



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 ■ Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

STAFF REPORT & RECOMMENDATION SITE PLAN REVIEW – TYPE III SPR 241/21

I – PROJECT SUMMARY

The South Whidbey Homeless Coalition requests a site plan review for a proposed conversion of a vacant church into an emergency night-to-night shelter for up to 30 people. The shelter would operate for homeless individuals and families within the community. Guests would be transported by van from Oak Harbor to the shelter at 6pm and typically leave by van the next morning by 7am. Paid staff would be onsite at all times that the shelter is open to oversee guests. The subject parcel is owned by the South Whidbey Homeless Coalition.

II – PERMIT DATA

Permit Type	Site Plan Review, Type III
Permit Number	SPR 241/21
Date of Complete Application	June 11, 2021
Recommendation	Approved with Conditions
Date of Recommendation	July 1, 2022
Date of Determination of Nonsignificance	May 26, 2022
Applicants/Owners	South Whidbey Homeless Coalition
Agent	Baz Stevens

III – SITE DATA

Address	331 W. Morris Road, Coupeville, WA 98239
Parcel Number(s)	R13101-331-0830
Parcel Area(s)	1.94± Acres
Zone Designation	Rural (R)
Allowable Density	1 dwelling unit/5 acres
Critical Areas/Overlays	Ebey's Review Level 1, AICUZ Noise Zone >75

IV – STAFF CONTACTS

Department	Name	Phone	Email
Planning	John Lanier	360-678-7811	j.lanier@islandcountywa.gov
Public Health	Clea Barenburg	360-678-7915	c.barenburg@islandcountywa.gov
Public Works	Cambria Edwards	360-678-7938	c.edwards@islandcountywa.gov

V – REGULATORY COMPLIANCE

Regulatory Requirement	Complies (Y/N)	Comments
Site Plan Review (SPR) – ICC 16.15	Yes	Project complies with conditions of approval.
Land Use Review – ICC 16.19	Yes	Project has been processed in accordance with ICC 16.19.
Rural Zone (R) Zone – ICC 17.03.060	Yes	Project complies with conditions of approval.
Parking, Access, and Circulation – ICC 17.03.180.Q	Yes	Project complies with conditions of approval.
Signage & Outdoor Lighting – ICC 17.03.180.R	Yes	Project complies with conditions of approval.
Site Coverage & Setbacks – ICC 17.03.180.S	Yes	Project complies with conditions of approval.
Public Health	Yes	Project complies with conditions of approval. See attached comments.
Public Works	Yes	Project complies with conditions of approval. See attached comments.

VI – FINDINGS

Only major issues, errors in the development proposal, and justification for conditions of approval are discussed below. Staff finds that all other aspects of the proposed development comply with applicable laws, rules, codes, and requirements.

1) Project and site description:

- The project site consists of a 1.94± acre parcel which is zoned Rural. The eastern property line is adjacent to State Route 20, a state highway, and access to the site is provided off West Morris Road on the north property line of the parcel.
- The subject parcel is located in Ebey's Landing National Historical Reserve Design Review Area 1 and AICUZ Noise Zone >75.

2) WAC 197-11-310, WAC 197-11-330, WAC 197-11-355, and 16.14C.090 – SEPA Optional Determination of Nonsignificance:

- **Findings:** The proposal requires State Environmental Policy Act (SEPA) compliance in accordance with WAC 197-11-310, and a Determination of Nonsignificance was prepared in accordance with WAC 197-11-355. The final Determination of Nonsignificance was issued following the SEPA comment period. The existing building will require only minor alterations for the change of use; however, the building will increase from under 4000 square feet to over 4000 square feet.

3) 16.15.060 – Site Plan Review

- **Findings:** The proposal will not result in a significant adverse environmental impact. The proposed development is conditionally permitted within the subject zone and

complies with all of the applicable regulations. The subject site is physically suitable for the type, density and intensity of the use being proposed. The location, size, design and operating characteristics of the proposed parking area will not be detrimental to the neighborhood, nor be detrimental to the public interest, health, safety, or welfare of the County in conformance with the standards of this chapter, chapters ICC 17.02B, and 17.03. The proposed use and its design fulfill the definition of rural character as defined in chapter ICC 17.03.

4) **16.15.080 - Criteria for approval.**

- o No development pursuant to an approved site plan shall be undertaken unless it meets the requirements of titles 8, 11, 13 and 17 pertaining to such development.
- o **Findings:** The application meets open space requirements and all critical areas requirements. Development is located to minimize the amount of disturbance to natural features and landscape. Development is located to minimize the amount of agricultural land loss and shall not be located on prime soils. Surface water drainage proposed will not adversely affect downstream properties and the site. The proposal has been reviewed by Public Works for compliance with chapter 11.

A recent Zoning Code Interpretation (ZCI 234/20) determined a “night-to-night” shelter is a permitted use in the Rural Zone. Several conditions were determined to be appropriate for such use.

1. Emergency night-to-night shelters shall be defined as follows.
A facility providing, without charge, single-night, temporary lodging, with or without meals, for people with no ordinary or regular home or residence address. Emergency night-to-night shelters shall be contained within the structure of, and operated by a public institution, not-for-profit corporation, or charitable organization. Emergency night-to-night shelters shall differ from group homes, assisted living facilities, supportive housing, and other forms of housing in that emergency shelters shall not provide for permanent residency or extended service to the same guests.
2. Emergency night-to-night shelters for 12 people or less shall be a Type II decision.
 - Whidbey Homeless Coalition’s phase two plan calls for up to 30 people and is being processed as a Type III decision.
3. Emergency night-to-night shelters for 13-30 people shall be a Type III decision and subject to the criteria for Class B essential public facilities per ICC 17.03.180.CC
 - The proposed use is for up to 30 people in this phase, making a Type III decision necessary for this phase.
4. Parcels 2.5 acres or greater in size shall be preferred for emergency night-to-night shelters for 13-30 people. For parcels less than 2.5 acres, justification shall be provided which demonstrates how neighboring properties shall not be affected by noise, lighting, glare, unsightly structures or parking areas, or other nuisances.
 - As the subject parcel is only 1.94± acres, the applicant provided the following justifications (Attachment C):
 - o Concerning Noise: The people who are guests at The Haven, come for a good night’s sleep in a warm, safe, and dry place, so

they are generally very quiet. The building itself, which fully complies with the standards for construction in OLF Noise Zone 3, is very well insulated for sound. There is no coming and going for guests once admitted and, except for a couple short and supervised smoke breaks during the early evening which are confined to a limited designated area, no activity occurs outside the building. Staff are instructed to keep guests quiet so as not to disturb or be a nuisance to neighbors. Lights out are at 9:00 PM. [Note: The Haven has offered temporary shelter since 2017 at three churches in the Oak Harbor vicinity, namely, the Methodist Church, the First Reform Church, and the Christian Reform Church. WHC has consistently maintained good relationships with these host churches and their neighbors].

- Concerning Light and Glare: This property was developed in the 1990's as a church on a 1.94 acre corner parcel. The site development was very well thought out. There is vegetative screening along the east side of the property and the building is set back to the furthest west as possible to allow for significant distance between the neighboring residence and the Main Building on the property. Over the past 20 years, the landscaping has matured beautifully; one cannot see the home from the church vice versa. The building has a couple of exit lights and the parking lot has a few lights for safety, but the design was carefully chosen and tastefully installed to impose minimal impact on the neighbors. There is no plan for additional lighting.
- Concerning Unsightly Structures or Parking Areas: The two buildings on the property are in very good repair, and architecturally appealing. The 240 sq ft addition to the building (required to be constructed for the fire suppression system) will be constructed in the same style and painted in the same manner as the existing building. The parking lot is well designed with numerous decorative plantings and shade trees. Access to personal vehicles will be strictly limited. Since all of the guests coming to The Haven must be screened and registered in Oak Harbor and then most transported to this facility in WHC vans, the parking lot will be accessed by just a few vehicles per day. This is certainly less volume than the original church use, with dozens of cars coming for a meetings and religious gatherings.
- Concerning Complaints: The Haven seeks to address all incidents promptly with the involved parties. Should any community member have a concern they would like to raise, they should feel free to call either of the two phone numbers for assistance (both to be permanently posted on The Haven's entrance door: WHC's 24/7 phone (hot) line **(360-900-3077)**; and The Haven's office line **(360-929-0733)** where staff can be reached from 5pm until noon the following day. Any complaint will be listened to with respect, details will be gathered and recorded (who, what, where, when), and involvement of others will be pursued, if necessary. Responses may include outreach, referrals, or mutual discussion about how to best change procedures or how WHC can improve its service provision

WHC staff participate in mandatory de-escalation trainings, have staff policies in place, and The Haven maintains strict behavior guidelines for its guests. For in-house issues, guest infractions may include separation from services for a determined period. WHC trained staff know when to call the authorities for back-up and have enjoyed a good ongoing relationship with local law enforcement.

5. All Emergency night-to-night shelters located farther than a half mile from an Urban Growth Area shall provide a location alternatives analysis consistent with the provisions of ICC 17.03.180.CC.3.c. As a part of that analysis, applicants shall document how the shelter's function or service area is best served by a location outside of an Urban Growth Area. The applicant provided a letter addressing these concerns (Attachment C). The relevant excerpt is below. For clarity 17.03.180.CC.3.c. is added below with applicant response italicized.

17.03.180.CC.3.c. The applicant shall include with the application an analysis of the alternative sites considered for the proposed facility. Any proposal for siting an essential public facility in the rural forest or rural agriculture zone must demonstrate an overwhelming need for the specific site and the lack of reasonable alternatives. This analysis shall include the following:

- i. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;

This particular site has many advantages for an emergency shelter. The size of the lot allows for a good bit of room for privacy concerns of the neighbors, but not so much land that made it cost prohibitive to purchase or a burden to maintain. The 331 Morris Road location sits on 1.94 acres of land. Its large parking lot and approximately 1 acre of open field to the South provide space that can act as a buffer between the building and neighbors. Should it be requested, additional steps can be taken with planting of natural barriers to help provide the neighbors to the South with additional privacy and/or a barrier from noise that they may anticipate from the establishment of a shelter in this location.

The 3960 sq ft building is very well suited to WHC needs – the one large open space has room for 15 bunk beds (suitable for 30 people). Operating an emergency night-to-night shelter since 2017, The Haven requires a minimum of 2,800 square feet to operate. This building meets and exceeds this minimum requirement. The facility is well insulated, energy efficient, and quiet indoors, despite being in Noise Zone 3. The building is in excellent condition and quite soundproof.

Further, though close to the Outlying Field, it is outside the Accident Potential Zone. The building is handicap accessible, with no steps to enter and with existing ADA restrooms. The Septic was built to handle 500 gallons a day and soils are excellent and permeable. The well has good tasting water and has an adequate flow, and a 2000 gallon back up domestic water storage tank to make it more than adequate for the shelter's needs and that of the neighbor who shares the well. The Washington State Department of Health certified this a Type A public well system.

Per Island County code, the building will require a fire suppression system. WHC has raised the funds and signed a binding contract with a well-established professional company to design and install this system.

- ii. An explanation of the need for the proposed facility in the proposed location;

Today, most will agree, Island County requires a permanent night-to-night shelter for those in need. At this point, to successfully locate this shelter anywhere in the county will be a giant step forward. This 331 Morris Road location is the only location presenting itself as available, and it has the advantages of centrality, as stated below in (iii). In addition, it has a low desirability for residential use, being adjacent to the main island highway, across from a shooting range, and proximal to the Navy's Outlying Field operations. Although all guests to The Haven must register through the portal in Oak harbor, WHC staff and volunteers live in all parts of Whidbey Island.

- iii. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;

The proposed location just outside of Coupeville is situated conveniently in a central location. This location is a bit less than a 5-minute drive to many of the county's services in Coupeville. It provides convenient access to the Island County Housing Support Center where individuals must be present to be considered for housing services in Island County. Case management, opioid outreach services, and mental health services are also provided through Island County Human Services, which is in the city of Coupeville. In addition to these services, the Coupeville area also is where the hospital, courthouse, Sunrise Services (addiction support), and Compass Housing (mental health support) are situated. This facility is also less than a mile in location from Ryan's House for Youth, which is a shelter for youth 18-23 that are experiencing homelessness.

- iv. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize significant potential impacts; and

In regard to the potential impact of this site on traffic patterns, this location is adjacent to state route 20, which is easily the busiest road on Whidbey Island. WHC operates its own vans which typically make two runs in the evening and two runs in the morning. Some guests who are employed and prequalified to bring a vehicle to the shelter, are permitted to drive to the shelter (this typically may be 2-3 cars); but all others arrive and depart via the shelter van. The only other vehicles that would be associated with this operation would be staff and volunteers (approximately an additional 4-6 vehicles). Perhaps in comparison with the other businesses in the area, e.g., OLF, Gun Range, Ryan's House, Pacific Rim Institute, Island County waste transfer station, Island Transit, etc., The Haven would likely be on the low end of the generated vehicle traffic volume.

- v. The application shall also briefly describe the process used to identify and evaluate the alternative sites.

The search to find and secure an affordable and appropriate site for a permanent overnight shelter occurred over several years. WHC began with the City of Oak Harbor (OH). On separate consultations with the Mayor's office and the OH Planning Department the response to WHC was similar: there were no current city ordinances in place that would allow for a permanent homeless shelter within the city limits and that it would take several years to change that. Unfortunately, for several years WHC's requests were rebuffed here. The city did support the issuance of temporary permits of 3-months in length at designated churches, if needed. Over time it was clear that the extensive temporary use of churches and their continued availability was not sustainable.

In further searches close to the city, WHC was unable to find an appropriately sized building with some room around it, at any price. Affordability was the biggest hurdle. WCH then turned to Island County. The County's Comprehensive Plan (Goal 3 and section H 3.2 and H 3.3) clearly support and encourage the creation of permanent short-term emergency shelters. Island County's Department of Human Services, with grant funding support from the Washington State Department of Commerce, was able to possibly fund the purchase of a property in Island County, were one to be identified.

During WHC searches for commercial buildings available with parcels 2.5 acres or larger at the time of the proposed purchase, only three showed up on a search; they were:

- *Lam Links Golf Course north of Oak Harbor - \$975,000, 27.96 acres, 4268 sq. ft building*
- *107 South Main St. in Coupeville - \$6,050,000, 3.17 acres, 30,272 sq. ft. building*
- *Dancing Fish Vineyards in Freeland - \$2,450,000, 6.18 acres, 4788 sq. ft. building*

All these locations were far outside the price range that the WHC non-profit organization could afford and none of these locations were within a half-mile of an urban growth area. Subsequently, the property at 331 Morris Road was identified and WHC petitioned the County for a ZCI. When a favorable ZCI was issued, WHC, with the grant from the state, purchased the property for \$409,000.

6. Emergency night-to-night shelters in the Rural Zone shall not be permitted if the extension of public sewer service is required. Emergency night-to-night shelters must be designed so that onsite sewage disposal systems are adequate to support the facility.
- **Findings:** Public sewer facilities do not have to be extended to service the parcel. A Septic Permit has been applied for with Island County Environmental Health for the project.
7. Emergency night-to-night shelters must be served by public water systems.
- **Findings:** The project is served by public water system 0055X, The Haven Well System, a group A water system located on site.

8. Emergency night-to-night shelters shall take primary access, in order of priority, off a county arterial, county collector road highway, or state highway. An access permit may be required.
 - **Findings:** Access permit PW21-0483 has been issued for the site for ingress and egress off Morris Road, a county collector road.
9. Emergency night-to-night shelters shall not be located within any Aircraft Accident Potential Zone Overlays; to include the Clear Zone, APZ I, and APZ II.
 - **Findings:** The project is not located in a mapped Aircraft Accident Potential Zone.
10. Food service for guests and staff of the shelter is permitted in conjunction with an emergency night-to-night shelter. Food service shall conform with the provisions of Title VIII of Island County Code for health, welfare, and sanitation. Food sales, table service, and cooked-to-order food is prohibited except as part of an approved restaurant.
 - **Findings:** No food service has been proposed as part of the project.
11. All emergency night-to-night shelters shall be subject to the following Island County Code provisions:
 - a. Lighting, site coverage, and non-residential design and screening guidelines set forth in ICC 17.03.180;
 - b. The provisions of Title VIII of Island County Code for the service of potable water, sewage disposal, solid waste handling, and food service;
 - c. The provisions of Title XI of Island County Code for land development, clearing and grading, stormwater and surface water, and transportation concurrency;
 - d. Where applicable, the provisions of Title XIII of Island County Code for water system and fire flow standards; and
 - e. The provisions of Title XIV of Island County Code for building and construction.
 - **Findings:** County departments have commented on relevant code sections, comments are attached.
12. Review of applications for emergency night-to-night shelters shall also address (applicant responses italicized (Attachment C)):
 - a. Transportation of guests to and from the site:

The Whidbey Homeless Coalition is a registered 501c3. As such, we secure our funding through a variety of sources including government grants, grants from foundations, fundraising events and donations from private individuals, faith-based organizations, and private businesses. These funds are how we pay for all aspects of our organization's programming including transportation. Our guests have a designated check-out time in the morning where they are bussed back to the point of registration or to Spin Café which provides daytime activities for our guests.

- b. Hours of operation:

Our shelter is in operation from 6:30pm – 7:00 am M-Su. We also have daytime office staff that can be reached from 8:00-5:00 M-F as well as an after-hours number where we can be contacted outside normal business hours.

- c. Staffing of the facility:

We employ 10 staff members. At any given time, there is a minimum of one trained staff on site. All staff go through conflict de-escalation training, mental health first aid training, trauma-informed care training, AED, CORE and several other relevant trainings.

- d. Proximity of the shelter to services for the guests:

This location is actually quite a bit closer to services as most county services are based in Coupeville. This would take what would have been a 15-20 min drive, longer if using public transport, and make it a bit less than a 5-minute drive. The proposed location just outside of Coupeville is situated conveniently in a central location. It provides convenient access to the Island County Housing Support Center where individuals must be present to be considered for housing services in Island County. Case management, opioid outreach services, and mental health services are also provided through Island County Human Services, which is in the city of Coupeville. In addition to these services, the Coupeville area also is where the hospital, court house, Sunrise Services (addiction support), and Compass Housing are situated.

- e. Noise management:

We have found that the building is quite soundproof. With no glazing it is quite effective at minimizing the effect of noise and meets the high noise abatement standard for being proximal to OLF. However, if there is a need to add additional insulation for soundproofing purposes we are happy to oblige. Guests are only permitted outside the building for two supervised smoke breaks. At these times, staff will be instructed to keep guests quiet so as not to disturb neighbors. We are also willing to work with neighbors to provide natural barriers (e.g., tree and shrub plantings) that could help provide privacy and or block nuisances that the neighbors may identify.

- f. Management of complaints from neighboring residents or businesses:

We seek to address all incidents promptly with the involved parties. Guest infractions may result in separation from services for a determined period of time. In addition to our office phone number 360-900-3077, we also have a number directly for the Haven, 360-929-0733, where we can be reached if the community has a concern they would like to raise. We have enjoyed a good ongoing relationship with law enforcement.

5) 16.19 – Land Use Review Process

- o **Findings:** Applicants submitted the applicable Type III application, which was submitted for Public Comment and reviewed by appropriate local and state agencies, including SEPA review. The application was reviewed as a quasi-judicial decision, with final decision from the Hearing Examiner. Required Community Meeting was held May 6, 2021, from 6-7PM. The applicant met with Island County Planning staff on both June 25, 2020, and November 24, 2020, prior to also applying for a Zoning Code Interpretation that provided the applicant with comments from Health, Public Works, Building, and Planning. Per the aforementioned meetings, the director determined a separate Pre-application conference was not necessary for this Type III Site Plan Review per ICC 16.19.070.B.

6) 17.03.035 - Use Tables

- **Findings:** Per Zoning Code Interpretation 234/20, Emergency night-to-night shelters for up to 30 people shall be a Type III conditional use in the Rural zone, requiring a site plan review recommendation to the Hearing Examiner pursuant to chapter 16.15.

7) 17.03.060 – Rural (R) Zone & 17.03.180.S. – Site coverage and setbacks:

- **Findings:** The proposal meets all open space, site coverage, and setback requirements in ICC 17.03.060 and 17.03.180.S. The proposal is twenty-five (25) feet from the eastern property boundary. All structures are greater than five (5) feet from side and rear property lines. The church building is existing non-conforming in that it does not meet the current state highway setback requirement of thirty (30) feet, however, the right-of-way for State Route 20 has been widened through the adjoining curve since the building's construction. The Rural zone does not have an established site coverage limitation on parcels smaller than 5 acres. The subject parcel is approximately 1.96 acres, therefore no site coverage standard shall apply.

8) 17.03.180.P.3 - Non-residential design, landscape and screening guidelines:

- **Findings:** Regional native vegetation will be retained to the extent possible and non-native vegetation will also be retained for screening.

9) 17.03.180.Q.2 - Parking, access, and circulation:

- **Findings:** The Planning Department & Public Works has determined that existing parking spaces provide an adequate number for proposed off-street parking facilities. Proposed drainage adequately disperses surface water, as reviewed and approved by Island County Public Works. Location and design of entrances were reviewed and approved by Public Works. Parking lots in the Rural zone may be gravel.

10) 17.03.180.Q.7 - Access and circulation:

- **Findings:** Access and circulation reviewed and approved by Island County Public Works. Design minimizes interference with traffic flow on adjacent roads, and does not interfere with access to adjacent and nearby properties.

11) 17.03.180.R.1 - Signs and outdoor lighting standards:

- **Findings:** No new sign is currently proposed or approved. Any proposed future signage shall comply with the sign standards in ICC 17.03.180.R and the applicant will obtain the necessary building permit and certificate of appropriateness for the sign.

VII – PUBLIC COMMENTS

The public comment period for this proposal was June 9, 2021 to June 24, 2021. A total of forty-nine (49) public comments were received, even though some comments were received outside of the established public comment window, they have been added for consideration. Upon receiving a SEPA checklist from the applicant, a second public comment period was opened. This SEPA public comment period was held from May 11, 2022 to May 25, 2022. A total of 42 additional comments were received for a total of ninety-one (91). Sixty-one (61) public comments opposed the project, ten (10) public comments support the project, and there were twenty (20) repeated comments. Comments were received concerning the following topics: how far the location is from services and necessities, concern over clients leaving the property and wandering the local area, parcel size, water and septic conditions, noise zone >75db, possibility of a crash near OLF, ZCI is incorrect/incomplete, Oak Harbor

should take care of the homeless, night-to-night shelter should not provide long term service, and an increase in criminal activity.

Public Comment Matrix and Public Comments are attached (Attachments I and J). A "Petition to Oppose the Creation of a Homeless Shelter in Coupeville" with 430 signatures is also attached (Attachment K). The comments were provided to the applicant.

VIII – SEPA THRESHOLD DETERMINATION

Determination of Non-Significance (DNS)

Pursuant to WAC 197-11-340, Island County has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with Island County. This information, and the entire project file, is available for review by the public upon request. The optional DNS process was used.

The Final SEPA Threshold Determination of Non-Significance is included as Attachment A and SEPA checklist is included as Attachment B.

IX – CONDITIONS OF APPROVAL

General Conditions:

- 1) The work and construction authorized by this decision shall conform to and be limited to that shown on the Approved Plot Plan (approved 07/01/22; Attachment D), except that minor non-substantive changes may be made in order to accommodate any modification requested by the Island County Building Official during the building permit review process.
- 2) The applicant shall retain native and non-native vegetation. See attached Landscape Plan (Attachment E).
- 3) The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 08/30/21 from Shawn Morris, Island County Environmental Planner (Attachment F).
- 4) The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 09/28/21 from Clea Barenburg, Island County Public Health (Attachment G).
- 5) The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 06/29/22 from Cambria Edwards, Island County Public Works (Attachment H).
- 6) No signage is approved by this action. Any proposed future signage shall comply with the sign standards in ICC 17.03.180.R and the applicant will obtain the necessary building permit and certificate of appropriateness for the sign.
- 7) Parking shall be contained on-site and provided in conformance with applicable Code, with this decision, and with the Conditions of this Approval.

- 8) This decision shall not be construed to authorize work, development, construction, or other site modifications in excess of that which is specifically authorized by this decision. Excavation and site disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Additional work to the above-mentioned parcel or modification of this decision will require a new and separate permitting process.
- 9) This project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, and ordinances.
- 10) Applicant bears the full responsibility of notifying site crews of all permit conditions and shall be held fully accountable for any activity which results in on or off-site violations, hazards, or damages.
- 11) Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development.
- 12) All construction and demolition debris shall be disposed of at a site approved by Island County Public Works Department.
- 13) No encroachment onto any legally existing easement or property line (or onto any required setback for such) is authorized by this decision beyond what is specifically shown and authorized herein. Island County Planning does not verify easements or property lines. The applicant is encouraged to verify all legally existing easements and property lines with the Island County Auditor's Office and with a licensed land surveyor if necessary, prior to the start of development or construction. Encroachment, whether knowing or unknowing, will not be considered by Island County to be grounds for the permitting of said encroachment.
- 14) In the event that any ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the attached document entitled Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed (Attachment L). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.
- 15) The conditions of approval identified in this decision are subject to change if any information provided by the applicant or their authorized representative is found to be inaccurate.
- 16) All development activities on and use of the subject parcel shall be in compliance with all applicable Washington State laws and Island County codes.


Expiration of Site Plan Approval

This Site Plan Review is conditioned upon compliance with the conditions of approval and any building permits for development of the site shall be obtained pursuant thereto being utilized within five years after the effective date of site plan approval per ICC 16.15.160.

X – APPEALS

Final decisions of the hearing examiner on a Type III decision shall be a final land use decision. Such final decision may be appealed as provided by state law to the Superior Court. Such Type III decisions include, but are not limited to, site plan review for conditional uses classified as Type III decisions in chapters 17.03 and 16.19.

SIGNED THIS 1 DAY OF JULY 2022


John Lanier, Senior Planner

Attachments:

- A. State Environmental Policy Act Determination of Nonsignificance, issued 05/26/22
- B. SEPA Checklist
- C. Review Letter Replies
- D. Site Plan, approved on 07/01/22
- E. Parking and Landscape Plan, approved on 07/01/22
- F. Memo dated 08/30/21 from Shawn Morris, Island County Environmental Planner
- G. Memo dated 09/28/21 from Clea Barenburg, Island County Public Health
- H. Memo dated 06/29/22 from Cambria Edwards, Island County Public Works
- I. Public Comment Matrix
- J. Public Comments
- K. Petition to Oppose the Creation of a Homeless Shelter in Coupeville
- L. *Inadvertent Archaeological and Historic Resources Discovery Plan for Island County*



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

STATE ENVIRONMENTAL POLICY ACT

Determination of NonSignificance

5/26/2022

Lead agency: Island County Planning and Community Development

Agency Contact: John Lanier, j.lanier@islandcountywa.gov, (360) 678-7811

Agency File Number: 241/21 SPR

Description of proposal – Convert vacant church to night-to-night homeless shelter to accommodate up to 30 guests. Site is in or near: Ebey's National Historic Reserve.

Location of proposal – R13101-331-0830, Coupeville

Proponent: Whidbey Homeless Coalition, (360) 221-6477, shelliemore56@gmail.com

Island County Planning and Community Development has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and application materials.

This information available at: <https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx>

This determination is based on the following findings and conclusions:

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: All Conditions from County Departments shall be adhered to by the applicant. The project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, and ordinances. Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development. In the event that any

ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony. 15. All development activities on and use of the subject parcel shall be in compliance with all applicable Washington State laws and Island County codes.

This DNS is issued under WAC 197-11-355. There is no further comment period on the DNS.

Signature Jonathan Lange Date 5/26/2022

SEPA Responsible Official, Jonathan Lange, Assistant Director

Appeal process: You may appeal this determination to the hearing examiner by filing an appeal and appeal fee with the Island County Planning and Community Development Department per County Code requirements.

