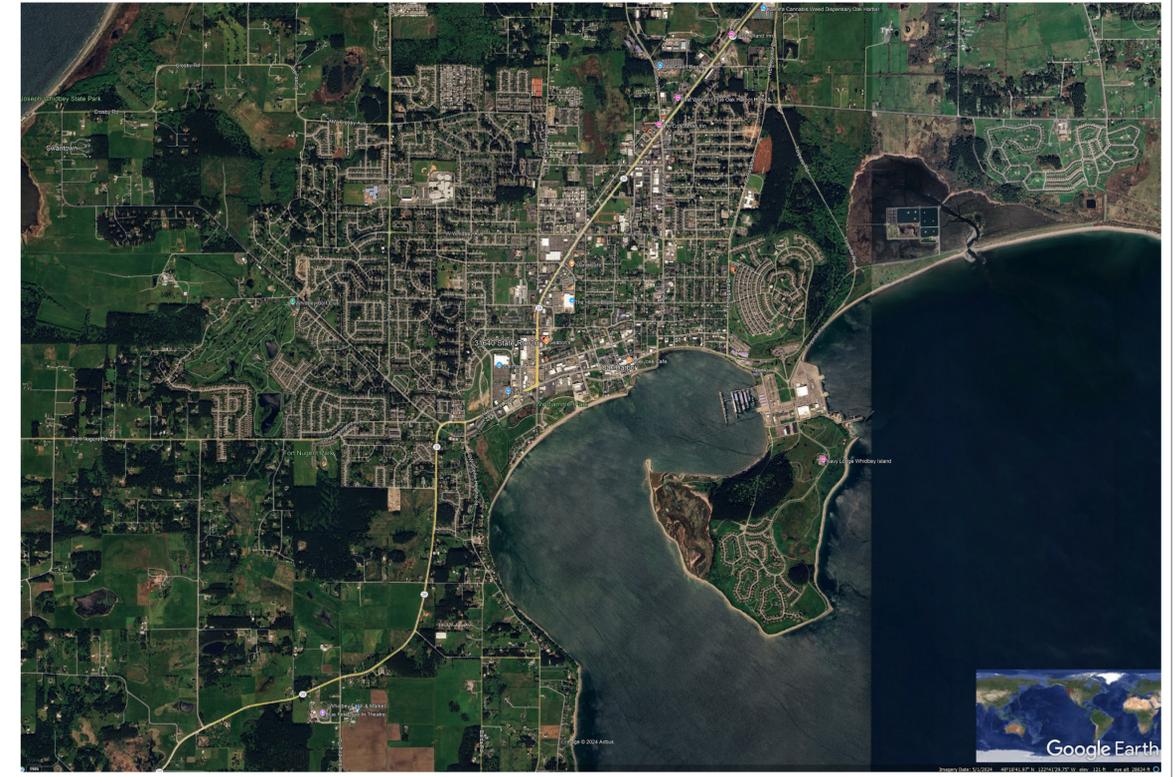
9/23/2024

SCALE:

1" = 10'

SHEET:

P-1



Vicinity Map

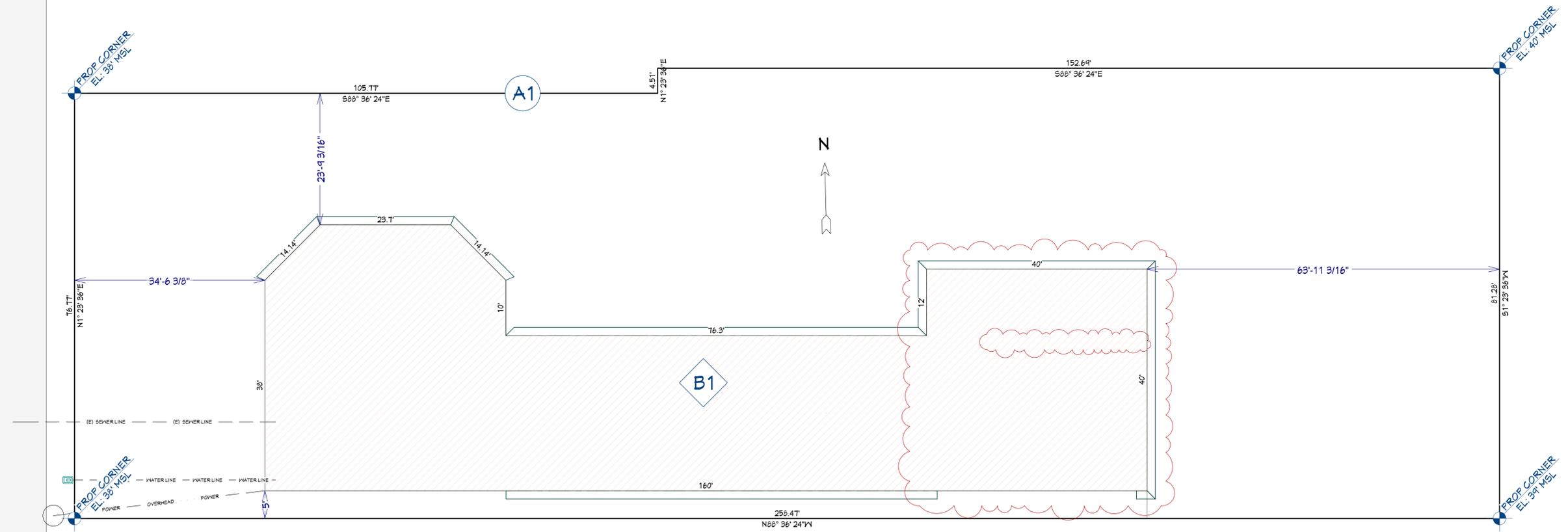
HOME OWNER: WALDRON ET AL, STEVEN O
DESIGNER: Omega Builders LLC, LIC: OMEGABL833BK EXP: 01/16/2025
ENGINEER: None
PROJECT ADDRESS: 31640 SR20 Oak Harbor, Wa 98277
PARCEL #: 805257
PERMITTING JURISDICTION: City of Oak Harbor
ELECTRICAL JURISDICTION: Wa St Dept Of Labor & Ind
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LEGAL DESCRIPTION: ELYS W SIDE REPLAT LOT 3 OH-BSP 3-001.6575.01.0000B-0 SITE PLANS AF#4063220

PROPERTY BOUNDARY FOOTAGES		
NOTE NUMBER	DESCRIPTION	FOOTAGE
A1	PROPERTY BOUNDARY	20,473.2

SITE PLAN FOOTAGES		
NOTE NUMBER	DESCRIPTION	IMPERVIOUS FOOTAGE
B1	(E) HOME	5733.95

Site Plan Legend

SR20



Site Plan
 Scale: 1 in = 10 ft



DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Orling, Va 48360
 Designer: Darren Anderson - darren@omega-builders.com

