



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

VI. PARCEL INFORMATION

Parcel information is required for all applications except plan text amendments and amendments that are countywide. *(See description of application types on page vii of the handbook.)*

- For **Type A applications**, Sub-type A.I are exempt from this section – please mark as N/A.
- For **Type B applications** that impact a small subset of parcels (for instance a habitat or species of local importance), properties impacted by the proposed change must be identified and property owners notified of the proposed change (see Section VII).
- For **Type C applications** involving an area-wide rezoning, please submit the required information for Table A under item 2 below in a spreadsheet format.

1. For all proposed amendments that are not countywide, provide the following:

- a. Total acreage impacted: 293.32
- b. Zoning & Land Use on parcels surrounding the subject parcels (residential, commercial, agricultural, etc.).

	ZONING	LAND USE
North:	Rural, rural agricultural, commercial Agricultural.	Residential, a church, active & historical agricultural uses.
South:	Rural, commercial agricultural, airport.	Single Family, vacant land, active & historical agricultural uses, airport.
East:	Rural	Single family, active & historical agricultural uses.
West:	Rural and rural forest.	Residential, vacant, a drive-in theater, forestry.

2. For **each parcel** included in the proposal, please provide the information included in the two tables below. Additional sheets can be attached as necessary; please label any attachments as 'Part 2 – Section VI, Parcel Information.'



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	William & Candi Gilchrist			
Owner Mailing Address ¹ :	3411 West Crandall Lane Spokane, WA 99208			
Tax Parcel Number:	R13215-453-1880			
Lot Size (Acreage/Sq. Ft.) ² :	20.33 Acres			
Site Address ¹ :	29694 SR-20 Oak Harbor, WA 98277			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural			
Proposed Zoning Classification	OH-R			
Current Use Code:	11			
Current Use of the Property (Improvements on the site)	Single family			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel

B. SERVICES	
Sewer/Septic (Check One):	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
Road Name(s):	SR-20



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-330-1980			
Lot Size (Acreage/Sq. Ft.) ² :	40 Acres			
Site Address ¹ :	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural-agricultural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input type="checkbox"/> Public Road <input type="checkbox"/> Private Road
	Road Name(s): _____



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION			
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership		
Owner Mailing Address:	1011 Miller Road Oak Harbor, WA 98277		
Tax Parcel Number:	R13215-314-0650		
Lot Size (Acreage/Sq. Ft.):	29.78 Acres		
Site Address:	1422 MonroE Landing Road Oak Harbor, WA 98277		
Location:	Range 1E	Township 32N	Section 15 Quarter
Current Land Use Designation	Rural		
Proposed Land Use Designation	Urban		
Current Zoning Classification	Rural-agricultural		
Proposed Zoning Classification	OH-R		
Current Use Code:	83		
Current Use of the Property (Improvements on the site)	Single family home, garage, barns, sheds, and a greenhouse.		

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
	Road Name(s): Monroe Landing



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-198-0660			
Lot Size (Acreage/Sq. Ft.) ² :	39.08 Acres			
Site Address ¹ :	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
Road Name(s):	Monroe Landing



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-198-1980			
Lot Size (Acreage/Sq. Ft.) ² :	40 Acres			
Site Address ¹ :	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 16	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural-agricultural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input type="checkbox"/> Public Road <input type="checkbox"/> Private Road Road Name(s): _____



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address:	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-174-3082			
Lot Size (Acreage/Sq. Ft.):	26.52 Acres			
Site Address:	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
Road Name(s):	Balda Road



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-043-0900			
Lot Size (Acreage/Sq. Ft.) ² :	29.85 Acres			
Site Address ¹ :	1212 Monroe Landing Road Oak Harbor, WA 98277			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural-agricultural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	Single family home, barn, and sheds			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
	Road Name(s): <u>Monroe Landing Road</u>



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	VanderVoet Family Limited Partnership			
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277			
Tax Parcel Number:	R13215-093-0390			
Lot Size (Acreage/Sq. Ft.) ² :	8.91 Acres			
Site Address ¹ :	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 16	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural-agricultural			
Proposed Zoning Classification	OH-R			
Current Use Code:	83			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
Road Name(s):	Monroe Landing Road



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

A. PARCEL INFORMATION			
Taxpayer or Legal Owner:	John Balster		
Owner Mailing Address ¹ :	1011 Miller Road Oak Harbor, WA 98277		
Tax Parcel Number:	R13215-444-2430		
Lot Size (Acreage/Sq. Ft.) ² :	7.9 Acres		
Site Address ¹ :	1011 Miller Road Oak Harbor, WA 98277		
Location:	Range <small>1E</small>	Township <small>32N</small>	Section <small>15</small> Quarter
Current Land Use Designation	Rural		
Proposed Land Use Designation	Urban		
Current Zoning Classification	Rural		
Proposed Zoning Classification	OH-R		
Current Use Code:	11		
Current Use of the Property (Improvements on the site)	Single family home		

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
	Road Name(s): Miller Road

August 25, 2017

To whom it may concern:

RE: UGA EXPANSION APPLICATION

Neighboring Property Owners:

On August 1st, 2017 our company submitted an application to Island County requesting they amend the Comprehensive Plan by expanding the Urban Growth Boundary line for Oak Harbor. We've entered into a purchase and sale agreement on 10 parcels totaling 247.8 acres. If the amendment is approved we intend on developing the property with single family homes. With the explosive growth of the Navy at the Naval Air Station, the growth in non-Navy jobs in and around Oak Harbor, the extreme lack of affordable single family homes, and the lack of land available within the existing urban growth area, the only reasonable option available is to re-designate rural land into urban land. The property we are buying is located south of SR-20 and Miller Road, east of Monroe Landing Road, west of Balda Road, and north of the Eisenberg Airport. We've only requested that our property be re-designated, but the final decision on which parcels are included will be made by the County Commissioners. We are suggesting that another 45 acres north of our ownership also be brought into the UGA, which is shown on the attached map cross-hatched.

We are sending you this letter because you are listed as the tax payer on parcel of property within 300' of the 10 parcels we are purchasing. During the course of the next calendar year there will be several public hearings and meetings held where this issue will be discussed. Additional information on this process is available at the Island County Planning Department by phone at (360) 679-7339 or by email to CompPlan@co.island.wa.us.

Sincerely,



Scott Thompson
Managing Member

(Existing UGA Red) (Proposed UGA Non Owned Orange) (Proposed UGA Owned Purple)



July 24, 2017

Tideland Only Parcels

No Adjacent Land

Parcels

City Limits

Quarter Sections

Roads

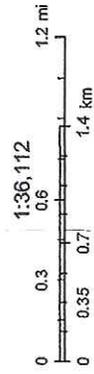
Highway

Collector and Arterial

Local

Private

 = OTHER PARCELS SUGGESTED FOR INCLUSION IN UGA



Island County
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Island County Parcel Viewer Map Export
DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

A. PARCEL INFORMATION				
Taxpayer or Legal Owner:	Dale VanderVoet			
Owner Mailing Address:	9626 51st Ave NE #B Marysville, WA 98270			
Tax Parcel Number:	R13215-245-3630			
Lot Size (Acreage/Sq. Ft.):	5.44 Acres			
Site Address:	N/A (Part of farm)			
Location:	Range 1E	Township 32N	Section 15	Quarter
Current Land Use Designation	Rural			
Proposed Land Use Designation	Urban			
Current Zoning Classification	Rural			
Proposed Zoning Classification	OH-R			
Current Use Code:	91			
Current Use of the Property (Improvements on the site)	None			

- 1 If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.
- 2 If more than one parcel, fill out Tables A & B separately for each parcel.