Direct to the attention of:

John Lanier, Long Range Planner
PO Box 5000
Coupeville, WA 98239

No later than June 9, 2022

by letter at the above address or by email at j.lanier@islandcountywa.gov.

You should be prepared to make specific, factual objections.

Contact John Lanier to read or ask about the procedures for SEPA appeals.

MAY 02 2022

SEPA ENVIRONMENTAL CHECKLIST Community Development***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.

MAY 02 2022

Community Development

A. Background

1. Name of proposed project, if applicable:

The Haven

2. Name of applicant:

Whidbey Homeless Coalition (WHC)

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

Mailing Address: PO Box 453, Langley, WA 98260

Site Address is 331 Morris Road, Coupeville, WA 98239

Contact Person: **Shellie Moore, Secretary, WHC Board of Directors**

360.221.6477 shelliemore56@gmail.com.

4. Date checklist prepared: **May 1, 2022**

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

6. Proposed timing or schedule (including phasing, if applicable):

July 1, 2022 – Type III CUP approved by Hearing Examiner

July 15, 2022 – Building permit issued for required sprinkler system addition

September 15, 2022 – Construction completed

September 20, 2022 – Occupancy permitted

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The only planned addition is a 240 square foot room for fire safety equipment (see Attachment 1) requested by Island County Planning. WHC submitted the associated building permit on October 15, 2021, which is still under review by the County.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Rob Hallbauer, a licensed on-site waste water treatment system designer, performed a waste water flow estimate for The Haven. The report provided on April 9, 2021 noted peak capacity was 360 gallons per day (Exhibit 2). The present system was designed for 500 gallons a day, which exceeds the peak capacity estimate and was thus determined to be sufficient for wastewater needs. In addition, the report recommended a dose timer be installed to monitor the waste water. WHC has a septic permit provided on Nov. 10, 2021 from the County for dose timer upgrade. (Attachment 2).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

WHC submitted a Type III Master Land Use Proposal for the conditional use of The Haven as an overnight shelter on June 11, 2021 and is awaiting approval. A building permit for a 240 sq ft fire suppression equipment room addition was submitted on October 15, 2021 and is pending approval.

10. List any government approvals or permits that will be needed for your proposal, if known:
The County approved a Zoning Code Interpretation for the use of this parcel for an overnight shelter on December 15, 2020 (Attachment 3).
The Ebey's Landing National Historic Reserve granted WHC a Certificate of Appropriateness in September 23, 2021. EBY-21-037.
The Dept of Health has already approved the well system WHC a Group A class well on May 14, 2021 (Attachment 4).
The Island County Health Department issued a septic repair permit to upgrade the OSS in November 10 2021. (Attachment 5).
A Type III Master Land Development Permit was submitted on June 11, 2021 and a building permit was submitted on October 15, 2021. Both are pending approval.

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.)

WHC proposes to repurpose the building at 331 Morris Road from a church into an Emergency Night to Night Shelter for up to 30 individuals. The average numbers of individuals housed on a nightly at The Haven since 2017 is around 20 per night. The Morris Road parcel is 1.94 acres, nicely landscaped with 45 parking places and about an acre of pasture. The building is 3960 square feet and will have a 240 square foot utility addition. There is also a 308 square foot well house. The building is one level, handicap accessible with ADA compliant restrooms. The Morris Road night to night shelter will be an humane improvement from the pop-up shelters that currently rotate from church to church.

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.

The location of the proposal is on the corner of State Route 20 and Morris Road at 331 Morris Road, about five miles south of Coupeville. The parcel number is R13101-331-0830. See Attachment 6 for the complete legal description.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This 1.94 acre parcel is mostly flat, with approximately 1 acre prairie like pasture.

There are slight slopes descending from State Route 20 and Morris Road.

b. What is the steepest slope on the site (approximate percent slope)?

There is a 15% slope according to the Site Registration. (Attachment 7)

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.

Soils are Type IV- Dark Brown , Gravely Sandy Loam in the top 26-38 inches with permeability to 10 feet according to the Site Registration Soil Logs (Attachment 7).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indication or known history of unstable soils in the immediate vicinity.

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.

12x20 square foot space adjacent to the south side of the building will be excavated for the slab foundation for the addition for the fire protection equipment; there will be no fill required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There would be no erosion as a result of clearing, construction or use.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed addition will add 240 square feet of impervious surface for the addition to the nearly 4000 square foot building already in place. There is also an existing 308 square foot well house and a 537 square foot covered Porte Cochere. With the existing sidewalks, parking spaces and gravel driveway, less than 50% of the property will be impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The site is landscaped, has a well laid out circular driveway and parking area with a cistern for water runoff from the roofs via drainage pipes.

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.

There would be no additional emissions associated with this proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There would be no additional off-site sources of emissions associated with this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NOT APPLICABLE.

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 no surface water body on or in the immediate vicinity of the site.

- 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.

Not Applicable.

- 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.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed project site is not within a 100-year flood plain.

- 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.

There would be no discharge of waste materials to the surface waters associated with this proposal.

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.

Ground water will be drawn from the on-site well for drinking water, toilets, showers and limited laundry. There will be no commercial kitchen or dishwasher. The estimated water flow was calculated to be 360 gallons per day at peak occupancy. Water will be discharged to the groundwater via the on-site sewage system that was designed to handle 500 gallons a day.

- 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.

Wastewater and sewage will be discharged to the on-site 500 gallon per day septic system which will accommodate up to 30 people on-site for 12-14 hours over the course of a night.

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.

There will be water runoff from the roofs via gutters into drainpipes into French drains and into the cistern located just north of the main building structure.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Wastewater and sewage will be discharged to the on-site 500 gallon per day septic system.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal would not alter or affect drainage patterns in the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See above.

4. **Plants**

a. Check the types of vegetation found on the site:

☒ 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- Flowers

b. What kind and amount of vegetation will be removed or altered?

240 square feet of grass vegetation will be removed to build the proposed addition.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscaping plan was implemented when the church was built in 1994-1995. The landscaping has matured for the past 25 years and incorporates native species such as Rhododendrons, Aspen, Cedar, Vine Maples, Red Twig Dogwood and Sword Fern for beauty and for privacy buffers. Approximately half of the property is in pasture land. WHC intends to maintain this landscaping. See Landscape plan- Attachment 8.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on or near the site.

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 _____

Songbirds, hawks, eagles, deer, rabbits, doves, and blackbirds have been observed around the property.

b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site. However, bald eagles protected under the Bald and Golden Eagle Protection Act have been observed flying above and resting in trees nearby. There are no known bald eagle nests on the site.

c. Is the site part of a migration route? If so, explain.

This is not a known migration route for any species the proposer is aware of.

d. Proposed measures to preserve or enhance wildlife, if any:

Many of the landscaping plants have berries to forage for deer and birds, mature trees provide habitat for protection and nesting of birds, pasture land provides a safe area for deer to graze and nest. The unfenced property allows freedom to roam.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

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 will be used for lights, washer/dryer and the hot water heater. Propane will be used for the furnace.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would not affect any potential solar energy use by adjacent properties.

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:

A water saving and energy efficient laundry set and shower heads will be installed. The main facility is constructed with 2x8 inch walls with very good insulation to minimize heat loss. There are only two windows flanking the main entrance to further energy efficiency. WHC would consider the addition of solar panels at a future time.

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.

There are no environmental health hazards that would be associated with this project.

1) Describe any known or possible contamination at the site from present or past uses.

There are no known site contaminants from past or present 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.

There is an underground propane pipe that connects the propane tank to the furnace in the main building.

- 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.

There would be no toxic or hazardous chemical associated with the construction or operation of this proposal.

- 4) Describe special emergency services that might be required.

Not applicable.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The property is near the Navy operated Outlying Field, and in the Airport Noise Zone.

The property is adjacent to State Route 20 which has traffic noise. A Sportsmen Club across the street creates the noise from fire arms target practice. These will not negatively affect the proposed project.

- 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.

There would be short-term noise impacts associated with clearing for and construction of the Fire Protection System.

There would be long-term yet short duration noise impacts from an estimated daily 1-3 van loads bringing overnight guests to and from The Haven.

- 4) Proposed measures to reduce or control noise impacts, if any:

Overnight Guests generally are present between the hours of 6:00 p.m. and 7:00 a.m. for sleeping at The Haven, thus there is little anticipated noise impacts from individuals. Guests will be confined to the building, except for supervised smoke breaks, limited to a defined area near the entrance of the building between the hours of 6:45 and 8:45 p.m. Lights out is at 9:00 p.m.

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.

This site has been a church for over 20 years with several meetings a week and an occupancy of 150 people. It has been vacant for about 2 years.

Neighboring properties include: two residences, the Au Sable Institute, the Sportsmen Club, Island County Solid Waste, Ryan's House and Island Transit.

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?

To the best of WHC's knowledge, this site has not been used as working farmland or forest land for at least 25 years. In the past, the field was used for grazing.

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:

There will be no impact on, or from, surrounding working farm or forest land.

c. Describe any structures on the site.

There is a one story 3960 Square Foot building with attached Porte Cochere and a 308 Square Foot Well House. A 240 square foot. addition to the main building is planned.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

The current zoning classification is Rural.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is Rural Lands.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the property has been classified as a critical area by the city or county.

i. Approximately how many people would reside or work in the completed project?

Up to 30 guests for 12 to 14 hours per evening, and an additional 2 to 4 hours a day for staff.

j. Approximately how many people would the completed project displace?

No one would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The Haven will shelter up to 30 homeless individuals (low-income) per night.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

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?

The one story existing structure is 25 feet at the highest point. The addition will be 15 feet tall at the peak. The principal exterior building material is wooden board and batten.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be altered or obstructed.

d. Proposed measures to reduce or control aesthetic impacts, if any:

None of the landscaping, lighting or aesthetic aspects of the current site will be altered.

The 240 square foot addition will be painted to match the existing building.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There are 7 sodium lights that face groundward to illuminate the parking lot during hours of darkness. There are 3 safety exit lights on the building that face away from State Route 20. There is no intention to alter this light plan.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The finished project will not pose a safety hazard or interfere with scenic views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site light sources.

d. Proposed measures to reduce or control light and glare impacts, if any:

There is a thick vegetative screen between the site and neighboring properties that provides a buffer.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Central Whidbey Sportsmen's Association with a shooting range is across the street.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

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? If so, specifically describe.

The Salamagundi Farm is on State Route 20 to the south of the proposed Haven site.

There is a residence and an old barn with an antique store. This farm is on the Historic Registry.

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.

There are no landmarks, features, or other evidence of Native American or historic use.

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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

In September 23, 2021, WHC obtained an Ebey's Landing Historic Reserve's Certificate of Appropriate Use. See Attachment 9.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This property was developed for church use over 25 years ago. The WHC project would not change any resource impacts.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The Property is on the corner of State Route 20 and Morris Road. The driveway is off of Morris Road. Please see attached site plan in Attachment 10.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Island Transit busses run by the proposed project site along State Route 20.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will not add or eliminate any parking places; currently there are 45 parking spaces including 2 handicap accessible parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal does not require any new or improved roads, streets, pedestrian, bicycle or state transportation facilities.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project would not use water, rail or air transportation.

- 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?

There will be between one to three trips (depending on the season) of passenger vans twice a day (one 7:00 a.m. and one around 6:00 PM) to bring guests to and from The Haven. Also, there will be passenger vehicles bringing staff or volunteers for office work or property maintenance approximately two to three round trips a day. The data model for these estimates is based on several years of The Haven providing nightly services via Oak Harbor vicinity churches with the same system of transport.

- 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? If so, generally describe.

The proposal will not interfere with, affect or be affected by the movement of agricultural or forest products.

- h. Proposed measures to reduce or control transportation impacts, if any:

Carpooling will be utilized as much as possible for the majority of transportation needs. There will be restricted access for individuals bringing personal vehicles on-site.

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)? If so, generally describe.

The main facility Fire Suppression system will have a dedicated 3100 gallon tank of reserve water for the sprinkler system and a generator to run the system in case of a power outage. There may be occasional need for paramedics or police protection.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

WHC has a screening process to rule out bringing guests on-site that cannot comply with the Haven's strict behavior standards and rules. There will be trained staff on-site at all times.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other propane.

There is electricity, water, telephone, septic, and propane available on-site.

- 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.

Puget Sound Energy provides electricity to the property.

The 240 square foot addition will be completed with minimal general construction activities over the course of a few months.

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: Shellie Moore

Name of signee Shellie Moore

Position and Agency/Organization Secretary, WHC Board of Directors

Date Submitted: May 1, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

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

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

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

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

SEPA CHECKLIST ATTACHMENTS FOR HAVEN SHELTER PROPOSAL
At 331 Morris Rd, Coupeville, WA 98239

Attachment 1 Addition plan for Fire Protection System

Attachment 2 Wastewater Flow Estimates

Attachment 3 Zoning Code Interpretation

Attachment 4 Haven Well System Reclassification to Group A Well System & WIF

Attachment 5 Island County Septic Permit

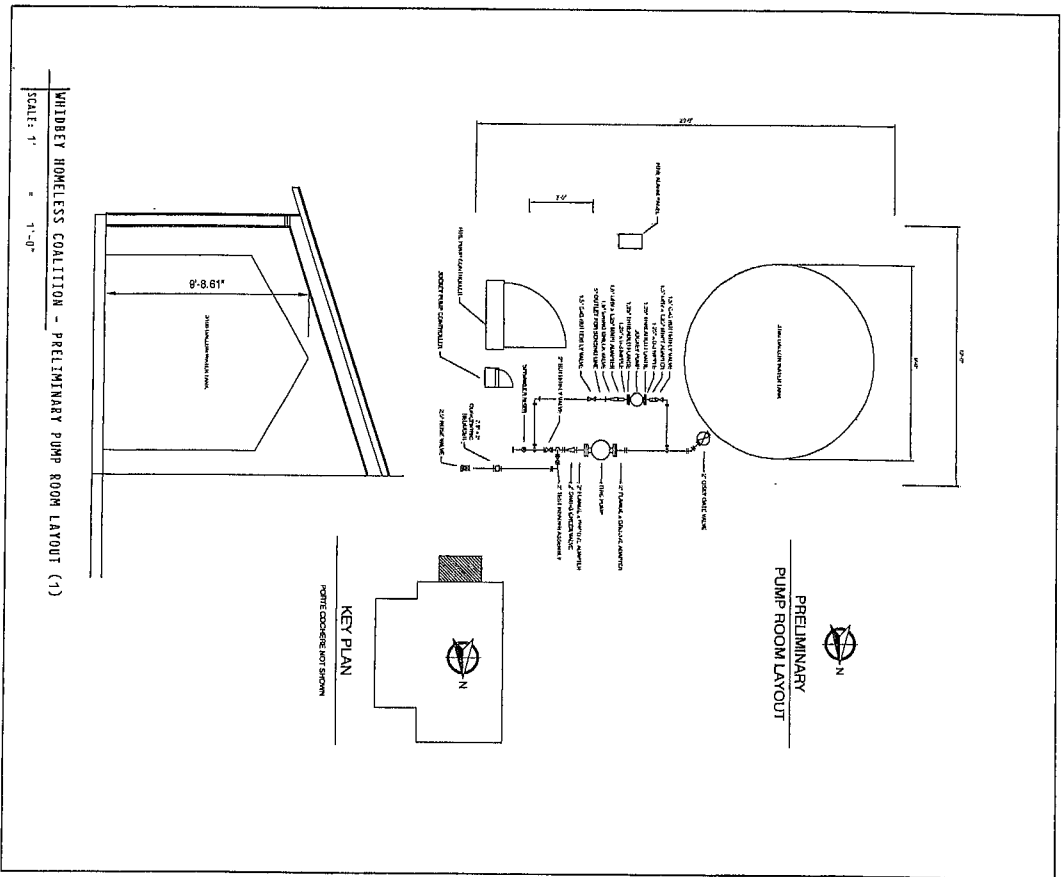
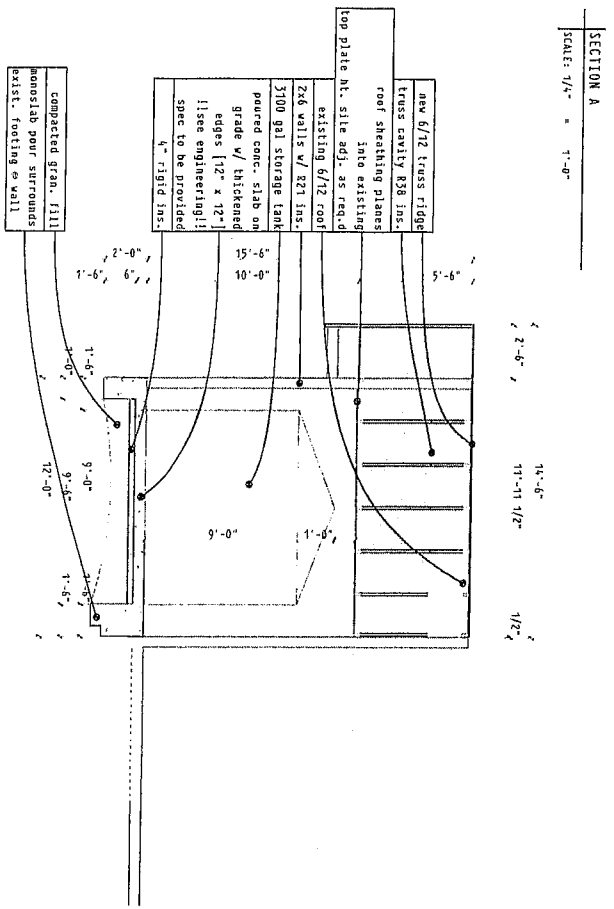
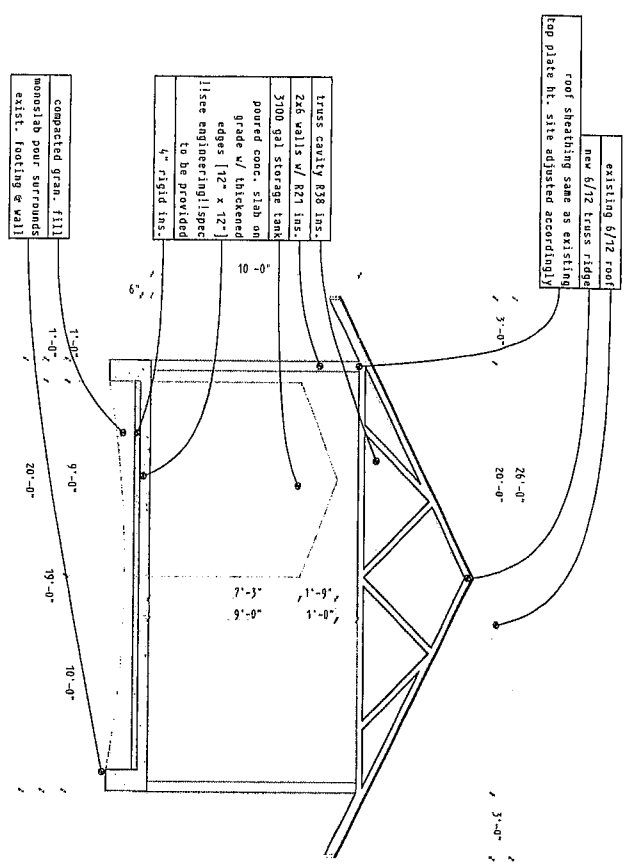
Attachment 6 Legal Description and Location Map

Attachment 7 Site Registration with Slopes and Soil Logs

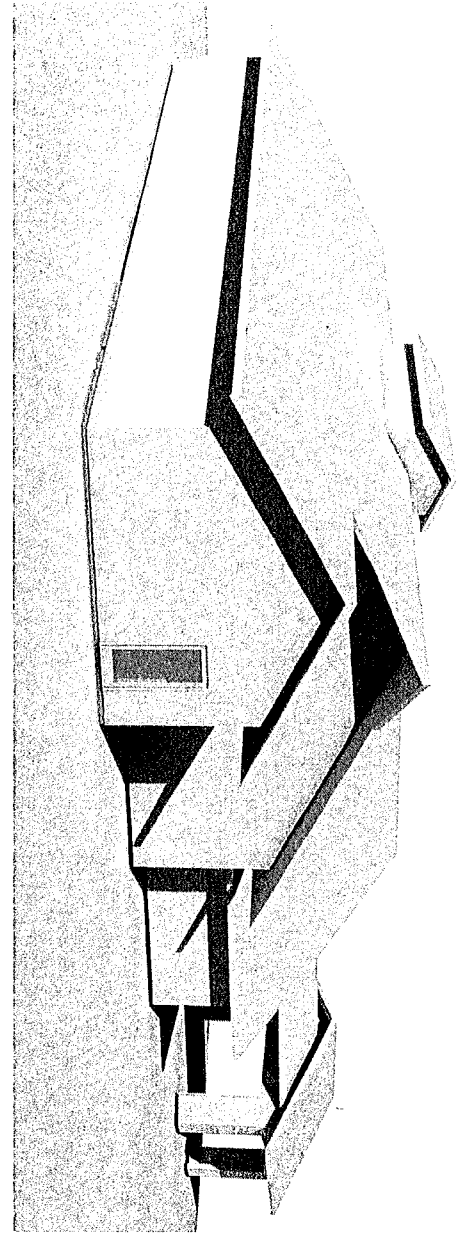
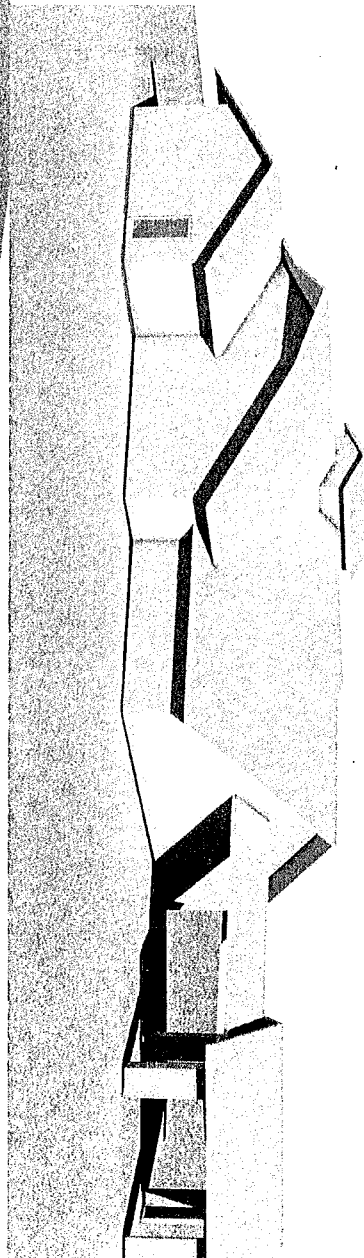
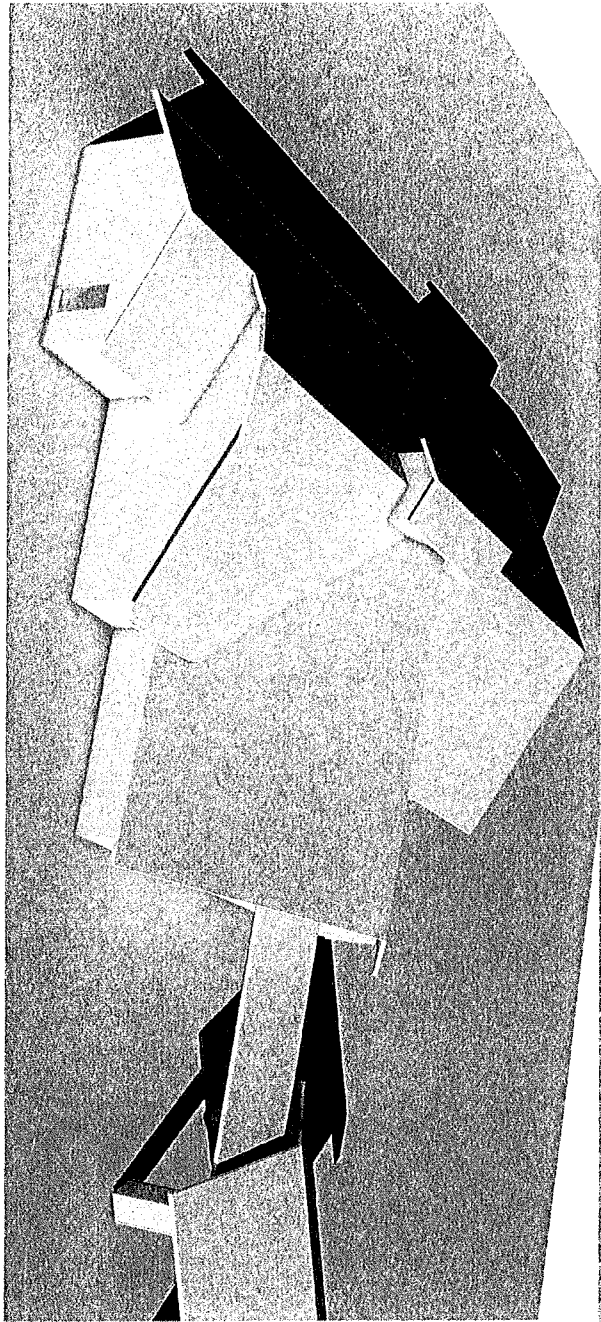
Attachment 8 Landscape and Parking Lot Plan

Attachment 9 Ebey Landing Historic Reserve Certificate of Appropriateness

Attachment 10 Site Plan



THIS SECTION AND PLANS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT, JEFFREY WHITE, AND HAVE BEEN SUBMITTED FOR THE CLIENT'S REVIEW. THE CLIENT'S REVIEW IS LIMITED TO THE REVIEW OF THE ARCHITECT'S DESIGN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY PROBLEMS THAT MAY BE ENCOUNTERED IN THE CONSTRUCTION OF THE PROJECT. THE CLIENT ASSUMES ALL LIABILITY FOR ANY PROBLEMS THAT MAY BE ENCOUNTERED IN THE CONSTRUCTION OF THE PROJECT.



SHEET INDEX
1 SITE PLAN
2 COVER SHEET
3 ELEVATIONS
4 OVERALL FLOOR PLAN
5 OVERALL ROOF PLAN
6 PLAN VIEWS
SECTIONS

Attachment 2

Deciduous Design Services LLC
360-321-1939
deciduous@whidbey.com

April 9, 2021

To: Michele Guinn, Island County Public Health

Re: Whidbey Homeless Coalition Project, Parcel R13101-331-0830

Wastewater Flow Estimates

The proposed facility will have a maximum occupancy of 30 nightly residents. Occupants will generally be in the facility only between the hours of 6:00 pm and 7:00 am, so daytime water usage will be limited mostly to laundry and cleaning. No meals will be prepared or served at the facility. Laundry use will be limited to staff washing bedding weekly; residents will not have access to the laundry facilities. Water use savings can be expected from the use of low-flow shower heads and toilets, as well as a water-efficient laundry machine.

The EPA Onsite Wastewater Treatment Systems Manual (2002) recommends a daily wastewater flow estimate of 10 to 15 gallons per person per day for a Day Camp without meals, with typical flows at 13 gpd. Because this facility will not have daytime occupants other than minimal staff, average daily flows can conservatively be estimated at 10 gpd/occupant. Staffing numbers are relatively low, with 4 staff expected to be on duty on a typical night, and 2 during the day. Staff can be expected to use less water than residents, as they will not be using bedding or showering. So 10 gpd per staff member will be used as an estimate.

30 residents x 10 gpd = 300 gallons/day; 6 staff x 10 gpd = 60 gallons/day.
This yields a total estimated daily flow of 360 gallons per day.