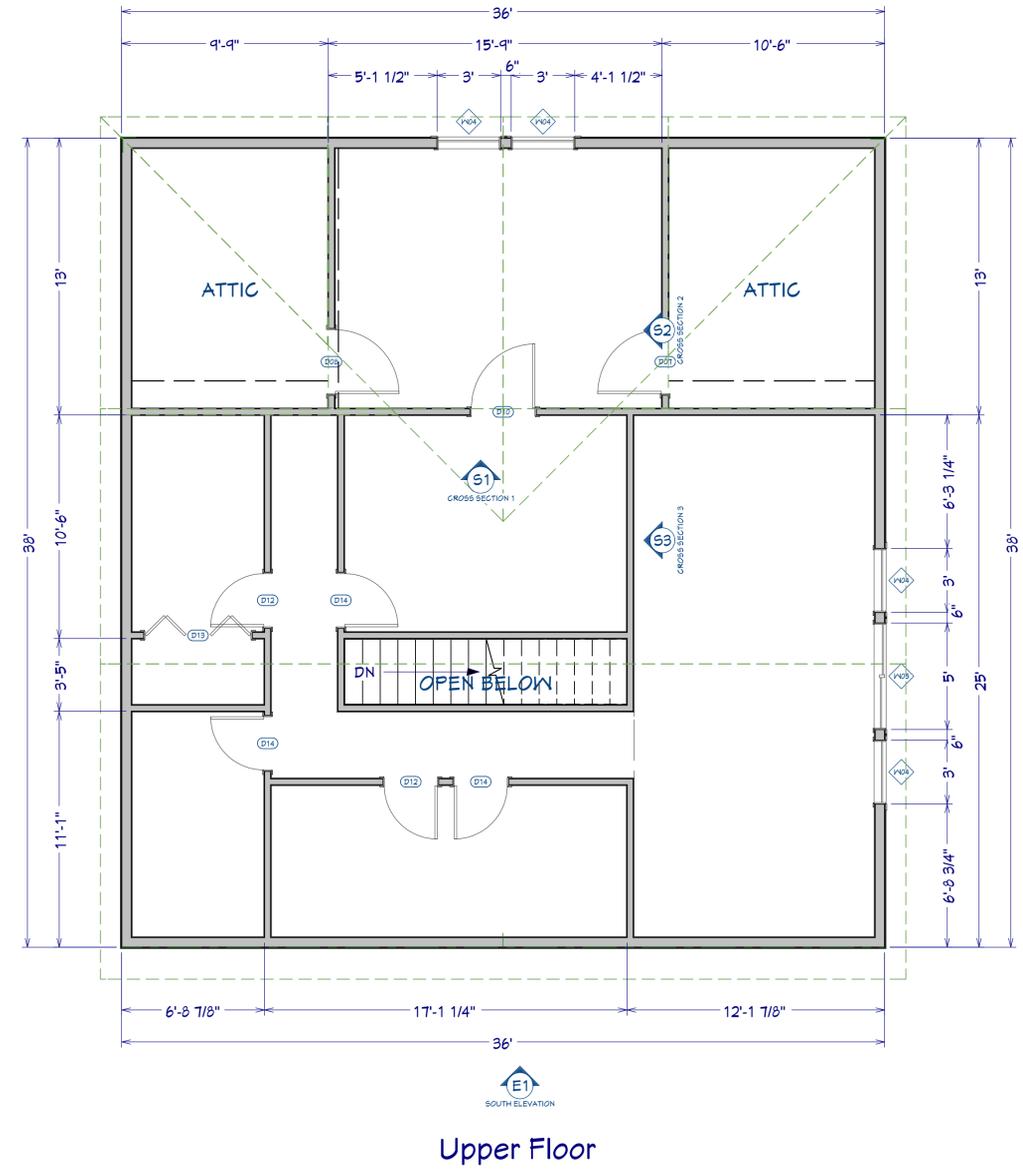
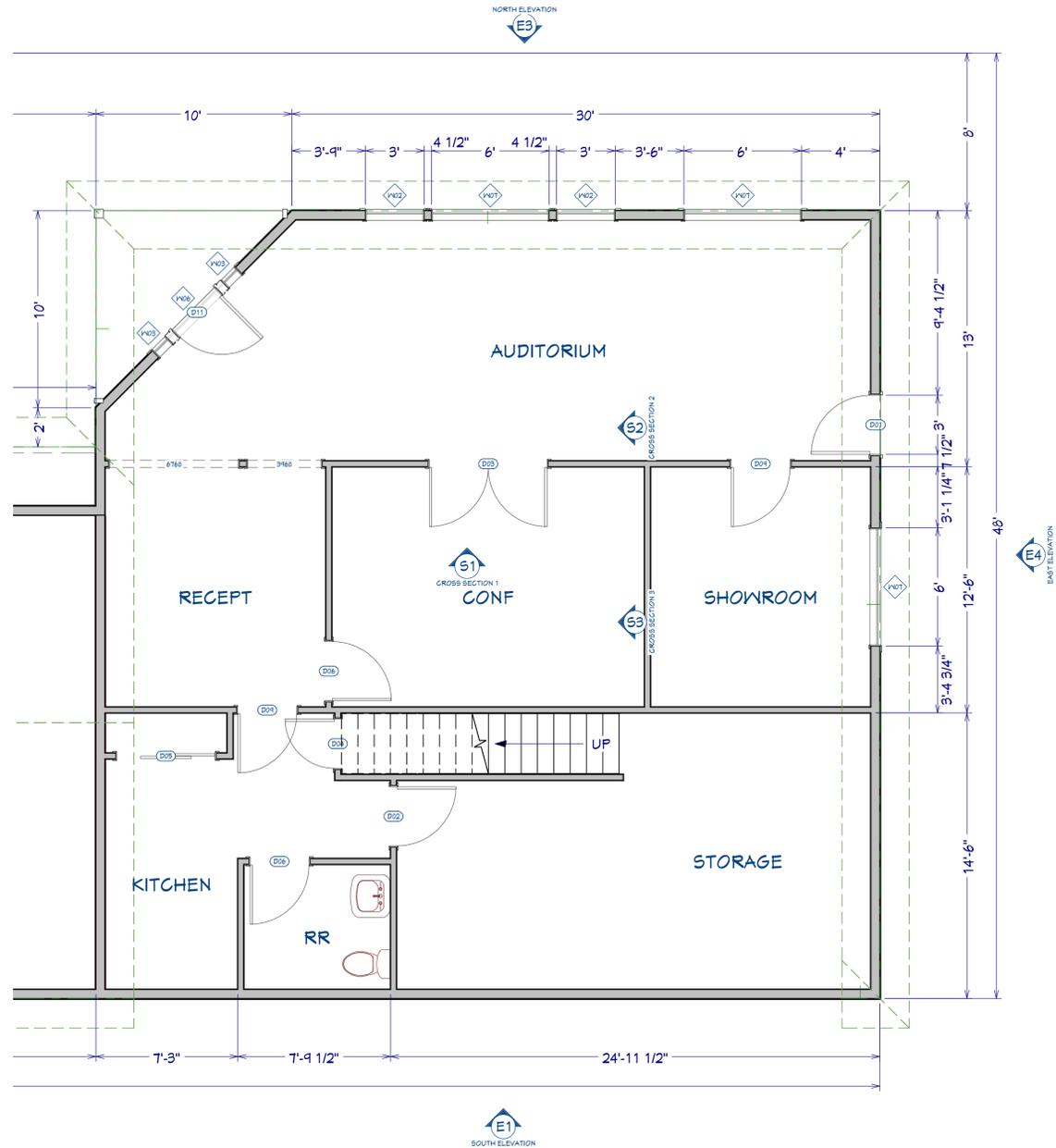
As-Built Plan
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Ma 01927

Project Name:
**Connection Christian
 Center Wall Removal**

DATE:
 9/23/2024

SCALE:
 1/4" = 1'

SHEET:
A-1



Upper Floor



DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Orling, Va 48360
 Designer: Darren Anderson - darren@omega-builders.com

(P) Plan Views
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Ma 01927

Project Name:
Connection Christian Center Wall Removal

DATE:

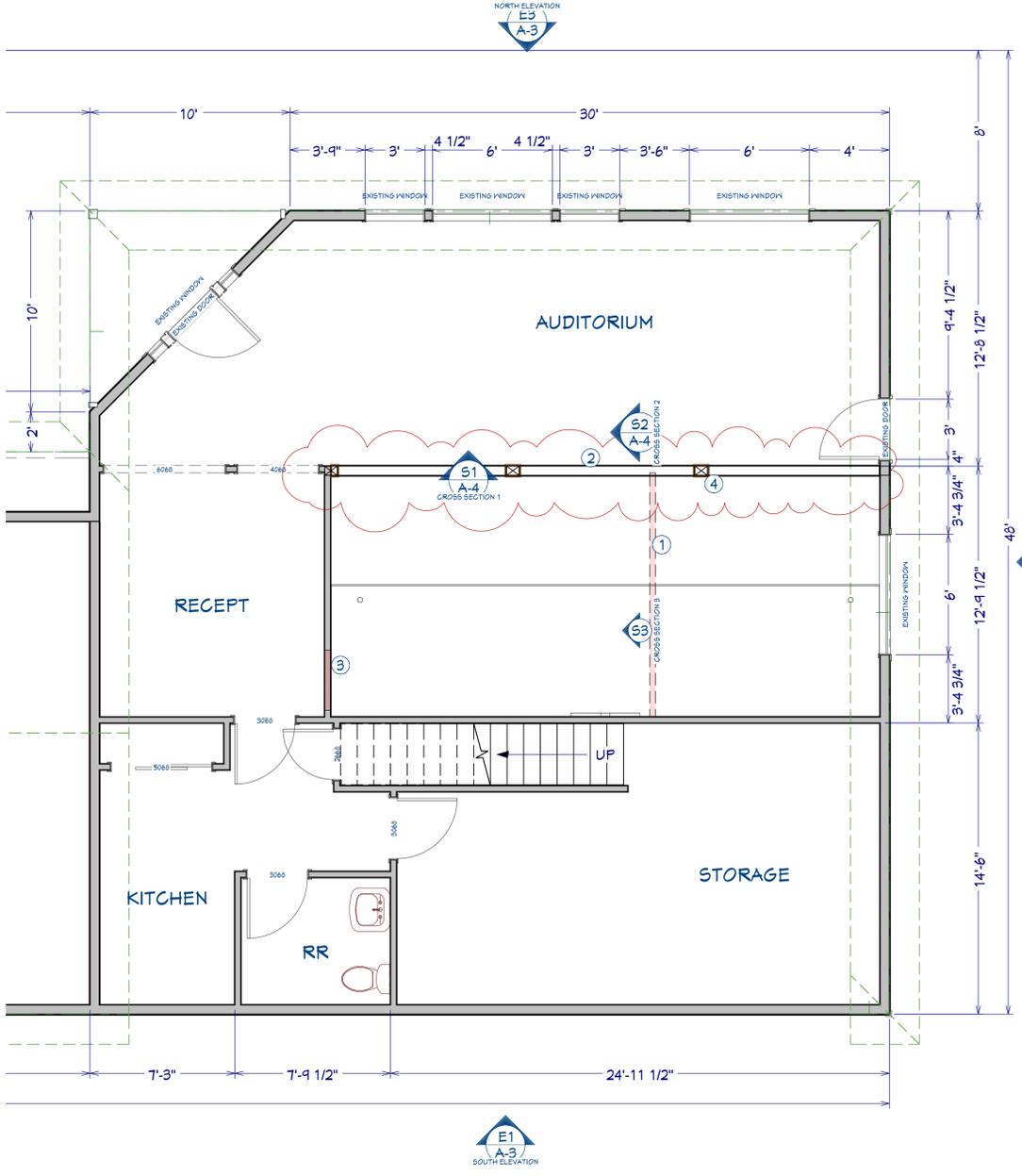
9/23/2024

SCALE:

1/4" = 1'

SHEET:

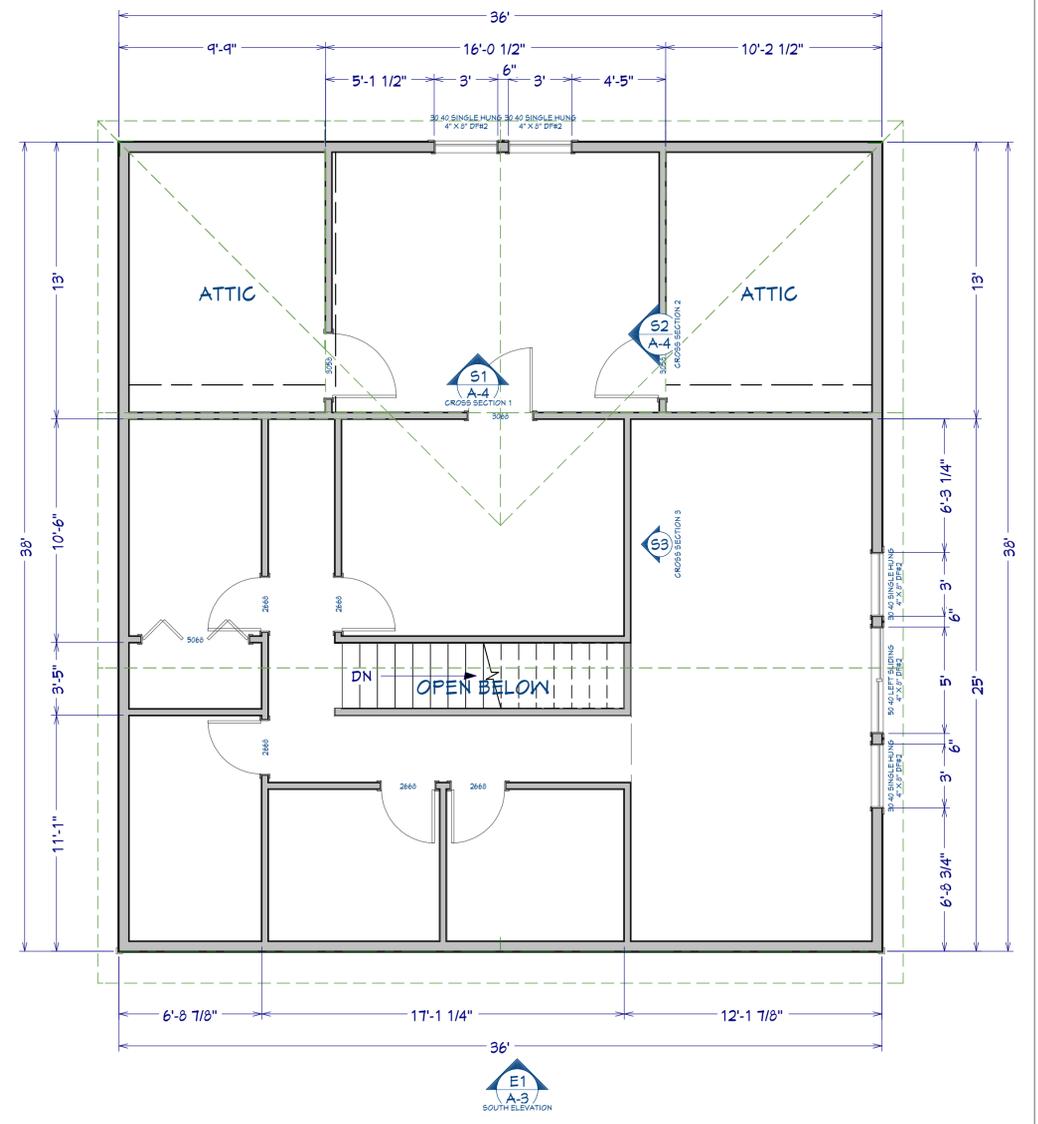
A-2



WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	2X6 EXT WALL - LAP SIDING - EXISTING
	2X6 FIRE WALL - EXISTING
	2X4 INTERIOR WALL - EXISTING
	ROOM DIVIDER
	2X6 EXT WALL - LAP SIDING - EXISTING, SHAKE

