



# City Administrator's Report

December 27, 2023

## Development Services Department: Development Projects

Updated as of: 12/05/2023

Project Information						Review Status	
Project Phase	Type	Project Name	Project Location	Project Description	Permits/Project number	Waiting Response from:	Comments
Pre-App Review	Residential	<b>Beckett Landing Plat</b>	R13334-277-0660, in between the two dead ends of Prow Street.	Construct 38 single-family lots, with required roads, utilities and landscaping	2310-0063	Applicant	Pre applications documents received. Staff/applicant meeting on 11-28-2023. Last update 11-27-2023.
Pre-App Review	Residential	<b>Clifton White Town Center</b>	1415 NE Goldie St	5 mixed use buildings, 46 multi-family buildings 15 commercial spaces, total of 199 residential units	2306-0034	Other	Pre app complete, staff expecting site plan soon. Last update 11-14-2023.
Pre-App Review	Residential	<b>Crager Short Plat</b>	760 SW 29th Place	Creation of 9 lots intended for residential construction of single family homes	2308-0048	Other	Staff/Applicant meeting completed 9-19-2023. In the process of acquiring more property. Last update 12-05-2023.
Pre-App Review	Commercial	<b>Crescent Harbor School</b>	330 E Crescent Harbor Rd	Possible Pre App, Fire Department concerns with water flow/pressure			Last update 11-14-2023.
Pre-App Review	Commercial	<b>Goldie Rd Industrial</b>	R13326-150-1970	6 industrial use buildings	2306-0030	Other	Pre app complete, applicant consulting w/staff on options. Last update 11-14-2023.
Pre-App Review	Commercial	<b>IDEX Oak Harbor</b>	Near the intersection of N. Torpedo Rd and NE Regatta R13325-094-1150 & R13325-089-1430	Construction of a new 57,000 SF facility for a local business engaged in manufacturing and assembly.	2311-0070	Staff	Staff is reviewing application documents received on 11-15-2023. Staff/applicant mtg scheduled for 12-05-2023. Last update 11-27-2023.
Pre-App Review	Commercial	<b>Oak Harbor School District</b>	380 NE Regatta Dr	Possible Pre App			Awaiting Pre-app submittal. Last update 11-28-2023.

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Pre-App Review	Mixed-Use	<b>Pioneer Landing</b>	601 SE Pioneer Way	1 Commercial building and 2 residential buildings, 16 units total	2309-0055	Other	Staff applicant meeting complete on 10-10-2023. Applicant wants to meet with staff for new proposal. Last updated 11-21-2023.
Land Use Review	Residential	<b>Crosby &amp; Heller Multi Family</b>	R13334-350-1180	Construct 12 multi family Townhomes	2302-0007 Site Plan Review	Staff	Building permits in review. Last update 11-14-2023.
Land Use Review	Residential	<b>Crosby Villa Binding Site Plan</b>	1030 Crosby Ave	4 apartment buildings/62 units	2212-0099	Staff	Building permits in review. Last update 11-14-2023.
Land Use Review	Residential	<b>Galleon Townhomes</b>	1060 E. Whidbey Ave	Boundary line adjustment for construction of 3 unit townhome building on each lot.	2307-0045	Other	Pre app complete, applicant discussing layout options with staff. Possible lot combination? Last update 11-14-2023.
Land Use Review	Residential	<b>Marina View Multi-Family</b>	1670 SE Pioneer Way	2 Multi-family buildings, one 6 unit fronting SE 10th and one 3 unit fronting Pioneer.	2310-0061 Site Plan Review	Staff	Staff is reviewing documents received on 10-17-2023 for Site Plan Review. Project is in Public Notice stage 11-25-2023 thru 12-8-2023. Staff/app mtg scheduled for 1-9-2023. Last update 11-27-2023.
Land Use Review	Residential	<b>Ridgeway Heights</b>	R13210-364-1400, intersection of SW 24th and Ridgeway Dr	4.83 acres, 28 single family detached homes	2303-0014 Preliminary Plat	Staff	Approved by Hearing Examiner on 9-26-2023. Waiting for response from Ecology before Civil plan approval. Pre Con meeting scheduled for 11-29-2023. Last update 11-21-2023.
Land Use Review	Residential	<b>Shaan Ridge</b>	2000 NE 10th Ave	Development of a 29 lot residential subdivision	2302-0006 Preliminary Plat	Staff	Approved by Hearing Examiner on 9-26-2023. Engineering staff reviewing. Last update 11-28-2023.