Existing System Capacity

The facility is served by a septic system that was installed in 1995. See Asbuilt 333-95 for more system details. It consists of a 1,000 gallon septic tank, a 1,000 gallon dosing tank, and a sand-lined pressure bed. This system is designed for 500 gpd. The recent inspection report indicates that the system is functioning well, and has proven to be adequate for the wastewater flow from the facility since being installed.

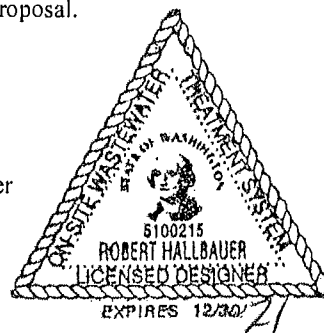
A dose timer will be installed on the system, so that wastewater use can be monitored. The facility operators will monitor their water usage monthly, and have the septic system inspected annually. Monitoring ports and access hatches will be installed on all tanks and in the drainfield trenches and beds, so that they can be easily monitored.

Please contact me if you have any questions or concerns regarding this proposal.

Sincerely,



Rob Hallbauer, Licensed On-Site Wastewater Treatment System Designer



Deciduous Design Services LLC
PO Box 550
Freeland, WA 98249
360-321-1939



Attachment 3

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
Internet Home Page: <http://www.islandcounty.net/planning/>

STAFF REPORT & DECISION ZONING CODE INTERPRETATION – TYPE II 234/20 ZCI - KLINE

I - PROPOSAL

The applicant, Jonathan Kline with the Whidbey Homeless Coalition, has requested a formal Zoning Code Interpretation to determine if an emergency night-to-night shelter is a permissible use in Island County's Rural Zone. The subject property, at 331 W. Morris Rd., Coupeville, consists of one 1.94 acre parcel (R13101-331-0830) located in central Whidbey Island.

II - SUMMARY

After a thorough review, Island County has determined that the use proposed by the applicant is substantially similar to other uses allowed in the Rural Zone and that it is compatible with the intended purpose of the zone and Island County's Comprehensive Plan.

III - ANALYSIS

A. Site Description

The subject property, at 331 W. Morris Rd., is 1.94 acre parcel (R13101-331-0830) is bordered by State Route 20 on the west side of the property and W Morris Road on the northern side of the property. The property is located within Ebey's National Historical Reserve Design Review Area 1 and Airport Noise Zone 3. There is an existing 3,960sf church on the property which was constructed in 1995 and an associated parking area, but otherwise the remainder of the parcel is an open grassy field.

B. Standard of Review

The purpose of Island County's Zoning Code Interpretation (ZCI) process is to provide a simple and expeditious method for clarifying ambiguities and identifying uses that are not expressly referenced in the code. In determining if a given use may be allowed in a particular zone, Island County considers the intended purpose of the zone, the Comprehensive Plan designation for the area in which the project is located, and the degree to which the proposed use conforms to other allowed uses in the zone.

The applicant's narrative states that an emergency night-to-night shelter functions in a similar capacity as a group home by providing essential services to unsheltered people. Guests would be registered at a location in the City of Oak Harbor and transported to the site on a nightly basis. Guests are on premises from 6pm to 7am at which time they are transported back to the City of Oak Harbor. The proposal does not include long-term housing nor any structural improvements aside from those that may be required during the permitting process.

The applicants indicate that at this time the only daytime activities planned would be the office staff on site during the day. This would include two to three people doing office work. The organization would also serve to link some guests that have preregistered for meetings with support services providers. If, in the rare cases county outreach staff need a location to meet with guests, the shelter would provide an office. The applicants indicate that operating as a drop-in center is not part of their mission as an organization. Office hours would be 9:00am - 5:00pm.

C. Comprehensive Plan Consistency

In determining whether or not a given use is appropriate in a particular zone it is crucial to consult the Comprehensive Plan. As stated in the Island County Comprehensive Plan, the designation criteria for the Rural Lands future land use designation is as follows.

Definition

Rural areas of the County not otherwise designated or within UGAs, areas of more intensive rural development, Rural Agriculture, Rural Forest, or Commercial Agriculture.

Designation Criteria

- *Areas which are not within an Urban Growth Area (UGA) or Rural Area of more Intensive Development (RAID); and*
- *Areas in which open space, the natural landscape, and vegetation predominate over the built environment; and*
- *Areas which are compatible with land used by wildlife; and*
- *Areas which reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; and*
- *Areas which are consistent with the protection of natural surface water flows and groundwater and surface water recharge areas; or*
- *Areas which include lands having both long term commercial significance for production of agricultural products or timber; or*
- *Those lands in public ownership that are dedicated or reserved primarily for public use or enjoyment for recreation, but can also serve as scenic amenities, natural resource lands, or for the protection of the environmentally sensitive.*

Goals and Policies

The following goals and policies from the Island County Comprehensive Plan Land Use Element were identified as applicable to the proposal in the Rural Land Use Designation:

Goal 9. *Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.*

LU 9.1. *Maintain development patterns in Rural (R) areas that provide primarily for low density rural residential use, while also considering the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards.*

LU 9.6. *All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.*

***LU 9.7.** Discourage public facilities and buildings within rural areas unless their function or service area is best served by a location outside of a UGA.*

Goal 10. Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.

***LU 10.5.1.** Limit nonagricultural uses to lands with poor soils or areas otherwise not suitable for agricultural purposes.*

The following goals and policies from the Island County Comprehensive Plan Housing Element were identified as applicable to the proposal:

Goal 3. Promote fair access to housing and shelter for all persons.

***H 3.2.** Identify appropriate locations to support and facilitate the development of emergency shelters and short-term housing for those in need.*

***H 3.3.** Ensure that community housing and shelter needs are considered and addressed in county housing policies, programs, funding, and local zoning regulations.*

Assessment

It is not the purpose of this Zoning Code Interpretation to determine whether the subject site, or surrounding properties, is appropriately zoned Rural. Rather, this decision analyzes and determines the consistency of the proposed use of an emergency night-to-night shelter, with the Goal and Policies for the Rural Lands land use designation, and the degree to which the proposed use conforms to other allowed uses under the Rural Zone.

In summary, the goals for the Rural Lands designation are to provide for: *areas where open space, the natural landscape, and vegetation predominate over the built environment; low density rural residential use; compatibility with adjacent uses; public facilities and buildings whose function or service area is best served by a location outside of a UGA; areas which are compatible with land used by wildlife; and areas which are consistent with the protection of natural surface water flows and water recharge areas.*

An emergency night-to-night shelter in the Rural Zone is consistent with these goals in the following ways:

- The night-to-night shelter would be subject to the existing density requirements for the Rural Zone which were established so that open space, the natural landscape, and vegetation predominate over the built environment.
- The shelter could be limited in square footage to a size that is similar to other allowed uses in the Rural Zone. For instance, a single-family residence, church, bed and breakfast, or event center.
- The shelter would be subject to the impervious surface ratio, minimum open space ratio, and maximum building coverage provided in ICC 17.03.180.S for non-residential and institutional uses in the Rural Zone. These limits allow for open space, the natural landscape, and vegetation to predominate over the built environment, provide for more compatibility with wildlife, and limit development to levels that are consistent with the protection of natural surface water flows and water recharge areas.
- The development of any new structures to serve as a night-to-night shelter in the Rural Zone, would be subject to ICC 11.03 which regulates surface water and storm water drainage.

D. Zoning Consistency and Similar Uses

The subject property is currently zoned Rural (R). ICC 17.03.060 states: *"The Rural Zone is the principal land use classification for Island County. Limitations on density and uses are designed to provide for a variety of rural lifestyles and to ensure compatible uses."*

Allowed uses in the Rural Zone which allow overnight guests and could be similar to a night-to-night shelter include group homes, bed and breakfast inns, and country inns.

Group Home

Means a facility licensed by the state, including assisted living facilities, which provides twenty-four (24) hour care and residence (permanent or transient) for persons. Such facilities shall include, but not be limited to, providing care to persons in need because of developmental disability, mental or emotional disorders, physical disability, abuse of drugs, abuse of alcohol, or impaired capacity for independent living.

- Less than 7 people is a Type I decision
- 7-12 people is a Type II decision
- Greater than 12 people is classified as an essential public facility and processed as a Type III decision
- Differs from a night-to-night shelter in that residents may be permanently residing at a group home.
- Similar to a night-to-night shelter in that every night guests will stay at the facility.

Bed and Breakfast Inn

Means overnight tourist lodging facilities providing sleeping accommodations in not more than six (6) guest rooms.

- Limited to 3-6 rooms
- Type II decision
- Minimum parcel size of 2.5 acres
- Similar to a night-to-night shelter in that new guests are arriving each night and leaving each morning.
- Differs from the applicant's specific proposal in that 6 rooms would likely only accommodate 12 people, instead of 30.
- Also differs from the applicant's specific proposal in that the minimum required parcel size is 2.5 acres and the proposed site is 1.94 acres.

Country Inn

Means overnight tourist lodging facilities providing sleeping accommodations in a rural area, with not more than forty (40) guest rooms. Related ancillary uses may include restaurant and conference facilities for up to seventy-five (75) participants.

- 7 to 40 rooms
- Type III decision
- Seven (7) to twenty (20) rooms— minimum parcel size of ten (10) acres.
- Twenty-one (21) to thirty (30) rooms— minimum parcel size of fifteen (15) acres.
- Thirty-one (31) to forty (40) rooms—minimum parcel size of twenty (20) acres.
- Similar to a night-to-night shelter in that new guests are arriving each night and leaving each morning.
- Also similar to the applicant's specific proposal in that the number of rooms would likely accommodate more than 30 people.
- Differs from the applicant's specific proposal in that the minimum required parcel size is 10 acres and the proposed site is 1.94 acres.

Other allowed uses in the Rural Zone that may be similar to a night-to-night shelter include churches and essential public facilities.

Churches or Building of Worship

Means a building or buildings intended for religious worship including ancillary activity and improvements such as religious education, assembly rooms, kitchen, reading room, recreation hall and may include a residence for church staff. This definition does not include schools devoted primarily to nonreligious education.

- Type III decision
- Minimum parcel size of 2.5 acres
- Similar to a night-to-night shelter in that daytime activities and trainings can be offered
- Differs from a night-to-night shelter in that guests are not generally staying the night except for any in-residence church staff
- Differs from the applicant's specific proposal in that the minimum required parcel size is 2.5 acres and the proposed site is 1.94 acres.

Essential Public Facilities

Means those facilities that provide a service to the public and are required to support basic social needs in the community, region and state and to implement the comprehensive plan but are typically difficult to site because they may require an extremely large amount of acreage, and additionally may have aesthetic issues that may not meet standards for rural character; and may create exceptionally high impacts from the amounts and type of transportation, excessive noise, odor, lighting and glare, and may involve unusually high security measures. Essential public facilities include, but are not limited to airports, military installations, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste-handling facilities, and large in-patient facilities including substance-abuse facilities, mental health facilities, group homes, septage collection and treatment, public school facilities, and sewage treatment facilities. Throughput transmission facilities, major utilities, and communication towers are not essential public facilities. Essential public facilities fall into the two (2) following classifications:

- a. Class A facilities. These facilities serve a large region or the state and generally must locate in the rural area because they require extremely large sites and must be located away from centers of population due to their associated impacts and required security measures. They will likely have major impacts on the site and surrounding area due to changes to the natural landscape and vegetation at the time of site development and from the associated size of the use, and levels of traffic, noise, odors, lighting, and other factors during operation. These facilities include, but are not limited to regional transportation facilities, such as regional airports, state correction facilities, and state educational facilities.
- b. Class B facilities. These facilities serve the county, a small region, or a neighborhood and generally need to be located near the populations they serve. These facilities include but are not limited to solid waste-handling facilities, septage collection and treatment, public school facilities, sewage treatment facilities, group homes, including assisted living facilities, and large inpatient facilities (e.g., substance abuse facilities, and mental health facilities).
 - Type III decision
 - A night-to-night shelter would be most similar to a Class B facility, in that it would serve the county and needs to be located near the populations they serve.

- There is not a specific minimum parcel size established for essential public facilities

IV – FINDINGS

Zoning Code Interpretations must be consistent with the Comprehensive Plan and the following standards from ICC 17.03.190.D.

1. ***ICC 17.03.190.D.1 – No interpretation shall allow the establishment of any use which was previously considered and rejected by the Board.***
There is no information in County records to suggest that the Board of Island County Commissioners previously considered and rejected the use proposed by the applicant in this zone.
2. ***ICC 17.03.190.D.2 – No interpretation shall permit a use otherwise prohibited in the zone.***
Island County has reviewed the applicable Zoning Code section (ICC 17.03.035) which states the following: ***Unlisted uses.*** *All uses not explicitly allowed or explicitly prohibited will be considered an unlisted use. All unlisted uses should be classified into an allowed or not allowed use through a code interpretation pursuant to section 17.03.190.* The proposed use should be considered a permitted use because it is not listed as a permitted use and has been determined through this Zoning Code Interpretation to be compatible with the uses in the Rural Zone.
3. ***ICC 17.03.190.D.3 – No interpretation shall permit any use in any zone that is inconsistent with the stated purpose of the zone.***
As documented in subsection C of this report, the use proposed by the applicant is consistent with the stated purpose of the Rural Zone.
4. ***ICC 17.03.190.D.4 – No interpretation shall permit any use in a particular zone unless such use is substantially similar to other permitted uses in such zone.***
As documented in the section D, the use proposed by the applicant is substantially similar to other uses permitted for the Rural Zone under Island County Code.

V – DECISION

Based upon the above analysis and findings, Island County has determined that the land use proposed by the applicant is consistent with Island County's adopted Development Regulations and Comprehensive Plan and concludes that the establishment of an emergency night-to-night shelter in Island County's Rural Zone should be considered a Conditional Use, provided the following conditions are met.

1. Emergency night-to-night shelters shall be defined as follows.
A facility providing, without charge, single-night, temporary lodging, with or without meals, for people with no ordinary or regular home or residence address. Emergency night-to-night shelters shall be contained within the structure of, and operated by a public institution, not-for-profit corporation, or charitable organization. Emergency night-to-night shelters shall differ from group homes,

assisted living facilities, supportive housing, and other forms of housing in that emergency shelters shall not provide for permanent residency or extended service to the same guests.

2. Emergency night-to-night shelters for 12 people or less shall be a Type II decision.
3. Emergency night-to-night shelters for 13-30 people shall be a Type III decision and subject to the criteria for Class B essential public facilities per ICC 17.03.180.CC
4. Parcels 2.5 acres or greater in size shall be preferred for emergency night-to-night shelters for 13-30 people. For parcels less than 2.5 acres, justification shall be provided which demonstrates how neighboring properties shall not be affected by noise, lighting, glare, unsightly structures or parking areas, or other nuisances.
5. All Emergency night-to-night shelters located farther than a half mile from an Urban Growth Area shall provide a location alternatives analysis consistent with the provisions of ICC 17.03.180.CC.3.c. As a part of that analysis, applicants shall document how the shelter's function or service area is best served by a location outside of an Urban Growth Area.
6. Emergency night-to-night shelters in the Rural Zone shall not be permitted if the extension of public sewer service is required. Emergency night-to-night shelters must be designed so that onsite sewage disposal systems are adequate to support the facility.
7. Emergency night-to-night shelters must be served by public water systems.
8. Emergency night-to-night shelters shall take primary access, in order of priority, off a county arterial, county collector road highway, or state highway. An access permit may be required.
9. Emergency night-to-night shelters shall not be located within any Aircraft Accident Potential Zone Overlays; to include the Clear Zone, APZ I, and APZ II.
10. Food service for guests and staff of the shelter is permitted in conjunction with an emergency night-to-night shelter. Food service shall conform with the provisions of Title VIII of Island County Code for health, welfare, and sanitation. Food sales, table service, and cooked-to-order food is prohibited except as part of an approved restaurant.
11. All emergency night-to-night shelters shall be subject to the following Island County Code provisions:
 - a. Lighting, site coverage, and non-residential design and screening guidelines set forth in ICC 17.03.180;
 - b. The provisions of Title VIII of Island County Code for the service of potable water, sewage disposal, solid waste handling, and food service;
 - c. The provisions of Title XI of Island County Code for land development, clearing and grading, stormwater and surface water, and transportation concurrency;
 - d. Where applicable, the provisions of Title XIII of Island County Code for water system and fire flow standards; and
 - e. The provisions of Title XIV of Island County Code for building and construction.

12. Review of applications for emergency night-to-night shelters shall also address:
- Transportation of guests to and from the site;
 - Hours of operation;
 - Staffing of the facility;
 - Proximity of the shelter to services for the guests;
 - Noise management; and
 - Management of complaints from neighboring residents or businesses.

The requirements above are general in nature. All Island County Code requirements and planning policies shall apply in addition to those specified above. Review of the specific project will occur at the time of site plan review permit application submittal and at such time, it may be determined that requirements in addition to those outlined above may also apply.

VI - APPEALS

The appeal of a Type II decision shall be an Open Record Appeal. Administrative Decisions of the Director on Type II applications shall be final and conclusive unless within fourteen (14) days following mailing of the Director's decision, a written statement of appeal, accompanied by a fee except when submitted by a County Department, is filed with the Hearing Examiner by the Applicant, a Department of the County, or any Aggrieved Person. A more comprehensive statement setting forth in detail alleged errors or the basis for appeal must be submitted by the appealing Person or Department within thirty (30) days following mailing of the Director's decision, or the appeal is not properly filed and will be dismissed without Hearing.

This permit takes effect at the end of all associated appeal periods so long as no appeal is filed. If an appeal is filed, the effectiveness of the permit shall be stayed until the appeal process is fully complete or the appeal is withdrawn.

SIGNED THIS 15th DAY OF DECEMBER, 2020


Meredith Penny, Principal Planner
Island County Planning & Community Development

Attachments

- Memo from Dustin Curb, Island County Building Department, November 24, 2020
- Memo from Clea Barenburg, Island County Public Health, October 15, 2020
- Memo from Alexandra Plumb, Island County Public Works, October 20, 2020
- Memo from Chris Garden, Island County Sherriff, October 20, 2020
- Memo from Todd Morrow, Island Transit October 13, 2020
- Memos from Brian Tyhuis, NAS Whidbey Island, October 13, 2020 and November 18, 2020



Attachment 4

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

NORTHWEST DRINKING WATER REGIONAL OPERATIONS
20425 72nd Avenue South, Suite 310, Kent Washington 98032-2388

May 14, 2021

JONATHAN KLINE
HAVEN WELL SYSTEM
PO BOX 543
LANGLEY WA 98260

RE: Haven Well System (ID# 00550 X)
Island County
Reclassification to group A Transient Non-Community

Dear Jonathan Kline:

The Haven Well System (formerly known as the Coupeville Kingdom Hall water system) has been reclassified from a Group B public water system to a Group A Transient Non-Community (TNC) because it regularly serves 25 or more people for 60 or more days per year. The following is a summary of your new monitoring requirements in each of our specialty programs. Within each program there are hyperlinks to our website that can give you more comprehensive guidance:

1. **Coliform Bacteria** – You should begin sampling for coliform bacteria according to the schedule on the second page of your WFI form. The coliform schedule specifies the minimum number of coliform samples required from your water system each month. For more information contact Brandon Katz, (253) 395-6754. <http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/Contaminants/Coliform>
2. **Nitrate Monitoring** – you are required to take one nitrate sample per year. You may contact Steve Hulsman, (253) 395-6777 for more information. <https://www.doh.wa.gov/communityandenvironment/drinkingwater/contaminants/nitrate>
3. **Sanitary Surveys** – All Group A water systems are required to have a sanitary survey once every 3 to 5 years per WAC 246-290-416. A sanitary survey is a periodic inspection of water system facilities, operations and records used to identify conditions that may present a sanitary or public health risk. The Office of Drinking Water (ODW) conducts sanitary surveys. However, in some counties, ODW contracts with local health jurisdiction staff or an independent consultant to conduct the surveys. A fee will be charged for the sanitary survey per WAC 264-290-990(3)(c). You may contact Brian Boye, (25) 395-6778 for more information. [http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/RegulationandCompliance/Sanitary Surveys](http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/RegulationandCompliance/SanitarySurveys)
4. **Operating Permit** – All Group A water system owners are required to obtain an annual operating permit and pay the appropriate fees (see RCW 70.119A.110 and WAC 246-294 030). Your operating permit fee is calculated based on information you report on your WFI form. Fees vary based on system type and size and are explained on the back of the annual fee statement/application form that is sent out each year. Additional information regarding operating permits and how to provide accurate information on your WFI can be found on our internet page at: <http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/OperatingPermitFees>. You may also contact Monica Miner, (360) 263-3145.
5. **Planning Requirements** – Planning is the foundation of a safe, successful, and sustainable public water system. The types of planning documents for water systems are a Water System Plan and a Small Water

System Management Program. More information may be found at the Department of Health, Office of Drinking water website or by contacting your regional planner, Jennifer Kropack, (253) 395-6769.

<https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/PlanningRequirements>

6. **Water Facilities Inventory (WFI) - Owners and Managers (Purveyors)** of Group A water systems shall submit an updated WFI to the department annually, as requested, and within 30 days of any change in name, category, ownership, or responsibility for management of a water system, or addition of source of storage facilities; and At a minimum the completed WFI shall provide the current names, addresses, and telephone numbers (including email addresses) of the owner, operators, and emergency contact persons for the water system. WAC 246-290-480(2). Even if no changes to WFI information have occurred, Purveyors are still required to annually submit a signed and dated WFI to this Department indicating "Update, No Change". Get your WFI by following our Quick Start Instructions on Sentry Internet. You may contact me at (253) 395-6772 by phone or by email at krista.chavez@doh.wa.gov for more information.
7. All water quality samples must be analyzed at a Department of Health Certified Drinking Water Laboratory. To ensure your system receives proper credit for samples, remember to **include your 6-digit identification number on all submitted samples** and neatly and fully complete each section of the lab slip. Incomplete or unreadable lab may result in the need to re-sample.

Please visit our website <http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater> for helpful information about managing your water system. There you will find publications and other guidance materials for owners and operators of public water systems.

This letter has been sent electronically. If you need a hard copy for your records please let us know and we will mail one to you. If you have any questions or would like more information, feel free to contact me by email at krista.chavez@doh.wa.gov or by phone at 253-395-6772.

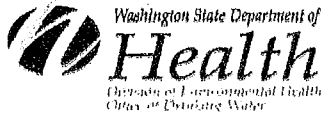
Sincerely,



Krista Chavez
Northwest Drinking Water Operations

Enclosures – WFI form, PDF
Recommended Readings and Publications, PDF

ecc: Aneta Hupfauer, Island County Health Department
Shellie Moore, Vice President
Bob James, Steve Hulsman, Brian Boye, DOH
Brandon Katz, Jennifer Kropack, Aniela Sidorska, DOH
Monica Miner, DOH Operator Certification Program



WATER FACILITIES INVENTORY (WFI) FORM

ONE FORM PER SYSTEM

Quarter: 3
Updated: 05/12/2021

Printed: 5/12/2021
WFI Printed For: On-Demand
Submission Reason: Pop/Connect
Update

RETURN TO: Central Services - WFI, PO Box 47822, Olympia, WA, 98504-7822

1. SYSTEM ID NO. 00550 X	2. SYSTEM NAME HAVEN WELL SYSTEM	3. COUNTY ISLAND	4. GROUP A	5. TYPE TNC					
6. PRIMARY CONTACT NAME & MAILING ADDRESS SHELLIE MOORE [VICE PRESIDENT] 5410 COLES RD LANGLEY, WA 98260		7. OWNER NAME & MAILING ADDRESS SOUTH WHIDBEY HOMELESS COALITION JONATHAN KLINE PO BOX 543 LANGLEY, WA 98260							
STREET ADDRESS IF DIFFERENT FROM ABOVE ATTN ADDRESS 331 W MORRIS RD CITY COUPEVILLE STATE WA ZIP 98239		STREET ADDRESS IF DIFFERENT FROM ABOVE ATTN ADDRESS 331 W MORRIS RD CITY COUPEVILLE STATE WA ZIP 98239							
9. 24 HOUR PRIMARY CONTACT INFORMATION		10. OWNER CONTACT INFORMATION							
Primary Contact Daytime Phone: (360) 221-6477		Owner Daytime Phone: (360) 900-3077							
Primary Contact Mobile/Cell Phone: (360) 221-6477		Owner Mobile/Cell Phone:							
Primary Contact Evening Phone: (206) 391-1087		Owner Evening Phone:							
Fax: E-mail: shelliemore56@gmail.com		Fax: E-mail: jonathank.whc@gmail.com							
11. SATELLITE MANAGEMENT AGENCY - SMA (check only one)									
<input checked="" type="checkbox"/> Not applicable (Skip to #12) <input type="checkbox"/> Owned and Managed <input type="checkbox"/> Managed Only <input type="checkbox"/> Owned Only									
SMA NAME: SMA Number:									
12. WATER SYSTEM CHARACTERISTICS (mark all that apply)									
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial / Business <input type="checkbox"/> Day Care <input type="checkbox"/> Food Service/Food Permit <input type="checkbox"/> 1,000 or more person event for 2 or more days per year <input type="checkbox"/> Hospital/Clinic <input type="checkbox"/> Industrial <input type="checkbox"/> Licensed Residential Facility <input type="checkbox"/> Lodging <input type="checkbox"/> Recreational / RV Park <input checked="" type="checkbox"/> Residential <input type="checkbox"/> School <input type="checkbox"/> Temporary Farm Worker <input checked="" type="checkbox"/> Other (church, fire station, etc.):									
13. WATER SYSTEM OWNERSHIP (mark only one)				14. STORAGE CAPACITY (gallons)					
<input checked="" type="checkbox"/> Association <input type="checkbox"/> City / Town <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Investor <input type="checkbox"/> Private <input type="checkbox"/> Special District <input type="checkbox"/> State				1,500					
15	16 SOURCE NAME	17 INTERTIE	18 SOURCE CATEGORY	19 USE	20	21 TREATMENT	22 DEPTH	23	24 SOURCE LOCATION
	LIST UTILITY'S NAME FOR SOURCE AND WELL TAG ID NUMBER. Example: WELL #1 XYZ456 IF SOURCE IS PURCHASED OR INTERTIED, LIST SELLER'S NAME Example: SEATTLE	INTERTIE SYSTEM ID NUMBER	WELL IN A WELL FIELD WELL SPRING SPRING IN SPRINGFIELD SEA WATER SURFACE WATER RANNEY/INF. GALLERY OTHER	PERMANENT SEASONAL EMERGENCY SOURCE METERED NONE		IRRADIATION (UV) FLUORIDATION FILTRATION CHLORINATION OTHER	DEPTH TO FIRST OPEN TIE IN FEET	CAPACITY (GALLONS PER MINUTE)	1/4, 1/4 SECTION SECTION NUMBER TOWNSHIP RANGE
S01	WELL #1 AAX437		X		X		320	22	00N 00E

WATER FACILITIES INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO. 00550 X	2. SYSTEM NAME HAVEN WELL SYSTEM	3. COUNTY ISLAND	4. GROUP A	5. TYPE TNC
------------------------------------	--------------------------------------------	----------------------------	----------------------	-----------------------

	ACTIVE SERVICE CONNECTIONS	DOH USE ONLY CALCULATED ACTIVE CONNECTIONS	DOH USE ONLY APPROVED CONNECTIONS
25. SINGLE FAMILY RESIDENCES (How many of the following do you have?)		1	2
A. Full Time Single Family Residences (Occupied 180 days or more per year)	1		
B. Part Time Single Family Residences (Occupied less than 180 days per year)	0		
26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)			
A. Apartment Buildings, condos, duplexes, barracks, dorms	0		
B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied more than 180 days/year	0		
C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied less than 180 days/year	0		
27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)			
A. Recreational Services and/or Transient Accommodations (Campsites, RV sites, hotel/motel/overnight units)	0	0	0
B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc.	1	1	0
28. TOTAL SERVICE CONNECTIONS		2	2