B. SERVICES	
Sewer/Septic (Check One):	<input type="checkbox"/> Septic <input type="checkbox"/> Sewer Sewer Provider: _____
Water Service:	<input type="checkbox"/> Well <input type="checkbox"/> Public Water System Water Purveyor: _____
Road Type:	<input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road
Road Name(s): Balda Road	

Part 2 – Section VII, Property Owner Notification

Adjacent Property Owner List

PETE'S REAL ESTATE LLC	3904 COTTAGE PLACE ANACORTES, WA 98221	R13210-010-2400
BRIAN E. YATES	29850 STATE ROUTE 20 OAK HARBOR, WA 98277	R13210-040-2440
BRUCE & HARRIETT WILLIAMSON	929 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-025-2660
GREGORY CHANEL LOPEZ	988 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-025-2760
EARL VICTORIA SHORT	980 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-025-2860
HARRIET WILLIAMSON	929 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-008-2660
DANIEL & KATI SEDBERRY	987 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-008-2750
TIMOTHY & JACQUELINE TREASE	983 WALKER HEIGHTS PL OAK HARBOR, WA 98277	R13210-008-2840
BARBARA GROSECLOSE	PO BOX 1231 OAK HARBOR, WA 98277	R13215-515-2850
BARBARA GROSECLOSE	PO BOX 1231 OAK HARBOR, WA 98277	R13215-480-2900
WILLIAM & KATHLEEN MASSEY	41 NE MIDWAY BLVD OAK HARBOR, WA 98277	R13215-425-3310
WILLIAM & KATHLEEN MASSEY	41 NE MIDWAY BLVD OAK HARBOR, WA 98277	R13215-330-3290
JUDY LEE HOOD	1420 BALDA ROAD OAK HARBOR, WA 98277	R13215-285-4200
TODD & JENNIFER BASSETT	PO BOX 2957 OAK HARBOR, WA 98277	R13215-245-4200
CLAUDE & MARGARET DILLY	1350 BALDA RD OAK HARBOR, WA 98277	R13215-215-4200
LESLIE VANDER VOET	2320 NE GOLDIE STREET OAK HARBOR, WA 98277	R13215-209-3630
JOHN & TAMARA ENCINAS	1348 BALDA ROAD OAK HARBOR, WA 98277	R13215-167-4240
VARNER, ALISON T	1329 BALDA ROAD OAK HARBOR, WA 98277	R13215-169-3800
ISLAND COUNTY	BOX 5000, ADMIN BLDG 1 NE 7TH ST, STE 200 COUPEVILLE, WA 98239	R13215-066-4630
TRUMBULL, BRADLEY A & LASHELLE R TRUMBULL	1289 BALDA RD OAK HARBOR, WA 98277	R13215-115-3640

JUSTIN & AMBER LADWIG	882 PARK AVE OAK HARBOR, WA 98277	R13215-092-3220
RANDAL & SHANNON ROSS	968 JAYDEE WAY OAK HARBOR, WA 98277	R13215-106-2860
RUSSELL & CHRIS WARRINGTON	933 JAYDEE WAY OAK HARBOR, WA 98277	R13215-068-3210
BROOKE BARNES	3055 PERKINS LN W SEATTLE, WA 98199	R13215-029-2940
WILLIAM & GERI MORGAN & RALPH & CORNELIA COLLINS	1974 SW DILLARD LN OAK HARBOR, WA 98277	R13222-494-1340
FIRE PROTECTION DISTRICT #2	770 NE MIDWAY BLVD #201 OAK HARBOR, WA 98277	R13222-472-0250
KENT & MARLA RAMIER	1171 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13221-510-5130
HOWARD HAVEMAN	1203 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13216-026-5110
MONROE LANDING ROAD LLC	2480 HEIGHTS DRIVE FERNDALE, WA 98248	R13216-093-5110
FAY CATHERINE CANUPP	184 WHIDBEY AVENEUE OAK HARBOR, WA 98277	R13215-122-0100
CATHY & TIMOTHY KIND	1315 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13216-150-5110
MONROE LANDING ROAD LLC	2480 HEIGHTS DRIVE FERNDALE, WA 98248	R13216-121-4050
MARK MCKOLE	1347 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13216-195-5060
MARK MCKOLE LORI MCKOLE	1347 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13216-227-4660
LARRY CRONIN	PO BOX 326 OAK HARBOR, WA 98277	R13216-243-5250
VANDER VOET FAMILY LTD PARTNERSHIP	1011 MILLER ROAD OAK HARBOR, WA 98277	R13216-282-5150
DARRELL BRATT	1403 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13216-295-4700
CRAIG MCKENZIE	1423 WEST BEACH ROAD OAK HARBOR, WA 98277	R13216-349-5060
ANGELA SALO	1480 MONROE LANDING ROAD OAK HARBOR, WA 98277	R13215-370-0050

JEFFERSON POINT NORTHEAST, LLC	12216 CORLISS AVEN SEATTLE, WA 98133	R13215-380-0110
RICHARD & JUANITA SHERWOOD & TRUSTEES	29332 STATE ROUTE 20 OAK HARBOR, WA 98277	R13215-377-0300
H T & MARGARET RILEY	29366 STATE ROUTE 20 OAK HARBOR, WA 98277	R13215-379-0500
KENNETH & CYNTHIA RILEY	29388 STATE ROUTE 20 OAK HARBOR, WA 98277	R13215-381-0640
CLIFF HOUGHTALING	PO BOX 181 OAK HARBOR, WA 98277	R13215-384-0790
KENNETH SOUSA	29462 STATE ROUTE 20 OAK HARBOR, WA 98277	R13215-390-0960
INITI CHURCH OF THE FOURSQUARE GOSPEL	29470 STATE ROUTE 20 OAK HARBOR, WA 98277	R13215-407-1260
WILLIAM & KATHLEEN MASSEY	41 NE MIDWAY BLVD #101 OAK HARBOR, WA 98277	R13215-496-0650
ROBERT & SUSAN FAKEMA	2754 SW FAIRWAY POINT DRIVE OAK HARBOR, WA 98277	R13215-501-1590
MARK & DIANE BEEKSMAN	3989 OMAO KOLOA, HI 96756	R13210-067-1770



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

- PHONE: (360) 679-7339 ■ From Camano (360) 629-4522, Ext. 7339
- From S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
- 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
- E-mail: CompPlan@co.Island.wa.us
- Internet Home Page: <http://www.IslandCountyWA.gov/Planning/>

AFFIDAVIT OF MAILING NOTICE TO PROPERTY OWNERS

I, CARL E. HALSAN, certify that I am the applicant/authorized agent for an application for COMPREHENSIVE PLAN AMENDMENT, and do hereby depose and swear I did on the 25TH day of AUGUST, 2017, mail notice to affected property owners (affected parcels and property owners within 300') as reflected in the mailing list attached herein, advertising a review of the following application to Island County:

Application Number: 252/17

Project / Development Title: WRIGHT'S CROSSING

CARLE. HALSAN
Name of Applicant/Agent (print)

[Signature]
Signature of Applicant or Agent

Attachments:

- Exhibit 1: List of Property Owners Notified
- Exhibit 2: Copy of Letter
- Exhibit 3: Copy of map and other attachments (if any)

State of Washington
County of Pierce

On This day personally appeared before me Carl E. Halsan

to me proven to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes herein mentioned.