FLOORPLAN NOTE SCHEDULE	
#	NOTE DESCRIPTION
1	(E) NON-BEARING WALL TO BE REMOVED
2	(E) 2X4 WALL TO BE REPLACED WITH POST(S) AND BEAM
3	INT DOOR TO BE REMOVED
4	6X8 POST WRAPPED IN SHEETROCK (TYP)

FOOTAGES		
#	DESCRIPTION	AREA
AREA 1	CONDITIONED LIVING AREA	100
TOTALS:		100



Upper Floor (No Changes)



REVISION TABLE	
DATE	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Otting, Va 48360
 Designer: Darren Anderson - darren@omega-builders.com

Elevation Views
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Ma 01927

Project Name:
**Connection Christian
 Center Wall Removal**

DATE:

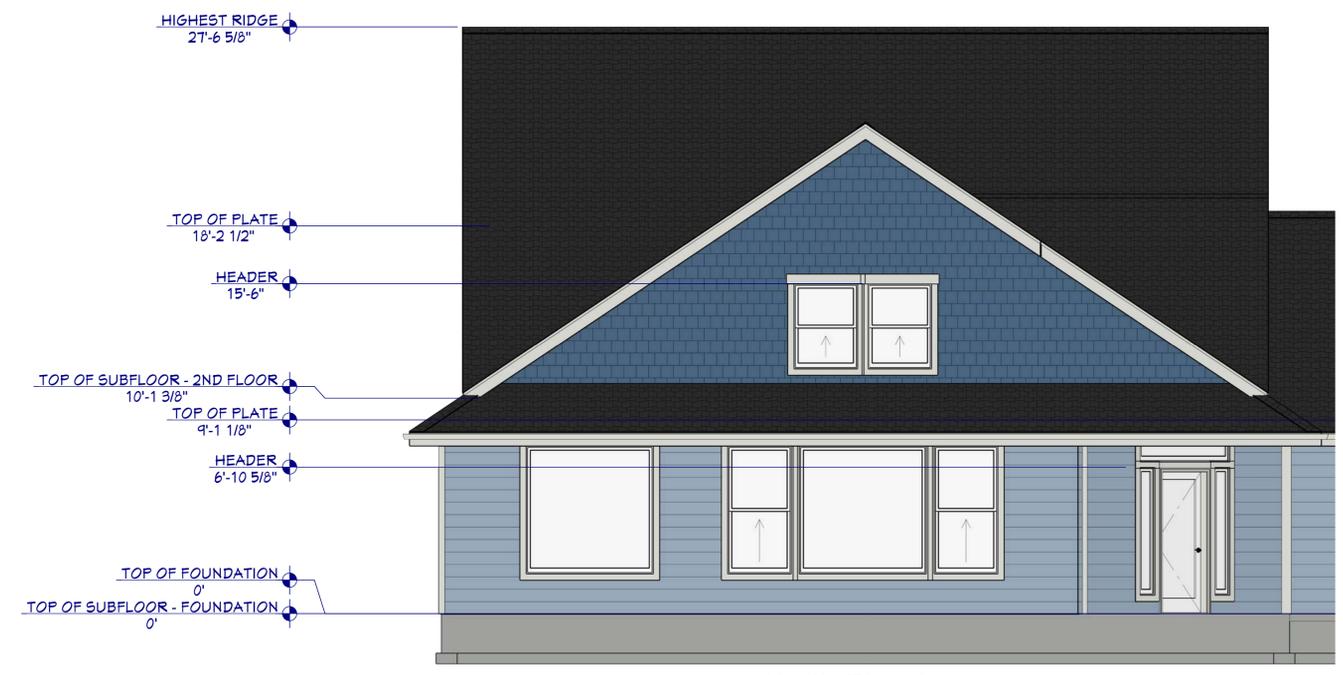
9/23/2024

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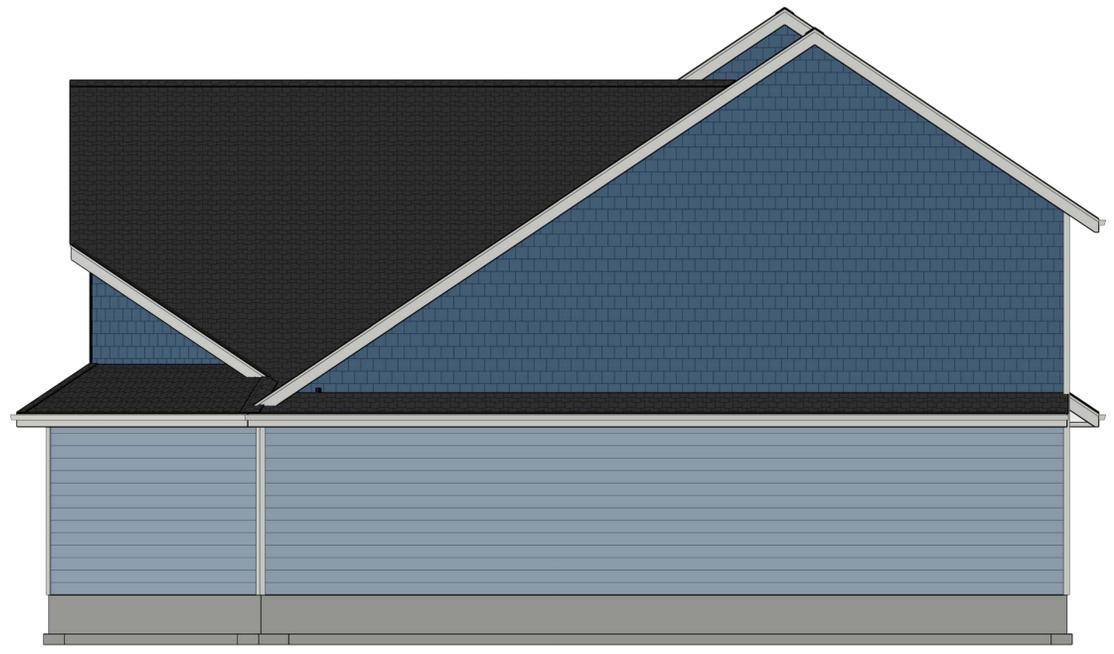
1/4"=1'

SHEET:

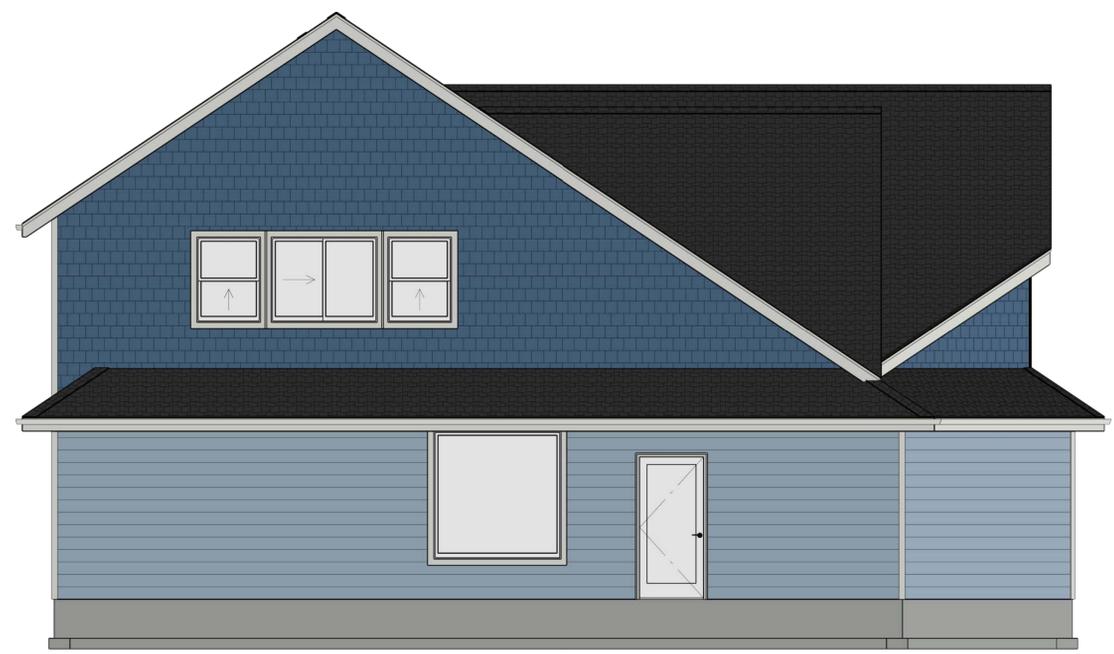
A-3



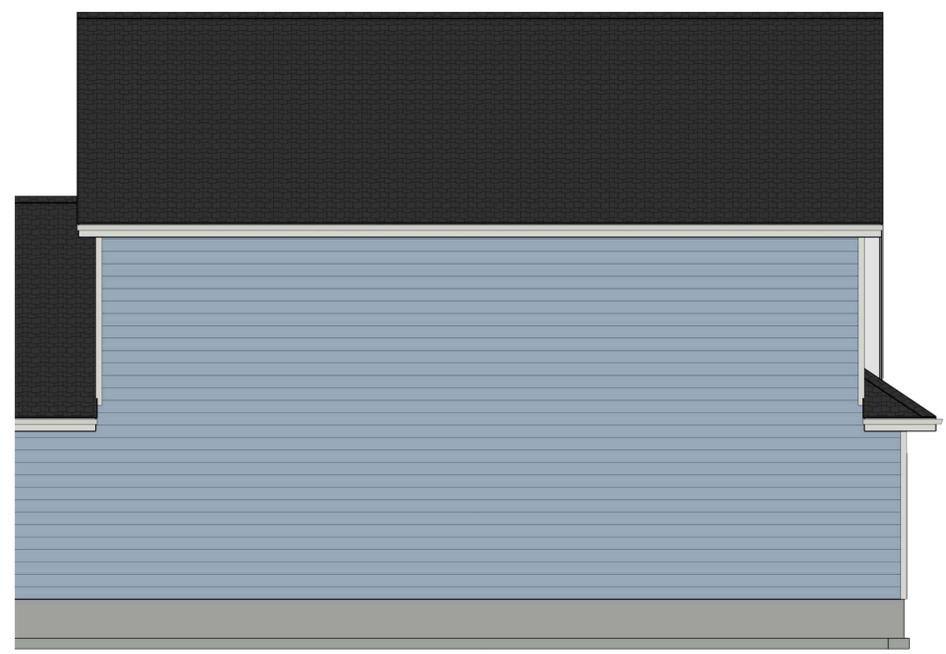
North Elevation



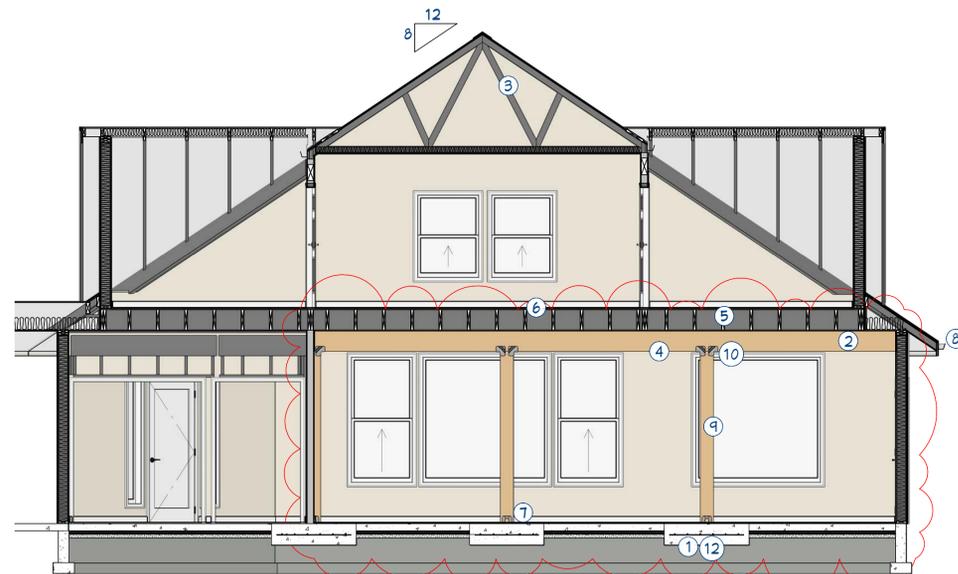
West Elevation



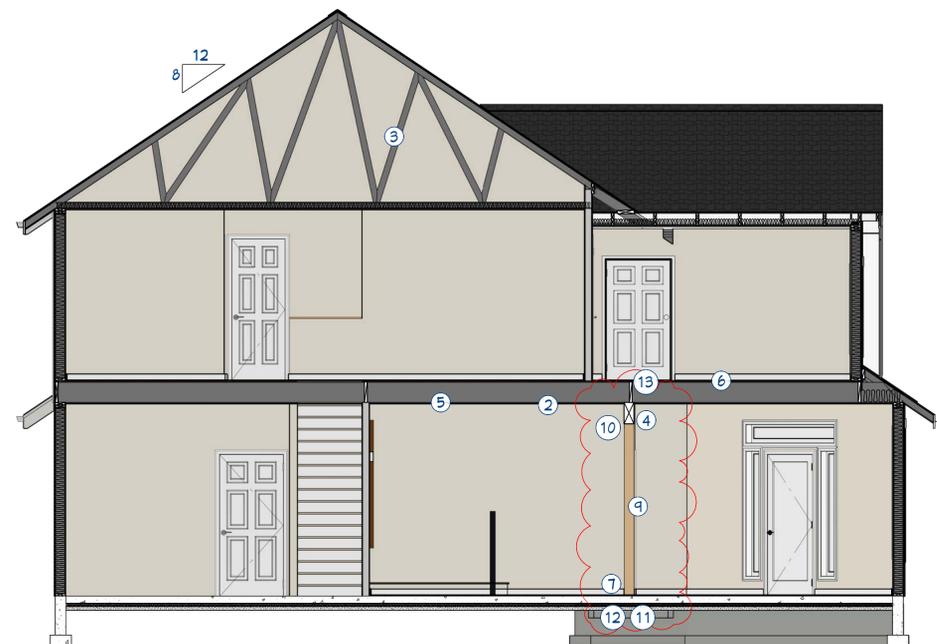
East Elevation



South Elevation



Cross Section 1



Cross Section 2

CROSS SECTION NOTES	
#	NOTE DESCRIPTION
1	CONCRETE PIERS PER PLAN (TYP)
2	5/8" TYPE X DRYWALL AT CEILINGS (TYP)
3	ENGINEERED ROOF TRUSSES @24" OC
4	FLOOR BEAM PER PLAN
5	FLOOR JOISTS PER PLAN
6	3/4" T&G SUBFLOOR GLUED AND NAILED PER CODE
7	PB66 (TYP)
8	5" K STYLE CONTINUOUS METAL GUTTER TO MATCH EXISTING
9	(P) 6X8 DF#1 POST (TYP)
10	(P) LCE4 - POST TO BEAM BOTH SIDES AS SHOWN (TYP)
11	CONCRETE PIERS PER PLAN
12	REBAR/BOLTS/WASHERS PER FOUNDATION PLAN
13	SOLID BLOCK JOISTS AT BEARING (TYP)

FASTENING SCHEDULE FOR WOOD STRUCTURAL MEMBERS IRC R602.2(1)			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS	
		EDGES (Inches)	INTERMEDIATE SUPPORTS (INCHES)
ROOF			
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2" X 0.113")	---	
CEILING JOISTS TO PLATE	3-8d (2 1/2" X 0.113")	---	
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---	
COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GAUGE RIDGE STRAP	3-10d (3" X 0.128")	---	
RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS (3 1/2" X 0.135") OR 3-10d COMMON NAILS (3" X 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d (3 1/2" X 0.135")	---	
WALL			
BUILT-UP STUDS-FACE NAIL	10d (3" X 0.128")	24" OC	
ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3 1/2" X 0.135")	12" OC	
BUILT UP HEADERS, TWO PIECES WITH 1/2" SPACER	16d (3 1/2" X 0.135")	16" OC ALONG EACH EDGE	
CONTINUED HEADER, TWO PIECES	16d (3 1/2" X 0.135")	16" OC ALONG EACH EDGE	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" X 0.113")	---	
DOUBLE STUDS, FACE NAIL	10d (3" X 0.128")	24" OC	
DOUBLE TOP PLATES, FACE NAIL	10d (3" X 0.128")	24" OC	
DOUBLE TOP PLATES, MINIMUM 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3 1/2" X 0.135")	---	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2" X 0.135")	16" OC	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" X 0.135")	16" OC	
STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2" X 0.113") OR 2-16d (3 1/2" X 0.135")	---	