29. FULL-TIME RESIDENTIAL POPULATION

A. How many residents are served by this system 180 or more days per year? 2

30. PART-TIME RESIDENTIAL POPULATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many part-time residents are present each month?												
B. How many days per month are they present?												
31. TEMPORARY & TRANSIENT USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many total visitors, attendees, travelers, campers, patients or customers have access to the water system each month?	620	560	620	600	620	600	600	620	600	620	600	620
B. How many days per month is water accessible to the public?	31	28	31	30	31	30	30	31	30	31	30	31
32. REGULAR NON-RESIDENTIAL USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. If you have schools, daycares, or businesses connected to your water system, how many students, daycare children and/or employees are present each month that are NOT already included in the residential population?	10	10	10	10	10	10	10	10	10	10	10	10
B. How many days per month are they present?	31	28	31	30	31	30	31	31	30	31	30	31
33. ROUTINE COLIFORM SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	1	1	1	1	1	1	1	1	1	1	1	1
34. NITRATE SCHEDULE	QUARTERLY				ANNUALLY				ONCE EVERY 3 YEARS			
(One Sample per source by time period)												

35. Reason for Submitting WFI:

☐ Update - Change
 ☐ Update - No Change
 ☐ Inactivate
 ☐ Re-Activate
 ☐ Name Change
 ☐ New System
 ☐ Other _____

36. I certify that the information stated on this WFI form is correct to the best of my knowledge.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ TITLE: _____



RECEIVED

NOV 10 2021

Island County Public Health
 Coupeville Annex PO Box 6000 Coupeville WA 98239
 Camano Annex 121 NE Camano Dr. Camano Island WA 98282
 Whidbey 360-679-7350 Camano Island 360-678-6261

Attachment 5

Island County Public Health

PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM - PAGE 1

Receipt Number: EH-21-02413Permit/Asbuilt Number: PT2021-719 125

Applicant Name: <u>Whidbey Homeless Coalition</u>		Parcel Number: <u>R13101-331-0830</u>	
Address of Construction Site: <u>331 Morris Rd.</u>		City: <u>Coupeville</u>	
Property Length: <u>485' +/-</u>	Property Width: <u>195' +/-</u>	Area: <u>2.0 acres</u>	
Off-site Drainfield Parcel Number (if applicable): _____		AF# _____	
Name of Water System: <u>Kingdom Hall W S.</u>		Private Well <input type="checkbox"/> Res. Covenant <input type="checkbox"/> Yes <input type="checkbox"/> No AF# _____	
Permit Type (Only check one in each of the two columns below) <input type="checkbox"/> New Installation <input type="checkbox"/> Redesign <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Tank Only - New <input type="checkbox"/> Auxiliary Building Connection		Check if Applicable <input type="checkbox"/> Single Family Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Community <input type="checkbox"/> Repair Permit <input type="checkbox"/> Tank Only Repair <input type="checkbox"/> Table IX Repair (non-conforming) Cause of failure: _____ <input type="checkbox"/> Owner/Installer (additional fee required)	
Onsite Sewage System Type: <input type="checkbox"/> Conventional <input type="checkbox"/> Alternative			
Onsite Sewage System Components (Check all that apply)			
<input type="checkbox"/> Bottomless Sandfilter	<input type="checkbox"/> Aerobic Treatment Unit	<input checked="" type="checkbox"/> Low Pressure Distribution	
<input type="checkbox"/> Intermittent Sandfilter	<input type="checkbox"/> Drip Distribution	<input type="checkbox"/> Gravity	
<input type="checkbox"/> Sandlined Sandfilter	<input type="checkbox"/> Oscar	<input type="checkbox"/> Trench <input checked="" type="checkbox"/> Bed	
<input type="checkbox"/> Recirculating Filter	<input type="checkbox"/> Glendon	<input type="checkbox"/> Conv. Pump to D-Box	
<input type="checkbox"/> Packed Bed Filter	<input type="checkbox"/> Mound	<input type="checkbox"/> Other _____	
Inspection Frequency: <input type="checkbox"/> Every Three Years (Conventional Gravity) <input checked="" type="checkbox"/> Annual (All Others)			
Number of Bedrooms: _____		Design Flow: <u>500 gpd</u> Operating Flow: <u>375 gpd</u>	
Soil Class/Type: _____ / _____		Loading Rate: _____ Site Registration #: _____	
Drainfield Required: Size: _____ ft ² , Length _____		Width _____	
Drainfield Reduction: Size: _____ ft ² , Length _____		Width _____ Percentage Reduction _____ %	
Trench Depth: _____ In		Septic/Trash Tank Size: <u>1,000</u> gal Pump Chamber Size: <u>1,000</u> gal	
Septic Designers Comments: <u>This permit is for the installation of a dose timer to control flows to the drainfield.</u>			
Public Health Comments: <u>See pt 333-95 for drainfield details</u>			
SEPTIC INSTALLER IS REQUIRED TO CALL IN A START CARD A MINIMUM OF 24 HOURS IN ADVANCE			
Water Approved: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No By: <u>PWAV 10/22/21</u> Other Covenant(s): <input type="checkbox"/> Yes <input type="checkbox"/> No AF# _____			
Permit Approved: <u>Mo</u> Permit Disapproved: _____ Date: <u>12/28/2021</u> Waiver Attached: <input type="checkbox"/>			
Permit Number: <u>PT2021-719</u> Issued: <u>12/28/21</u> Expiration Date: <u>12/30/2024</u>			
System Installed by: _____ Construction Inspection date(s): _____			
Final Inspection: _____ Rejected: _____ Date: _____			
As-built Approval: Approved: _____ Rejected: _____ Date: _____			

Island County Public Health
 Coupeville Annex PO Box 5000 Coupeville WA 98239
 Camano Annex 121 NE Camano Dr. Camano Island WA 98282
 Whidbey 360-679-7350 Camano Island 360-678-8261

PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM - PAGE 2

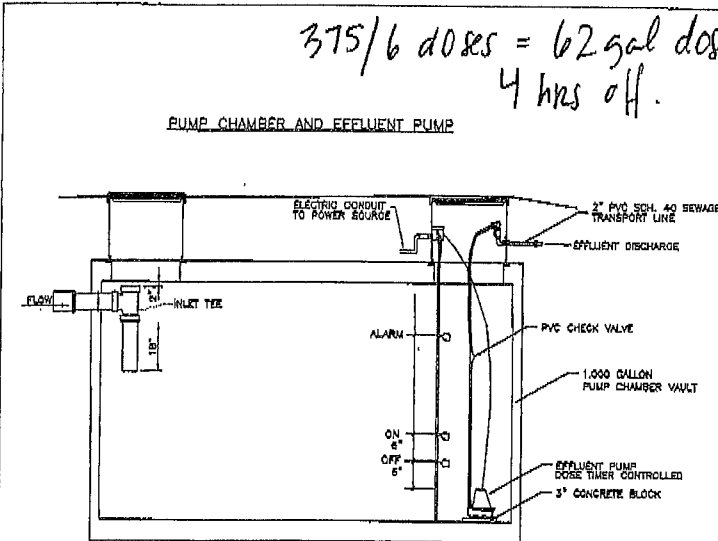
Plot Plan and Summary Page - Add supporting specifications and details as required

Parcel Number R13101-331-0830

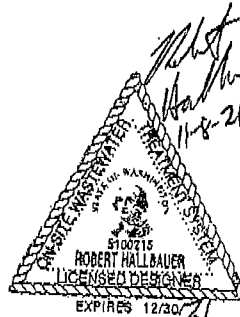
Permit/Asbuilt Number: P12021-719 285

Scale 1 inch = _____ ft

(Indicate North)



minimum 2'5' quilt
 46 orifices @ 3/16"
 est 27gpm
 62/27 = 2.3 min on.
 M 10/11/28



Plan approved: _____

Septic Designer/PE Stamp

Pump Information	
Lead Pump Dose Timed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
HP:	Total Head: _____ ft
GPM:	Dose Vol: 62 gal
Second Pump Dose Timed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
HP:	Total Head: _____ ft
GPM:	Dose Vol: _____ gal
Pressure/Drip Distribution Information	
Transport Line Diameter:	2" in
Transport Line Length:	125' ft
Transport Line Material:	SCH40 PVC
Total Elevation Difference:	5'-4" ft
Manifold Diameter:	2" in
Lateral/Line Lengths:	
#1	#2 #3
#4	#5 #6
Lateral Diameter:	in
Lateral Material:	
Orifice/Emitter Spacing:	ft
Orifice Diameter:	in
Number of Orifices/Emitters:	
Total Dripline Length:	
Dripline Spacing:	
Dripline Brand:	
Dripline Model:	
Mound/Oscar Information	
Depth of Sand Under Bed:	in
Upslope Fill Length:	ft
Downslope Fill Length:	ft
Endslope Fill Length:	ft
Finished Dimensions: L	ft x W ft
Sand-Filter Information	
Sand-Filter Dimensions:	
Manifold Diameter:	in
Lateral Diameter:	in
Lateral Length:	ft
Number of Laterals:	
Orifice Diameter:	in
Orifice Spacing:	ft
Total Number of Orifices:	
Glendon Information	
Basin Length:	ft
Basin Width:	ft
Basin Depth:	ft
Finished Dimensions: L	ft x W ft
Slope in Drainfield Area:	%
Pre-Treatment Information	
Brand:	
Model:	
UV Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
UV Model:	
Treatment Level:	E

Island County Public Health
 Coupeville Annex PO Box 5000 Coupeville WA 98239
 Camano Annex 121 NE Camano Dr. Camano Island WA 98282
 Whidbey 360-679-7350 Camano Island 360-678-8261

PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM - PAGE 3

Plot Plan overview Page 3 is provided if needed

Parcel Number R13101-331-0830

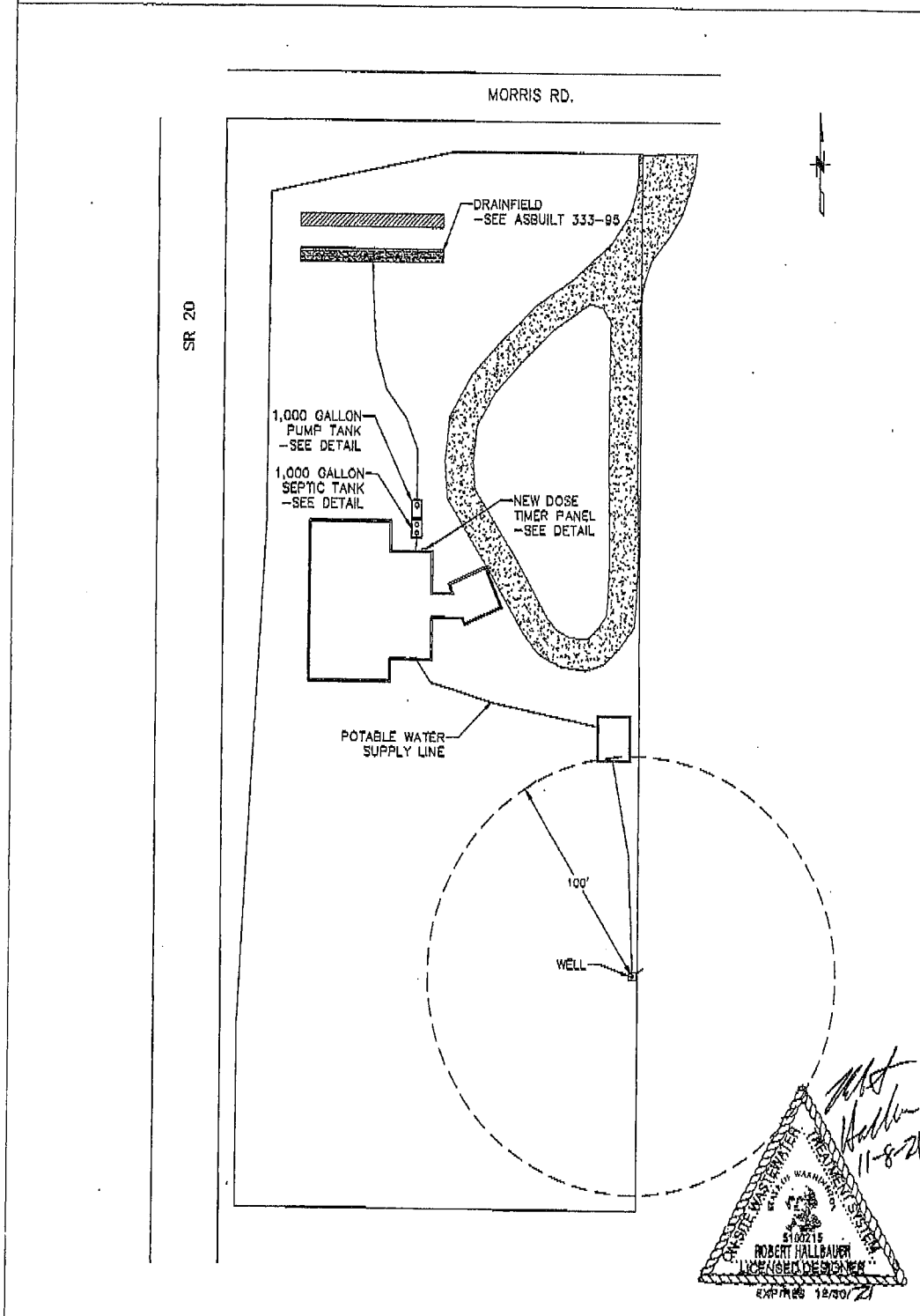
Permit/Asbuilt Number: PT2021-719 395

Provide accurate plot plan to scale, including but not limited to:

Drainfields, wells, tanks, banks, buildings, roads, utilities, easements, property lines, critical areas, etc.

Scale 1 inch = 60' ft

(Indicate North)



Plan Approved: _____

Septic Designer/P.E. Stamp

INSTALLER FRIENDLY SERIES® - IFS Single Phase Simplex (Demand/TD)

Single phase, simplex demand dose or timed dose, float controlled system for pump control and system monitoring.

The IFS simplex control panel is designed to control one 120, 208, 240 VAC single phase pump in water and sewage installations.

The IFS control panel features an easy-to-use touch pad with display on the inner door for programming and system monitoring.

The panel configuration can be easily converted in the field to either a timed dose or demand dose.

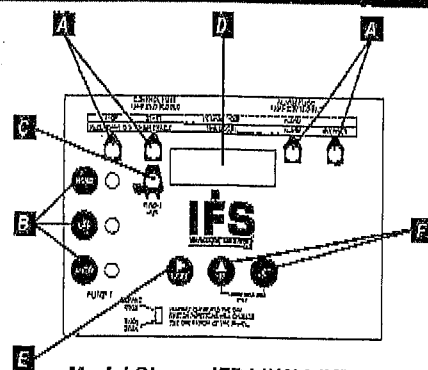
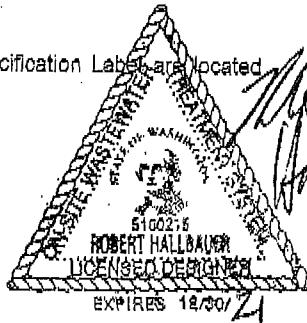
TOUCH PAD FEATURES

- Float Indicators** illuminate when floats are activated. Alarm will activate if a float operates out of sequence.
- HOA (Hand-Off-Automatic) Buttons** control pump mode with indication. Hand mode defaults to Automatic when stop level or redundant off level is reached.
- Pump Run Indicator** illuminates when pump is called to run.
- LED Display** shows system information including: mode, pump elapsed time (hh:mm), events (cycles), alarm counter, float error count, timed dose override counter (timed dose only), and ON/OFF times (timed dose only).
- NEXT Push Button** toggles display.
- UP and SET Push Buttons** set pump ON/OFF times (timed dose only).

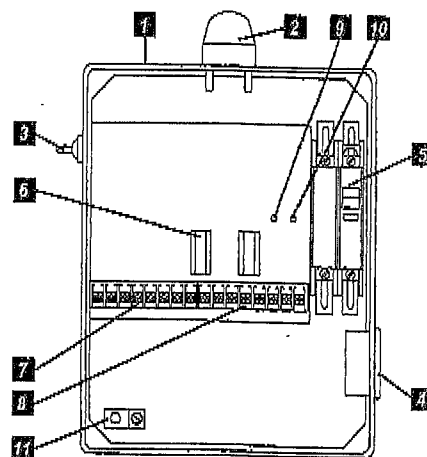
PANEL COMPONENTS

- Enclosure base** measures 10 X 8 X 4 inches (25.4 X 20.32 X 10.16 cm). NEMA 4X (ultraviolet stabilized thermoplastic with removable mounting feet for outdoor or indoor use). **Note:** Options, voltage, and amp range selected may change enclosure size and component layout.
- Red Alarm Beacon** provides 360° visual check of alarm condition.
- Exterior Alarm Test/Normal/Silence Switch** allows horn and light to be tested and horn to be silenced in an alarm condition. Alarm automatically resets once alarm condition is cleared.
- Alarm Horn** provides audio warning of alarm condition (83 to 85 decibel rating).
- Circuit Breaker** (optional) provides pump disconnect and branch circuit protection.
- Power Relay** controls pump by switching electrical lines. Definite purpose contactor used when pump full load amps are above 15.
- Float Connection Terminal Block**
- Incoming Control/Alarm Power & Pump Terminal Block**
- Control Power Indicator/Fuse indicator** light illuminates if control power is present in panel. Alarm will activate if control fuse is blown.
- Alarm Power Indicator/Fuse indicator** light illuminates if alarm power is present in panel.
- Ground Lug**

NOTE: Schematic/Wiring Diagram and Pump Specification Label are located inside the panel on enclosure cover



Model Shown IFS11W114X8AC
(Inner door view)



Model Shown IFS11W114X8AC
(Inside view)

Reg. Can Pat. & TM Off

FEATURES

- Entire control system (panel and switches) is UL Listed to meet and/or exceed industry safety standards
- Dual safety certification for the United States and Canada
- Standard package includes:
Demand Dose - three 20' SJE MilliAmpMaster™ control switches
Timed Dose - two 20' SJE MilliAmpMaster™ control switches
- Complete with step-by-step installation instructions
- Three-year limited warranty



SJE Rhombus

PO Box 1708, Detroit Lakes, MN 56502
 1-888-DIAL-SJE • 1-218-847-1317
 1-218-847-4617 Fax
 email: sje@sjerhombus.com
www.sjerhombus.com

SEE BACKSIDE FOR COMPLETE LISTING OF AVAILABLE OPTIONS.

CONTROL PANELS

IFS	1	1	W	9	1	4	H	8AC
-----	---	---	---	---	---	---	---	-----

MODEL IFS

MODEL TYPE

☒ 1 = SPLX TIMED DOSE (includes option 8AC standard)

☐ 2 = SPLX DEMAND DOSE (includes option 8AC standard)

ALARM PACKAGE

☒ 1 = alarm package (includes test/normal/silence switch, fuse, red light & horn)

ENCLOSURE RATING

☒ W = NEMA 4X

STARTING DEVICE

☒ 1 = 120/208/240 VAC

☐ 9 = 120 VAC

PUMP FULL LOAD AMPS

☒ 0 = 0-7 FLA

☐ 1 = 7-15 FLA

☐ 2 = 15-20 FLA

PUMP DISCONNECTS

☒ 0 = no pump disconnect

☐ 4 = circuit breaker

120 VAC (must select starting device option 9)

120/208/240 VAC (must select starting device option 1)

SWITCH APPLICATIONS

☒ H = floats (Timed dose = low level and alarm / Demand dose = stop, start, and alarm) (select 17 option)

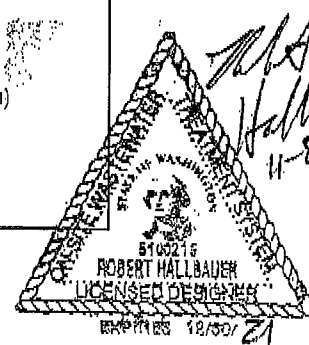
☐ X = no float

timed dose

demand Dose

Note: Pump down applications only.

OPTIONS *Listed below*



If additional features are required, call the factory for a quote on an Engineered Custom control panel.

CODE	DESCRIPTION	CODE	DESCRIPTION
<input type="checkbox"/> 1J	Duo alarm inputs	<input type="checkbox"/> 11D	NEMA 4X remote alarm panel (must select option 6A)
<input type="checkbox"/> 3A	Alarm flasher	<input type="checkbox"/> 15A	Control / Alarm circuit breaker
<input type="checkbox"/> 3B	Manual reset alarm	<input type="checkbox"/> 16A	10' cord in lieu of 20' (per float)
<input type="checkbox"/> 4A	Redundant off (select option 4D if floats are required)	<input type="checkbox"/> 16B	15' cord in lieu of 20' (per float)
	Demand Dose	<input type="checkbox"/> 16C	30' cord in lieu of 20' (per float)
	Timed Dose	<input type="checkbox"/> 16D	40' cord in lieu of 20' (per float)
<input type="checkbox"/> 4D	Redundant off float	<input type="checkbox"/> 17C	Sensor Float® / Internally weighted ▲ (per float)
<input type="checkbox"/> 6A	Auxiliary alarm contacts, form C	<input type="checkbox"/> 17D	Sensor Float® / externally weighted ▲ (per float)
<input checked="" type="checkbox"/> 8AC	Display board includes: ETM counter, events (cycles) counter, alarm counter, and override counter (timed dose only). (Included as standard.)	<input type="checkbox"/> 17G	MilliAmpMaster™ / pipe clamp ● (per float)
<input type="checkbox"/> 10E	Lockable latch - NEMA 4X	<input type="checkbox"/> 17H	MilliAmpMaster™ / externally weighted ● (per float)
<input type="checkbox"/> 10F	Lightning arrestor (must select pump circuit breaker, control and alarm power combined)	<input type="checkbox"/> 17J	Sensor Float® / pipe clamp ▲ (per float)
<input type="checkbox"/> 10K	Anti-condensation heater	<input type="checkbox"/> 18A	Timer override option with float (timed dose only)
<input type="checkbox"/> 11C	NEMA 1 remote alarm panel (must select option 6A)		

● Mechanically-activated ▲ Mercury-activated

SAMPLE

MODEL	IFS	1	1	W	9	1	4	H	8AC10E17G
-------	-----	---	---	---	---	---	---	---	-----------

Model Type _____

Alarm Package _____

Enclosure Rating _____

Starting Device _____

Pump Full Load Amps _____

Pump Disconnects _____

Switch Application _____

Options: Display, Lockable Latch, SJE MilliAmpMaster™/pipe clamp

Attachment 6

Location + Legal Description

EXHIBIT "A"

Property Description

That portion of the Joseph S. Smith Donation Claim, in Section 1, Township 31 North, Range 1 East W.M., described as follows:

Beginning at a point on the West boundary line of said Donation Claim 5115 feet South of the Northwest corner of said Donation Claim; thence South along said West line a distance of 484 feet;

thence East a distance of 450 feet;

thence North a distance of 484 feet;

thence West a distance of 450 feet to point of beginning.

EXCEPT the East 225 feet;

EXCEPT that portion conveyed to the State of Washington for highway purposes by Deed recorded January 13, 1958, under Auditor's File No. 112429, records of Island County, Washington.

ALSO EXCEPT that portion conveyed to Island County for road purposes by Deed recorded September 26, 1988 under Auditor's File No. 88011994, records of Island County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over, across and under the North 40 Feet of the following property, and an easement for ingress, egress and utilities, parking and greenbelt for screening, over, across and under the following described property, except the North 40 Feet thereof;

The West 30 Feet of the East 225 feet of the following described property:

That portion of the Joseph S. Smith Donation Claim, in Section 1, Township 31 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West boundary line of said Donation Claim 5115 feet South of the Northwest corner of said Donation Claim;

thence South along said West line a distance of 484 feet;

thence East a distance of 450 feet;

thence North a distance off 484 feet;

thence West a distance of 450 feet to point of beginning.

ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes by Warranty Deed dated April 20, 2015 recorded May 21, 2015, Auditor's File 4378780, records of Island County, Washington

(Also known as Lot A, Short Plat No. 79/289)

Situate in the County of Island, State of Washington

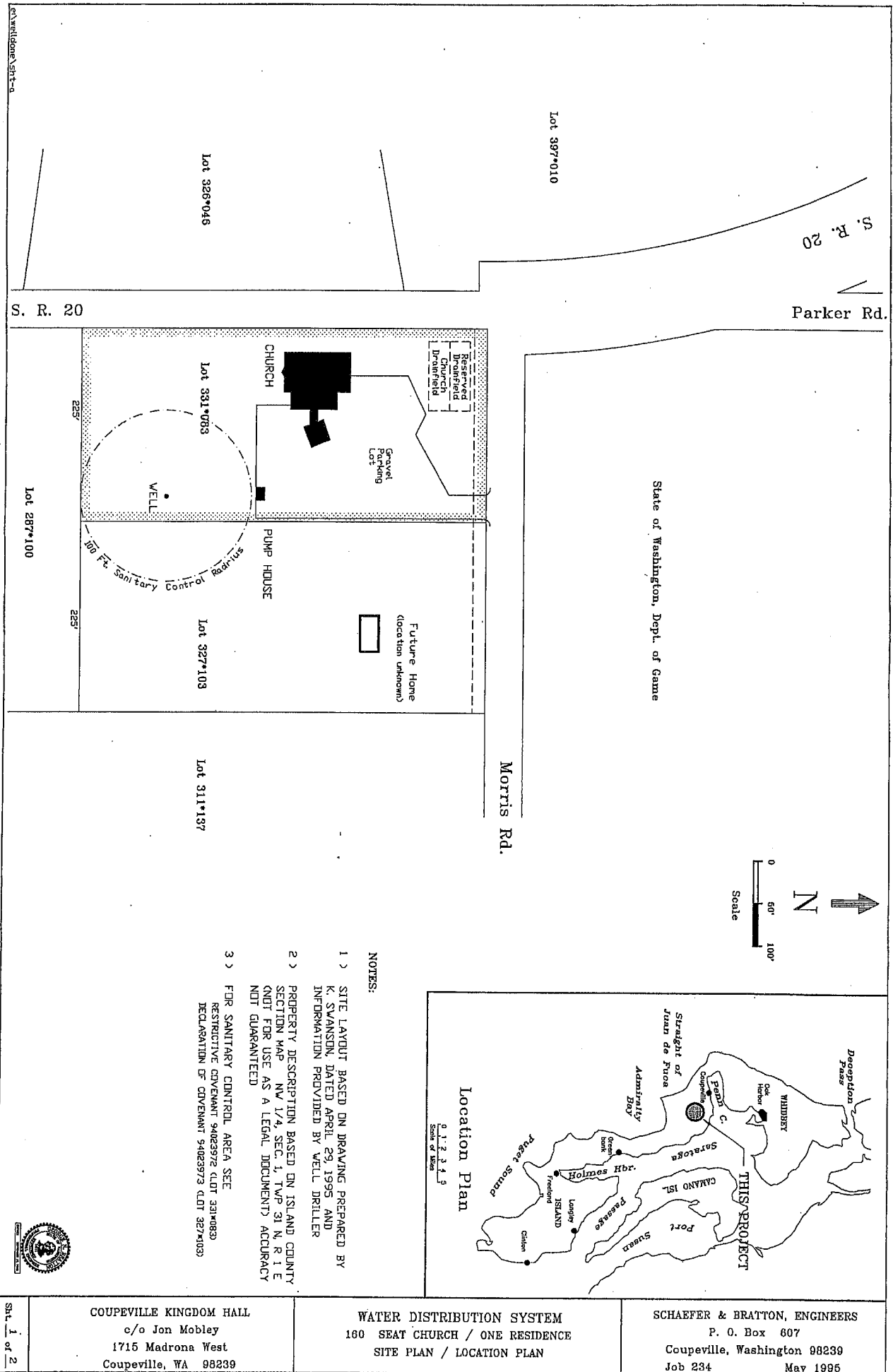
EXHIBIT B

20-7840-SJ

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 13, 1968, as Auditor's File No. 216503.
2. Covenants to prevent practices which might contaminate water supply recorded November 18, 1994, under Auditor's File No. 94023972 and 94023973.
3. Agreement, affecting subject property, regarding water service operation and maintenance agreement and the terms and provisions thereof between Coupeville, Washington Congregation of Jehovah's Witnesses, a Washington non-profit corporation and Douglas G. Woodbury and Mary B. Woodbury, husband and wife, and John R. Mobley and Joan Mobley, husband and wife, recorded February 15, 1996 as Auditor's File No. 96002663.
4. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded February 15, 1996 as Auditor's File No. 96002664
5. Reservations, provisions and/or exceptions contained in instrument executed by Coupeville, Washington Congregation of Jehovah's Witnesses, a Washington Corporation, recorded August 21, 2019 as Auditor's File No. 4469805, being a re-recording of that certain Quitclaim Mineral Deed recorded January 23, 2019 under Auditor's File No. 4458261.
6. Liability to assessment for general taxes, said property being carried on the general tax rolls as exempt.

