

**OAK HARBOR HEARING EXAMINER
JUNE 05, 2025, at 3:00 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: 236 810 765 308 1

Passcode: 8u38fN2A

AGENDA

1. Call to Order

a) Conditional Use Application - Project 2503-0009:

The applicant is proposing a bilingual, nature-based academy, located in Oak Harbor's Central Business District at 910 SE Pioneer Way.

2. Adjourn

Exhibit 1
Bilingual Nature Academy
Conditional Use Permit
Case No. 2503-0009
Staff Report to Hearing Examiner

APPLICATION:

Applicant requests a Conditional Use Permit (CUP) for the use of an existing commercial building for a child day care facility and learning activity center. The proposed location is in the CBD zone district, where a child day care requires a CUP, per OHMC Section 19.20.1050.

PRELIMINARY INFORMATION:

Applicant: Carmen Guerrero, 575 SE Regatta Drive, Oak Harbor, WA 98277

Property Owner: Elaine Dillard, 513 Neil Street, Oak Harbor, WA 98277

Address of proposal: 910 SE Pioneer Way, Oak Harbor, WA 98277

Parcel Number: S8180-00-00004-0

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
-

SITE GEOGRAPHY

The subject building is an existing commercial structure located on the north side of SE Pioneer Way on the block between SE Ireland Street and SE Ilwaco Alley. The façade of the building sits at the front property line as is typical on this urban downtown street and consists of a window storefront and glass door. Typical public improvements of curb, gutter and sidewalk line the public street, with angled street parking adjacent. All adjacent streets are one-way, simplifying access to the property.

Land uses abutting the site are typical of the central business district and include the following:

	Existing Land Use	Zoning
North:	Church	CBD, Central Business District
South:	Commercial office and restaurant	CBD
East:	Restaurant	CBD
West:	Commercial retail space	CBD

BACKGROUND and PROJECT DESCRIPTION:

The proposed facility consists of an approximately 1400-square foot building located on an approximately 0.14-acre parcel of land on the north side of SE Pioneer Way.

As noted on the application, the building will be remodeled to satisfy the needs of the proposed use, and the outdoor aspect of the business will be subject to the standards of the State of Washington. Student capacity will also be subject to state standards for such uses and is based on square footage and staffing. The City of Oak Harbor recently revised the municipal code to remove such restrictions, allowing for state-mandated and inspected standards.

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;*

OHMC 19.08.676 standard for day care centers is “an establishment for the care and education of children in compliance with the standards set forth by the state of Washington for such use.” There are no other special conditions within the OHMC, and the applicant will be required to comply with all licensing regulations administered by the Washington State Department of Children, Youth and Families (DCYF).

- (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 no physical changes to the site that would create any additional impacts as listed here. The existing urban neighborhood will accommodate the proposed use with no undue impacts to the environment. The use will be required to comply with all applicable standards of the OHMC.

- (3) It is provided with adequate parking;*

Parking for the use will be accommodated by the on-street parking in the neighborhood. Commercial uses in the Central Business District zone are not required to provide off-street parking, and staff has determined that this use should be reviewed in the same manner. Additionally, traffic will be dispersed through the day and will not create undue traffic or parking shortages in the area. There is sufficient pedestrian infrastructure for those wishing to use alternative means of travel, or parking in other locations.

- (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 Pioneer

Way.

(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 preserve and enhance the unique harbor location of the city’s heritage with the character of the traditional center of social, cultural and retail activity. Mixed use developments, combining retail and visitor-oriented activities on the ground floor with office, retail or residential uses above, is encouraged. Active facades at the street level on Pioneer Way are required and pedestrian-oriented development is encouraged throughout the district. Standards and design guidelines are adopted to enhance and maintain a pedestrian-friendly environment.”

The “active façade” provision is included to ensure visual interest and pedestrian traffic in this traditional downtown core. It is defined as “a building that features transparent windows, doors or similar structures that allow a view into a retail store or service; restaurant or pub; or the publicly accessed lobby areas of offices, recreational, civic or government facilities and is utilized on a daily basis. Such transparency gives greater interest to the street frontage and increases public safety. No spandrel glass or other permanent opacity is allowed in the active facade area.”

The proposed conditional use appears to meet that standard by including clear windows and activity throughout the week. It is compatible with other uses in the area, including a variety of retail, commercial office uses and residential uses. That said, staff advises that additional similar uses will likely not be appropriate in the area, as multiple child care facilities will adversely affect retail and visitor traffic in the downtown area.

(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. Staff cautions against the expansion of the use or the addition of additional similar uses along the CBD portion of SE Pioneer Way due to potential reduction in retail and visitor traffic.

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 May 16, 2025 and advertised on May 17, 2025. The Notice of Public Hearing for the Conditional Use Permit was mailed and posted on May 16, 2025 and advertised on May 17, 2025. See Exhibit 4.

PUBLIC COMMENTS

The city did not receive any public comments after legal notice of the project.

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 the number of children based on the standards of the State of Washington's Department of Children, Youth and Families. Should any standards change during the subsequent operation of the business, the applicant shall be in compliance with State requirements.
2. Any physical expansion to the facility or increase in number of students may be subject to a revised conditional use permit. The applicant shall notify city staff of any proposed expansion to determine the proper process for approval.
3. That all requirements for building and fire codes be met for the building prior to occupancy.
4. That all State licensing requirements be met prior to commencement of the day care facility.
5. The conditional use permit applies only to the property for which the application is made.