AIMEE A. STROUD
STATE OF WASHINGTON
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-03-19 (Notary Signature) Aimee A. Stroud (Printed Notary Name) 8/25/17 (Date)

C. Halsan
(Residing at)

10-03-19
(My commission Expires)



Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 - SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

VIII. PROPERTY OWNER AFFIDAVIT

Property Address: 29694 SR20

Parcel Number: R13215-453-1880

I/we WILLIAM & CANDI GILCHRIST hereby certify that I am the property owner(s) of record for the subject property.

I hereby request a:

[X] Land Use Designation Revision From: RURAL To: URBAN

[] JPA Overlay Revision From: To:

[] Rezone From: To:

Full Name (Please Print) Signature (Owner or Authorized Agent)** Date

State of Washington County of SPOKANE

I certify that I know or have satisfactory evidence that WILLIAM RALPH GILCHRIST III (CANDI MORTON GILCHRIST) is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this Instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the Instrument.

Notary Public State of WASHINGTON LINDSEY D BUSHNELL MY COMMISSION EXPIRES 06/03/2020

Date: JULY 27, 2017 Notary Signature Notary Printed Name My appointment expires 06/03/2020

** If the signature is other than the property owner, then the Applicant Authorization Form on the next page must be signed and notarized.



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 -- SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

IX. APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form and have it notarized, which will provide authorization for a designated agent to apply for permits on your behalf (Plan amendments are a Type IV Permit). An application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in ink.

All property owners of record must sign this form. For additional property owners, copy this page and attach to the application, labeled as 'Part 2 - Section IX, Applicant Authorization.'

Property Address: 29699 SR 20

Parcel Number: R13215 - 453 - 1880

I/we WILLIAM & CANDI GILCHRIST
the owner(s) of the subject property, understand that by completing this form I hereby authorize WRIGHT'S CROSSING LLC to act as my agent. I understand that said agent will be authorized to submit applications on my/our behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent only.

William Ralph Gilchrist, TTE
Property Owner Name (printed)

William Ralph Gilchrist, TTE
Property Owner Signature

Date: July 27, 2017

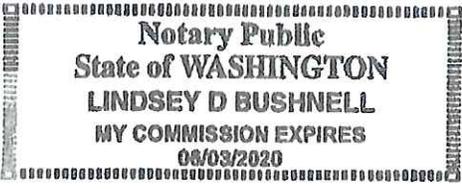
Candi Norton Gilchrist, TTE
Property Owner Name (printed)

Candi Norton Gilchrist, TTE
Property Owner Signature

Date: July 27, 2017

State of Washington
County of SNOHOMISH

I certify that I know or have satisfactory evidence that WILLIAM RALPH GILCHRIST AND CANDI NORTON GILCHRIST is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.



Date: JULY 27, 2017

Lindsey D Bushnell
Notary Signature

LINDSEY D. BUSHNELL
Notary Printed Name

08/03/2020
My appointment expires



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

VIII. PROPERTY OWNER AFFIDAVIT

Property Address: 1422 Monroe Landing Rd, 1212 Monroe Landing Rd

Parcel Number: R13215-330-1980, R13215-314-0650, R13215-198-0660, R13215-198-1980, R13215-174-3082, R13215-043-0900, & R13215-093-0390

I/we, Vander Voet Family Limited Partnership, hereby certify that I am the property owner(s) of record for the subject property.

I hereby request a:

Land Use Designation Revision From: Rural
To: Urban

JPA Overlay Revision From: _____
To: _____

Rezone From: _____
To: _____

Bonnie Balster
Full Name (Please Print)

Bonnie Balster
Signature (Owner or Authorized Agent)**

Aug 28, 2017
Date

State of Washington
County of Island

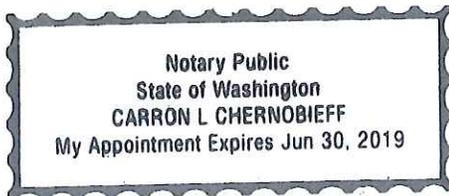
I certify that I know or have satisfactory evidence that Bonnie Lou Balster is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 8-28-2017

[Signature]
Notary Signature

Carron Chernobieff
Notary Printed Name

06-30-2019
My appointment expires



** If the signature is other than the property owner, then the Applicant Authorization Form on the next page must be signed and notarized.



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

IX. APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form and have it notarized, which will provide authorization for a designated agent to apply for permits on your behalf (Plan amendments are a Type IV Permit). An application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in ink.

All property owners of record must sign this form. For additional property owners, copy this page and attach to the application, labeled as 'Part 2 – Section IX, Applicant Authorization.'

Property Address: 1422 Monroe Landing Rd & 1212 Monroe Landing Rd

Parcel Number: R13215-330-1980, R13215-314-0650, R13215-198-0660, R13215-198-1980
R13215-174-3082, R13215-043-0900, & R13215-093-0390

I/we, Vander Voet Limited Partnership

the owner(s) of the subject property, understand that by completing this form I hereby authorize Wright's Crossing LLC to act as my agent. I understand that said agent will be authorized to submit applications on my/our behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent only.

Bonnie Balster General Partner
Property Owner Name (printed)

_____ Property Owner Name (printed)

Bonnie Balster General Partner
Property Owner Signature

_____ Property Owner Signature

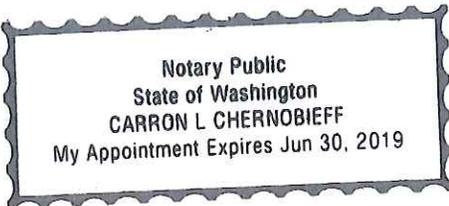
Date: Aug 28, 2017

Date: _____

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Bonnie Lou Balster is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 8-28-2017



[Signature]
Notary Signature

Carron Chernobieff
Notary Printed Name

06-30-2019
My appointment expires



Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 - SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

VIII. PROPERTY OWNER AFFIDAVIT

Property Address: 1011 MILLER ROAD

Parcel Number: R13215-444-2430

I/we, JOHN BALSTER hereby certify that I am the property owner(s) of record for the subject property.

I hereby request a:

[X] Land Use Designation Revision From: RURAL To: URBAN

[] JPA Overlay Revision From: To:

[] Rezone From: To:

John Balster
Full Name (Please Print)

John Balster
Signature (Owner or Authorized Agent)**

7-27-17
Date

State of Washington
County of Island

I certify that I know or have satisfactory evidence that John Balster is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 7/27/17

VICKY S ROSENCRANS
Notary Public, State of Washington
My Commission Expires February 01, 2018

Vicky S Rosencrans
Notary Signature

Vicky S Rosencrans
Notary Printed Name

2/1/18
My appointment expires

** If the signature is other than the property owner, then the Applicant Authorization Form on the next page must be signed and notarized.



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 - SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

IX. APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form and have it notarized, which will provide authorization for a designated agent to apply for permits on your behalf (Plan amendments are a Type IV Permit). An application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in ink.

All property owners of record must sign this form. For additional property owners, copy this page and attach to the application, labeled as 'Part 2 - Section IX, Applicant Authorization.'

Property Address: 1011 MILLER ROAD

Parcel Number: R13215 - 444 - 2430

I/we, JOHN BALSTER

the owner(s) of the subject property, understand that by completing this form I hereby authorize WRIGHT'S CROSSING LLC to act as my agent. I understand that said agent will be authorized to submit applications on my/our behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent only.