Tax Account No. R13101-331-0830/524267

General Taxes for the year 2020 in the amount of \$57.03, have been paid in full for Tax Account No. R13101-331-0830/524267.



Attachment 7

RECEIVED

REVISION

ISLAND COUNTY HEALTH DEPARTMENT
SITE REGISTRATION

NOV - 4 1994

DATE 11-8-94

RECEIPT # N/A

ISL. CTY. HEALTH DEPT.

SR # 94-322

INSTALLER Crimmins

THIS IS NOT A SEWAGE DISPOSAL PERMIT NOR A GUARANTEE ONE WILL BE ISSUED - THIS SITE REGISTRATION IS FOR ONE BUILDING SITE ONLY - ANY OTHER PERMITS OR FURTHER SUBDIVISIONS WILL REQUIRE ADDITIONAL SITE REGISTRATION FEES AT THAT TIME.

OWNER'S NAME: Kingsden Hall, % Jack HarrisADDRESS: 440 N. Hill Valley Dr CITY/ZIP: Capeville, WA 98227PARCEL #: R17101-331-0830 PROP. S/P: _____ LOT#: _____

NAME OF PLAT: _____ DIV. _____ BLOCK _____ LOT _____

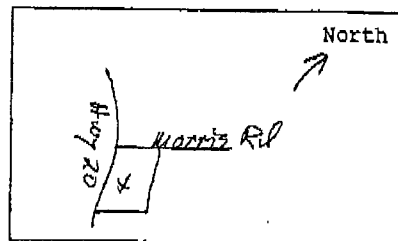
LOCATION OF CONSTRUCTION SITE: 357 NW Morris Rd

INSTRUCTIONS: Fill out this form completely - both sides. Soil logs and percolation rate determinations should be made per Island County Health Department Rules and Regulations. On the reverse side, a blank space is reserved for a scaled drawing or an accurate plot plan drawn to scale of the site to include soil log holes (numbered), perc holes (numbered), property lines and dimensions, walls, bodies of water, topographical depictions, curtain drains, roads, etc.

All soil logs or other soil tests made for the purpose of securing a permit to construct a sewage disposal system must be filed with appropriate fees (NON-REFUNDABLE) on forms provided by the Health Department within 20 working days of the date the tests were completed by the designer/installer, professional engineer, registered sanitarian, or home owner who performed the tests.

DESIGNER'S COMMENTS: Soil log done
to verify soil to be permeable
to 10' Feet - ~~See~~ Revision of
ADDITIONAL WET SEASON COMMENTS: SR 94-322

VICINITY MAP



DATE: _____

The undersigned Island County Health Department representative has witnessed the following soil logs and finds them to be accurately represented. It appears that this site is capable of supporting an on-site sewage disposal system for a single family residence meeting CURRENT Island County Health Department policies and regulations, subject to any of the above comments and restrictions. (Any person may appeal this decision in writing within ten (10) days of the date of the decision.)

NOTE: Changes to this site, such as grading, cuts, filling or clearing could make this certification NULL and VOID.

Robert W. Crimmins, RS 11/7/94
 Signature/TITLE of Health Dept. Representative Date

DATE INSPECTED BY THE HEALTH DEPARTMENT 11/3/94

HEALTH DEPARTMENT COMMENTS: _____

ADDITIONAL WET SEASON COMMENTS: _____

Date: _____ Initials: _____

ISLAND COUNTY HEALTH DEPARTMENT

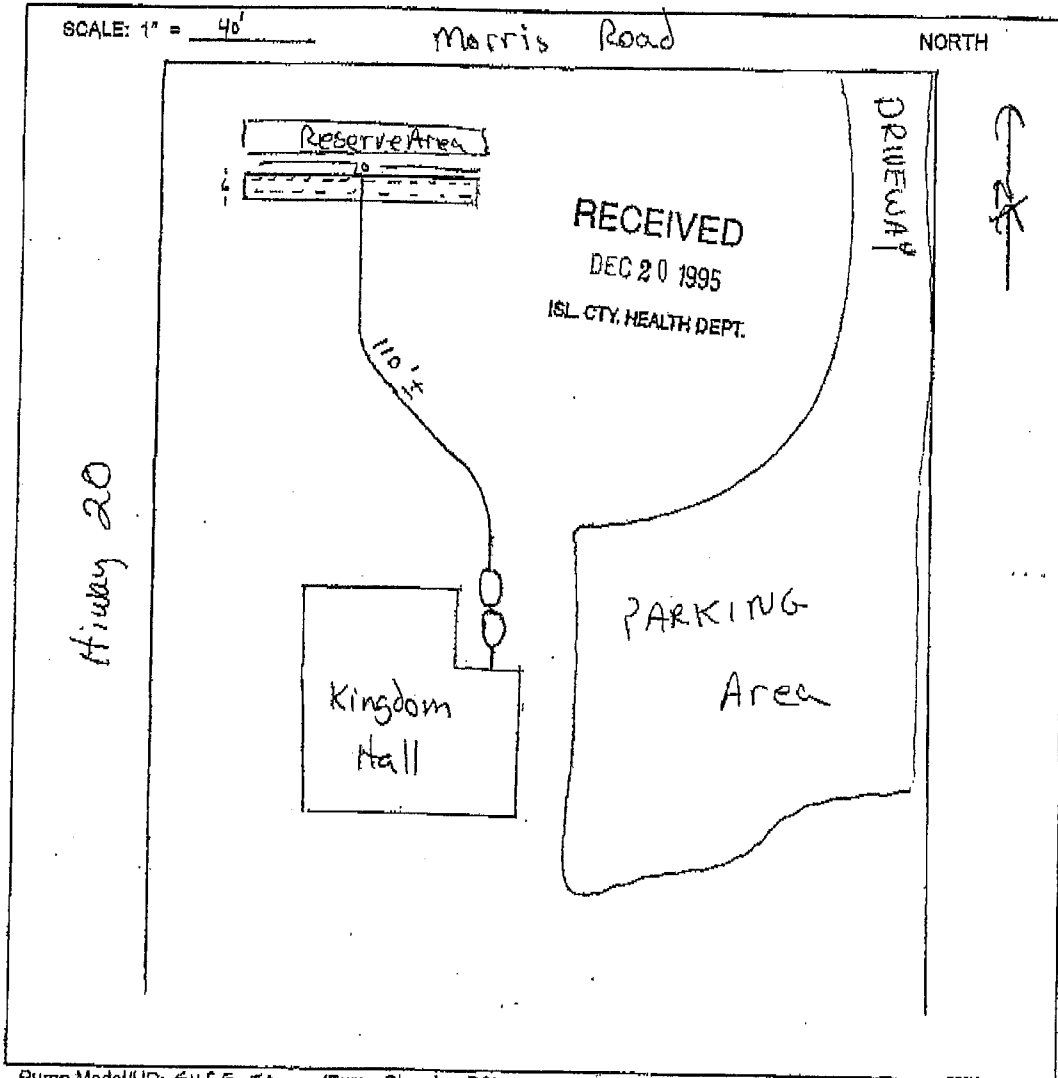
P. O. Box 5000 • Coupeville, WA 98239 • (360) 679-7350/321-5111
 121 N. East Camano Dr. • Camano Island, WA 98292 • (360) 387-3443

SEPTIC SYSTEM INSTALLATION CERTIFICATION AND "AS-BUILT"

OWNER'S NAME: Coupeville Kingdom HallPERMIT # 333-955F PARCEL # R13101-331-0830

ACCURATE PLOT PLAN DRAWN TO SCALE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- Location of building(s) (i.e., distance from roads, etc.)
- Size of building(s)
- Location of septic tank(s) and pump or siphon chamber(s), if applicable (i.e., distance from building, etc.)
- Location of drainfields (i.e., distance from house, septic tank, property lines, wells, banks, water of the State, french drain(s), roads, driveways, large trees, etc.)



Pump Model/HP: SHEP 50 (Pump Chamber-PC) _____ (Sandfilter-SF)
 Pump Cycle Time/Dose: min. 3 sec. 15 (PC) min. _____ sec. _____ (SF) Float Displacement: _____ (SF) 6 1/2 (PC)
 Float setting and pressure test completed after wiring and Labor & Industry's inspection: YES ☒ NO ☐

SAND FILTER	PRESSURE DISTRIBUTION SYSTEM or MOUND	
Residual Head: _____ in.	Residual Head/Orifice Diameter/Number of Orifices	
Orifice Diameter: _____ in.	Lat.#1 <u>48</u> in. / <u>3/16</u> in. / <u>23</u>	Lat.#2 <u>48</u> in. / <u>3/16</u> in. / <u>23</u>
Number of Orifices: _____	Lat.#3 _____ in. / _____ in. / _____	Lat.#4 _____ in. / _____ in. / _____
Dose Volume: _____ gals.	Lat.#5 _____ in. / _____ in. / _____	Lat.#6 _____ in. / _____ in. / _____
	Dose Volume: _____ gals.	

DRAINFIELD: Total 480 sq.ft. Total Length 70 ft. Width 6 ft. Trench Depth 20"
 Vertical separation between bottom of trench and saturated or impervious soil: untouched

TANK MANUFACTURER: Heretic Precast

COMMENTS:

I personally inspected this On-Site Sewage Disposal System and certify that it was installed in accordance with the approved design and complies with the conditions noted on the permit and with I.C.C. 8.07B.

INSTALLER'S SIGNATURE: [Signature]DATE INSTALLED: 9-22-95

(Revised 12/31/84)

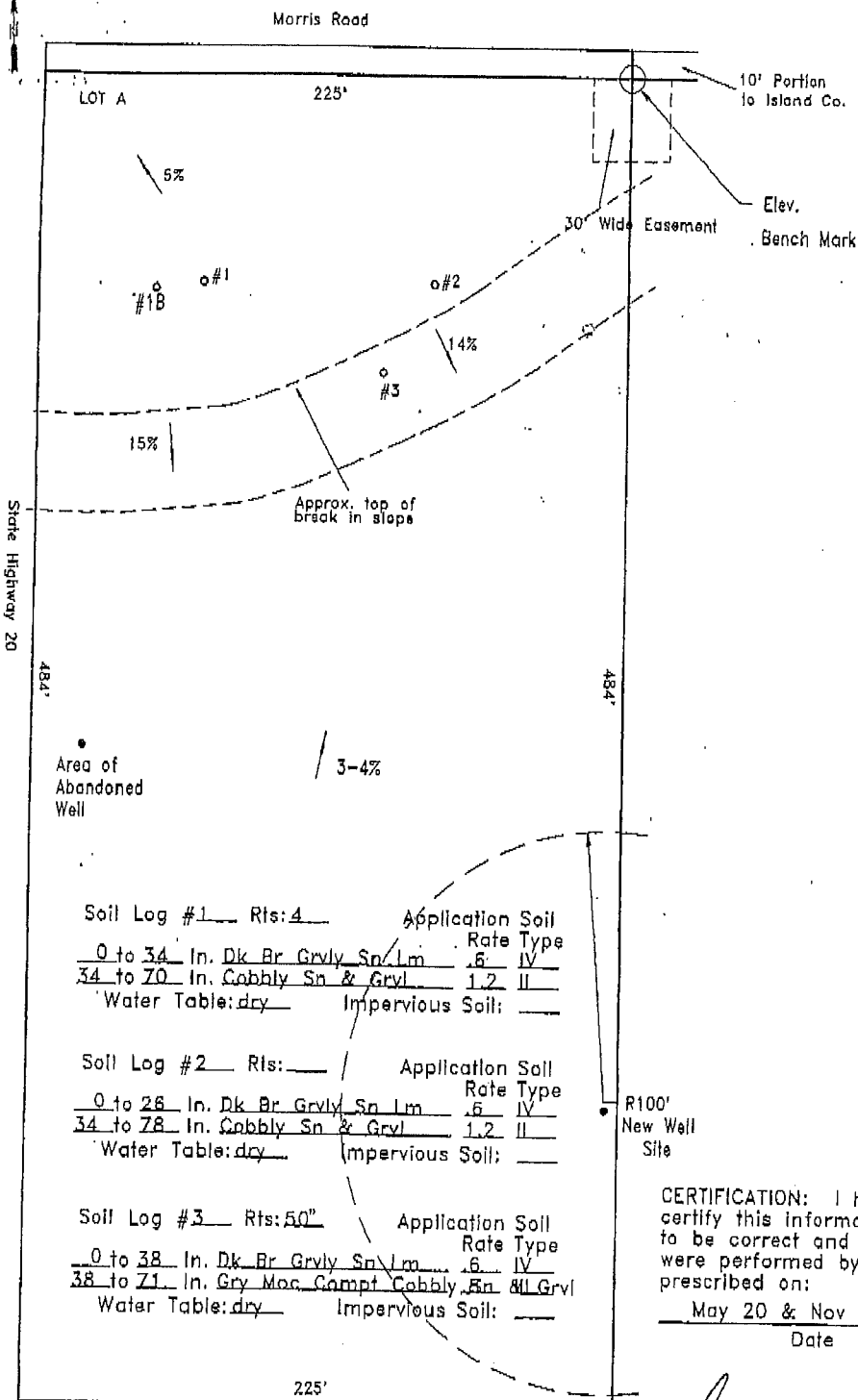
ACCURATE PLOT PLAN DRAWN TO SCALE:

Soil Logs (X) Perc Tests (.) Parcel # R1310L-331-0830Scale Used: 1" = 50' Size: _____ Acres: _____by: Bionomics NW, Inc.

Revision: _____

SR# 94-322

C/L



CERTIFICATION: I hereby certify this information to be correct and the tests were performed by me as prescribed on:

May 20 & Nov 3, 1994

Date

Soil Log #1B Rts: _____ Application Soil Rate Type

0 to 34	In. Dk Br Grvly Sn Lm	.6	IV
34 to 124	In. Cobbly Sn & Grvl	1.2	II

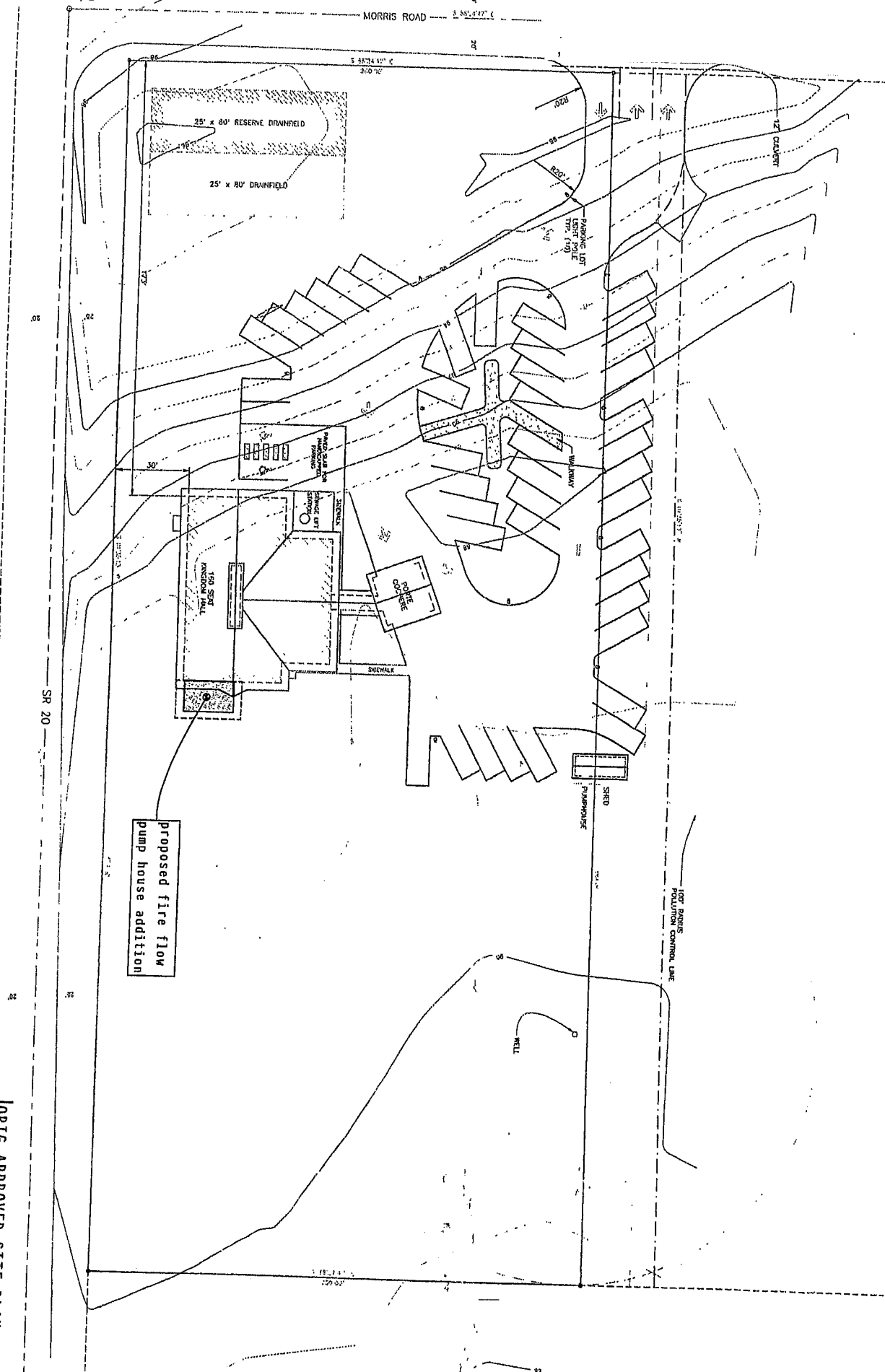
Water Table: dry Impervious Soil: _____

David J. Commission
Signature of licensed designer, registered sanitarian, Professional Engineer or home owner.

NOTE:

Changes to this site, such as grading, cuts, filling or clearing could make this certification NULL and VOID

(10/1/92)



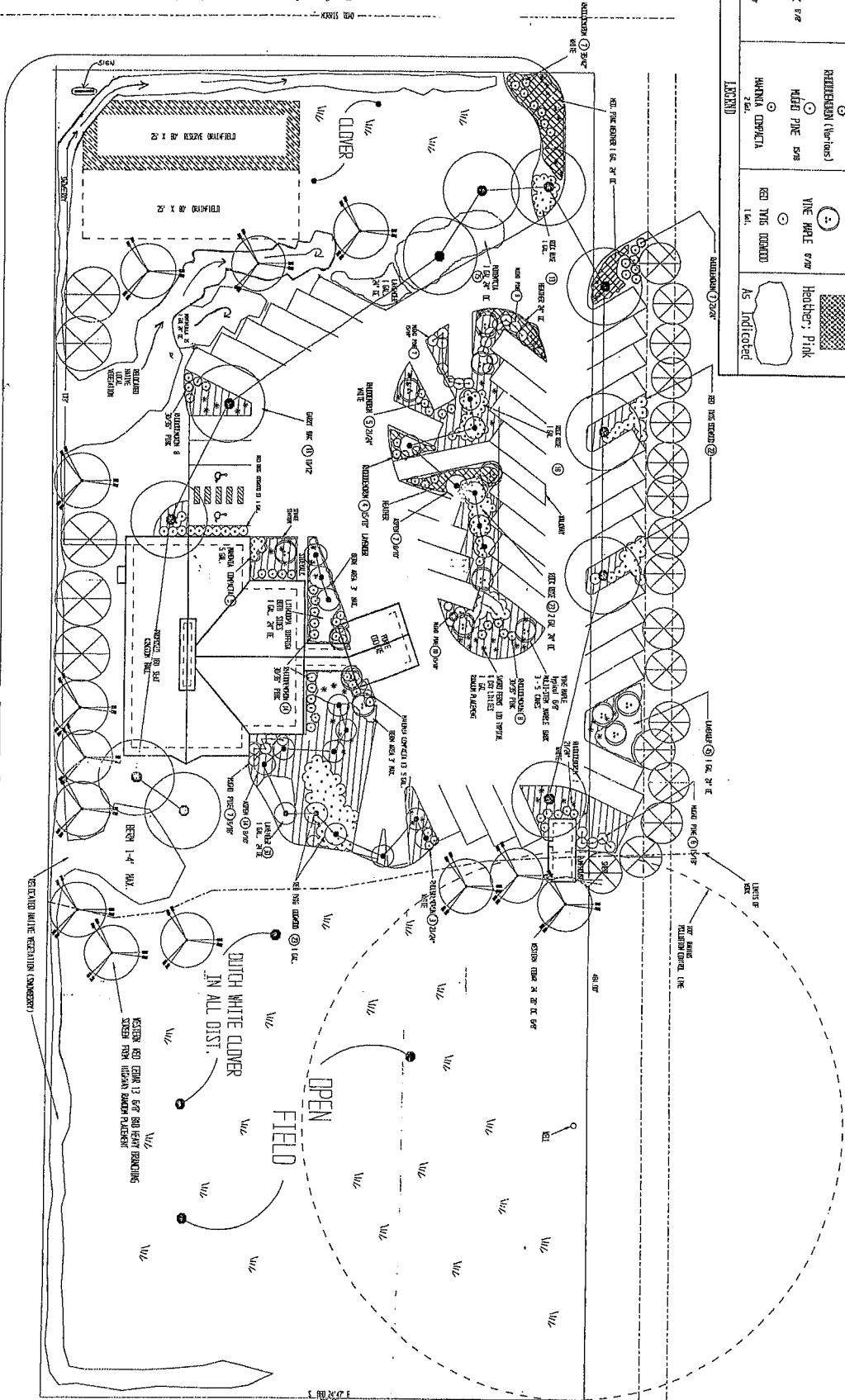
ORIG APPROVED SITE PLAN



Jeff White 360.432.2529 w3d@whidbey.net w3d design	#Client Company 331 MORRIS RD. COUPEVILLE WA 98239	<h1>WHIDBEY HOMELESS COALITION</h1>	SITE PLAN REL. SH. 9/28/2021
--------------------------------------------------------------------	----------------------------------------------------------	-------------------------------------	------------------------------------

Attachment 8

 EASTERN RED CEDAR 8' x 8'	 SYCAMORE 10' x 12'	 SAND BIRCH	 Lowbush: Lowbush
 EASTERN HEMLOCK 8' x 8'	 RED PINE 5' x 8'	 VINE MAPLE 8' x 8'	 Heather, Pink
 ASPEN 8' x 8'	 HARD MAPLE 8' x 8'	 RED YEW 10' x 12'	 As Indicated



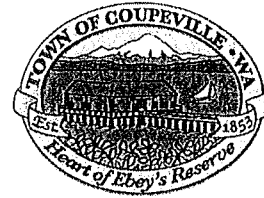
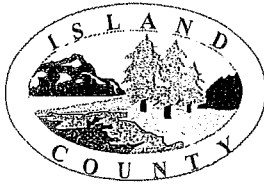
PR 20



NO.	DATE	DESCRIPTION
1	4/29/05	Rev
2	5/24/05	Deleted trees & added landscape, graphics.
3	7/2/05	Revised landscape parking.

SHEET NO. 1 of 1	DRAWING NO. COUPEVILLE KINGDOM HALL	DATE 5-24-05	TIME 1:20	BY K. JAWORSKI
---------------------	----------------------------------------	-----------------	--------------	-------------------

Attachment 9



Ebey's Landing National Historical Reserve

Findings of Fact Moore Site Plan Review EBY-21-037

Level B (Elevated)

☐

Level C (HPC Recommendation)

☒

Level C (HPC Decision)

☐

Jurisdiction: Town of Coupeville

☐

Island County

☒

I – PROJECT SUMMARY

The Whidbey Homeless Coalition proposes to repurpose the building at 331 Morris Rd within Design Review Area 1 as an Emergency Night-to-Night Shelter. The neighboring parcels contain single-family residences distanced from the Morris Rd property. The change of use requires an addition of a 12 ft. x 20 ft. addition to house the fire-safety water tank and sprinkler pump equipment. The addition will be the same type and color of board and batten siding and the same composition roof as the existing structure.

II – PERMIT DATA

Building or Land Use Permit Type	Site Plan Review and Building Permit
Permit Number	EBY-21-037
Application Date	June 9, 2021
Applicant/Owner	Shellie Moore
Agent	Baz Stevens

III – SITE DATA

Address	331 W Morris Rd
Location	Coupeville
Parcel Number(s)	R13101-331-0830

Size of parcel(s)	1.94 acres			
Zoning	Rural			
Historic Structure?	Yes		No	X
Proximity to Historic Structures?	Yes		No	X
Allowable Density	1 dwelling unit per 5 acres			
Critical Areas/Overlays?	Ebey's Review Area 1			
Shoreline Jurisdiction?	Yes		No	X
NPS Easements?	No		No	X
Heritage Farm Plan?	N/A			

IV – STAFF CONTACTS

Department	Name	Phone	E-mail
ICPCD	Kathryn Bird	360-678-7800	k.bird@islandcountywa.gov

V – APPLICABLE DESIGN GUIDELINES

CHAPTER 2.3 – REVIEW AND APPLICATION PROCEDURES

Historic and Scenic Vistas: In these areas, the overall character is derived primarily from the landscape, particularly farmland, open fields, forested road corridors, hedgerows, and shoreline areas. Included are all buildings in the Reserve visible across a prairie or body of water or from a public road, as well as the intrinsic links between historic buildings and other significant historic features. These links shall be visually protected to maintain the sense of the historic setting. The main consideration is that the visible landscape be substantially preserved.

Finding: Additional vegetative screening on all sides of the site would better serve the visual protection of the historic setting and help limit any potential disruption to views.

CHAPTER 4.3 - ADDITIONS TO ALL BUILDINGS

As needs change, building additions may be needed. Insensitive additions can potentially alter the character of the neighborhood setting. If done with sensitivity to the Reserve's historic character, additions can be an asset and increase the usefulness and economic value of properties.

1. Before beginning work on any building, identify the building's characteristics and its character-defining features. Even on a non-historic building, it is usually better to retain the distinctive features of the building.
4. The overall design of an addition should be in keeping with the design of the primary structure. Keep the size of the addition small in relation to the main structure.
6. Pay careful attention to make the rooflines and roof pitch of the old and new sections compatible.

Finding: The New addition will be similar in design as the original structure, with the same roof pitch and matching colors and siding. The addition will be largely inconspicuous from public right of way and from the neighbors' view.

CHAPTER 4.5 - SITE DEVELOPMENT

The Reserve has distinctly different Landscape Character Areas with varied settings. What is appropriate in one area, or for one type of building, may not be appropriate for another. Therefore, Guidelines for new construction and other site development activities are divided into subsections. It is important that all aspects of site development and permitting be coordinated. Please be advised that it may be necessary to apply more than one subsection of the Guidelines to any specific project (e.g., a new multifamily housing project may also be in close proximity to a historic building). Guiding Principles: Maintaining a sense of the Reserve's history requires that new buildings relate harmoniously with older buildings and with the overall setting. New construction in the Reserve should be compatible in siting, design, scale, massing materials, and color with the character of the surrounding area. While well and drain field locations obviously depend on site conditions, they should be sited with regard to the landscape and historic character as well as technical considerations.