Cover Sheet

Conditional Use Permit (CUP) Application

Project Name: Bilingual Nature Academy

Applicant Name: Carmen Guerrero

Business Address:

910 SE PIONEER WAY OAK HARBOR

Zoning District: CBD (Central Business District)

Proposed Use: Bilingual Nature-Based Workshops and Preschool

Unit Size: 1088 Square Feet

Total Building Area: 2608 SqFt Total

Current Use of Property: Vacant Unit

Property Owner Information

Owner Name: Elaine Dillard

Mailing Address:

513 SE Neil Street

Oak Harbor, WA 98277

Bilingual Nature Academy is a bilingual nature-based preschool that will provide early childhood education through a combination of outdoor exploration and indoor learning in a Montessori-inspired classroom setting. Besides our main program which will be for preschool-aged kids, we plan to host, Parent and Child weekend workshops, as well as kids Summer Camps for mixed ages.

Our Academy will be located to the East end of Pioneer Way in a previously vacant space, next to a current vacant spot to the East and to the West is home to Child Development /

Nurturing Sprout Caregiving, contributing to the revitalization of the Central Business District (CBD). The program aligns with the Oak Harbor Comprehensive Plan by:

- ✓ Expanding high quality early childhood education opportunities for local families
- ✓ Encouraging environmental stewardship
- ✓ Supporting local businesses by attracting families to downtown Oak Harbor
- ✓ Utilizing two large parking lots and street parking, to ensure minimal traffic impact
- ✓ Incorporating sustainability and green learning practices, learning about keeping our parks clean, history of the land we live on and knowledge of the nature in this great town.

The location of this unit is ideal for our vision, as it is centrally positioned between key outdoor learning spaces. Just south of Pioneer Way, we have access to a local beach and park, providing a rich natural environment for exploration. North of Pioneer Way, we have the Smith Park, with its beautiful oak trees, offers an ideal setting for outdoor learning. The safe streets and well-maintained sidewalks further enhance this location, ensuring a secure and accessible environment for our future academy.

Our Academy has received support from the Oak Harbor Main Street Association on Pioneer, Sprout Caregiving/Child Development, and other local businesses on Pioneer way.

Additionally, the City of Oak Harbor Parks Department has granted permission for the use of local parks for outdoor learning.

I, Carmen Guerrero, certify that the information contained in this Conditional Use Permit application is accurate and complete to the best of my knowledge.

Narrative

Bilingual Nature Academy – Oak Harbor, WA

Project Overview

Bilingual Nature Academy is a bilingual (Spanish-English) nature-based preschool designed to provide high-quality early childhood education while fostering environmental stewardship, cultural diversity, and hands-on learning experiences.

Our program integrates outdoor and indoor learning:

Outdoor Learning: Utilizing Smith Park (North of Pioneer Way) and the local beach/park (South of Pioneer Way), children engage in hands-on exploration, environmental education, and physical activities in a safe and natural setting.

Indoor Learning: A Montessori-inspired classroom provides a structured, quiet environment for literacy, bilingual instruction, and social-emotional learning.

Our location at the end of Pioneer Way offers an ideal setting, balancing access to nature, safe pedestrian routes, and nearby local businesses. The space has been vacant for some time, and its revitalization through our preschool will contribute to the vibrancy of the Central Business District (CBD).

We have received support from the Oak Harbor Main Street Association on Pioneer Way, Sprout Caregiving/Child Development, and other local business owners on PioneerWay.

Additionally, we have obtained official permission from the City of Oak Harbor *Parks Department* to use designated parks for outdoor learning.

Compliance with Oak Harbor’s Comprehensive Plan

Our project aligns with the Oak Harbor Comprehensive Plan in the following ways:

✓ Land Use & Urban Development – Encourages family-oriented services in the CBD while utilizing previously vacant space.

✓ Economic Development – Increases foot traffic, supports downtown businesses, and creates workforce training opportunities through partnerships with Oak Harbor High School and Skagit Valley College.

- ✓ Education & Community Services – Expands early childhood education options, addressing Oak Harbor’s limited preschool availability.
 - ✓ Sustainability & Green Initiatives – Incorporates nature-based education, eco-friendly practices, and conservation awareness into daily learning.
-

1. Compliance with Zoning & Land Use Regulations

Under OHMC 19.20.050, a Conditional Use Permit (CUP) is required to operate an educational facility in the CBD. Bilingual Nature Academy meets all zoning and land-use criteria by:

- ✓ Providing a valuable public service – Expanding early childhood education while supporting Oak Harbor’s growth and revitalization goals.
- ✓ Minimizing impact on surrounding businesses – Located at the end of Pioneer Way, ensuring minimal disruption to nearby retail and restaurant operations.
- ✓ Addressing traffic and parking considerations – The site offers two large parking lots behind the building, as well as street parking, ensuring adequate access.

2. Traffic, Parking, & Accessibility

✓ Multiple parking options available, including:

- Two large parking lots behind the building
- Side and front street parking for drop-off/pick-up

✓ Pedestrian-Friendly Location:

The safe streets and sidewalks allow families to walk or bike to the preschool, reducing vehicular congestion.

3. Safety & Building Code Compliance

Bilingual Nature Academy will fully comply with:

- ✓ OHMC 17.05 (Building & Fire Safety Codes)
- ✓ OHMC 8.03 (International Fire Code Compliance)

The preschool will incorporate fire safety measures, emergency exits, and security protocols, ensuring a safe environment for all children, families, and staff.

4. Conclusion & Request for Approval

Bilingual Nature Academy meets all necessary criteria for Conditional Use Permit approval by:

- ✓ Addressing a critical need for early childhood education in Oak Harbor.
- ✓ Aligning with Oak Harbor's Comprehensive Plan and supporting downtown revitalization.
- ✓ Providing a nature-based, bilingual learning model that fosters sustainability and community engagement.
- ✓ Ensuring minimal impact on traffic, noise, and surrounding businesses.
- ✓ Strengthening workforce development through partnerships with local high schools and colleges.