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Land Use Review	Residential	<b>Village of Garry Oaks Prelim Plat</b>	30345 SR 20, 1205 SW 24th Ave, 1155 SW 4th Ave, 30433 SR 20 and R13210-295-1480	135 Single Family Lots	Prelim plat PPL-16-01 Civil Plan CIV-16-10 Transportation Concurrency TRC-16-21 SEPA Checklist SEP-16-10 Land Clearing LND-19-05 Pre-application PRE-15-08	Applicant	New engineer on project, working with them on minor revisions and resubmittals. Last update 11-21-2023.
Land Use Review	Commercial	<b>Oak Harbor Coffee (1 of 2)</b>	31405 SR 20	New 402 coffee shop with drive-thru and pedestrian plaza.	2310-0066-Conditional Use Permit	Other	Project is technically complete. Public notice is 11-22-23 thru 12-5-2023. Last update 11-20-2023.
Land Use Review	Commercial	<b>Oak Harbor Coffee (2 of 2)</b>	31485 SR 20	Drive thru coffee shop with pedestrian plaza	2311-0074 Site Plan Review	Other	Project is technically complete. Public notice is 12-06-23 thru 12-20-2023. Last update 12-01-2023.
Land Use Review	Commercial	<b>The Vet's Animal Hospital</b>	61 SE 11th Ave	Small addition and minor remodeling	2309-0059 Site Plan Review	Applicant	Waiting on fee payment from applicant. Last updated 11-14-2023.
Land Use Review	Public Facility	<b>Angel de la Creatividad</b>	Flintstone Park	37' tall sculpture	Shoreline Variance 2306-0032, CUP 2306-0039, Site Plan 2305-0028, Shoreline Variance 2306-0032	Staff	Approved by Hearing Examiner 10/6/23. Preparing package for Ecology. Last update 11-03-2023.
Land Use Review	Public Facility	<b>OHFD Fire Station #2</b>	1250 SW Swantown Ave	Fire Station	2306-0033 CUP	Applicant	Conditional Use approved, awaiting Site Plan application. Storm Water options being discussed. Last update 11-14-2023.
Land Use Review	Commercial	<b>Childcare Center</b>	1162 SW Fort Nugent	Childcare Center Expansion by adding new building into existing lot.	2309-0060 CUP	Staff	Project is technically complete. Public notice begins 11-08-2023. Last update 11-14-2023.

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Engineering Review	Residential	<b>Bayview Vista</b>	SE corner of SE Barrington Dr and SE Ely Street	48 residential units with parking	2301-0027-CIV, 2301-0011-NEWC, 2212-0483-GRD	Applicant	Waiting for applicant to provide contractor information before civil permits can be approved. Building dept reviewing resubmittal for 2301-0011-NEWC. Last update 11-14-23.
Engineering Review	Residential	<b>Mulberry Place</b>	1215 SW Swantown Ave	Mulberry Place PRD-Proposed 62 affordable townhome units on 5.57 acre parcel. The existing ROW at the south of the parcel will be extended to connect to the ROW on the north side of the property.	2201-0006	Applicant	Waiting on applicant, Island County, to find contractor. Last update 11-14-2023.
Engineering Review	Residential	<b>Shaan Ridge</b>	2000 NE 10th Ave	Development of a 29 lot residential subdivision	2310-0653-CIV	Staff	Reviewing documents submitted on 10-4-2023. Last updated 11-14-2023.
Engineering Review	Commercial	<b>Gentle Dental</b>	751 SE Barrington Dr	Remodel of existing dental clinic	SIT-19-06	Applicant	Pay for civil permits, arrange meeting with Jack. Last update 11-03-2023.
Building Construction	Residential	<b>2910 SW Scenic Heights</b>	2910 SW Scenic Heights	Final plat for 11 lots with single-family homes.	2207-0052	Other	Plat Recorded 7-31-2023. Project under construction. Last update 10-24-2023.
Building Construction	Residential	<b>Barrington Oaks Cottages</b>	476 SE Barrington Drive	7 single family lots. Proposed new construction of 7-unit residential development which will contain five standalone 2-story cottages and one duplex unit. Access will remain from SE Barrington Drive.	Variance VAR-21-01 Site plan SIT-21-01 Civil CIV-21-02 Landscape PLN-20-02 SEPA checklist SEP-21-01 Transportation concurrency TRC-21-01 Pre-application PRE-20-05	Other	Building work underway. Last update 10-24-2023.
Building Construction	Residential	<b>Cedar Hill</b>	1851 NW Crosby Avenue	28 lot plat including new internal roads, frontage improvements, utility extensions, stormwater facilities and open space	2204-0027	Other	Under Construction, last update 10-24-2023.

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Building Construction	Residential	<b>Crosby Trace</b>	1070 N. Oak Harbor Road R13335-390-0580	Proposal includes 10 buildings with a total of 37 units.	Revised Site Plan SIT-16-08 Revised Civil Plan CIV-16-11 Irrigation/Landscape Plan PLN-16-18 Traffic impact analysis Stormwater Site Plan	Other	Site work underway. Building permits awaiting responses from builder. Last update 10-24-2023.
Building Construction	Residential	<b>Hillside Preliminary Plat PRD</b>	31141 SR 20, R13203-100-3510 R13203-118-3940 R13203-180-3781 R13203-237-3701 R13203-248-3931	192 Single Family Lots	Preliminary Plat PPL-18-01 Preliminary PRD PLN-18-30 Landscape PLN-18-29 SEPA SEP-18-09 Transportation Concurrency TRC-18-2 Land Clearing LND-18-02	Other	Site work underway. Staff working on request for RVs for worker housing on site. Draft code change underway for allowing temporary R.V.s. Eleven building permits approved and issued. Last updated 11-14-2023.
Building Construction	Commercial	<b>545 Ault Field Rd</b>	545 Ault Field Rd	Construct 2 storage and light industrial buildings	2205-0030	Other	Permits issued, under construction. Discussed possible Traffic Impact Study at last Unified Mtg. Last update 11-14-2023.
	Commercial	<b>I Hop</b>	R13203-097-4800	IHOP Restaurant, non-structural partitions, kitchen equipment, HVAC, electrical, plumbing and finishes	2308-0517-TENI	Other	Permit issued. Last update 11-14-2023.
	Annexation	<b>Gisvold</b>	2725 NE Goldie Street	Documents are currently in LAMA as a Pre PreApp for an Annexation	2311-0072 Pre-Application	Other	