John Balster
Property Owner Name (printed)

John Balster
Property Owner Signature

Date: 7-27-17

Bonnie Balster
Property Owner Name (printed)

Bonnie J. Balster
Property Owner Signature

Date: 7-27-17

State of Washington
County of Island

I certify that I know or have satisfactory evidence that John Balster + Bonnie Balster is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 7/27/17

VICKY S ROSENCRANS
Notary Public, State of Washington
My Commission Expires
February 01, 2018

Vicky S Rosencrans
Notary Signature

Vicky S Rosencrans
Notary Printed Name

2/1/18
My appointment expires



Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 - SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

IX. APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form and have it notarized, which will provide authorization for a designated agent to apply for permits on your behalf (Plan amendments are a Type IV Permit). An application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in ink.

All property owners of record must sign this form. For additional property owners, copy this page and attach to the application, labeled as 'Part 2 - Section IX, Applicant Authorization.'

Property Address: N/A

Parcel Number: R13215-245-3630

I/We, DALE VANDERVOET
the owner(s) of the subject property, understand that by completing this form I hereby authorize WRIGHT'S CROSSING LLC to act as my agent. I understand that said agent will be authorized to submit applications on my/our behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent only.

Dale VanderVoet
Property Owner Name (printed)
Dale Vander Voet
Property Owner Signature
Date: 7-27-17

Property Owner Name (printed)
Property Owner Signature
Date:

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Dale VanderVoet is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.



Date: 7-27-17
Jodi Rose
Notary Signature
Jodi Rose
Notary Printed Name
01-15-2019
My appointment expires



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

IX. APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form and have it notarized, which will provide authorization for a designated agent to apply for permits on your behalf (Plan amendments are a Type IV Permit). An application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in ink.

All property owners of record must sign this form. For additional property owners, copy this page and attach to the application, labeled as 'Part 2 – Section IX, Applicant Authorization.'

Property Address: 29694 SR-20, 1212 + 1422 MONROE LANDING ROAD, & 1011 MILLER ROAD

Parcel Number: R13215-453-1880, R13215-330-1980, R13215-3A-0650, R13215-198-0660, R13215-198-1980, R13215-174-3082, ~~R13215-174-3082~~, R13215-043-0900, R13215-093-0390, R13215-144-2430, & R13215-245-3630

I/we, WRIGHT'S CROSSING LLC

the owner(s) of the subject property, understand that by completing this form I hereby authorize CARL E. HALSAN to act as my agent. I understand that said agent will be authorized to submit applications on my/our behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent only.

Property Owner Name (printed): SCOTT B THOMPSON
Property Owner Signature: [Signature]
Date: 7/28/17

Property Owner Name (printed): _____
Property Owner Signature: _____
Date: _____

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Scott B Thompson is/are the person(s) who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 7/28/17

VICKY S ROSENCRANS
Notary Public, State of Washington
My Commission Expires
February 01, 2018

Notary Signature: [Signature]

Notary Printed Name: Vicky S. Rosenkrans

My appointment expires: 2/1/18



Comprehensive Plan / Development Regulation Review & Amendment (CPA) APPLICATION, PART 2 – SUPPORTING DOCUMENTATION

Project # _____ (assigned by staff)

X. SEPA DOCUMENTATION

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. A **SEPA Checklist** and the **Non-Project Review Form**, if applicable, are required at time of application (excepting proposals that are simply to correct an error), and are available online at:

<http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

To achieve maximum effectiveness and efficiency, the use of the SEPA forms should begin at the initial time a project proposal is being contemplated to help evaluate alternatives and impacts. Consultant assistance may be needed to complete this requirement.

The SEPA information is helpful to determine if:

- The environmental impacts of your proposal are significant, and
- If available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts, and/or
- If an environmental impact statement (EIS) will be required to further analyze the proposal.

Some proposals may be exempt from the SEPA process, others may be covered under previously issued EIS documents, and some will require a complete EIS (a lengthy process that will impact your review timeline). The information that you submit will help the County to determine the appropriate process that will be required. All docketed items shall be considered concurrently by the County so that the cumulative effect of the various amendments can be ascertained.



SEPA information should be attached to the application, labeled as **'Part 2 – Section X, SEPA Documentation.'**

XI. SUPPORTING DATA



All supporting data should be submitted with the application.

- PDF documents should be in an unlocked format.

NOTE: Application Part 3, Supplemental Attachments, must be attached for:

- UGA Boundary Revisions (Type A.II applications)
- JPA Boundary Revisions or Overlay Revisions (Type A.III applications)
- Nomination of Species or Habitat of Local Importance (Type B applications, as applicable)
- Type IV Rezoning Request (Type C applications)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: **Wright's Crossing UGA Amendment**

2. Name of applicant: **Wright's Crossing LLC
471 Southeast Pioneer Way, Suite A
Oak Harbor, WA 98277**

3. Address and phone number of applicant and contact person:

Scott Thompson (Wright's Crossing)
(360) 499-4221

Carl E. Halsan (Agent)
(253) 307-1922

4. Date checklist prepared: **July 25th, 2017**

5. Agency requesting checklist: **Island County**

6. Proposed timing or schedule (including phasing, if applicable): **Comprehensive Plan Amendment approval in 2018, Annexation to Oak Harbor in mid-2019, Project Construction to begin in late 2019. Phasing is planned, but no dates have been set yet.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? **None**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Traffic Impact Analysis is being prepared**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **None**

10. List any government approvals or permits that will be needed for your proposal, if known. **Comprehensive Plan Amendment for UGA expansion**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **Expansion of the Oak Harbor UGA south of the existing UGA, adding at least 287.81 acres having the land use designation changed from Rural to Urban. Once approved, the land will be annexed into Oak Harbor and developed with 1000 – 1500 single family homes.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **South of SR-20 and Miller Road, east of Monroe Landing Road, west of Balda Road, and north of the Eisenberg Airport**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: **The site is generally flat gently slopes upward, west to east**
- b. What is the steepest slope on the site (approximate percent slope)? **About 10%**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Coupevill-Mitchellbay, Coveland Loam, Sucia Loamy Sand, Mitchellbay Gravelly-Sandy Loam, and Everett-Alderwood Complex.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **None at this time**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No erosion is likely to occur**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **60%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None needed**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Some dust could become fugitive during construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Soil wetting as needed**

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **There is one man-made pond on site. It is a pothole**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Yes**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None is anticipated at this time**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No, none**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No, none**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No groundwater will be withdrawn**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No waste material will be discharged into the ground**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **A detailed stormwater plan will be developed for approval by the City prior to construction. The plan will be designed to the latest Washington State Stormwater Manual.**
- 2) Could waste materials enter ground or surface waters? **No**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None are needed at this time**

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: **fir**, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **The majority of the existing vegetation will be removed.**

c. List threatened and endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **The site will be extensively landscaped with a mixture of native and ornamental vegetation.**

e. List all noxious weeds and invasive species known to be on or near the site. **None are known**

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, **eagle**, **songbirds**, other:

mammals: **deer**, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None**

- c. Is the site part of a migration route? **No**

- d. Proposed measures to preserve or enhance wildlife, if any: **None**

- e. List any invasive animal species known to be on or near the site. **None**

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electricity and natural gas**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None**

- 1) Describe any known or possible contamination at the site from present or past uses.
There may be some possible contamination from historic farming activity that may impact future residential uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**
- 4) Describe special emergency services that might be required. **None**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None are needed**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Aircraft noise might affect the project from the Eisenberg Airport**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Construction noise on a short term basis; no noise on a long term basis**
- 3) Proposed measures to reduce or control noise impacts, if any: **None are needed**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Most of the site is currently being farmed. The surrounding sites are single family homes, a church, and a drive-in movie theater**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **A large portion of the site is a working farm with reduced property tax status. It will all be converted to non-agricultural use.**
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**