By approving this Conditional Use Permit, the City of Oak Harbor will be **supporting education, sustainability, and economic growth, while ensuring that Pioneer Way remains a vibrant, family-friendly, and community-oriented district.**

We respectfully request approval of this Conditional Use Permit to bring Bilingual Nature Academy to downtown Oak Harbor.

Thank you for your time and consideration.



City of Oak Harbor
 Development Services Department
 865 SE Barrington Drive, Oak Harbor, WA 98277
<http://www.oakharbor.org>

Phone: 360-279-4510

Summary Application

Project Information

Project Name: BILWANA NATURE ACADEMY LLC
 Project Address: 910 SE PIONEER WALL OAK HARBOR WA 98277
 Description of Work: BILWANA NATURE-BASE CAMPS, WORKSHOPS & PRESCHOOL ON PIONEER WALL
 Assessor Parcel Number(s): _____
 Land Area (sq. ft. or acres): 1088 sq ft Zoning District: CBD
 What is the Project Valuation (best guess, if necessary) \$ 65,000

Applicant Information

Applicant Name: CARMEN J. GUERRERO
 Address: 575 SE REGATTA DR.
 City/State: OAK HARBOR WA Zip: 98277 Phone/Fax: 206-519-0074
 Email: INFO@BILWANA NATURE ACADEMY.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: SAME
 Address: _____
 City/State: _____ Zip: _____ Phone/Fax: _____
 Email: _____

Property Owner(s) (if other than applicant)

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

*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"/> Varlance
<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 _____

Total cubic yards of excavation _____ Total cubic yards of fill _____

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) _____

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

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 N/A Phone _____ Email _____

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

Existing property use _____

Land Use Data:

Sq ft of new construction N/A

*BUILDING W/TWO UNITS,
#1 IS A BABIES CAREGIVING DEVELOPMENT
#2 UNIT IS VACANT & EMPTY*

Proposed Property Use CHILDRENS ACADEMY & CAPMRS
FAMILY WORK SHOPS

Existing property use _____
Housing Type Proposed N/A

Proposed Number of Buildings N/A

Number of Existing Dwelling Units TWO

Number of Proposed Dwelling Units N/A

Number of Existing Parking Spaces FRONT = SEVEN
BACK = TWO LARGER
PARKING LOTS

Number of New Parking Spaces N/A

Number of Existing Lots TWO

Number of New Lots Proposed N/A

Proposed Density _____

*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: ELAINE DILLARD Phone: 360.672.9210

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: _____

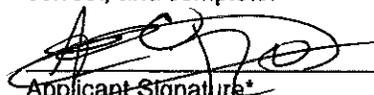
Email: _____

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.


