

City of Oak Harbor

Determination of Significance (DS) and Request for Comments on Scope of Environmental Impact Statement (EIS)

Date of Issuance: February 21, 2026

Lead Agency: City of Oak Harbor, Department of Community Development

Agency Contact: Cac Kamak, Principal Planner, Development Services, 360-279-4514,
ckamak@oakharbor.org

Description of Proposal:

The City of Oak Harbor is preparing a periodic update to the City's Comprehensive Plan for the next 20 years (2025-2045). The City's 2016-2036 Comprehensive Plan was last updated in 2022. The Comprehensive Plan helps the City manage growth, plan for housing, jobs, parks, transportation, public services, infrastructure, and utilities.

Each chapter of the plan will be updated to address the new growth projections provided by Island County for population, housing, and employment in the City of Oak Harbor, and to meet the changes to the Growth Management Act (GMA) including considerations to plan for and accommodate housing at all income levels. As part of the proposal, the future land use map, zoning, and related development regulations may be amended to plan for more housing, responding to the allocated growth projections informing actions and alternatives studied in the EIS.

Location of Proposal: The Comprehensive Plan addresses City of Oak Harbor city limits.

Proponent & Lead Agency: City of Oak Harbor

Determination of Significance (DS) and EIS Required:

As the lead agency, the City of Oak Harbor has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

Scoping Focus Areas:

As lead agency, the City of Oak Harbor has identified the following elements of the environment for discussion in the EIS:

- Earth
- Water & Shoreline
- Air quality and emissions
- Plants and animals
- Land use patterns and built environment
- Natural resources
- Population, employment, housing
- Transportation
- Public services: police, fire, solid waste, emergency medical services, parks, schools, and libraries
- Utilities: energy, water, wastewater, and stormwater
- Displacement analysis

The EIS will share existing city conditions and environmental implications. For each topic, the affected environment, impacts, mitigation measures, and significant unavoidable adverse impacts will be identified.

Alternatives:

A comparative evaluation of alternative courses of action will be included in the EIS. The City of Oak Harbor will study three alternatives as part of the EIS. Alternatives are anticipated to include a No Action Alternative and two-action alternatives that would consider various land use and zoning approaches for accommodating growth projections.

The **No Action Alternative**, as required under SEPA, assumes that development would occur within the Oak Harbor based on the existing Comprehensive Plan land use, zoning and development standards, with no changes. The goals, policies, and growth projections under the existing 2016 City of Oak Harbor Comprehensive Plan would be carried forward.

In addition, **two Action Alternatives** would be evaluated to explore various ways the City can accomplish City objectives for planning for and accommodating the City's housing and population growth projections through its land use designations and development regulations.

Scoping:

Agencies, affected Tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Comments on the EIS will be accepted on:

- EIS alternatives which should be considered,
- EIS elements of the environment,
- Probable significant adverse impacts,
- Mitigation measures, and
- Licenses or other approvals that may be required.

Comments:

The 30-day comment period is from **February 21, 2026 to March 23, 2026**. Please provide your comments between 8:00 a.m. on February 21, 2026 and 5:00 p.m. on March 23, 2026. All comments shall be received no later than Monday, March 23, 2026 by 5:00 pm PST. Comments may be submitted by the following means:

Online Comments may be submitted through the submission form linked on the project website here: <https://www.oakharbor.gov/808/Oak-Harbor-Comprehensive-Plan>

Written Comments may be submitted via mail to the following address:

Reference: Comp Plan EIS Scoping Comment
To: City of Oak Harbor Community Development Department
Address: 865 SE Barrington Drive
Oak Harbor, WA 98277

After reviewing the comments received during the scoping period, the City of Oak Harbor will finalize the alternatives and elements of the built and natural environment that will be analyzed under the EIS.

Responsible Official:

Stacie Pratschner, Community Development Director, Community Development Services

City of Oak Harbor Department of Community Development
865 SE Barrington Drive
Oak Harbor, WA 98277
spratschner@oakharbor.org

Date: February 18, 2026

Signature:  _____

Appeal Process: See [Oak Harbor Municipal Code 20.04.200](#) and [WAC 197-11-680](#)

Julie Nester
City Clerk
Posted on February 18, 2026

POSTED: City Hall Bulletin Boards
www.oakharbor.gov on 02/18/26 REMOVE: After 03/23/26

Whidbey News-Times
On 2/21/26, 2/28/26, 3/7/26, 3/14/26, and 3/21/26