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2" X 0.135")	---	
TOP PLATES, LAPS AND CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" X 0.128")	---	
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" X 0.113") OR 2 STAPLES 1 3/4"	---	
1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113") OR 2 STAPLES 1 3/4"	---	
1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113") OR 3 STAPLES 1 3/4"	---	
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" X 0.113") OR 4 STAPLES 1 3/4"	---	
FLOOR			
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2" X 0.113")	---	
RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2" X 0.113")	6" OC	
RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2 1/2" X 0.113")	6" OC	
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" X 0.113") OR 2 STAPLES 1 3/4"	---	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2" X 0.135")	---	
2" PLANKS (PLAND & BEAM - FLOOR & ROOF)	2-16d (3 1/2" X 0.135")	AT EACH BEARING	
BUILT UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d (3" X 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" OC AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2" X 0.135")	AT EACH JOIST OR RAFTER	

FASTENING SCHEDULE FOR WOOD STRUCTURAL MEMBERS IRC R602.2(1)			
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES (Inches)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
3/8" - 1/2"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR WALL) COMMON (2 1/2" X 0.131") NAIL (ROOF)	8d	6
19/32" - 1"	8d COMMON NAIL (2 1/2" X 0.131")	6	12
1 1/8" - 1 1/4"	10d COMMON NAIL (2 1/2" X 0.148") NAIL OR 8d (2 1/2" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL OR 8d COMMON (2 1/2" X 0.131") NAIL	6	12
7/8" - 1"	8d COMMON (2 1/2" X 0.131") NAIL OR 8d DEFORMED (2 1/2" X 0.120") NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON (3" X 0.148") NAIL OR 8d DEFORMED (2 1/2" X 0.120") NAIL	6	12



DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
Omega Builders, LLC
 P.O. Box 1763
 Orling, Va 48360
 Designer: Darren Anderson - darren@omega-builders.com

Cross Sections
 WALDRON ET AL, STEVEN O
 31640 SR20
 Oak Harbor, Ma 01927

Project Name:
**Connection Christian
 Center Wall Removal**

DATE:
 9/23/2024

SCALE:
 1/4" = 1'