Applicant Signature: _____

03.25.2025
Date

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

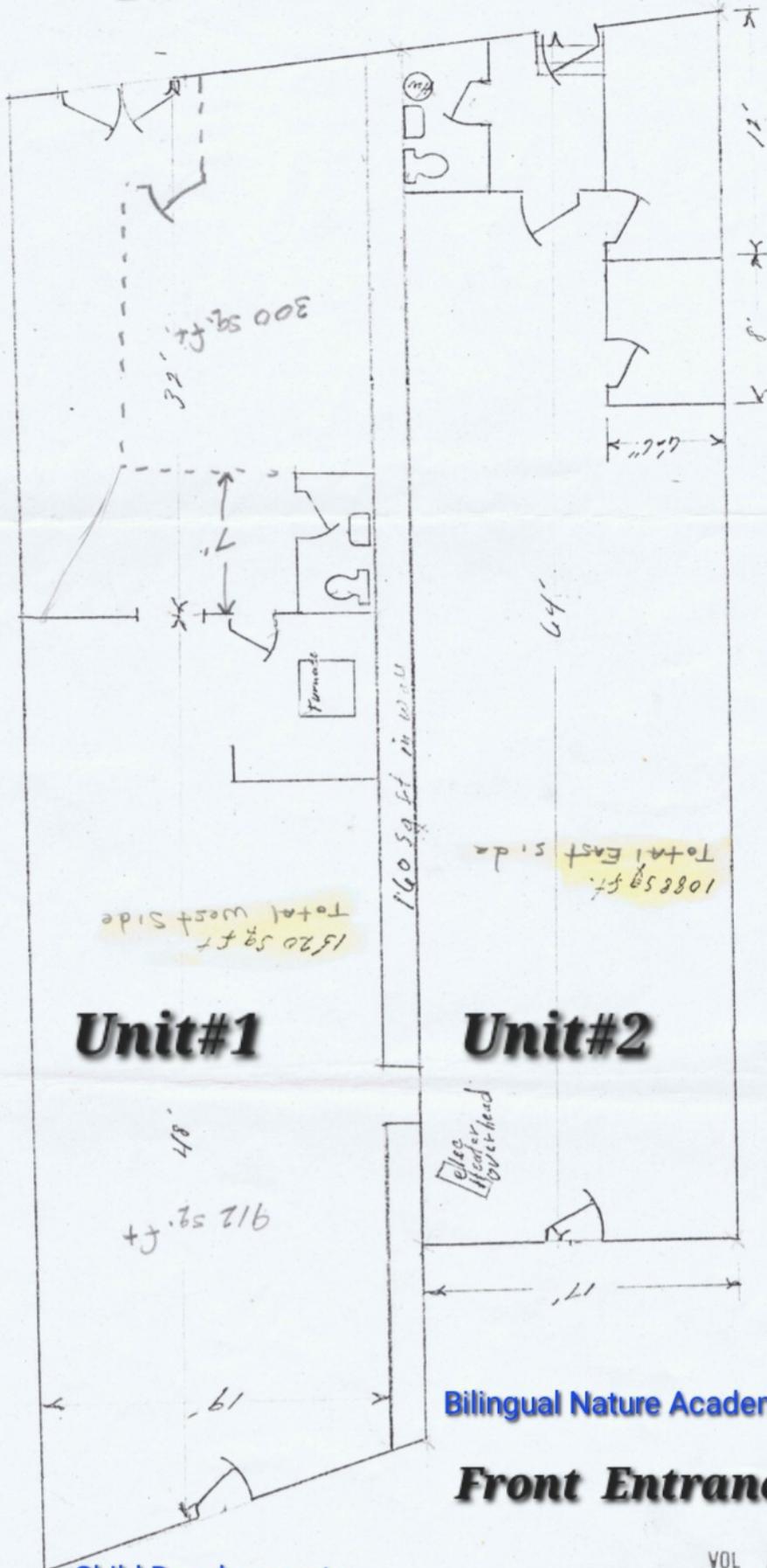
N

Back Exit & Parking Lot

W

E

SE IRELAND ST.



VACANT UNIT

Unit#1

Unit#2

Bilingual Nature Academy LLC

Front Entrance

Child Development (Nurtured Sprout Caregiving)