- c. Describe any structures on the site. **Homes, barns, loafing sheds, outbuildings**
- d. Will any structures be demolished? If so, what? **All structures will be removed**
- e. What is the current zoning classification of the site? **Rural, Rural Agricultural, and Commercial Agricultural**
- f. What is the current comprehensive plan designation of the site? **Rural**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? **No**
- i. Approximately how many people would reside or work in the completed project? **2,500 to 3,800 people with full project build out**
- j. Approximately how many people would the completed project displace? **About 10**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **They are selling their land for millions of dollars; that should ease their pain.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Compliance with City zoning and design standards**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **1000 to 1500 affordable single family homes**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Four middle income homes will be eliminated**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **35'**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare

- a. What type of light or glare will the proposal produce? **None**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **The Drive-in movie theater**
- b. Would the proposed project displace any existing recreational uses? **No**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None**

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? **No, but the project site is just north of Ebey's Reserve. It is possible conversion of the site from a farm into an urban density residential project may have some impact on the Reserve. That analysis will be done as part of the EIS completed in association with the requested amendment.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **GIS Data**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. **None are needed**

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. **SR-20, Miller Road, Balda Road, and Monroe Landing Road**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. **Island County Transit uses Highway 20**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **2,000 to 3,000 parking stalls will be built (2 per home); 8 will be eliminated**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? **Unknown at this time**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? **No, but its likely future project residents will use either of the two Washington State Ferry's that serve the Island. Ferry impacts will be fully detailed in the EIS.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **9,600 – 14,400 VPD, with 960 – 1,440 during the PM Peak Hour. Distribution of the project trips will be fully analyzed as part of the EIS.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? **No**
- h. Proposed measures to reduce or control transportation impacts. **None have been identified at this time**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? **Yes; there will be increased service calls for fire and EMS, and the Schools will have increased enrollment.**
- b. Proposed measures to reduce or control direct impacts on public services. **Payment of impact fees and system development charges**

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, **refuse service, telephone**, sanitary sewer, **septic system**,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed. **Oak Harbor Sewer and Water**

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the
lead agency is relying on them to make its decision.

Signature: 

Name of signee: Carl E. Halsan

Position and Agency/Organization: Halsan Frey LLC

Date Submitted: August 1st, 2017

D. Supplemental sheet for nonproject actions

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Development of the site with 1000 – 1500 single family homes being served by Oak Harbor sewers will increase flows to the sewer plant and therefore discharge to the Puget Sound. Emissions to the air will be nominal during construction. No toxic or hazardous substances will be produced or stored on site, and none will be released from the site. Other than typical construction noise on a short term basis, no noise impacts will be created.

Proposed measures to avoid or reduce such increases are: **We will cooperate with Oak Harbor Utilities to mitigate any impacts from increased sewerage flow. We'll comply with the Island County Health codes for noise creation during construction.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is unlikely to affect plants, animals, fish, or marine life in any meaningful way.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are needed

3. How would the proposal be likely to deplete energy or natural resources?

Approval of the designation change and build out of the planned project will in no way deplete energy or natural resources

Proposed measures to protect or conserve energy and natural resources are:

None are needed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Approval of the project will result on the conversion of working farmland into a non-agricultural use. Some of the soils are “prime”.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None are needed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Conversion of Rural land to Urban land requires a change to the Comprehensive Plan. Once the Plan amendment is approved, the planned project will be compatible.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No project will move forward until after the Comprehensive Plan has been amended

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The increased traffic generated by the finished project will create transportation system impacts, possibly along specific road segments or at specific intersections. There will be increased calls for police and EMS, increased demand on the water and sewer systems, increase in school enrollment, and a increase is demand on other governmental services.

Proposed measures to reduce or respond to such demand(s) are:

Specific traffic mitigation will be indentified during project level review. Impact fees and system development charges will be paid as required to the utilities and school district as required.

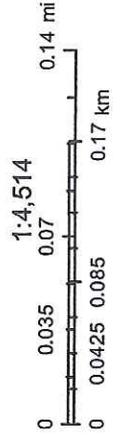
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Approval of the project will not conflict with any local, state, or federal laws governing protection of the environment.

Island County Parcel Viewer Map



August 21, 2017



Island County
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
Island County Parcel Viewer Map Export
DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED

Other Proposed UGA Parcels

Parcel Number	Ownership	Acreage	Assessed Value	
1	R13210-040-2440	Brian Yates	4.3	\$379,862
2	R13210-010-2400	Pete's Real Estate	2.34	\$75,000
3	R13215-515-2850	Barbara Groseclose	2.95	\$182,400
4	R13215-480-2900	Barbara Groseclose	3.71	\$310,620
5	R13215-488-3290	Barbara Groseclose	2.00	\$75,000
6	R13215-198-0660	Ron & Bonnie De Ru	.98	\$166,812
7	R13215-470-3710	Jim & Virginia Wagner	2.3	\$298,957
8	R13215-492-3710	Greg & Donny Speck	2.35	\$416,108
9	R13215-515-3300	Barbara Groseclose	2.5	\$75,000
10	R13215-492-3710	Walter & Lynette Bankowski	2.35	\$558,635
11	R13210-004-3870	Walker Height Community & Harriet Williamson	.15	\$950
12	R13210-006-3770	Walker Height Community & Harriet Williamson	.37	\$5,000
13	R13210-008-3650	Harriet Williamson & Bruce Platt	.38	\$475,201
14	R13210-008-3550	Robert & Chris Badger	.38	\$275,363
15	R13210-008-3450	John & Joan Coombes	.38	\$382,464
16	R13210-008-3350	Christine Ching	.38	\$320,069
17	R13210-008-3250	Phyllis McKenzie	.38	\$60,000
18	R13210-008-3150	Laura McDonald	.34	\$60,000
19	R13210-008-3050	Vinton Ren & Sunnie Waldron	.34	\$375,462
20	R13210-008-2980	Jeff & Julianne Shaw	.23	\$333,604
21	R13210-008-2920	Harriet Williamson & Bruce Platt	.30	\$316,763
22	R13210-008-2840	Tim & Jacqueline Trease	.28	\$321,129
23	R13210-008-2750	Dan & Kati Sedberry	.30	\$346,427
24	R13210-008-2660	Harriet Williamson	.30	\$60,000
25	R13210-025-2660	Harriet Williamson & Bruce Platt	.30	\$60,000
26	R13210-025-2760	Greg & Chanel Lopez	.38	\$332,369
27	R13210-025-2860	Earl & Victoria Short	.38	\$346,045
28	R13210-025-2950	Ramiro & Shannon Valdez	.35	\$309,932
29	R13210-025-3050	David & Stephanie Riner	.34	\$293,462
30	R13210-025-3150	Brad & Katherine Holm	.34	\$352,361
31	R13210-025-3250	John & Betsy Chiaraluce	.38	\$333,798

32	R13210-025-3350	Harriet Williamson	.38	\$60,000
33	R13210-025-3450	Thomas LaFountain	.38	\$85,000
34	R13210-025-3550	Jay Londo	.38	\$90,000
35	R13210-025-3650	Steven & Leora Mong	.38	\$278,902
36	R13210-023-3750	Richard & Rosemary Toft	.48	\$90,000
37	R13210-015-3860	Richard & Rosemary Toft	.40	\$85,000
38	R13210-028-3870	Richard & Rosemary Toft	.35	\$389,925
39	R13210-048-3770	James & Kent Williams	2.9	\$190,000
40	R13210-048-3090	Walter Williams & Sandra McGuire	7.1	\$468,932