SHEET:
 A-4

S Oak Harbor St

20

Harbor St

Leavitt Group Northwest

35 Spaces Available

Connection Christian Center
Recently viewed

AT&T Store
Cell phone store

Hai Nail Spa

Broadview Appliance
Appliance store

More Parking Available Here

85

76

3322

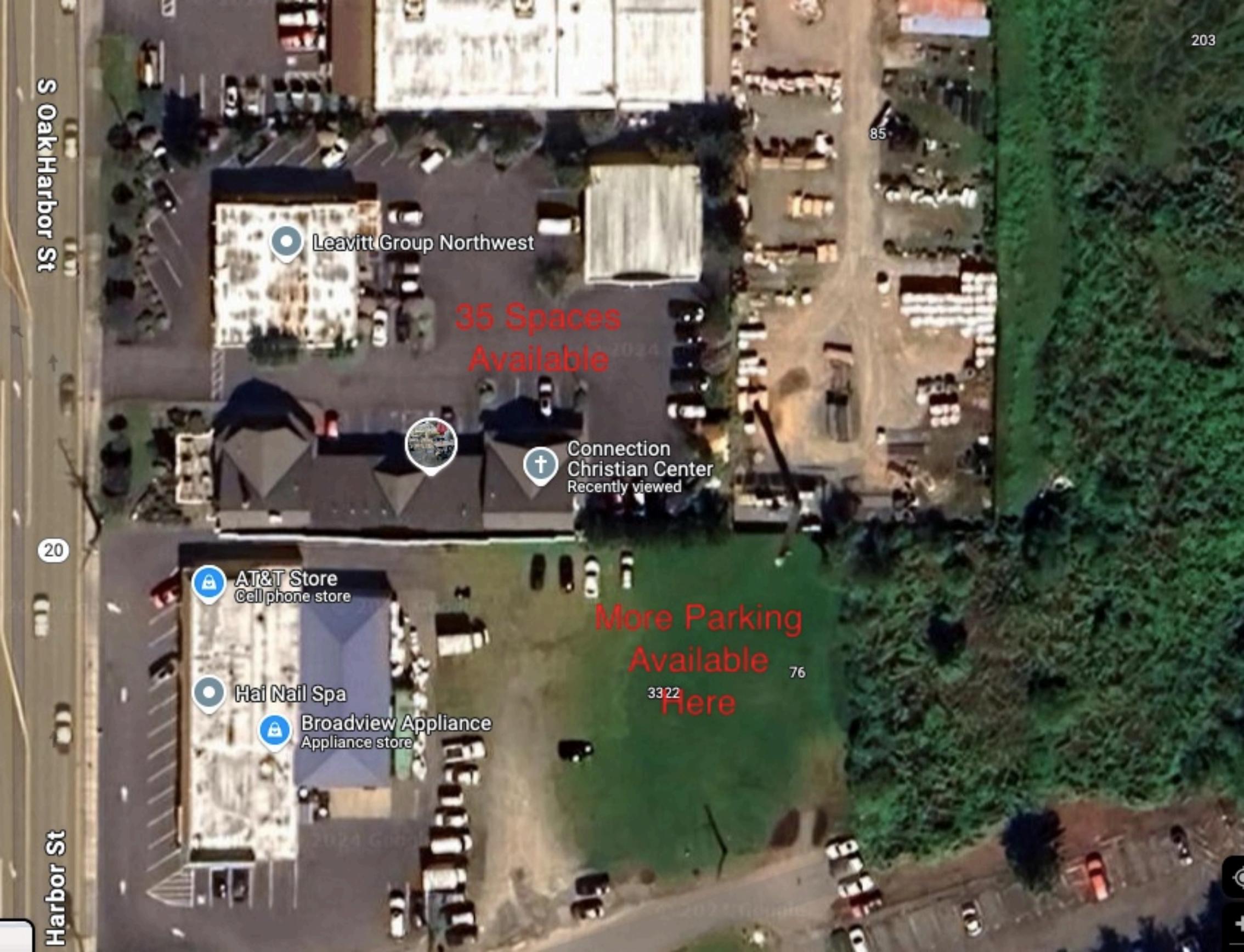
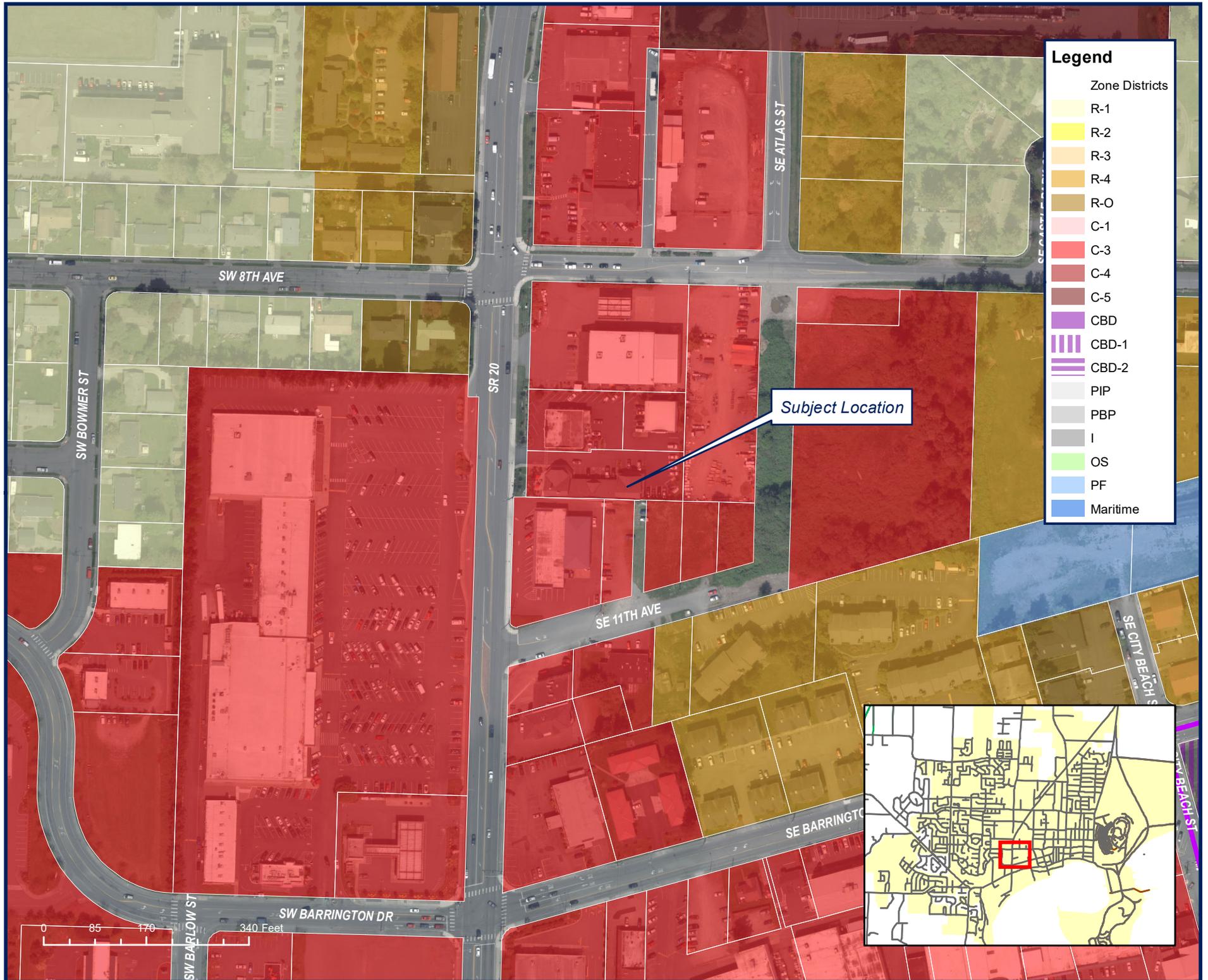




Exhibit 3 - Zoning and Vicinity Map



Legend	
Zone Districts	
[Light Yellow]	R-1
[Yellow]	R-2
[Light Orange]	R-3
[Orange]	R-4
[Brown]	R-O
[Light Pink]	C-1
[Pink]	C-3
[Red]	C-4
[Dark Red]	C-5
[Purple]	CBD
[Purple with horizontal lines]	CBD-1
[Purple with vertical lines]	CBD-2
[Light Gray]	PIP
[Medium Gray]	PBP
[Dark Gray]	I
[Light Green]	OS
[Light Blue]	PF
[Dark Blue]	Maritime