Street Parking

VOL 503 PAGE 1682

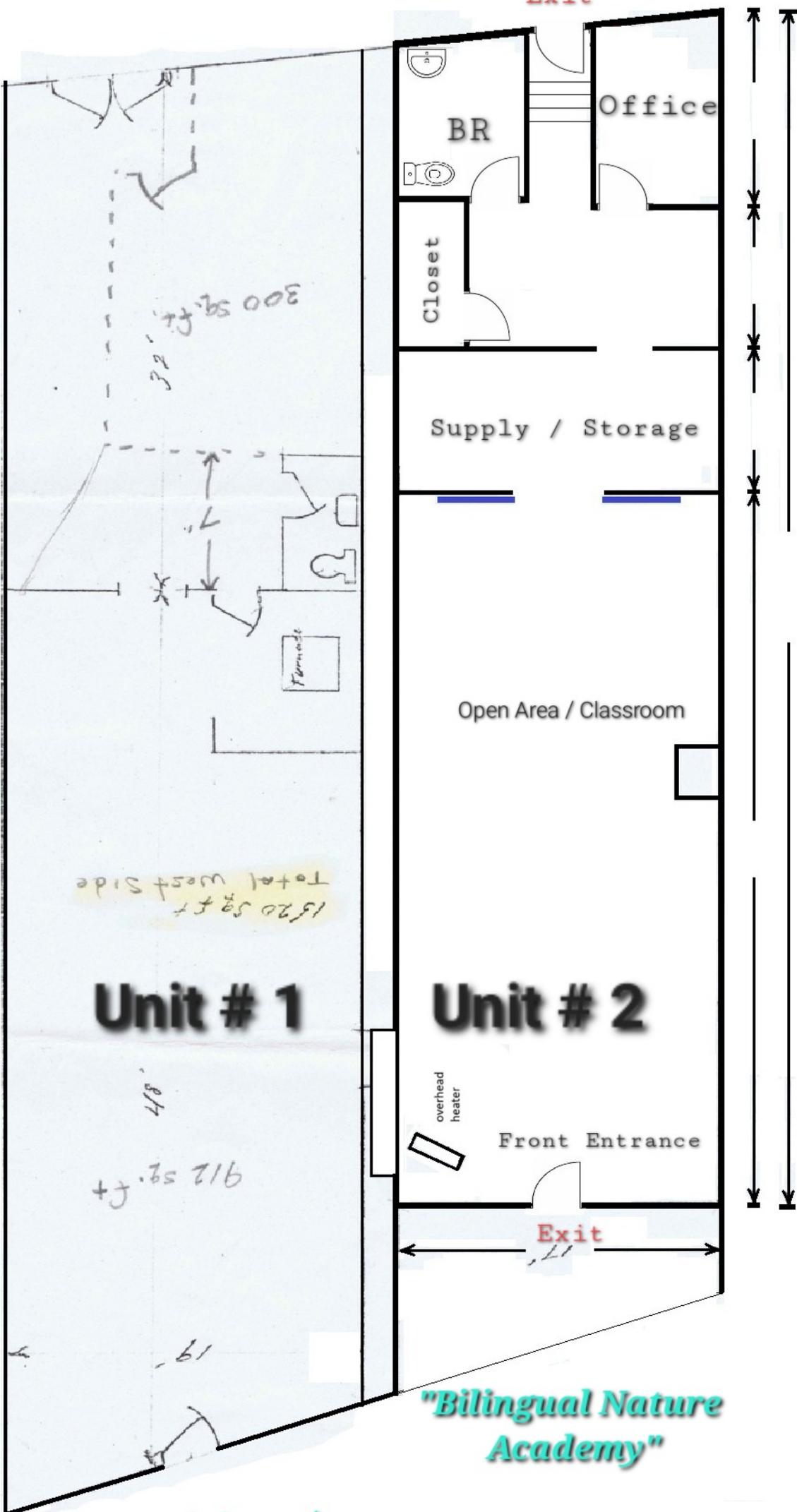
910 SE PIONEER WA OAK HARBOR

S

Back Parking

N

Exit



Unit # 1

Unit # 2

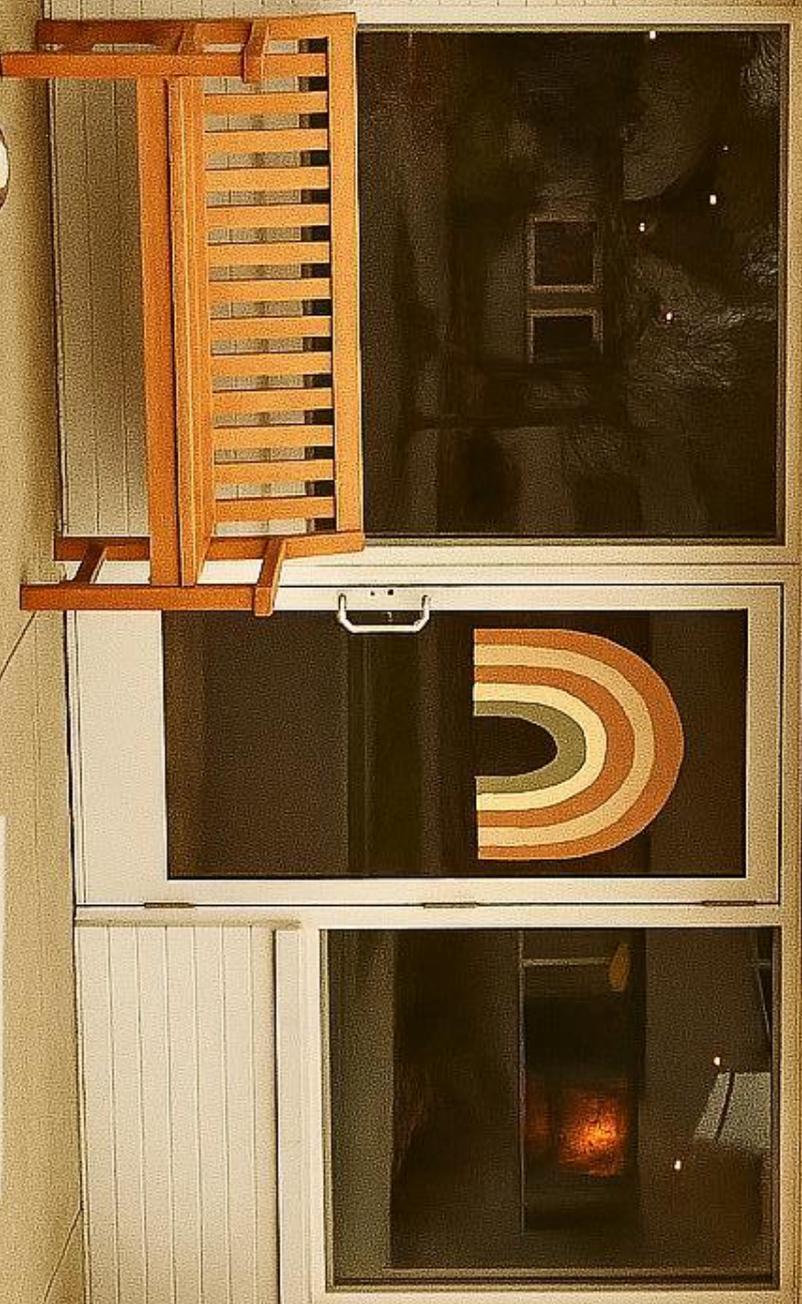
910 SE Pioneer Way, Oak Harbor, WA 98277

"Nurtured Sprout Caregiving"