45.51 | \$ 9,636,552



**Comprehensive Plan / Development Regulation Review & Amendment (CPA)
APPLICATION, PART 2 – SUPPORTING DOCUMENTATION**

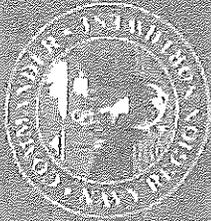
Project # _____ (assigned by staff)

This Page Intentionally Left Blank For Double-Sided Printing

NAS Whidbey Growth and Projection Estimates

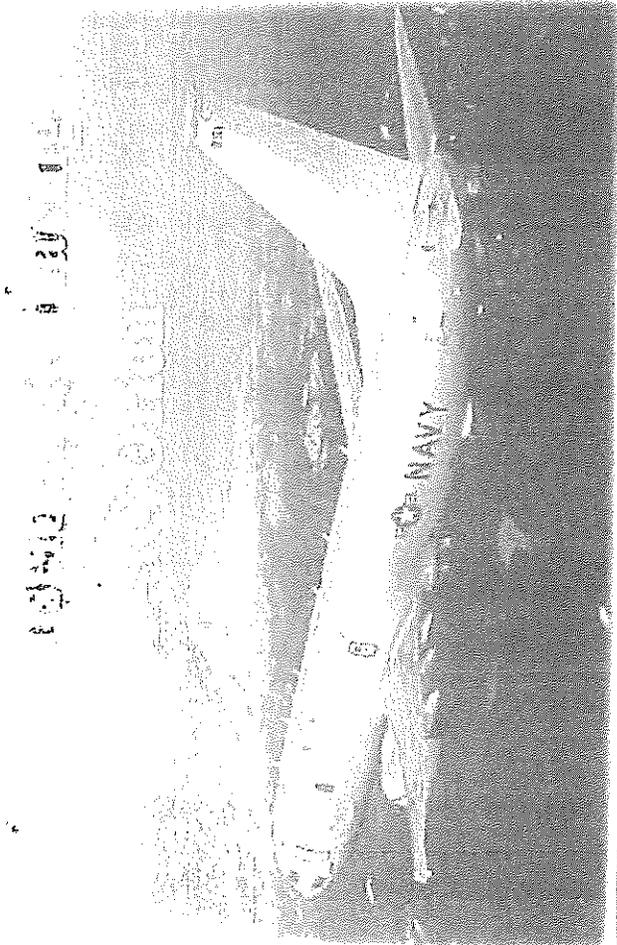
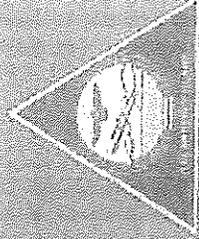
- A. Prior to adoption of the 2016 amendments to the Island County Comprehensive Plan, the Navy estimated that uniformed military personnel would grow by 1,000 people over the next 20 years. This information was provided to Island County staff prior to the Plan's adoption in December of 2016, and presumably before August 30th of 2016 since that was the date the draft was sent to the Washington State Department of Commerce for comments.
- B. Subsequent to the updated Plan's adoption in November of 2016, the Department of Defense released a DEIS for growth of the EA-18G "Growler" operations on Whidbey Island. The estimate under Action Alternative 2 of the EIS calls for 664 new uniformed Navy personnel to be stationed at NAS Whidbey. Using the Navy's multiplier of .31 contract and non-uniformed jobs that accompany any new uniformed job, 664 new uniformed jobs will result in another 206 non-uniformed and contract jobs for a total of 870 new jobs at NAS Whidbey if Action Alternative 2 is implemented by the Navy.
- C. In February of 2017, the Navy released a summary of Patrol Squadron growth planned for the Base. This summary included one new squadron which began arriving in September of 2016 (VP-4 or the "Skinny Dragons") who were stationed in Hawaii. This squadron is a typical size, which means 300 uniformed personnel and 93 on-base non-uniformed and contract personnel for a total of 393 new jobs that began arriving in the fall of 2016.
- D. The February 2017 summary also listed two additional squadrons that will begin moving operations to NAS Whidbey during calendar year 2017. Those are squadrons VP-47 (the Golden Swordsmen) and VP-9 (the Golden Eagles). Each of those squadrons contains 300 uniformed personnel and 93 on-base non-uniformed and contract personnel, for a total of 786 new jobs coming to NAS Whidbey.
- E. Three additional squadrons are also listed as transitioning to NAS Whidbey from other Naval Installations around United States beginning in the fall of 2018. Those are squadrons V-1, VP-46, and VP-40. Each of these squadrons contains 300 uniformed personnel and 93 on-base non-uniformed and contract personnel, for a total of 1,179 new jobs coming to NAS Whidbey.
- F. With the first new Patrol squadron growth that began in the fall of 2016, the Growler squadron's personnel growth detailed in the November 2016 EIS, and the five additional Patrol squadrons listed in the February 2017 summary report, total job growth at NAS Whidbey by fall of 2019 will be 3,228.
- G. Using the most recent Island County Comprehensive Plan multiplier of 2.53 persons per household for an average household size, the 3,228 new jobs at NAS Whidbey will result in a population growth of 8,167 by the end of 2019.
- H. The most recent application form for UGA expansion assumes 60% of population growth related to NAS Whidbey will be allocated to the Oak Harbor UGA (with the other 40% going into other urban land on-island, rural lands, or off-island).
- I. The result will be a growth within the Oak Harbor UGA of 4,901 people.

- J. The Island County Comprehensive Plan planned for a total urban population growth of 4,118 people by the year 2036.
- K. Countywide Planning Policy 3.3.3c allows for re-evaluation of the UGA if growth at NAS Whidbey will result in an increase in urban population of 2,059 people before the year 2024.
- L. A growth of 4,901 people far exceeds the minimum population growth necessary to justify UGA re-evaluation.
- M. If Island County Planning chooses to discount these numbers by assuming the 1,000 Navy personnel “planned” for in the 2016 Comprehensive Plan must be deducted from the above numbers, then the “new” NAS Whidbey job growth that has not been planned for is 2,228. Those new jobs would equate to 5,637 new population . . . 60% of that is 3,383 new urban population . . . which still exceeds the 2,059 threshold for UGA re-evaluation.



Platform Transitions

Maritime Patrol & Reconnaissance

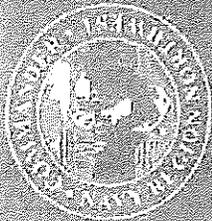


Transitions

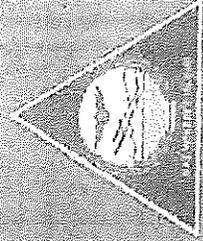
3 - P-3 → 6 P-8
 1 - VQ → 1 VUP
 1 Reserve → 1 Reserve

Sqdr Arrival Transitions

VP-4 SEPT 2016 OCT 2016
 VP-47 MAR 2017 APR 2017
 VP-9 SEPT 2017 OCT 2017
 V-1 _____ OCT 2018
 VP-46 _____ APR 2019
 VP-40 _____ OCT 2019



Population and Impact Island County



Base Population – 10,060

7,660 **Military** (4398 own/rent in community)
2,400 **Civilian/Contractor**

Direct Impact - \$1.085B

\$833M Total Payroll
\$350M Contracted Facilities & Projects
\$440M MILCON/Capital Projects