4.5.1 - Pre-Construction: Permit Coordination and Site Planning Guiding Principles: Careful initial planning of a building site is vital to preserving the Reserve's natural and historic character (particularly the sense of open space) while meeting the property owner's needs. Consider the setting of the lot and its surroundings when making siting decisions. Collectively, landforms and features (hills, valleys, streams, wooded hilltops and ridgelines, and open fields) help define the context of historic resources and provide the Reserve's character. New development should be designed to be consistent with the character of the area and to retain the distinctive features of the setting. Elements of an area's character— such as building mass, height, scale, roof shape, roof pitch, building materials, and PART 4 Ebey's Reserve Design Guidelines 32 proportions between doors and windows— should be maintained. Distinctive features of an area— such as proximity to the street, views to historic structures, water and/or landscapes, and significant open spaces— shall be preserved.

Findings: Applicant proposes to re-purpose an existing building from a church to a night-to-night homeless shelter. The proposed 240 square foot addition will have minimal impact to the existing site. The addition will be mostly screened from street-view. Impact to the neighbor's view will be minimal.

VI – DISCUSSION

The Whidbey Homeless Coalition proposes to repurpose and add to the building at 331 Morris Rd within Design Review Area 1 as an Emergency Night-to-Night Shelter. The neighboring parcels contain single-family residences distanced from the subject property.

VII: PUBLIC COMMENTS:

The public comment period for this Certificate of Appropriateness was from July 7, 2021 until July 21, 2021. Public comments for the Site Plan Review application were received, but did not directly pertain to Ebey's Reserve Design Review Guidelines.

VIII– RECOMMENDATION:

Staff recommends approval with one condition:

- Door shall be the same color as building with white trim.

IX – FINDINGS OF FACT

Based on the analysis presented above, HPC approved the following findings of fact with respect to Application No. EBY-21-037:

1. The applicants submitted an application for a Certificate of Appropriateness on June 10, 2021 for Site Plan Review of the proposed Emergency Night-to-Night Shelter on 331 Morris Road.
2. This site is within Review Area 1 of Ebey's Landing National Historical Reserve and is classified as Site Plan Review, which requires approval of a Level C Certificate of Appropriateness if construction activities will occur. In accordance with Section 17.04A.110 of the Island County Code, the Historic Preservation Commission reviewed the new structure within Ebey's Landing National Historical Reserve.
3. After review of the proposed application, the Historic Preservation Commission finds that the application is consistent with the appropriate Design Guidelines for new construction and accessory structures with Ebey's Landing National Historical Reserve. The architectural design is consistent with the standards for New Construction with respect to design continuity, building, and building access, building materials, colors, height, bulk, and building facades.

X - APPEAL PROCESS

The HPC decision regarding a Certificate of Appropriateness may be appealed in conformance with the administrative appeal procedures set forth in Island County Code 16.19.190 OR CTC. Specifically, the following appeal procedures apply:


1. If appealed, Level C Certificates are to be appealed consistent with Type III decisions pursuant to Section 16.19.190B ICC.

All appeals of the HPC decision regarding a Certificate of Appropriateness shall be consolidated with any appeal of the underlying or companion land use or building permit application. Such appeals shall be heard at a single simultaneous hearing before the Hearing Examiner or BOCC to consider the Director's or HPC decision or recommendation on the proposal.

Should you wish to appeal this decision, please familiarize yourself with the above noted code requirements pertaining to the type of appeal process applicable to this decision. The exact language of Section 16.19 ICC can be found on the County's website; hard copies are available from the Planning Department.

THE HISTORIC PRESERVATION COMMISSION RECOMMENDS APPROVAL OF THIS CERTIFICATE OF
APPROPRIATENESS THIS 23rd DAY OF SEPTEMBER, 2021.

Attested and approved by:

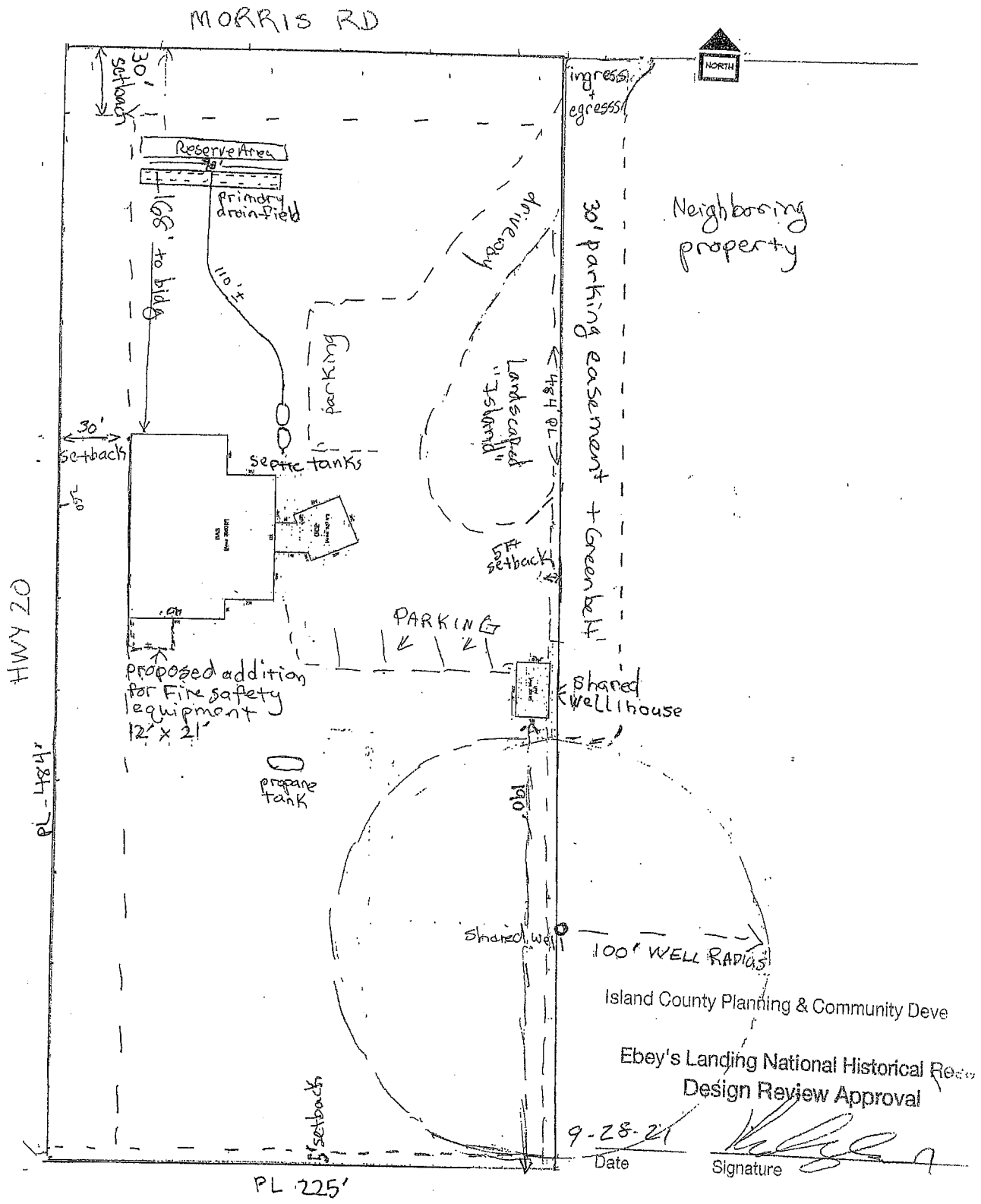
 9-28-21

Kathryn Bird, Associate Planner

For Mary Engle, Director, Planning & Community Development

Attachments:

- Site Plan, approved September 28, 2021
- Architectural elevation drawings, approved September 28, 2021
- Inadvertent Discovery Plan

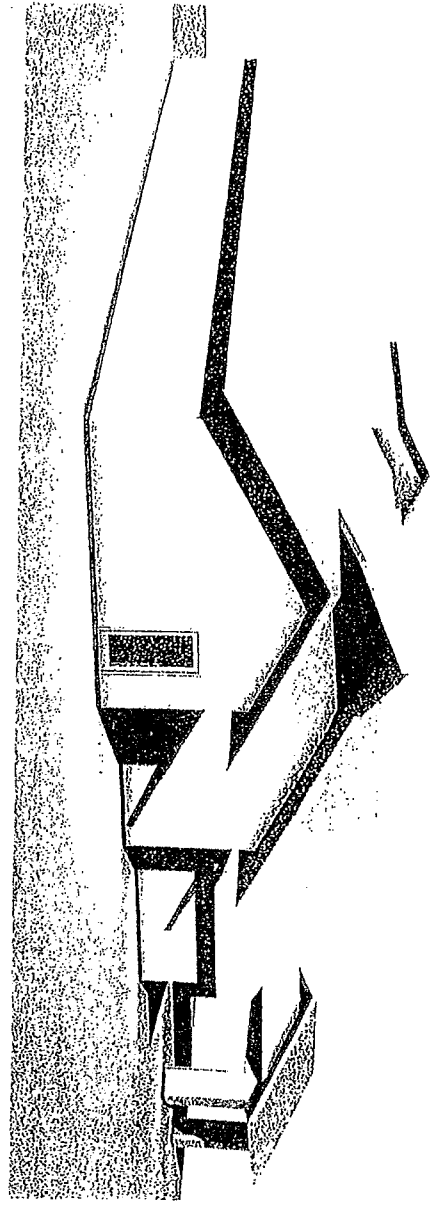
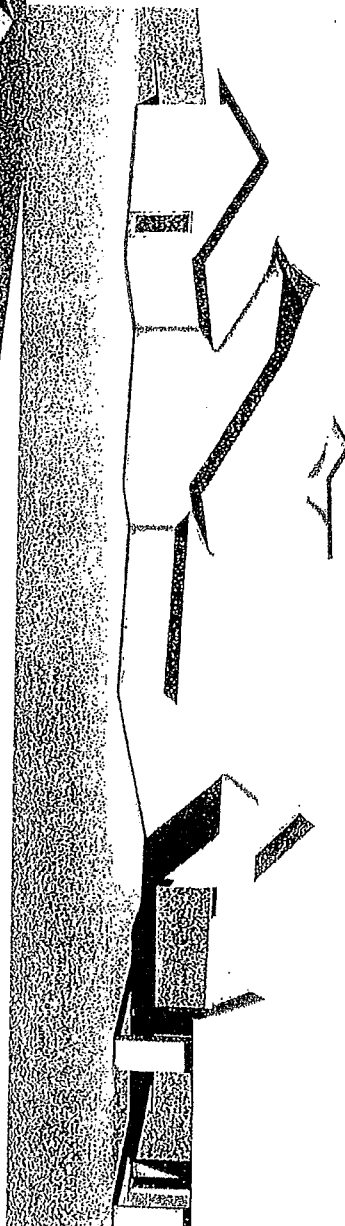
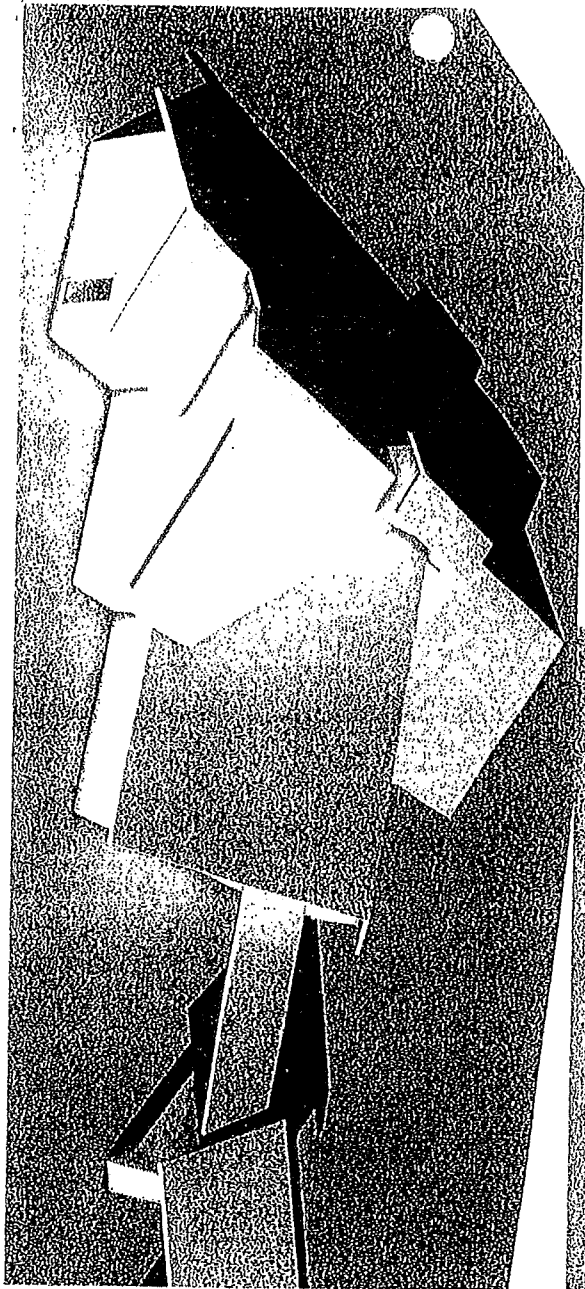


Island County Planning & Community Deve
 Ebey's Landing National Historical Re
 Design Review Approval

9-28-21 Date
 Signature

SCALE 1"=40'
 DATE 6/3/21

NAME + ADDRESS	JW HALL PLOT PLAN
JONATHAN KLINE	331 MORRIS RD
W.H.C.	COUPEVILLE, WA 98239
PO BOX 453	
LANGLEY, WA 98260	PROPERTY ID
JONATHAN.K.WHC@gmail.com	Tax parcel# R13101-331-0830
360-900-30770	



Island County Planning & Community Development

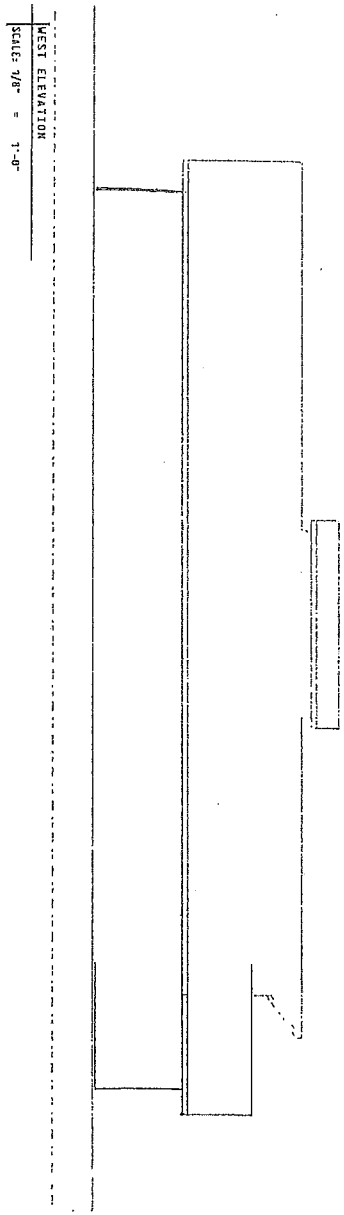
Ebby's Landing National Historical Reserve
Design Review Approval

#25-21
Date

Signature

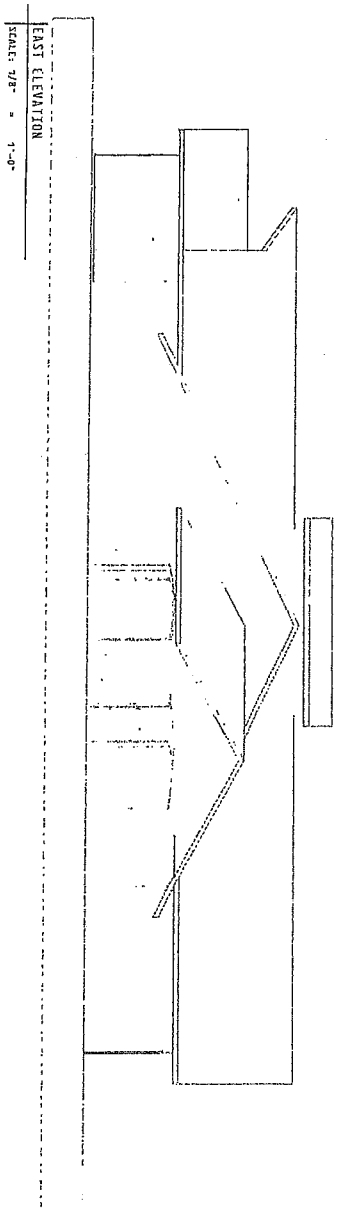
[Handwritten Signature]

SHEET INDEX	
1	Cover Sheet
2	Elevations
3	Overall Floor Plan
4	Overall Roof Plan
5	Plan Views
6	Sections



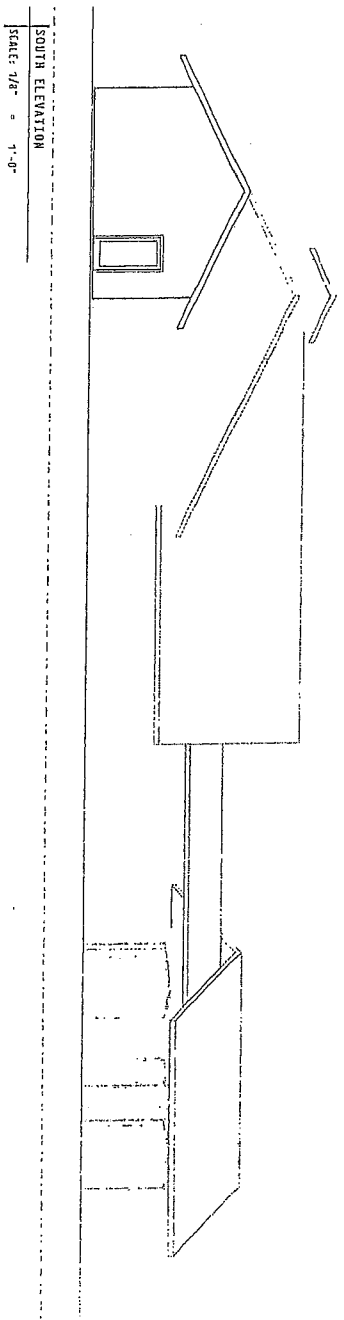
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

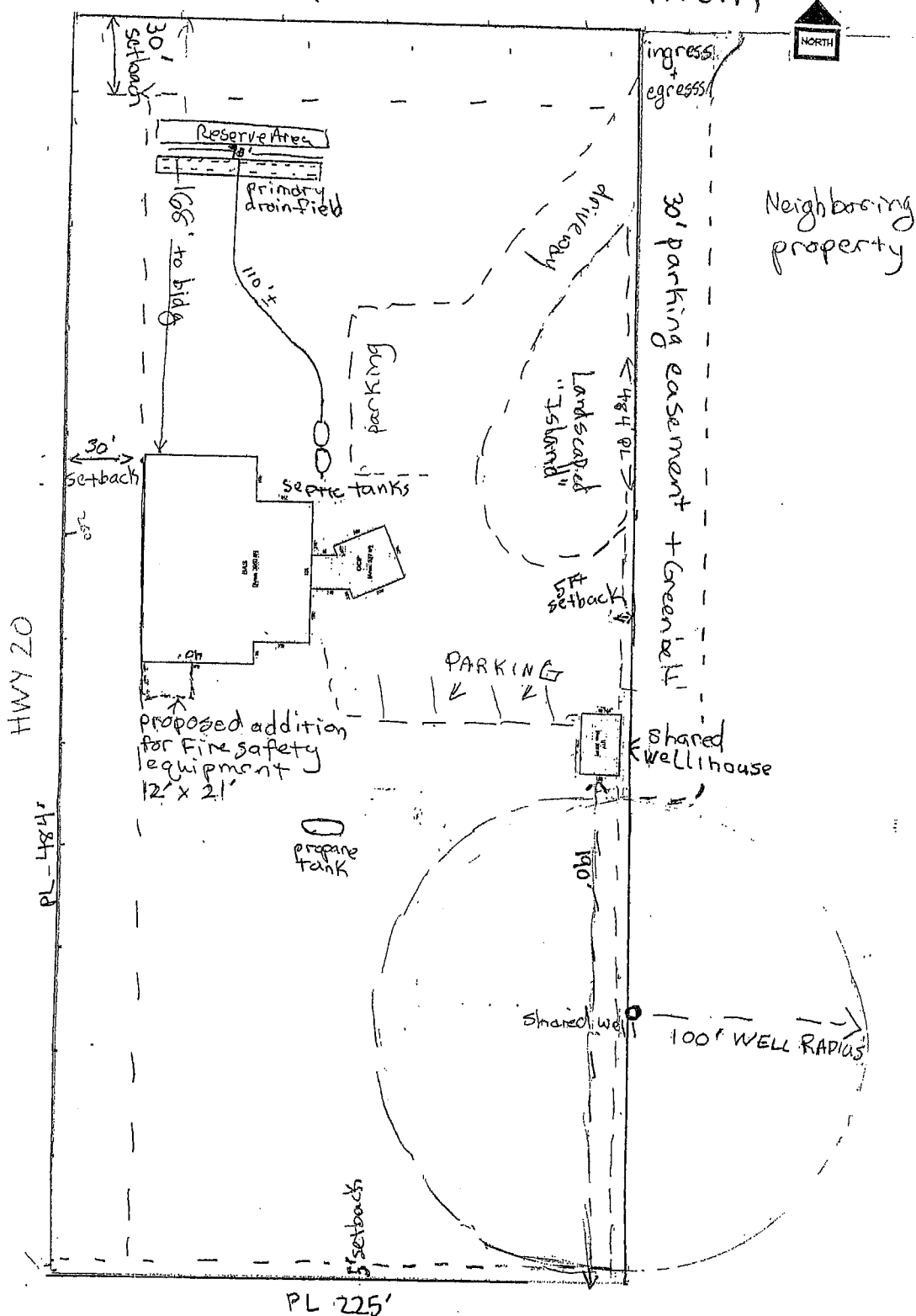


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Fire flow pump house addition walls, roof and slab on grade foundation represented in black pen, existing in light gray.
Fire flow pump house addition siding, roofing & colors to match existing and meet city's historical preservation compliance.

MORRIS RD Attachment 10



DATE 6/3/21

NAME + ADDRESS

JONATHAN KLINE

W.H.C.

PO BOX 453

LANGLEY, WA 98260

JONATHAN.KLINE@gmail.com

360-900-30770

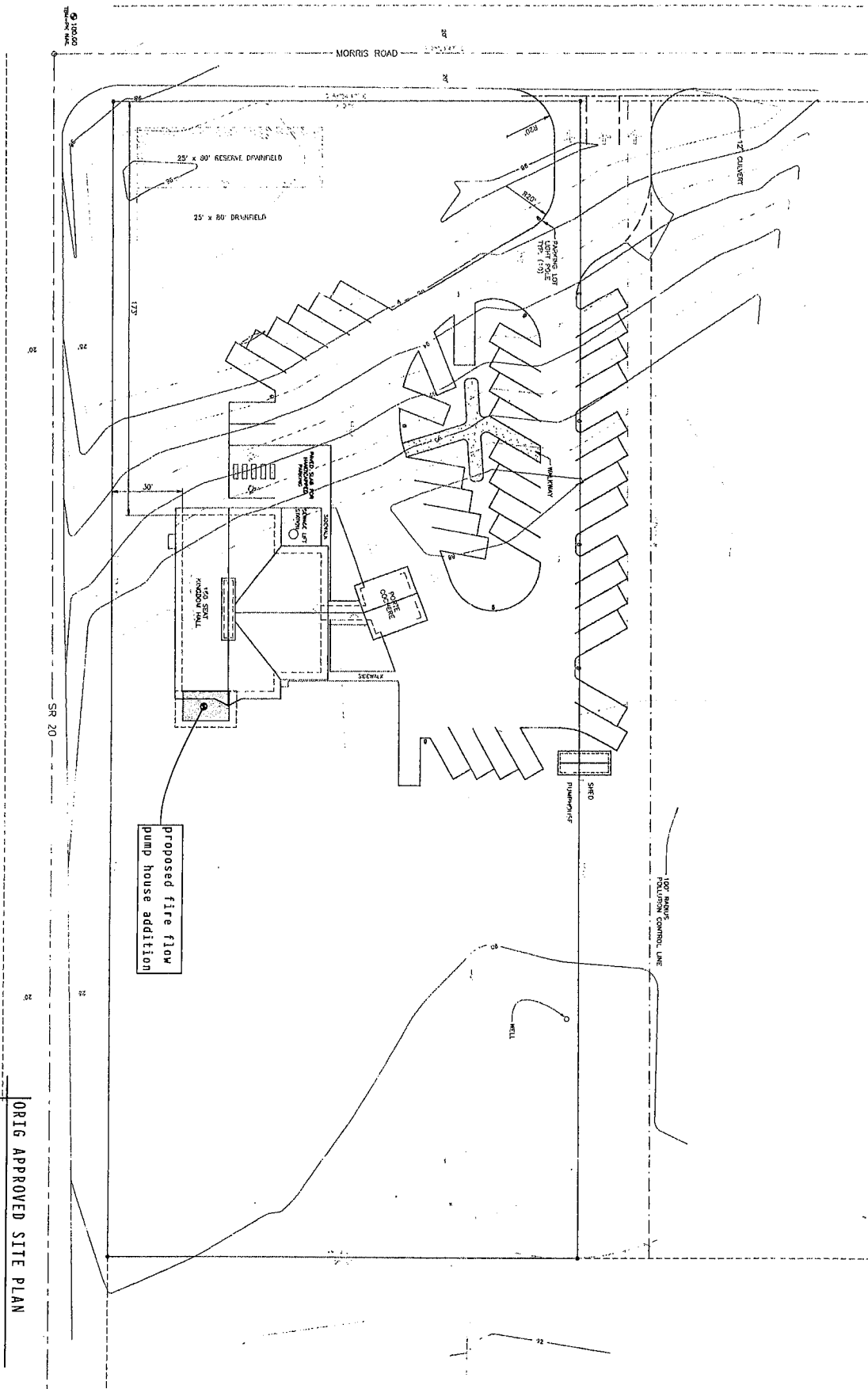
JW HALL PLOT PLAN

331 MORRIS RD

COUPEVILLE, WA 98239

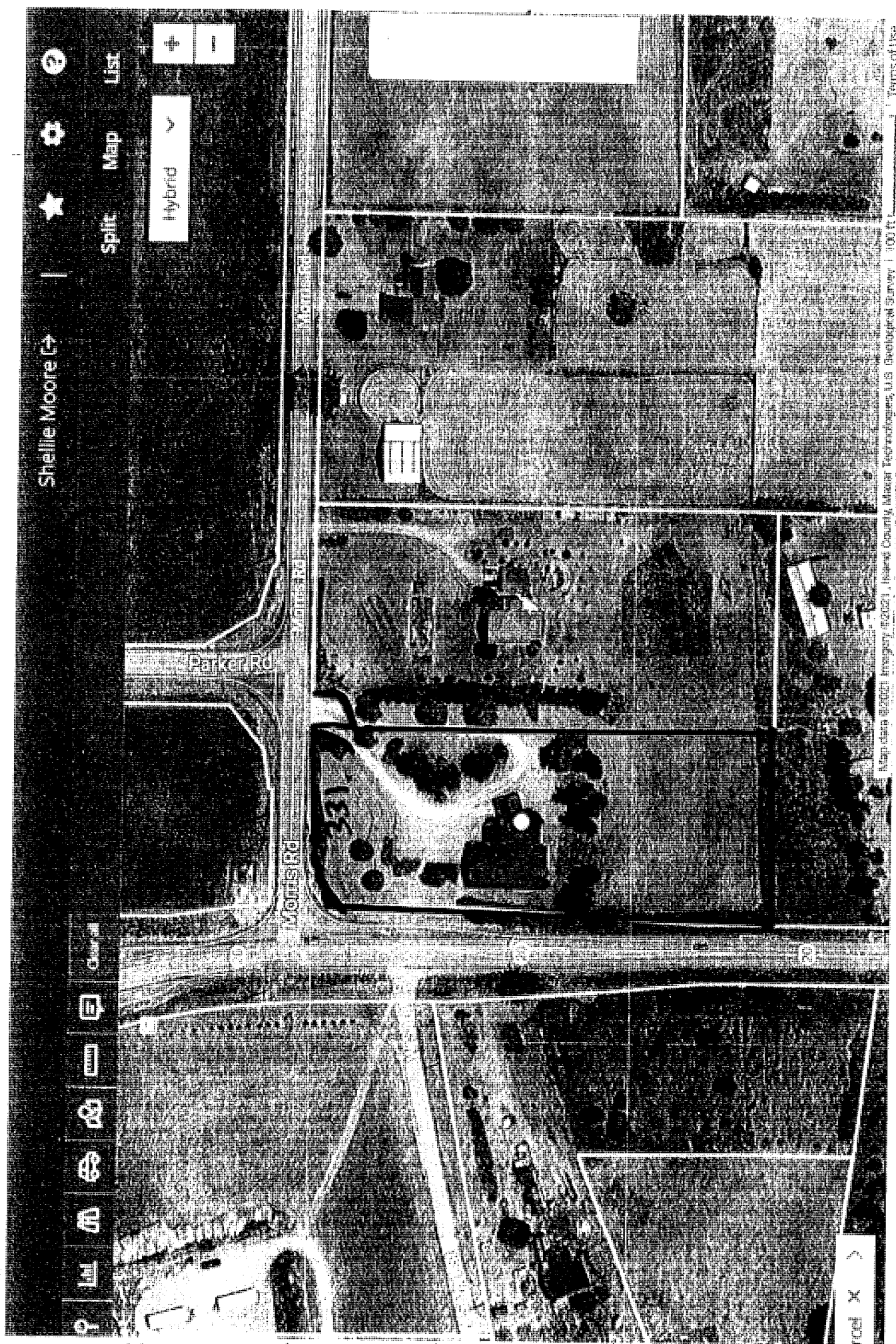
PROPERTY ID

Tax parcel # R13101-331-0830



ORIG APPROVED SITE PLAN





Directions From the North on Hwy 20 take a Left on W. Morriss Rd.
 331 W. Morriss Rd is the first driveway on the right.