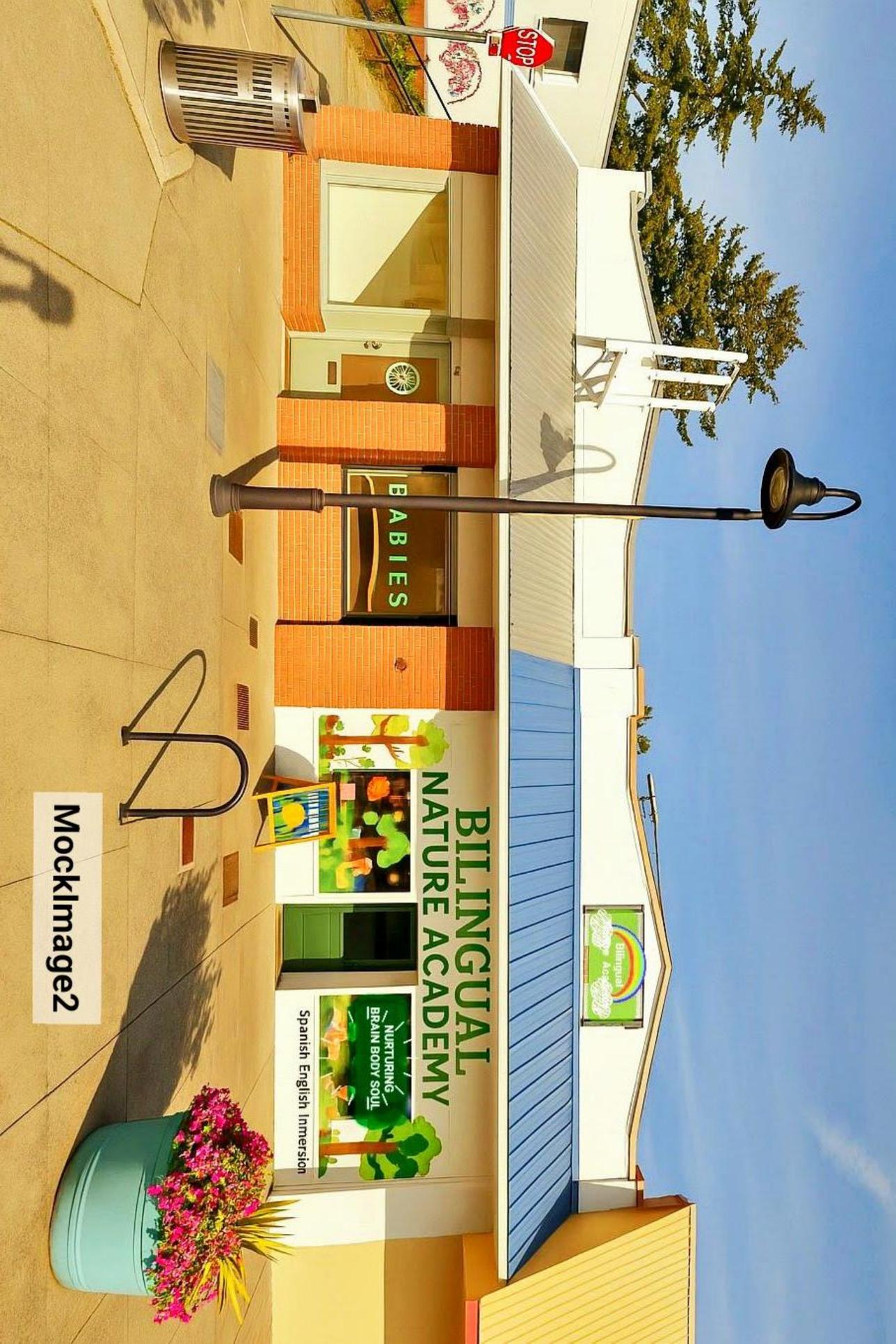
S

Front Street Parking

**BILINGUAL NATURE
ACADEMY**



Mock Image1



STOP

BABIES

BILINGUAL
NATURE ACADEMY

NURTURING
BRAIN BODY SOUL
Spanish English Immersion

Bilingual
Academy

MockImagez



February 6, 2025

Carmen Guerrero
Bilingual Nature Academy LLC
860 SE Bayshore Drive
Oak Harbor, WA 98277

Dear Carmen,

This letter is to inform you that Bilingual Nature Academy LLC has permission to use City parks and park space to explore and learn. City rules for special events, which need permitting are as follows: No amplified sound or stage, no amusement rides or animals, no concessions or food trucks, no sale of goods or services, no tents greater than 400 and no attendance of over 50 people within your group. If these rules are followed Bilingual Nature Academy LLC does not need to apply for a permit.

Sincerely,

Brandon Cable
City of Oak Harbor – Parks Supervisor

STATE REPRESENTATIVE
10th LEGISLATIVE DISTRICT
DAVE PAUL

State of
Washington
House of
Representatives



POSTSECONDARY EDUCATION
& WORKFORCE
CHAIR
TECHNOLOGY, ECONOMIC
DEVELOPMENT, & VETERANS
TRANSPORTATION

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

Dear Hearing Examiner,

As an Oak Harbor community member, and State Representative, I am proud to support opportunities to expand access to high quality early childhood education in our region.

In a community that deeply values both education and the environment, the Bilingual Nature Academy stands out for its innovative approach—blending early childhood development with outdoor learning and Spanish-English bilingual instruction. The program not only prepares young learners academically but also fosters cultural awareness, environmental responsibility, and social-emotional growth.

Both parents and the business community agree—high quality preschool options help families and our economy. Parents often have long commutes between school, work, and their homes. By providing families in our community more options, those commute times will shorten.

Bilingual Nature Academy LLC is more than a preschool—it is a community-centered hub that will enrich the lives of local children and their families for years to come. I strongly encourage local agencies, partners, and neighbors to support this vital effort. Together, we can ensure a brighter, more connected, and more nurturing future for our youngest islanders.

Respectfully,

Representative Dave Paul
10th Legislative District

Landlord : Elaine Dillard

Phone: 360.672.9210

To Whom It May Concern,

I am happy to offer my full support for Carmen and her Bilingual Nature Academy Preschool and Workshops at **910 SE Pioneer Way Unit #2.**

As the long-time owner of this building, I would love to see this currently underutilized space go to something meaningful for our community. Carmen's program brings a fresh, much-needed educational resource to Oak Harbor on Pioneer Way—blending bilingual learning with a nature-based approach that I believe will have a positive and lasting impact on local families.

This location is ideally suited for her vision. Not only is it centrally located and easily accessible to families, but its inviting layout and walkable surroundings offer a unique opportunity to create a vibrant early learning environment. With nearby green spaces, the library, and other family-friendly businesses just steps away, the setting naturally complements Carmen's philosophy of outdoor learning, language immersion, and community connection. I have no doubt that this location will help foster strong bonds between families, educators, and local organizations.

Carmen has a clear understanding of the needs of families in our area, and she is committed to building a program that is inclusive, enriching, and impactful. I'm confident that her presence here will not only revitalize the space but also contribute meaningfully to the vitality of the entire Pioneer Way district.

I see her program as a valuable addition to the neighborhood, and it is my pleasure to fully endorse its development at this location.

Sincerely,

Elaine Dillard

Elaine Dillard 4-8-25

Property Manager & Witness:

William B. Bierbauer
William B. Bierbauer 4-8-25



Date: April 10, 2025

To: City of Oak Harbor Permitting Department

From: Cheryl Grehan, Executive Director | Oak Harbor Main Street Association

Subject: Support for Bilingual Nature Academy Business Application

To Whom It May Concern,

I'm writing on behalf of the Oak Harbor Main Street Association in support of Carmen Guerrero and her proposed business, **Bilingual Nature Academy**, a bilingual, nature-based preschool and workshop space for children ages 3 to 6.

While our organization generally prioritizes and encourages retail businesses in the historic downtown area to preserve the district's core commercial identity, we also recognize the importance of balance and the value that unique service-oriented businesses can bring. Our current service-to-retail ratio in the district allows flexibility for one additional service-based business, and we believe Carmen's thoughtful and community-minded concept aligns well with the spirit of Pioneer Way.