“NAS Whidbey Island contributes significantly to Island County’s economy and to a lesser degree Skagit’s. With approximately 10,000 employees, the base is four times the size of the next nearest employer in Island, Skagit and Whatcom counties (Database USA; 2013)... The base also contributes significantly to education with over 50% of students in Oak Harbor School District being military dependents and 13% of Skagit Valley College students.”
- Island County Economic Development Council Study 2013

Civilian Job Growth & Estimates

- A. The 2016 amended Island County Comprehensive Plan adopted a civilian job growth allocation for the Oak Harbor UGA 167 jobs (FTE).
- B. The Oak Harbor Chamber of Commerce job growth survey released in July of 2017 shows that their members hired 208 new people so far this year, and will hire 221 more people by the end of 2017. Those members indicate they'll hire another 190 more people in calendar year 2018 for a total of 619.
- C. The survey indicates that 75% of these new jobs will be located in the City limits, with the balance being located in the County. Some of the County jobs will be within designated UGA areas and other in Rural areas. For planning purposes, we assume all non-city limits jobs will be in a rural area. As a result the new UGA jobs will total 465 by the end of 2018 (75% of 619 new jobs).
- D. Countywide Planning Policy 3.3.3b allows UGA expansion outside of a GMA mandated periodic update if the expansion is necessary due to employment growth in the UGA since the start of the planning period equaling or exceeding 50% of the employment growth allocated to the UGA at the start of the planning period.
- E. Based on clarification with Island County Planning staff it was determined the applicant should provide job data as of today, as well what is projected by the date of final docketing decision. We'll also include projection for the date of final adoption of the proposed amendment (November 2018).

	UGA Job Growth	Percent of 20-year Allocation
September 1, 2017	156	93%
November 30, 2017	322	193%
November 30, 2018	465	278%

- F. We assume the CWPP policy will be interpreted to mean the measurement of the job growth at the time of final adoption of a UGA expansion Ordinance by the Island County Commissioners as opposed to at the time of docketing or during the review process.
- G. No matter when the measurement is taken the threshold for UGA expansion is met.
- H. As the Commissioner's near the date for a final vote on UGA expansion, we'll ask the Chamber to update the member survey to determine a final number of new jobs, and that number be used in any final documentation (Findings of Fact, the updated plan, etc.).

July 28, 2017

Dear Commissioners,

The Oak Harbor Chamber Legislative Affairs Committee has been tasked with prioritizing legislative issues and collecting data that is useful to our elected officials to gain information from an organized group of businesses. Currently, the Oak Harbor Chamber is 507 members strong, and our surveys in the past few years represent a good sampling of over 1600 businesses registered in Oak Harbor and 3500 registered businesses in Island County combined.

The survey results are based on a non-extrapolated approach. Out of 507 members surveyed that concluded on July 28, 2017, 75 responded in which 48 indicated hiring activity. Survey was broken into three time period: first half 2017, second half 2017, and the entire year 2018. In addition, an individual poll was taken by staff of a known large employer and the school district. The results are below:

	First half 2017	Second half 2017	All of 2018
75 responded	128	121	190
TSI Corp		100	
OHPS		80	
Total	128	301	190

The grand total results are 619 employees will be hired over the period surveyed. The city will contain over 75% of these employees, and the others will be in the county. Due to the variations of extrapolation methods used for different organizations, the formula components are as follows.

Forty-eight responses – 1600 business licenses in city limits – 3500 business licenses in city/county total. Poll data is available upon request. Please feel free to contact me for more information.

Christine Crill

Executive Director

360-675-3755 | christine@oakharborchamber.com

RESOLUTION 17-13

A RESOLUTION APPROVING AMENDMENTS TO THE COUNTYWIDE PLANNING POLICIES ADOPTED IN 2016, AUTHORIZING TRANSMITTAL OF THE SAME TO ISLAND COUNTY, AND SUPPORTING A REVIEW OF THE JOINT PLANNING AREA BOUNDARIES.

WHEREAS, counties and the cities within them planning under the Growth Management Act (GMA) are required to adopt countywide planning policies (CWPP); and

WHEREAS, Island County, Coupeville, Langley and Oak Harbor most recently completed a multi-year, major review of the CWPP in 2016; and

WHEREAS, the Oak Harbor City Council adopted the revised CWPP with Resolution No. 16-07 on February 16, 2016; and

WHEREAS, one of the products of this effort was the creation of a unified methodology for analyzing the quantity of buildable land in Island County's UGAs; and

WHEREAS, another product were policies giving guidance on how land with the Joint Planning Area (JPA) should be designated and how lands may move from it to the Urban Growth Area (UGA); and

WHEREAS, as with the creation of any new, substantial policy document, it was likely that amendments would be necessary once implementation of the policies began; and

WHEREAS, staffs from the affected jurisdictions have met numerous times to discuss necessary amendments; and

WHEREAS, the amendments proposed to the CWPP seek to better align its definitions with state law, clarify the process for designating land within the JPA and adding land to UGA, and fine-tune the Buildable Lands Analysis methodology and should be approved by the City of Oak Harbor; and

WHEREAS, a review of the JPA boundaries is included in the County's 2017 Comprehensive Plan Review docket; and

WHEREAS, the City of Oak Harbor believes this review is an important next step in our collective growth management planning; and

WHEREAS, now that work on the CWPP amendments is complete, the City should continue its shared planning role with Island County and undertake a review of the JPA boundaries with them;

WHEREAS, in order to meet both current and future demands for affordable single family housing, the City of Oak Harbor requests Island County expand the Joint Planning Area in areas logical to encourage additional residential development, which is generally to the south and southwest of the current southern boundary of the Joint Planning Area; and

WHEREAS, the City further requests this area be designated a Priority Growth Area as is consistent with the new proposed language in the CWPP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oak Harbor do hereby approve the amended CWPP, dated May 30, 2017 and attached to this resolution, and hereby state their support for an expansion and designation of the Joint Planning Area as described above.

PASSED by the City Council and approved by its Mayor this 26th day of July, 2017.

CITY OF OAK HARBOR



Robert Severns, Mayor

Attest:



Nicole Tesch, Deputy City Clerk

Approved as to Form:



Nikki Esparza, City Attorney



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

SUPPLEMENTAL INFORMATION REQUIRED AT APPLICATION SUBMITTAL, WITH APPLICATION PART 1 & 2

Note: Page and section numbering continued from Application Part 2.

XII. CHECKLIST FOR UGA SUPPLEMENTAL ATTACHMENT

Applicant Planning	APPLICATION REQUIREMENTS by Application Type	Land Swap	Public Lands or Facilities	UGA Expansion
Application Part 3. Supplemental Attachment				
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XII. Checklist for UGA Supplemental Attachment	✓	✓	✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XIII. Initiation Type	✓	✓	✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XIV. UGA Expansion Criteria			✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XV. Preliminary Land Capacity Analysis	✓		✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XVI. Calculation Revisions	✓		✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XVII. Parcels Impacted by Proposal	✓	✓	✓
<input type="checkbox"/>	<input type="checkbox"/> Section XVIII. Municipal comments & local data	✓	✓	✓

XIII. INITIATION TYPE

1. Initiation by (check one):

- Private Citizen Initiated
 City/Town Initiated
 County Initiated

2. Check one of the choices below to indicate which UGA Amendment type you are proposing:

- A.II.(1) UGA Land Swap
 A.II.(2) Addition or Removal of Public Lands or Facilities
 A.II.(3) UGA Amendments that Require a Countywide Buildable Lands Analysis

3. Check which UGA(s) you anticipate will be impacted:

- Oak Harbor
 Coupeville
 Freeland
 Langley



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

4. For UGA expansions between periodic updates, specify which of the four (4) allowed categories applies (per CWPP 3.3.3):
- 3.3.3(a) **Population growth** (from December 2016) equals or exceeds 50% of UGA allocation
 - 3.3.3(b) **Civilian employment growth** (from December 2016) equals or exceeds 50% of UGA allocation
 - 3.3.3(c) **Revised NAS Whidbey staffing** information shows staffing will increase in a manner that will result in population growth that equals or exceeds 50% of UGA allocation prior to the start of the next planning period.
 - 3.3.3(d) **An opportunity** is presented to bring a large scale business, industry, institution, or other significant employer to Island County, and the County and Municipality agree that due to the facility or institution's unique characteristics there is no suitable land available inside the current UGA.