0 85 170 340 Feet



DAVIES, TIMOTHY W
979 STARFLOWER RD
OAK HARBOR WA 98277

KILCOLLINS, SAMANTHA ROSE
2081 LAMEGO WAY
EL DORADO HILLS CA 95762

GOOD, SANDRA M & HEATHER B
GOOD
91 SE 11TH AVE #101
OAK HARBOR WA 98277

SPENCER, BRADLEY
91 SE 11TH AVE #205
OAK HARBOR WA 98277

PATTERSON, DEBORAH J
PO BOX 3
OAK HARBOR WA 98277

JESUS, JOHN L & AMY L JESUS
391 SE JEROME ST
OAK HARBOR WA 98277

NYDAM, DEBBY L & GERALD NYDAM
106 GOLDING ST
MOXEE WA 98936

~~NYDAM, GERALD L & DEBBY L NYDAM
106 GOLDING ST
MOXEE WA 98936~~

REEDY, MIKE
1747 SE 8TH AVE
OAK HARBOR WA 98277

FRILLES, RYAN PABLO G
PSC 476 BOX 1071
FPO AP 96322

AYER, ZACKARY T
91 SE 11TH AVE #303
OAK HARBOR WA 98277

STRATTON, KATHRYN A.
91 SE 11TH AVE APT #302
OAK HARBOR WA 98277

HOBSON, MICHAEL A
91 SE 11TH AVE, APT 301
OAK HARBOR WA 98277

CAMPBELL, DORIS A
61 SE 11TH AVE
OAK HARBOR WA 98277

~~CAMPBELL, DORIS A
61 SE 11TH AVE
OAK HARBOR WA 98277~~

Reference Only Parcel

FREUND TRUSTEE, CARL
SAFEWAY INC #3518
C/O CPTS 3518
BELLEVUE WA 98006

FREUND TRUSTEE, CARL & ISLAND
VENTURES LLC
21921 NE 66TH PLACE
REDMOND WA 98053

FREUND TRUSTEE, CARL
C/O RITE AID CORP #5247
PO BOX 3165
HARRISBURG PA 17105

FREUND TRUSTEE, CARL & C/O
PACIFIC ASSET ADVISORS, INC
14205 SE 36TH ST STE 215
BELLEVUE WA 98006

ISLAND DENTAL HOLDINGS, LLC
20 SW 8TH AVE
OAK HARBOR WA 98277

KINGS CASTLES LLC
624 HACIENDA DR
COUPEVILLE WA 98239

MEDINA, HEIDI M & DANIEL MEDINA
65 SOUTHWEST 8TH AVE
OAK HARBOR WA 98277

PHILLIPS, JOSHUA & SAMANTHA
PHILLIPS
49 SW 8TH AVE
OAK HARBOR WA 98277

SMITH, GAIL M & EVELYN SMITH
21 SOUTHWREST 8TH AVE
OAK HARBOR WA 98277

LS PROPDROP, LLC
PO BOX 5350
BEND OR 97708

~~DKW, LLC
1261 S HALSEY DR
COUPEVILLE WA 98239~~

DKW, LLC
1261 S HALSEY DR
COUPEVILLE WA 98239

~~EELKEMA, KENNETH & DIANE &
JAMES & ANNA EELKEMA
2170 W SCENIC HEIGHTS ST
OAK HARBOR WA 98277~~

EELKEMA, KENNETH & DIANE &
JAMES & ANNA EELKEMA
2170 S.W. SCENIC HEIGHTS STREET
OAK HARBOR WA 98277

~~EELKEMA JAMES EELKEMA ANNA
EELKEMA
2170 S. W. SCENIC HEIGHTS STREET
OAK HARBOR WA 98277~~

NORTHWEST FIBER LLC
PO BOX 637
GRAPEVINE TX 76099

COPPERTOP CONSTRUCTION AND
MAINTENANCE LLC
5124 ALTO LN
OAK HARBOR WA 98277

~~COPPERTOP CONSTRUCTION AND
MAINTENANCE LLC
5124 ALTO LN
OAK HARBOR WA 98277~~

~~COPPERTOP CONSTRUCTION AND
MAINTENANCE LLC
5124 ALTO LN
OAK HARBOR WA 98277~~

SKAGIT FARMERS SUPPLY
PO BOX 266
BURLINGTON WA 98233

W. A. D. INVESTMENTS LLC
PO BOX 1512
OAK HARBOR WA 98277

LS PROPDROP, LLC
PO BOX 5350
BEND OR 97708

WALDRON ET AL, STEVEN O & JOAN E
WALDRON
PO BOX 1512
OAK HARBOR WA 98277

~~SKAGIT FARMERS SUPPLY
PO BOX 266
BURLINGTON WA 98233~~

Reference Only Parcel

RODEWALD, JAMES & PATRICIA
STUPEK
91 SE 11TH AVE #105
OAK HARBOR WA 98277

91 SE 11TH AVE 104, LLC
106 SOUTH MAIN ST #C3
COUPEVILLE WA 98239



December 3, 2024

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION**

Connection Christian Center CUP

APPLICATION: Conditional Use 2410-0060

Connection Christian Center submitted a Conditional Use application and associated documents for a Church on Sunday mornings and Wednesday evenings.

PROJECT LOCATION: The property location is 31650 SR 20, S6575-01-0000B-1.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please scan the below QR code. You can also mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 4:30 p.m. on 12/20/2024**. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

To receive notification of the decision on this proposal, please include your email and send your request to the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277. Please include Notification of Decision for application 2410-0060.

Patti O'Mahony
Permit Coordinator
pomahony@oakharbor.org





NOTICE OF APPLICATION

Connection Christian Center CUP

APPLICATION: Conditional Use 2410-0060

Connection Christian Center submitted a Conditional Use application and associated documents for a Church.

PROJECT LOCATION: The property location is 31650 SR 20, S6575-01-0000B-1.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

DETERMINATION OF COMPLETENESS: The above application was submitted on Tuesday, November 12, 2024 by Connection Christian Center for W A D Investments LLC, property owners. The application has been determined complete for processing on Monday, December 2, 2024.

APPLICABLE REGULATIONS AND REVIEW CRITERIA: The above applications will be reviewed for compliance with the Oak Harbor Comprehensive Plan (June 2016 and Nov. 2014), Municipal Code. This may not be a comprehensive list of the applicable regulations and review criteria against which this application will be reviewed.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

PUBLIC COMMENT PERIOD: 12/07/2024 through 12/20/2024

If you have questions regarding this application, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 4:30 p.m., Monday thru Friday.

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Patti O'Mahony
Permit Coordinator

Published: Whidbey News Times
Dated: 12/07/2024

AFFIDAVIT OF POSTING

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

I, Joshua Keck, hereby certify that I did, on the 9 day of DECEMBER, 2024 post 2 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

1. 31650 SR 20	S6575-01-0000B-1
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advertising a Notice of Application for Conditional Use (2410-0060) for the proposed Connection Christian Center CUP.



(Signature of person posting)

SIGNED AND ATTESTED to before me this 9 day of December, 2024
by Joshua Keck.



Notary Public
Print Name Patti O'Mahony
Notary Public in and for the State of
Washington, Oak Harbor City/County Island
Commission expires 5-24-2028



**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

You are receiving this notice because you own property within 300 feet of Parcel S6575-01-0000B-1.

Notice is hereby given that the following public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on Monday, January 27, 2025 at 2:00 PM. This will be both a physical meeting location and a virtual meeting. The hearing examiner, staff, and the public may attend virtually or in-person at City Hall, Council Chambers. The hearing may be viewed live via YouTube at www.youtube.com/cityof oak harbor. The hearing examiner will consider the following items:

Conditional Use: Parcel S6565-00-00C01-0 Bright Haven Child Care Center (2409-0055):

The applicant is proposing to operate a private day care facility in an existing commercial space with an outdoor play area on adjacent parcels at 890 SE Bayshore Drive and 861 SE Pioneer Way respectively.

Conditional Use: Parcel S6575-01-0000B-1 (31650 SR 20) Connection Christian Center (2410-0060):

The applicant is proposing to use an existing commercial building space as a church.

Anyone wishing to comment on the above item or provide other relevant information may appear in person before the Hearing Examiner at the time and place of said public hearing. Information on how to provide public comments virtually will be provided on the hearing agenda. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of any approval, conditions or limitations may be imposed.

The associated applications are available for review at the City of Oak Harbor Development Services Department at City Hall, 865 SE Barrington Drive. For more information, please contact the Permit Coordinator in the Development Services Department at 360-279-4510.

Sarah Heller
Sr. Administrative Assistant, Development Services
sheller@oakharbor.org



**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

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Sarah Heller, sheller@oakharbor.org
Senior Administrative Assistant - Development Services

POSTED ON FRIDAY, JANUARY 10, 2025

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.gov

EMAILED ON TUESDAY, JANUARY 7, 2025: legals@soundpublishing.com

PUBLISHED ON SATURDAY, JANUARY 11, 2025: Whidbey News Times

REMOVE 01/28/2025