We understand the unit Carmen is interested in has remained vacant for some time, and that her business would activate the space in a way that brings families downtown, potentially increasing foot traffic and benefiting surrounding retailers.

The Oak Harbor Main Street Association is excited to welcome creative and community-focused entrepreneurs like Carmen. We respectfully support her endeavor and encourage the City to consider her permit application favorably.

Please feel free to reach out to me if you have any questions.

Warm regards,

Cheryl Grehan

Executive Director

Oak Harbor Main Street Association

360-279-8995 | director@OakHarborMainStreet.com



Wild Ophelia's
WOMEN'S CLOTHING & DECOR

Date: April 10, 2025

To: City of Oak Harbor Department of Permits

From: Ameina Qazi | Wild Ophelia's | Oak Harbor Main Street Association Board Member

To Whom It May Concern,

I'm writing to express my support for Carmen and her vision to open a nature-based bilingual pre-school in downtown Oak Harbor. As a fellow business owner in the downtown area, I believe her school would be an invaluable addition to our community.

Carmen is deeply passionate about children's education, building community, and supporting fellow parents on the island. Her school would fill a much-needed gap in resources for families, especially mothers and young children. It offers a thoughtful, nature-based approach that fosters creativity, mindfulness, and a meaningful connection to the environment around us.

Her dedication, warmth, and vision for a more supportive and enriching educational experience align beautifully with what our downtown needs. I have full confidence that Carmen's presence will not only serve families but also strengthen the collaborative spirit of Oak Harbor.

I wholeheartedly recommend her and this inspiring venture.