XIV. UGA EXPANSION CRITERIA

- 1. JPA Overlay Designation(s) in proposed expansion area: Proposed to be "Priority Growth" by Oak Harbor.
*see narrative
- 2. Is the proposed expansion in line with the expansion sequencing as laid out in CWPP 3.3? Yes No
- 3. Does the application include a proposal to change JPA designations? Yes No
(NOTE: If yes, a Part 3 for JPA amendments is also required at submittal)
- 4. Attach a written narrative that details how the proposal complies with the CWPP sequencing.

XV. PRELIMINARY LAND CAPACITY ANALYSIS ESTIMATES

Proposed Amendment	Total Acres	Population Capacity	Employment Capacity
Existing UGA	1,089.9 ¹	1,233 ²	2,857 ³
Proposed UGA	1,383.2	5,416 ⁴	2,857

*Foot Notes on following page

XVI. PROPOSED CALCULATION REVISIONS

Note: County staff is available to assist you with the following calculations and data sources.

PRELIMINARY LAND CAPACITY ESTIMATES FOOTNOTES
(Supplemental to item XV)

1. The existing UGA size was obtained from the Island County GIS system, Interactive Maps option. The Land Use Interactive Maps section. GIS data indicates the Oak Harbor unincorporated UGA includes 1,089.98 acres
2. According to the zoning information and parcel data from GIS, 447.2 acres of the UGA total acreage is either zoned Industrial, Light Manufacturing, Planned Industrial Park, Highway Service Center, Planned Business Park, or Rural. The remaining 610.8 acres is zoned Oak Harbor Residential. According to Oak Harbor's 2016 Comprehensive Plan, 82% of the low density residential parcels are already developed (Figure 10, page 31). The footnote to Table 10 indicates that information is for City limits and the UGA. Therefore 500.9 acres of the 610.8 is already developed, leaving only 109.9 acres available for development. Using the deduction factors from the 2016 Island County Buildable Lands, 16% of developable land should be deducted for Critical Areas, resulting in 92.3 acres as developable. The BLA also indicates that 15% of developable acreage is to be deducted for Public Purposes, resulting in 78.5 acres available to be developed with single family homes. Assuming all 78.5 acres was developed at maximum gross density of 6 units per acre, 471 homes could be built. If the 16 UGA parcels zoned rural were each improved with a single family home, the total new dwelling units the current UGA can accommodate is 487. At 2.53 people per home, the UGA population capacity 1,233
3. Employment capacity from Table B-12 of the Island County Buildable Lands Analysis. This data is provided for informational purposes only since the applicant is not proposing any changes to non-residentially designated land.
4. The Wright's Crossing project will accommodate up to 1,500 detached single family homes. The additional 45.51 acres north of the project the applicant suggests also become UGA could accommodate 153 dwelling units after deducting the developed land (9.73 acres), the 16% for critical areas, and the 15% for public purposes. Together these 1,653 new dwelling units could accommodate a population of 4,183.

CWPP UGA Expansion Sequencing Narrative
(Supplemental to item XIV)

The area proposed to be added to the UGA is within the area Oak Harbor has requested be added to the JPA and to be designated for Priority Growth through adoption of City Resolution 17-13 adopted on July 26th, 2017 by the City Council and signed by the Mayor. Specifically the Resolution supports the JPA expansion and supports its designation as Priority Growth Area. After the area is so designated, the UGA expansion request will be in conformance with the consideration listed in CWPP8.a and 8.b. The land is not extensively constrained by critical areas and is not within a significant flood or tsunami hazard area. The land does not contain any Commercial Agricultural property. The area can be efficiently served with urban services.

With regard to CWPP 3.3.4, all four items will be evaluated cooperatively by the applicant, Oak Harbor staff, and Island County if the Board of County Commissioners choose to docket the request for consideration. The four items that will be evaluated are migration factors, actual vs. projected growth, growth locations and densities, and project impacts.

With regard to CWPP 3.3.7, the applicant understands that the UGA will be evaluated on a county-wide basis. If the UGA is expanded as the applicant suggests, the new area will accommodate a projected population of 4,183 more people than the current UGA can accommodate. Such growth would still be far below the “high” OFM projected population for 2035 and just slightly more than the “medium” projection. Evaluation of the allocation will be done by Island County staff during the review process if the Commissioners docket the request.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

1. Population Growth Estimates (required for proposals under Section XIII, Item 4, criteria A & C)

- | | |
|--|---------------|
| A. Adopted UGA 20-year Population Growth Allocation ¹ : | _____ persons |
| B. Population at Start of Planning Period (Dec 2016): | _____ persons |
| C. Current Population Estimate: | _____ persons |
| D. Growth Since Start of Planning Period* (C - B): | _____ |
| E. Percentage of allocation utilized (D ÷ A): | _____ % |

* Per CWPP 3.3.3, the start of planning period is the date of the most current plan adoption (December 2016)

¹ Oak Harbor UGA = 3,747 (including NAS Whidbey impacts); Coupeville = 144; Langley = 92

2. Employment Growth Estimates** (required for proposals under Section XIII, Item 4, criteria B & C)

- | | |
|--|---------------|
| A. Adopted UGA 20-year Employment Growth Allocation ² : | 167 _____ FTE |
| B. UGA Employment at Start of Planning Period (Dec 2016): | * _____ FTE |
| C. UGA Current Employment Estimate: | * _____ FTE |
| D. Growth Since Start of Planning Period (C - B): | 156 _____ |
| E. Percentage of allocation utilized (D ÷ A): | 93% 1 _____ % |

** Civilian job growth only, utilizing a Full Time Equivalent (FTE). For military personnel, use item 3 below.

² Oak Harbor = 167; Coupeville = 162; Langley = 52 * = Information unavailable
1 = As of 9-1-2017

3. Naval Air Station (NAS) Whidbey Growth & Projection Estimates (required for proposals under Section XIII, Item 4, criteria D)

- | | |
|--|---|
| A. Adopted NAS Whidbey 20-year Job Growth Allocation: | 1000 military personnel |
| B. Revised*** NAS Whidbey Job Growth Allocation: | 3,228 _____ military personnel |
| C. Change in Navy Projection (B - A): | 2,228 _____ military personnel |
| D. Persons-Per-Household (PPH) for NAS Whidbey: | |
| i. Adopted: | 2.53 PPH |
| ii. Revised*** NAS Whidbey PPH, if applicable: | _____ PPH |
| E. Population growth related to NAS Whidbey (C x D): | 5,637 _____ Persons |
| F. Percent of NAS population allocated to the Oak Harbor UGA: | 60 % |
| G. UGA population growth related to NAS Whidbey (E x F): | 3,383 _____ Persons |
| H. Will growth occur prior to the start of the next planning period? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| i. Year anticipated: | 2019 _____ |

*** Must be an official Navy projection or study.