Whidbey Homeless Coalition Vicinity Map & directions.



Rcv'd Island County

OCT 15 2021

Whidbey Homeless Coalition

Community Development

"Making homelessness a brief and rare experience in our community"

October 15, 2021

John Lanier, Long Range Planner

Island County Planning & Community Development

1 N.E. 6th Street

Coupeville, WA 98239-5000

Greetings John,

1. Parcels 2.5 acres or greater in size shall be preferred for emergency night tonight shelters for 13 to 30 people. For parcels less than 2.5 acres justification shall be provided which demonstrates their neighboring properties shall not be affected by noise, lighting, glare, unsightly structures or public areas, or other nuisances. This item will be helpful with phase 1 as well as phase 2.

This building sits on 1.94 acres of land. We have found that the building is quite the sound proof. However, if there is a need to add additional insulation for soundproofing purposes we are happy to oblige.

Guests are only permitted outside of the building except for two supervised smoke breaks. Staff will be instructed to keep guests quiet so as to not disturb neighbors. There is no plan for additional lighting outside of what already exists at the facility that the church had installed.

There is no plan for any unsightly structure; the Addition to the building that will have to be constructed for the fire suppression system will be constructed in the same style and painted in the same manner as the existing building.

The parking area will remain the same as it has been in the church had it put in.

There are no plans to change or make larger the parking area.



Whidbey Homeless Coalition

"Making homelessness a brief and rare experience in our community"

We are also willing to work with neighbors to provide natural barriers/tree and shrub plantings that could help provide privacy and or block nuisances that the neighbors may identify.

2. All emergency night tonight shelters located further and a half a mile from an urban growth area show provide a location alternatives analysis consistent with the provisions of ICC17.03.180.CC.3c as a part of that analysis applicants shall document how the shelters function of service area is best served by a location outside of an urban growth area.

The building at the Morris Road location is 3,960 square feet in size. In order for us to operate an emergency night tonight shelter as we have been since 2017 we require a minimum of 2,800 square feet to operate. This building meets/exceeded our minimum requirements. The building is an excellent condition, the lack of windows in the building make it quite soundproofed and was available at \$409,000.

The Morris Road location sits on 1.94 acres of land. While it is less than the 2.5 that is recommended it is still a fairly large parcel for an emergency night to make shelter to sit on. It's a large parking lot and field provide space they can act as a buffer between the building and neighbors. Additional steps can be taken with plantings of natural barriers to help provide neighbors with additional privacy and/or noise barrier that they may anticipate from the establishment of a shelter in this location.

In searches of commercial buildings available with parcels 2.5 acres or larger at the time of writing this only three showed up on a search; they are:

- Lam Links Golf Course north of Oak Harbor - \$975,000, 27.96 acres, 4268 sq. ft building
- 107 South Main St. in Coupeville - \$6,050,000, 3.17 acres, 30,272 sq. ft. building
- Dancing Fish Vineyards in Freeland - \$2,450,000, 6.18 acres, 4788 sq. ft. building

All of these locations are far outside of a price range that we can afford. In addition to cost none of these locations are within a half mile of an urban growth area.



Whidbey Homeless Coalition

"Making homelessness a brief and rare experience in our community"

The proposed location just outside of Coupeville is situated conveniently in a central location. This location is a bit less than a 5-minute drive to many of the county's services in Coupeville. It provides convenient access to the Island County Housing Support Center

where individuals must present to be considered for housing services in Island County. Case management, opioid outreach services, and mental health services are also provided through Island County Human Services, which is in the city of Coupeville. In addition to these services, the Coupeville area also is where the hospital, court house, Sunrise Services (addiction support), and Compass Housing are situated. This facility is also less than a mile in location from Ryan's House for Youth which is a shelter for youth 18-23 that are experiencing homelessness.

In regard to the potential impact of this site on traffic patterns this location is off of highway 20 which is easily the busiest road on Whidbey Island. We operate our own vans which typically make two runs in the evening and two runs in the morning. Some guests that are employed and prequalified to bring a vehicle to the shelter are permitted to drive to the shelter, but all others use the shelter bus. Typically, this is maybe 2-3 cars. The only other vehicles that would be associated with this operation would be staff and volunteers. I would guess that in comparison with the other businesses in the area, e.g., OLF, Gun Range, Ryan's House, Pacific Rim Institute, waste transfer station, etc., we would be on the low end of vehicle traffic.

The site has utilities already run to the building. There is a two party well located on the property. And there would need to be the addition of a fire suppression system installed in the building and Whidbey Homeless Coalition has contracted a company to design and construct. Funds have been raised to pay for the fire suppression system in full once the go ahead has been given.

3. Review of application for emergency night shelter shall also address:
 - Transportation of guests to and from site

The Whidbey Homeless Coalition is a registered 501c3. As such, we secure our funding through a variety of sources including government grants, grants from foundations,



Whidbey Homeless Coalition

"Making homelessness a brief and rare experience in our community"

fundraising events and donations from private individuals, faith-based organizations, and private businesses. These funds are how we pay for all aspects of our organization's programming including transportation. Our guests have a designated check-out time in the morning where they are bussed back to the point of registration or to Spin Café which provides daytime activities for our guests.

- Hours of operation

Our shelter is in operation for 6:30pm - 7:00 am M-Su. We also have daytime office staff that can be reached from 8:00-5:00 M-F as well as an after-hours number where we can be contacted outside of normal business hours.

- Staffing of the facility

We employ 10 staff members. At any given time during there is a minimum of one trained staff on site. All staff go through conflict de-escalation training, mental health first aid training, trauma-informed care training, AED, CORE and several other relevant trainings.

- Proximity of the shelter to services for the guests

This location is actually quite a bit closer to services as most county services are based in Coupeville. This would take what would have been a 15-20 min drive, longer if using public transport, and make it a bit less than a 5-minute drive. The proposed location just outside of Coupeville is situated conveniently in a central location. It provides convenient access to the Island County Housing Support Center where individuals must present to be considered for housing services in Island County. Case management, opioid outreach services, and mental health services are also provided through Island County Human Services, which is in the city of Coupeville. In addition to these services, the Coupeville area also is where the hospital, court house, Sunrise Services (addiction support), and Compass Housing are situated.



Whidbey Homeless Coalition

"Making homelessness a brief and rare experience in our community"

- Noise management

We have found that the building is quite the soundproof. With no glazing it is quite effective at minimizing the effect of noise and meets the high noise abatement standard for being proximal to OLF. However, if there is a need to add additional insulation for soundproofing

purposes we are happy to oblige. Guests are only permitted outside the building for two supervised smoke breaks. At these times, staff will be instructed to keep guests quiet so as not to disturb neighbors. We are also willing to work with neighbors to provide natural barriers (e.g., tree and shrub plantings) that could help provide privacy and or block nuisances that the neighbors may identify.

- Management of complaint from neighbors' residents and businesses

We seek to address all incidents promptly with the involved parties. Guest infractions may result in separation from services for a determined period of time. In addition to our office phone number 360-900-3077, we also have a number directly for the Haven, 360-929-0733 where we can be reached if the community has a concern they would like to raise. We have enjoyed a good ongoing relationship with law enforcement.

If there is any other information that I can provide for you let me know.

All the Best,

Jonathan Kline

Executive Director

Whidbey Homeless Coalition

Mr. John Lanier
Long Range Planner
Island County Planning & Community Development

May 2, 2022

Rcv'd Island County

MAY 02 2022

Community Development

Re: File No. 241/21 SPR

Greetings John,

In response to your April 14, 2022 letter requesting additional information, the Whidbey Homeless Coalition (WHC) offers the following in support of its application for The Haven, an emergency night-to-night shelter for the homeless, to be approved at 331 Morris Road in Coupeville, WA.

The Zoning Code Interpretation (ZCI) states that parcels over 2.5 acres or greater in size shall be preferred for emergency night-to-night shelters for 13-30 people. For parcels less than that, justification shall be provided which demonstrates how neighboring properties shall not be affected adversely.

Concerning Lighting and Glare: This property was developed in the 1990's as a church on a 1.94 acre corner parcel. The site development was very well thought out. There is vegetative screening along the east side of the property and the building is set back to the furthest west as possible to allow for significant distance between the neighboring residence and the Main Building on the property. Over the past 20 years, the landscaping has matured beautifully; one cannot see the home from the church or vice versa. The building has a couple of exit lights and the parking lot has a few lights for safety, but the design was carefully chosen and tastefully installed to impose minimal impact on the neighbors. There is no plan for additional lighting.

Concerning Unsightly Structures or Parking Areas: The two buildings on the property are in very good repair, and architecturally appealing. The 240 sq ft addition to the building (required to be constructed for the fire suppression system) will be constructed in the same style and painted in the same manner as the existing building. The parking lot is well designed with numerous decorative plantings and shade trees. Access to personal vehicles will be strictly limited. Since all of the guests coming to The Haven must be screened and registered in Oak Harbor and then most transported to this facility in WHC vans, the parking lot will be accessed by just a few vehicles per day. This is certainly less volume than the original church use, with dozens of cars coming for a meetings and religious gatherings.

Concerning Noise: The people who are guests at The Haven, come for a good night's sleep in a warm, safe, and dry place, so they are generally very quiet. The building itself, which fully complies with the standards for construction in OLF Noise Zone 3, is very well insulated for sound. There is no coming and going for guests once admitted and, except for a couple short and supervised smoke breaks during the early evening which are confined to a limited and designated area, no activity occurs outside the building. Staff are instructed to keep guests quiet so as not to disturb or be a nuisance to neighbors. Lights out are at 9:00 PM. [Note: The Haven has offered temporary shelter since 2017 at three churches in the Oak Harbor vicinity, namely, the Methodist Church, the First Reform Church, and the Christian Reform Church. WHC has consistently maintained good relationships with these host churches and their neighbors].

Concerning Complaints: The Haven seeks to address all incidents promptly with the involved parties. Should any community member have a concern they would like to raise, they should feel free to call either of two phone numbers for assistance (both to be permanently posted on The Haven's entrance door: WHC's 24/7 phone (hot) line **(360-900-3077)**; and The Haven's office line **(360-929-0733)** where staff can be reached from 5pm until noon the following day. Any complaint will be listened to with respect, details will be gathered and recorded (who, what, where, when), and involvement of others will be pursued, if necessary. Responses may include outreach, referrals, or mutual discussion how best changes can be made to procedures or how WHC can improve its service provision.

WHC staff participate in mandatory de-escalation trainings, have staff policies in place, and The Haven maintains strict behavior guidelines for its guests. For in-house issues, guest infractions may include separation from services for a determined period. WHC trained staff know when to call the authorities for back-up and have enjoyed a good ongoing relationship with local law enforcement.

All Emergency Shelters located farther than a half mile from and Urban Growth Area shall provide a location alternatives analysis consistent with ICC 17.03.180.CC.3c:

i) This particular site has many advantages for an emergency shelter. The size of the lot allows a good bit of room for privacy concerns of the neighbors, but not so much land that made it cost prohibitive to purchase or a burden to maintain. The 331 Morris Road location sits on 1.94 acres of land. Its large parking lot and approximately 1 acre of open field to the South provide space that can act as a buffer between the building and neighbors. Should it be requested, additional steps can be taken with plantings of natural barriers to help provide neighbors to the South with additional privacy and/or noise barrier that they may anticipate from the establishment of a shelter in this location.

The 3960 sq ft building is very well suited to WHC needs - the one large open space has room for 15 bunk beds (suitable for 30 people). Operating an emergency night tonight shelter since 2017, The Haven required a minimum of 2,800 square feet to operate. This building meets and exceeds this minimum requirements. The facility is well insulated, energy efficient, and quiet indoors, despite being in Noise Zone 3. The building is in excellent condition and quite soundproofed.

Further, though close to the Outlying Field, it is outside the Accident Potential Zone. The building is handicap accessible, with no steps to enter and with existing ADA restrooms. The Septic was built to handle 500 gallons a day and the soils are excellent and permeable. The well has good tasting water and has an adequate flow, and a 2000 gallon back up domestic water storage tank to make it more than adequate for the shelter's needs and that of the neighbor who shares the well. The Washington State Department of Health certified this as a Type A public well system.

Per Island County code, the building will require a fire suppression system. WHC has raised the funds and signed a binding contract with a well-established professional company to design and install this system.

ii) Most will agree, Island County requires, today, a permanent night-to-night shelter for those in need. At this point, to successfully locate this shelter anywhere in the county will be a giant step forward. This 331 Morris Road location is the only location presenting itself as available, and it has the advantages of centrality as stated below in (iii). In addition, it has a low desirability for residential use, being adjacent to the main island highway, across from a shooting range, and proximal to the Navy's Outlying Field operations. Although all guests to The Haven must register through the portal in Oak harbor, WHC staff and volunteers live in all parts of Whidbey Island.

iii) The proposed location just outside of Coupeville is situated conveniently in a central location. This location is a bit less than a 5-minute drive to many of the county's services in Coupeville. It provides convenient access to the Island County Housing Support Center where individuals must be present to be considered for housing services in Island County. Case management, opioid outreach services, and mental health services are also provided through Island County Human Services, which is in the city of Coupeville. In addition to these services, the Coupeville area also is where the hospital, courthouse, Sunrise Services (addiction support), and Compass Housing (mental health support) are situated. This facility is also less than a mile in location from Ryan's House for Youth, which is a shelter for youth 18-23 that are experiencing homelessness.

iv) In regard to the potential impact of this site on traffic patterns, this location is adjacent to state route 20, which is easily the busiest road on Whidbey Island. WHC operates its own vans which typically make two runs in the evening and two runs in the morning. Some guests, who are employed and prequalified to bring a vehicle to the shelter, are permitted to drive to the shelter (this typically may be 2-3 cars); but all others arrive and depart via the shelter van. The only other vehicles that would be associated with this operation would be staff and volunteers (approximately an additional 4-6 vehicles). Perhaps in comparison with the other businesses in the area, e.g., OLF, Gun Range, Ryan's House, Pacific Rim Institute, Island County waste transfer station, Island Transit, etc., The Haven would likely be on the low end of the generated vehicle traffic volume.

v) The search to find and secure an affordable and appropriate site for a permanent overnight shelter occurred over several years. WHC began with the City of Oak Harbor (OH). On separate consultations with the Mayor's office and the OH Planning Department the response to WHC was similar: there were no current city ordinances in place that would allow for permanent homeless shelter within the city limits and that it would take several years to change that. Unfortunately, for several years WHC's requests was rebuffed here. The city did support the issuance of temporary permits of 3-months in length at designated churches, if needed. Over time it was clear that the extensive temporary use of churches and their continued availability was not sustainable.

In further searches close to the city, WHC was unable to find an appropriately sized building with some room around it, at any price. Affordability was the biggest hurdle. WHC then turned to Island County. The County's Comprehensive Plan (Goal 3 and sections H 3.2 and H 3.3) clearly support and encourage the creation of permanent short-term emergency shelters. Island County's Department of Human Services with grant funding support from the Washington State Department of Commerce was able to possibly fund the purchase of a property in Island County, were one to be identified.

During WHC searches for commercial buildings available with parcels 2.5 acres or larger at the time of the proposed purchase, only three showed up on a search; they were:

- Lam Links Golf Course north of Oak Harbor - \$975,000, 27.96 acres, 4268 sq. ft building
- 107 South Main St. in Coupeville - \$6,050,000, 3.17 acres, 30,272 sq. ft. building
- Dancing Fish Vineyards in Freeland - \$2,450,000, 6.18 acres, 4788 sq. ft. building

All these locations were far outside the price range that the WHC non-profit organization could afford and none of these locations were within a half mile of an urban growth area. Subsequently, the property at 331 Morris Road was identified and WHC petitioned the County for a ZCI. When a favorable ZCI was issued, WHC, with the grant from the state, purchased the property for \$409,000.

Attached please find the completed SEPA Checklist.

Please let us know if additional information or clarification is needed.

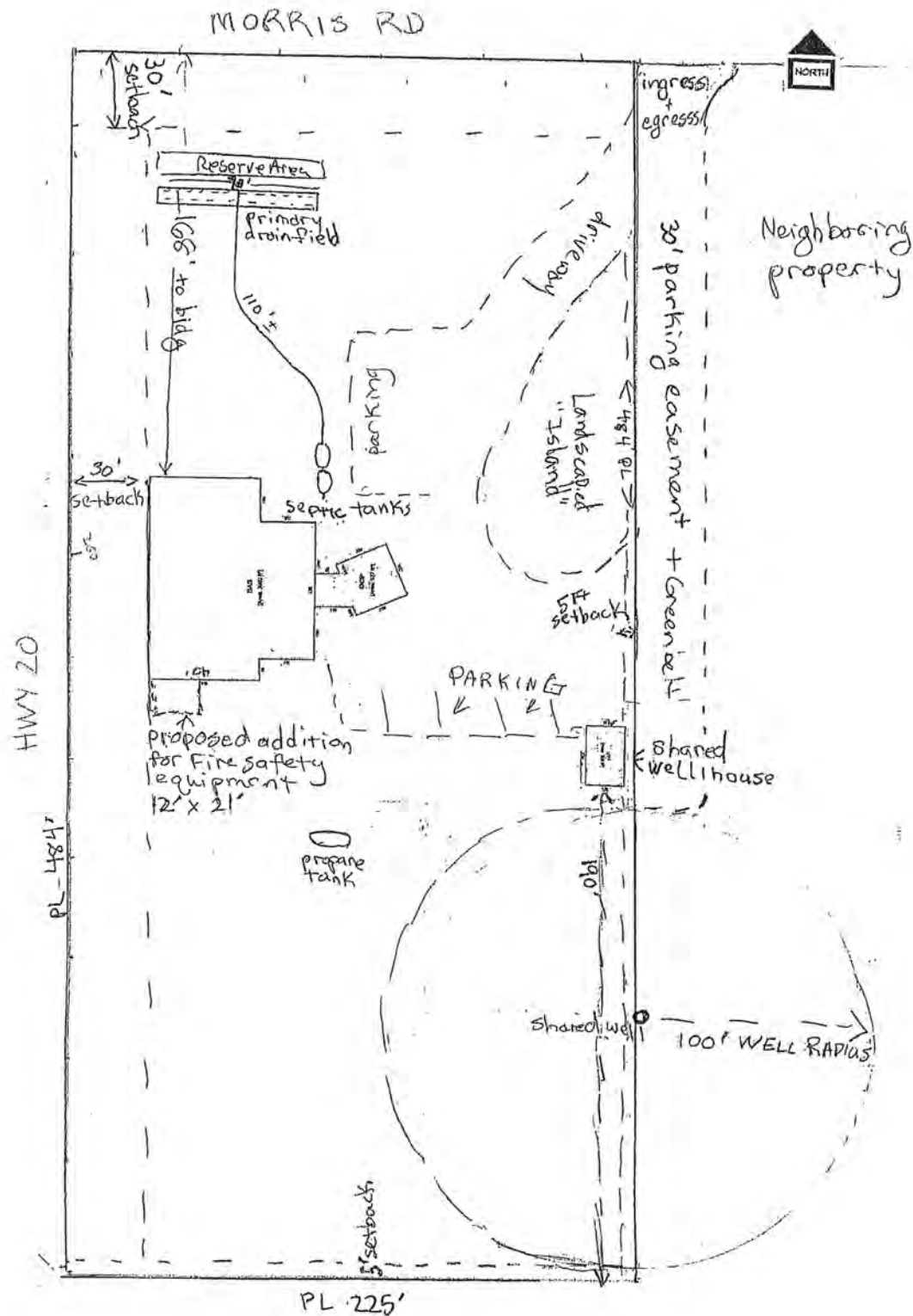
Thank you.



Baz Stevens

for Whidbey Homeless Coalition

<Attachment: SEPA Checklist>



DATE 6/3/21

NAME + ADDRESS

JONATHAN KLINE

W.H.C.

PO BOX 453

LANGLEY, WA 98260

JONATHAN.K.WHC@gmail.com

360-900-3077

JW HALL PLOT PLAN

331 MORRIS RD

COUPEVILLE, WA 98239

PROPERTY ID

Tax parcel # R13101-331-0830

Island County Planning
& Community Development

APPROVED PLOT PLAN

to be kept on site with plans

John Li
Signature

7/1/22
Date



Data

45 parking places
including 2
handicap spaces

[illegible]



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ● Camano: 360.629.4522, Ext.7339 ● S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ● 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000 ●
Website: <http://www.islandcountywa.gov/planning>

– Environmental Planning Comments –

TO: John Lanier, Long Range Planner
FROM: Shawn Morris, Environmental Planner
DATE: August 30, 2021
SUBJECT: Permit: 241-21 SPR; Parcel: R13101-331-0830

The applicant proposes converting an existing church into a homeless shelter, and critical areas are mapped in the vicinity by ICGeoMaps. ICGeoMaps displays Category E wetland habitat approximately 563-feet to the south, and Westside Prairie/Natural Heritage Program (NHP) areas approximately 2,500 feet to the west and east. Critical areas and their buffers are regulated by Island County pursuant to ICC 17.05A and 17.02B. The applicant shall demonstrate that all reasonable efforts have been taken to avoid impacts to critical areas and/or critical area buffers pursuant to ICC 17.02B.080. After desktop review, proposed development falls outside the maximum buffers for nearby critical areas, and no conversion of regulated habitat is proposed.

Please note: No objection regarding critical areas. For questions, please contact Shawn Morris at 360.678.7817 or s.morris@islandcountywa.gov.



ISLAND COUNTY PUBLIC HEALTH

Environmental Health

PO Box 5000
Coupeville, WA 98239
P: 360.679.7350 F: 360.679.7390

TO: John Lanier, Planning & Community Development

FROM: Clea Barenburg, Land Use Coordinator

DATE: September 28, 2021

RE: SPR 241/21 – Whidbey Homeless Coalition
Parcel No. R13101-331-0830

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing to convert a vacant church to an overnight shelter with progression in phases, this permit is for Phase two for no more than 30 guests per night.
2. The parcel is served by the Coupeville Kingdom Hall public water system and an existing on-site sewage disposal system (PT333-98). A Solid Waste Management Plan is on file for this proposal.

After reviewing the information presented, this office has no objections to the proposal conditioned upon the following:

1. If in a future phase, food is to be prepared on site, then a Food Establishments license will be required. Please contact Chanelle Lopez, Food Safety Program Lead, for more information.
2. Please contact the sanitarian for your area, Michele Guinn (360-679-7350), to determine permits needed for any upgrades to the existing sewage disposal system to serve the future phases of this project.

Prior to building permit issuance, the following requirements must be met:

1. A Water Availability Verification Form must be approved by Island County Public Health.
2. A permit for a sewage disposal system must be issued by Island County Public Health (for upgrades to system per designer recommendations).

The above comments are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7267 or c.barenburg@islandcountywa.gov.

/cb

Cc: file



ISLAND COUNTY PUBLIC WORKS ROADS DIVISION

P.O. BOX 5000, COUPEVILLE, WA 98239
(360) 679-7331

Connie Bowers, P.E., Director/County Engineer
Fred Snoderly, Assistant Director
Ed Sewester, P.E., Asst. County Engineer

June 29, 2022

TO: John Lanier, Planning and Community Development
FROM: Cambria Edwards, Public Works Development Coordinator
SUBJECT: Permit #: 241/21 PL-SPR-NR-III
Parcel No.(s): R13101-331-0830

Summary:

Applicant has submitted a Site Plan Review for approval to convert an existing vacant church into an overnight homeless shelter for up to 30 guests at 331 Morris Rd in Coupeville.

1. Per conditions of Public Works comments dated 9/7/2021, a new access permit was issued (PW21-0483). Access permit had expired and was extended to 12/27/2022.
2. Transportation Concurrency Certificate No. 100342021 CC had originally expired April 20, 2022. Was extended to June 27, 2023.
3. Water system serving parcel identified as The Haven Water System (0055X), previously known as Coupeville Kingdom Hall W S. Water system is sourced from well on parcel. ICC 13.03A.030 defines Public Water Systems as *"any water supply system intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities, where water is being furnished to any community, collection, or number of individuals, but excluding a water supply system serving one (1) single-family residence."*

ICC 13.03A.030 defines fire flow as *the rate of water delivery needed for the purpose of fighting fires in addition to requirements for normal domestic maximum instantaneous demand as referenced in guidelines published by the department entitled, "Design Standards for Public Water Supply."*

WAC 246-293-610 defines Expanding public water systems as *"Those public water systems installing additions, extensions, changes, or alterations to their existing source, transmission, storage, or distribution facilities which will enable the system to increase in size its existing service area. New individual retail or direct service connections onto an existing distribution system shall not be considered an expansion of the public water system."*

Per 13.03A.100.A, *New water systems and expansion of existing water systems shall be designed and constructed to provide for fire flows in a manner consistent with the standards outlined in this chapter.*

Based on above code, as there is no proposed expansion of the water system serving the parcel, it is the opinion of the Development Coordinator that Public Works will not require an update of fire flow for approval of this Site Plan Review or proposed addition

on existing structure. Other fire safety standards as required by Island County Building Department still apply.