Sincerely,

Ameina Qazi

Owner, Wild Ophelia's

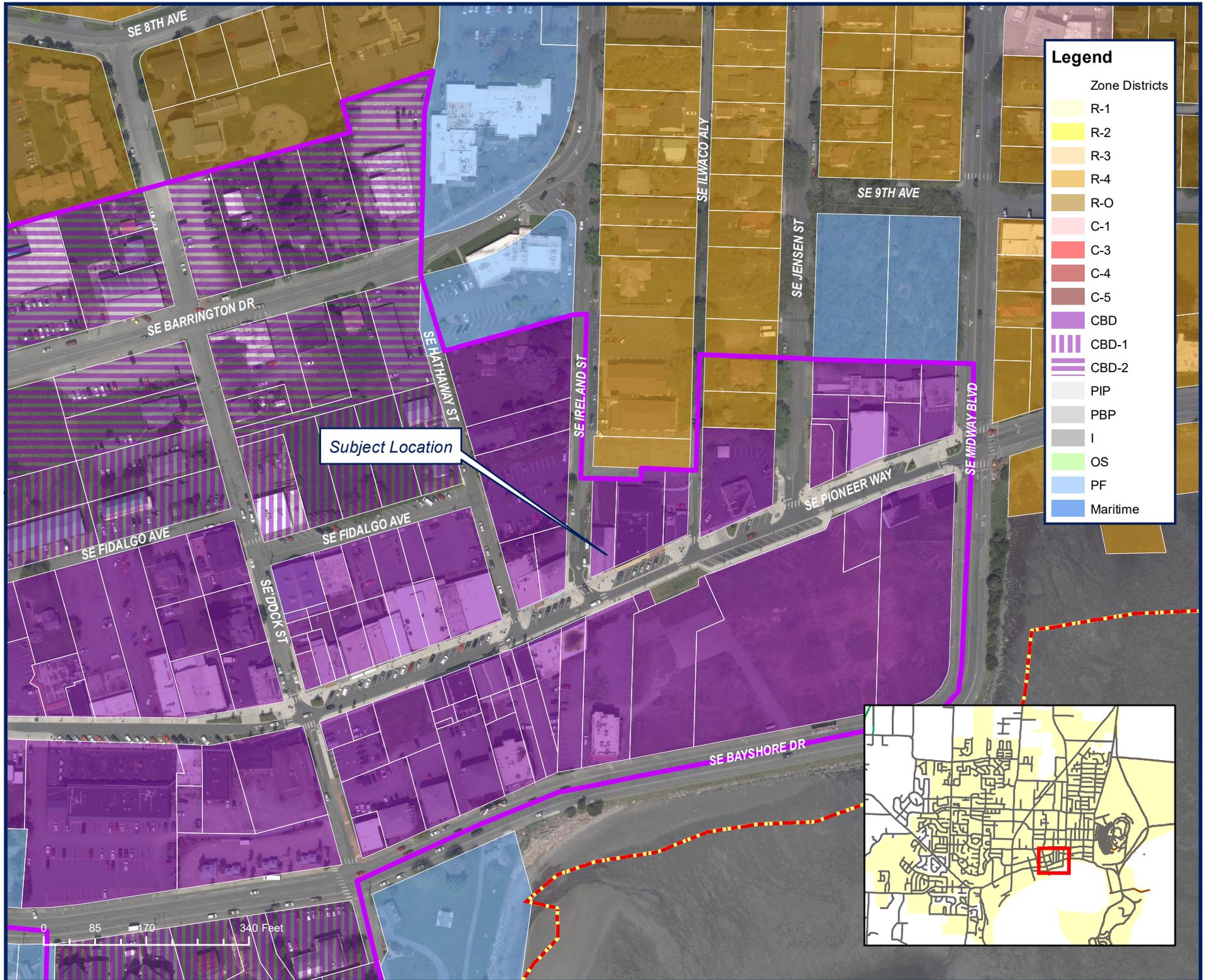
Oak Harbor, WA

Ameina18@gmail.com

(206) 316 - 0427

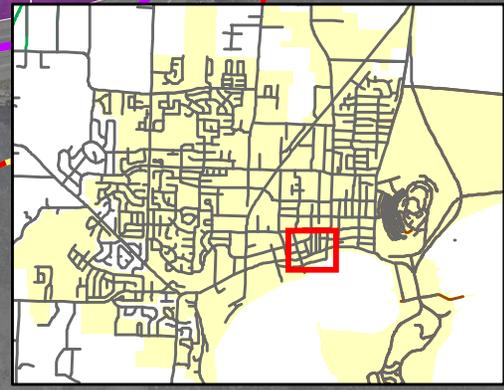


Exhibit 3 - Zoning and Vicinity Map



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

Subject Location





NOTICE OF APPLICATION

Bilingual Nature Academy

APPLICATION: Conditional Use 2503-0009

Bilingual Nature Academy LLC submitted a Conditional Use application and associated documents to establish Bilingual Nature Academy, a bilingual, nature-based academy, located at the East end of Pioneer Way in Oak Harbor's Central Business District.

PROJECT LOCATION: The property location is 910 SE Pioneer Way, S8180-00-00004-0.

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.

DETERMINATION OF COMPLETENESS: The above application was submitted on Tuesday, March 25, 2025 by Bilingual Nature Academy LLC for Dillard Elaine D property owners. The application has been determined complete for processing on Tuesday, May 6, 2025.

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: 5-17-2025 thru 5-30-2025

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 5-30-2025.**

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: Notice of Decision for application 2503-0009.

Patti O'Mahony
Permit Coordinator

Published: Whidbey News Times
Dated: 5-17-2025



May 9, 2025

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

Bilingual Nature Academy

APPLICATION: Conditional Use 2503-0009

Bilingual Nature Academy LLC submitted a Conditional Use application and associated documents to establish Bilingual Nature Academy, a bilingual, nature-based academy, located at the East end of Pioneer Way in Oak Harbor's Central Business District.

PROJECT LOCATION: The property location is 910 SE Pioneer Way, S8180-00-00004-0.

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 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 5-30-2025**. 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 2503-0009.

Patti O'Mahony
Permit Coordinator
pomahony@oakharbor.org



HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
342 WILSON ST
PORT TOWNSEND WA 98368

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

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17533 CLOVER RD
BOTHELL WA 98012

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

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
342 WILSON ST
PORT TOWNSEND WA 98368

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

HODGSON JTWROS, ROBIN D & MARY
FERRULLI BARKER JTWROS
342 WILSON ST
PORT TOWNSEND WA 98368

UNITED METHODIST CHURCH OF
1050 SE IRELAND ST
OAK HARBOR WA 98277

CLARK TTEE ET AL, AARON TYSON
307 C AVE
LA GRANDE OR 97850

COFFEE GROUND LLC
PO BOX 309
CLINTON WA 98236

CORRIDORS VENTURES, LLC
17628 TALBOT RD
EDMONDS WA 98026

GNC PROPERTIES LLC
1919 NW UPSALA DR
OAK HARBOR WA 98277

DILLARD ELAINE D
513 NEIL ST
OAK HARBOR WA 98277

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

UNITED METHODIST CHURCH
1050 SE IRELAND ST
OAK HARBOR WA 98277

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

POHTILLA, K C
1090 SE HATHAWAY 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

CONQUER ADDICTION PLLC
809 W MAIN SUITE C
MONROE WA 98272

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

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

Reference Only Parcel

CORRIDORS VENTURES LLC
17628 TALBOT RD
EDMONDS WA 98026

CORRIDORS VENTURES, LLC
17628 TALBOT RD
EDMONDS WA 98026

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

UNITED METHODIST CHURCH
1050 SE IRELAND ST
OAK HARBOR WA 98277

NORTH WHIDBEY HELP
1091 SE HATHAWAY ST
OAK HARBOR WA 98277

NIENHUIS, PHILIP & KATHRYN
NIENHUIS
2457 MATSEN LANE
OAK HARBOR WA 98277

SUMMERWIND VENTURES II LLC
PO BOX 1512
OAK HARBOR WA 98277

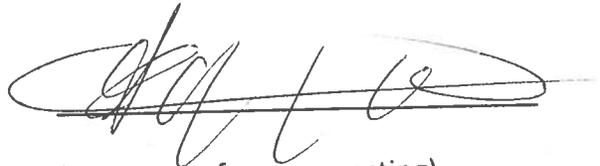
AFFIDAVIT OF POSTING

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

I, CARMEN GUERRERO, hereby certify that I did, on the 20th day of MAY, 2025 post
__ 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. 910 SE Pioneer Way	58180-00-00004-0
-----------------------	------------------

advertising a Notice of Application for Conditional Use (2503-0009) for the proposed
Bilingual Nature Academy.



(Signature of person posting)

SIGNED AND ATTESTED to before me this 20 day of May, 2025
by Carmen Guerrero



Notary Public
Print Name Patti O'Mahony
Notary Public in and for the State of
Washington, Oak Harbor City/County Island
Commission expires 5.24.28



**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

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 **Thursday, June 5, 2025 at 3:00 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 item:

Conditional Use Application 2503-0009: The applicant is proposing a bilingual, nature-based academy, located in Oak Harbor's Central Business District at 910 SE Pioneer Way.

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

POSTED ON FRIDAY, MAY 16, 2025

POSTED: City Hall Bulletin Boards

POSTED: www.oakharbor.gov

EMAILED ON WEDNESDAY, MAY 14, 2025: legals@soundpublishing.com

PUBLISHED ON SATURDAY, MAY 17, 2025: Whidbey News Times

REMOVE 06/06/2025



**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 910 SE Pioneer Way.

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 Thursday, June 5, 2025, at 3:00 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 item:

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Sarah Heller

Sr. Administrative Assistant, Development Services

sheller@oakharbor.org