The Public Works Development Coordinator has no objections to approval subject to the following conditions:

1. The Project is limited to the work as proposed.
2. The proposed development shall not result in the diversion of surface water, or create new drainage channels, increasing runoff and/or hazard to downslope properties, roads, or critical areas.
3. Disturbances to Critical Areas or their buffers are not authorized without first obtaining the appropriate permits from the Island County Planning and Community Development Department.
4. Appropriate Erosion and Sedimentation Control Best Management Practices shall be employed during all ground disturbing construction activities.

Please feel free to call me at 360-678-7938 or e-mail me at c.edwards@islandcountywa.gov if you have any questions regarding the above comments.

Name	Email	Phone	Address	Comment Summary	Supports/Opposes
Column1	Column2	Column3	Column4	Column5	Column6
Atkins, Trenna	trennaatkins@comcast.net	360.678.7008	21308 SR 20, Coupeville	Lower property values, denial would expedite location of appropriate facility	Opposes
Boyer, Verleen & Ron	rfooyer@comcast.net			Volunteers will tire of driving, no services, rules for clients (sobriety requirements, allowed to leave or not), should locate in Oak Harbor	Opposes
Brett, Phyllis	phyllisbrett1@comcast.net		PO Box 775, Coupeville	Indoor location needed for homeless	Supports
McDonald, Charles	crmacjr@gmail.com			Residents need better access to transportation, health care, and employment opportunities	Opposes
Hill, Coralee			Coupeville		Opposes
Hunt, Dottie	dottieking24@gmail.com			Shelter needs to be closer to necessities	Opposes
McDonald, Erica	mcdonaldanesthesiapa@gmail.com		246 Whidbey Ridge Ln, Coupeville	Place closer to necessities, vagrancy, lack of oversight of organization	Opposes
Pierce, Gail	gail.p@360team.com	360.632.2874		Size of facility, location, SWHC provided forums for concerns previously	Supports
Lloyd, George	geeinator@gmail.com			Application deficiencies, how to stop clients from leaving or trespassing, process for accepting persons outside of proposed hours of intake	Opposes
Lloyd, George	geeinator@gmail.com			Application deficiencies regarding septic	Repeat
Hart, Becky	diva.newf@gmail.com		Coupeville	Shelter does not belong in area with no services, if facilities introduced to area impossible to close or keep homeless population from growing	Opposes
Helpenstell, Mark	markhelpenstell@gmail.com		Coupeville	Homelessness is Islandwide problem, safe place to sleep a basic need, accept possibility of adverse affects to support those without shelter	Supports
Lloyd, Julie	myskysstillblue@gmail.com			List of 36 questions and statements	Opposes
Thorpe, Judy				Locate near services, affect property values, OLF Coupeville & HWY 20 noise, needs employment services	Opposes
Lloyd, George & Julie			19612 SR 20, Coupeville		Repeat
Flaaten, Wayne & Lynn	floatin@whidbey.net	360.222.3143	Greenbank	Location, bussing not rational, overwhelm Whidbey Health, more services in Oak Harbor, overwhelm Sheriff with crime, Env impact on Ebey's - 5.9 miles from Coupeville (closest urban area)	Opposes
Lloyd, Julie				List of 26 questions and statements	Opposes
Flaaten, Wayne	floatin@whidbey.net	360.222.3143	24968 State Route 525, Greenbank	Letter to the Editor	Opposes
Atkins, Trenna	trennaatkins@comcast.net			Locate near Oak Harbor, homeless not willing to travel to Coupeville, under the flying jets, sometimes late into the night - Noise Zone	Opposes
Haselbauer, William & Monica			1604 NE Parker Rd, Coupeville	Oak Harbor origin of homeless problem, not safe to lock in homeless at night, homelessness involves criminal activity, safety of current residents	Opposes
Lloyd, George & Julie			19162 SR 20, Coupeville	Location inappropriate, distance from basic needs, Oak Harbor doesn't allow homeless shelters, volunteer driving staff, possibility of crime, safety of shelter residents, slipery slope to allowing RV's, vans, cars, for sleeping, list of 53 further questions	Repeat
Wescott, Sarah				Allow building smaller houses to help with affordability, WHC not working with community, look at a different program to provide housing, WHC not being transparent, what is the county doing to provide housing?, what is recourse when things go wrong?, why is a facility that allows drugs next to a home for teens?	Opposes
Thorpe, Michael	flightdoc1@msn.com			Parcel is <2.5 acres, needs public water source, more than .5 mile urban growth center, maximum noise zone, accident potential zone, noise not ideal for sleeping, noise could exacerbate mental health issues such as PTSD, law enforcement staffing low after hours with only 1-2 deputies for all of Whidbey Island, most services necessary day-to-day are located in Oak Harbor, doesn't make sense to transport back and forth each day, no kitchen/shower/laundry facilities, site chosen for economic and not practical reasons, lower property values in area, homes placed on market in area as a result of project, individuals living near site fear for their lives, psychiatric conditions/drug addiction/criminal records prevalent among a portion of the homeless population	Opposes
Lloyd, Julie	myskysstillblue@gmail.com			Did not see public notice for phase 1	Repeat
Thorpe, Michael	flightdoc1@msn.com			Site should be 2.5 acres or greater, requires public water system/currently site shares well with residential neighbor, is not .5 or less miles from urban growth center, night-to-night shelter not meant to shelter for long term sequential night shelter to the same individual/WHC states average length of stay is 60 nights	Repeat
Bob Wallin	rkwallin@whidbey.net			WHC provides a necessary service, WHC needs a permanent location	Supports
Zitnick, Jill		240-298-2948	18959 SR 20, Coupeville	No services open in Coupeville during operation hours, not a fit for Ebey's Landing, people turned away on site may wander the area, crime may rate rise	Opposes
Lloyd, George & Julie	geeinator@gmail.com		19162 SR 20, Coupeville	Parcel too small, public water source required, septic undersized, needs sewer, shelter does not fit stated purpose for Rural zone, project highly impacted by National Parks Service and US Navy.	Repeat
Thorpe, Judy	universal.safety2208@gmail.com			Building codes need to apply as they would with a similar project, code enforcement needs to apply to project as to any similar project.	Repeat
Wescott, Sarah	sarahwescott@msn.com		110 Percheron Ln, Coupeville	Is in APZ Zone, Bald Eagle Nest .8 Miles from proposed site, near former Washington State Game Farm/current native prairie vegetation preserve, Adjacent to Open Space, RA, Ag, Timber not answered correctly, WHC dishonest on application, will they (WHC) be accountable if a guest leaves the facility and causes a problem?, water system needs public well, not safe to lock guests in, not enough staff to supervise guests, inadequate sewer could impact neighboring wells,	Repeat
Robinette, Kim	kim_robinette@live.com			Increase in thefts and squatting in vacation homes since Ryan's House opened, no drug treatment facilities available in Coupeville, no housing assistance programs in Coupeville, no job resources in Coupeville, emergency rooms filled with homeless daily, homeless walking streets in Coupeville is unsafe for kids/community, children have seen drugs/garbage/tents by Rhody Park, homeless individual asked child for can opener during baseball game, location close to gun range/local homes, needles and garbage on trails, not safe to lock individuals in a building overnight, how will WHC handle a situation where an individual experiences a situation and wants to leave, locking inside not up to fire code, zoned for place of worship/not airbnb/hotel, jet noise not compatible with residential facilities, seattle home prices fell 32.75% this year due to Seattle dying/increase in homelessness, doesn't want property in Coupeville devalued, Whidbey is hidden gem, many move here to get away from the homeless problem of Seattle, needs to be located in area with help and resources needed	Opposes
Duerksen, Sandy	snowgator_7@icloud.com	559-940-4396		500 name petition opposing shelter exists	Opposes
Roseberry, Valerie	val.roseberry@gmail.com			Haven needs permanent location, the stability will help people seek jobs, dignity helps people re-enter their community	Supports

				Construction of a high-density multi-unit "temporary" housing facility on this site does not contribute to the General Welfare, Health and Safety of the occupants, OLF Coupeville is used to practice carrier landings and full power take-offs (during the day and night) by F-18 Growler jet aircraft at up to 1200 mph, the engines are bigger and more powerful with nearly twice the amount of thrust of the old Prowler jets that they replace - meaning they are much louder, Growlers also 10 to 36 times more likely to crash than Prowler jets, on April 6, 2012 in Virginia Beach a Growler struck an apartment building 2.2 miles away from the runway, Navy Land Use Classifications and Compatibility Guidelines shows that Multi-Family Residential (apartment, transient lodging) is incompatible where the noise level exceeds 65db, shelter would be in >75db zone, crash potential and noise cause risk of injuries, death, hearing loss and emotional stress, if County can be held financially responsible for hillside failures due to the County's construction and maintenance of piping and drainage systems, just imagine the type of potential financial liability the County could face in the event of a tragic crash, if it allowed the incompatibla and non-conforming se being requested after being put on notice and having direct knowledge of the inherent risks associated with such a multi-family housing facility next to an active Naval Air Station, shelter should not put homeless at more risk thank they already are	Opposes
Szczepaniak, William	bayshorefineartimaging@gmail.com				Opposes
Harle, Gary & Amy	vicanneentp@gmail.com			Against located shelter at church	Opposes
Coyne, Carol Ann Leonessa	womspir0498@comcast.net		28 S Harrington Lagoon Rd, Coupeville	Too far from Oak Harbor and services for population, safety of residents near facility due to criminal backgrounds or mental illness, property values negatively impacted, what is the pla for a snow or wind storm, there is a bus stop near the proposed shelter, will the homeless be able to ride the bus during the day to other parts of Island County or Anacortes, danger to people and their property, homeless may set up tents or camp in forested areas, if Seattle can't solve its own homeless problem how can Island County with less resources	Opposes
Fenstermacher, Robert	robertxf@nwpros.com	206-931-1834		Extreme disapproval of shelter, no facilities/stores/restaurants, nothing for homeless to do, drug users and criminals will be allowed to stay, catalytic converter stolen off truck parked at Les Schwab overnight, many run ins with homeless in LA with low moral stature, Oak Harbor needs to take care of their own... in their own town, preferably near the police station and city hall, homeless need job training/ mental/psychological counselling/clothing/program to reinstate their place as a contributing member of society, Coupeville not the place for any of this, does not belong in a rural residential neighborhood that is mostly home to old people who have earned the right to have a safe clean neighborhood	Opposes
Wessel, Pete & Tracy	IslandGirl39@outlook.com			Building zoned as church to be utilized by congregation for typical weekend services, not intended to accommodate daily overnight guests, not suitable for emergency egress in the case of fire or other necessary evacuation, water and septic not able to support volume of use, churches that convert to homeless shelters place an undue burden upon neighbors causing negative secondary effects - traffic, noise, safety concerns, sanitation issues, not fair to local residents who bought houses near a church which is quite different from a homeless shelter, it is reasonable for neighbors to be concerned with the change of use	Opposes
Bryan, Faith	faithasfun@yahoo.com		103 Woodcreek Way, Coupeville	In favor of project, building is perfect for the purpose	Supports
Flaaten, Wayne	floatin@whidbey.net	360-222-3143	24968 State Route 525, Greenbank	Shelter should provide wrap around services, site should be 2.5 ac or greater, requires public water source, not .5 miles or less from an "urban growth center", night-to-night shelter not meant to provide sequential long term care, WHC states the average stay is 60 days, Growlers 10-30 times as likely to crash as Prowlers, louder engines than Prowlers as well	Opposes
Taylor, Lori	lbtaylor@mac.com	831-402-9321	603 NE 6th St, Coupeville	People sleep in gravel parking lots with no shelter, we should offer people a safe place to sleep	Supports
Green, Kyle	kylegreen414@gmail.com			Night-to-night shelter inconsistent with comp plan, ZCI incorrect, comparisons in ZCI not accurate or comparable, imcompatable because of state licensing/building requirements/zoning requirements/number of people permitted/number of rooms allowed/square footage per room/parcel size/length of stay/economic impact/purpose, ZCI did not address 17.06 Freeland Zoning Code Emergency Shelter/Transitional Housing, ZCI is deemed negligent, one lot of two or more adjacent lots under common ownership would be buildable only with a critical areas regulation reasonable use determination or a lot line adjustment, ZCI is publically contested, application shall be denied/prohibited/impermissable in IC Rural zoning for the following reasons, failure to: define existing density requirements, define basic social needs in the R community, adhere to limitations on density, uses, and provide for adherence of rural lifestyle, maintain or provide a desirable and stable economic environment consistent with the rural character of IC, locate in UGA, provide reasonable alternative use to location ouside UGA, to be located in a Rural Area of more Intensive Development, provide reasonable proximity to services for guests, discourage public facilities in R zone or provide any evidence of best served location area located outside of a UGA, identify appropriate location for the development of emergency shelter, maintain development patterns in R area, to be serviced by a public water system, meet ICC minimum lot or parcel size of 2.5ac (phase I)/5ac (phase I including staff)/10ac (phase II), provide zoning consistency and similar use for an Emergency homeless shelter under R zoning code, qualify as a class B facility, be located near the population served by emergency homless shelter, follow or be applicable to the Comp Plan, be consistent with the stated purpose of the R zone, take into consideration the advisement of NAS Whidbey's Brian Tyhuis strong discouragement for the proposed location/failure to address noise management for guests, manage complaints from neighboring residents and businesses regarding application and use within R zone; application is incompatible with ICC, IRC and IBC codes, based on square footage/application of use/designation/design/and dwelling (on an overnight basis), does not fit R zone designation, shall be denied in its entirety on Rural, Rural Agriculture, Rural Forest, and Commerical Agriculture zoning designations, approving may set precedent for Rural Zoning and open county to liability due to inconsistency with ICC, Zoning, and the IC Comp Plan.	Opposes
Miller, April	amiller@whidbey.net	425-359-3193	6598 Anderson Rd, Clinton	County vilating their code with WHC, relocate to area with more services, IC policing already stretch thin, how does shelter help those on Camano, hospital run by nurse practioners not MD let alone a full time Psychiatrist or psychologist, we cannot even control noxious weeds or accumulation of vehicles so that some parcels look like junk yards, insufficient staff to manage or follow up	Opposes
Waterbury, Lachlan	lachlan.waterbury@gmail.com			Love Coupeville, will continue to love it when Haven opens, will still allow children to ride bikes and bus without fear, will still leave patio furniture out at night, will not rush to intercept mail, their will be zero impact on crime having the shelter open	Supports
Fee, Bruce & Kari	kfee2@aol.com		863 Blockhouse Rd, Coupeville	No to shelter, Oak Harbor already exports toxic jet noise to Coupeville, we don't need homeless too, tax payers already pay enough taking care of the homeless	Opposes
Decker, Vivian Rogers	vivianrdecker@gmail.com	360-320-7013		Support project, have worked with homeless youth and adults for 20 years, oversee state program on homeless student stability	Supports
McDonald, Charles	crmajr@gmail.com			Locate shelter near services/transportation/healthcare/employment opportunities	Repeat
McDonald, Erica	mcdonaldanesthesiapa@gmail.com		246 Whidbey Ridge Ln, Coupeville	Too far from resources, lack of oversight by WHC, increased vagrancy, key organizational players live in Oak Harbor and Langley, not Coupeville	Repeat
Lockwood, Debbie	debbie@quickfitbooks.com	206-795-5557	300 Marine Dr, Coupeville	Against shelter	Opposes

Additional Comments					
Thorpe, Michael	flightdoc1@msn.com	661-345-6644	176 N Pheasant Run Rd, Coupeville	Request to be party of record	Repeat
Shanholtzer, Dan	dshanholtzer@msn.com			Unsuitable location, lot size, septic capacity, no cooking/eating/bathing facilities, cannot meet building codes, Request to be party of record	Opposes
Olson, Al	am462@frontier.com		Coupeville	"Coupeville a small rather delicate little community", no homeless in Coupeville, no police from 7:00 PM to 7:00 AM, some genuinely need help	Opposes
Lindell, Al	gunwx893822@gmail.com			Evicted persons might commit crimes such as theft/trespass/breaking and entering/vandalism, Sheriff reponse time is very long, liability if non-member of sportsmans club is hurt, smoking in summer months can lead to fires, county not following land use rules/could be in position for legal action, security is lacking in semi-residential area	Opposes
Penrod, David	davjo1975@gmail.com			Does not believe guests will be monitored, no provision to make people stay inside if they want to walk out during the night, skeptical about monitoring and enforcement of rules, Sheriff understaffed, highly recommend someplace else on island, let the homeless camp in Commissioner's back yard	Opposes
Flaaten, Wayne	floatin@whidbey.net	360-222-3143	24968 State Route 525, Greenbank	Near gun range/OLF/Ryan's House/schools in Coupeville SD, building does not meet legal/health/safety & security requirements/codes, no limit to duration of stay, locate in Oak Harbor, not exempt from SEPA, county should not phase project review, include drug rehab/mental health services/job training program, violates multiple building codes, does not meet state law requiring 2.5 acres, would require expansion of septic system, not located within .5 mile or less from urban growth area, no "conditions of use" are in place to protect the homeless/local residents/businesses, services (Spin Cafe/Garage of Blessings/Habitat for Humanity/counselling services) in Oak Harbor, violates property rights of local residents/businesses, bussing 18 miles a day is disservice to homeless/waste of resources, church not built to standards required to house individuals overnight/no windows/inadequate egress for 30 people, no shower or laundry facilities, 75-80 decibel OLF noise zone/30 decibel interior noise abatement required by NAS Whidbey, Sheriff Department response times can be 30 minutes, "low barrier" shelter/drug addiction/mental health/criminal records/one staff member/event requiring law enforcement is inevitable, as a resident/taxpayer I demand Planning/Commissioners/Whidbey Homeless Coalition all work together to find a more appropriate location	Repeat
Hestbeck, Bethany	bethany.hestbeck@gmail.com	850-776-9760	174 Percheron Ln, Coupeville	Violates multiple building codes, does not meet state lay requiring 2.5 acres, would require expansion of septic system which is against county code, not located .5 mile or less from urban growth area as required, building not constructed to standards required for housing individuals overnight/no windows/inadequate egress for 30 people/no shower or laundry/many other deficiencies, 75-80 decibel noise zone per 2021 USN study, NASWI recommends against residential development/housing individuals in this zone, but if done, they recommend 30 decibel interior noise abatement, neighbors to be burdened by presense of Homeless/crime/theft/drug related activities, include rehab/mental health services/job training and placement, no "conditions of use" would be in place to protect homeless/residents/businesses, low barrier shelter/addicts/people with mental health problems/criminal records in close proximity to families with children/shooting range, inadequate solution/dispersing probem out further into county/not sensible/disguise increasing issue/out of site of Oak Harbor, transporting 15 miles each way/every day is a disservice and waste of resources, Spin Cafe/Garage of Blessings/Habitat for Humanity/counselling all in Oak Harbor/simply do not exist in Coupeville, find location in Oak Harbor that does not violate property rights of local residents/businesses, "out of sight, out of mind" half-attempt to solve a complex problem, pushes off burden on taxpayers/compromises safety	Opposes
Wescott, Sarah	sarahwescott@msn.com	360-678-5122	110 Percheron Ln, Coupeville	County ignoring plans/goals/codes, rights of nearby landowners jeopardized, no a recreation or tourist use/hinders Au Sable recreation, homless shelter requires a public sewer system, nonresidential uses must comply with rural design guidelines to assure compatability with adjacent uses, discourage public facilities within rural area unless function or service best served by a location outside of an Urban Growth Area, protect land within aircraft approach and departure zones from inappropriate development, not permit new land uses which would attract or accomodate large concentrations of people within approach/departure/accident potential zones of existing airports, minimize number of people exposed to very high aircraft noise levels in areas near airports through compatible land uses/encourage open or undeveloped space in the areas of the highest airport noise levels, areas around Ault Field and Outlying Field Coupeville should develop at the lowest possible density with the underlying land use designation, Country Inns in the Rural zone require 10 to 20 acres/the ZCI proposal was for a 1.94 acre parcel, emergency night-to-night shelters located farther than a half mile from an Urban Growth Area shall provide a location alternatives analysis, applicants shall document how the shelter's function or service area is best served by a location outside of an Urban Growth Aea, emergency night-to-night shelters must be served by public water systems, emergency night-to-night shelters shall not be located within any Aircraft Accident Potential Zone Overlays: to include the Clear Zone, APZI, APZII, where applicable the provisions of Title XIII of Island County Code for water system and fire flow standards, provisions of Title XIV of Island County Code for building and construction, NASWI performs Field Carrier Landing Practice often at night/can be until 1AM in the summer months, Transient Lodging 75-79 DNL = Not recommended by may be allowed with conditions, residential use discouraged in DNL 65-69 and strongly discouraged in DNL 70-74, the absense of viable alternative development option should be determined and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these zones, where the community determines that these uses must be allowed, measures to acheive an outdoor to indoor NLR of at least 25 dB in DNL 65-69 and NLR of 30 dB in DNL 70-74 should be incorporated into building codes and be in individual approvals, for transient housing an NLR of at least 35 dB whould be incorporated in DNL 78-79, as a Whidbey Island resident and taxpayer I demand that you/Island County Planning Department/our 3 Island County Commissioners/and the Whidbey Homeless Coalition ALL work together to search and find a more appropriate location for this project	Repeat
Foster, Steve	shfoster@usa.net		Oak Harbor	Putting a homeless shelter in the old church off of 525 makes no sense, no support facilities nearby, residents will have to bussed back and forth, not sensible from a support/logistics/ongoing cost standpoint, wrong solution to right problem, homeless need more than a roof over their heads, why reinvent the wheel and move them back and forth, the fact that my tax money is being used to fund this absurd project help me to be more aware of who and what I vote for, ill concieved/poorly researched idea will make "concerned citizens" and politicians feel good, but will be a disservice to those who really need the service	Opposes

Schaeffer, Mike	margaux56@aol.com	206-860-7970		Shelter in rural neighborhood next to gun range virtue signalling of worst kind, not well though out/waste of county resources, no public restrooms/employment/food services for miles, theft and vandalism in local residential area an open invite because there is nothing else there, no local law enforcement when this turns dangerous, why pay to run them there in a shuttle bus or van daily both directions when there are at least restaurants and public restrooms in Oak Harbor, obviously wanted by the proposed landlord as they will be making a good profit/make no mistake they will be the only one happy about this plan, this plan should not be about appearance of doing something but needs to be well though out and done correctly	Opposes
Unknown	avatar5815@gmail.com			Oppose project, will have negative impact on my community and will result in the compromise of our safety, location totally inappropriate	Opposes
G, Mike	msxfte@gmail.com			Oppose, makes no sense, services predominately in Oak Harbor, expensive to transport them back and forth to services in Oak Harbor, not enough law enforcement folks hear there to deal with issues, will be uptick in crime in the areas (it always happens), find a shelter in Oak Harbor, ship them to Seattle	Opposes
Leonessa, Carol Ann	womspir0498@comcast.net		Harrington Lagoon	Not best place for shelter, too far from Oak Harbor and services such as Spin Café/counselling services/Garage of Blessings, will homeless be able to reach services during inclement weather, when power goes out how will staff care for the homeless in a facility that is not up to code both in the septic tank and in the facility itself, concerned with safety of residents close to facility, homeless may have criminal backgrounds or mental illnesses, shelter across the street from a gun range, close to Ryan's House, think shelter will affect the property values, will homeless be able to ride the bus unmanaged during the day to other parts of the Island or Anacortes, have shelter in area where people can be properly cared for an up to code for safety of this population	Opposes
Coyne, Curtis	curt@coynelegal.com	360-682-2476	28 S Harrington, Coupeville	Near OLF, over 80dB when planes flying, will require an upgrade to septic (against county code), will Environmental Impact Study be required, services are 18 miles away in Oak Harbor, bussing 18 miles each way every day is a burden on the homeless and waste of County resources, building not constructed to house people overnight, no windows/showers/laundry facilities/other deficiencies, in unincorporated Island County/Sheriff response times can be up to 1/2 hour/not acceptable for "low barrier" shelter for population with drug addiction or mental health issues supervised by one staff member, one injury or overdose is too many, locate in area where the homeless are and where there are services	Opposes
Branan, Susan	susiebranam@comcast.net			Very opposed to idea, find another location that is not located near a sport club, invitation for trouble and heartache, a lot of homeless folks have mental issues, putting them near a firing range is ridiculous	Opposes
Thorpe, Michael	flightdoc1@msn.com		176 N Pheasant Run Rd, Coupeville	Include rehab/mental health services/job training and placement, building violates multiple building codes, does not meet state law requiring minimum parcel size of 2.5 ac, requires extension of septic, not located .5 miles or less from an urban growth area, no "conditions of use" are in place to protect the homeless/local residents/businesses/other law enforcement emergency at night, no protections for local residents/businesses regarding camping/littering/drug paraphernalia left on private/public property, NO PROTECTIONS IN PLACE for homeless/local residents/businesses, services are in Oak Harbor Spin Cafe/Garage of Blessings/Habitat for Humanity/counselling services, violates property rights of local residents/businesses, bussing homeless 18 miles each way daily a disservice to homeless and a waste of resources, building has no windows/inadequate egress for 30 people/no shower/no laundry/many other deficiencies, located in 75-80 decibel OLF noise zone, NASWI recommends against residential development/housing individuals in this zone, minimum of 30 decibel interior noise abatement recommended, Sheriff Dept response times can be 30 minutes in the unincorporated county, "low barrier" shelter, drug addiction, mental health problems, criminal records, supervised by one staff member, event requiring law enforcement is inevitable, object to Island County Commissioners transferring \$415,000 in grant money from Washington State Department of Commerce to Whidbey Homeless Coalition to house homeless at location for 10 years with no other strings attached, if Whidbey Homeless Coalition goes out of business there is no provision for the property to revert back to the County, failure on part of Island County Commissioners to fulfill the obligations of their office, betrayal of the citizens of Island County	Repeat
Thorpe, Judy	universal.safety2208@gmail.com			Some homeless receptive to changing situation, some want any services they can aquire with no strings attached, working with the MS-13 population in Federal Prisons was easier and more successful than dealing with the homeless population, many high risk individuals are perscribed medication for schizophrenia/suicidal tendencies/neuroticism/compulsive/defiant/violent behaviors, life is unpredictable without their medication, broke up many fights, they were out of control, Whidbey Homeless Coalition are requesting to house 30 individuals adjacent to a gun range with only one staff member at night to supervise, County Commissioners are behind it and trying to push it through, many of the people in prison had gun violations, when leaving prison, they were sent to a halfway house or homeless shelter, leave prison become reacquainted with their friends/start doing drugs again, not a good location in rural area with no services, when intoxicated or under the influence it is difficult to get them to wake up and participate in any activity, if coming down from drug of choice they may not get on a bus to go to Oak Harbor, a lot of services are M-F in Oak Harbor, Spin Cafe/Garage of Blessings/psychological counseling/Habitat for Humanity/pool for showers, on the weekends the guests will wander around in our neighborhoods, could lead to stealing a firearm from member at gun range/breaking into homes/stealing a vehicle/assaulting residents/myriad of many bizarre situations that can arise, County has land all over Whidbey Island, choose a site closer to Oak Harbor, we know contractors who would help with a purpose built shelter, "if you go ahead and select this location for this homeless shelter, this could have many detrimental results for the local community and the island as a whole", please reconsider this location for a homeless shelter as it fails to considerably assist in their needs	Repeat
Young, David	dwyoung2@gmail.com		662 Parker Rd, Coupeville	Location completely impractical and poorly suited to the needs of the homeless, find location in or close to Oak Harbor	Opposes
Anderson, Rich	richs145@yahoo.com			Oppose shelter across from gun club, don't trust security measures implemented by county government, everything government does turns into a SNAFU, gun club has a nice facility, gun club provides a community service by allowing Island County Sheriff's Office a weapon training site, have been with other clubs and am tired of being pushed out of a location because of dumb government rules, the Navy shut out the RC model club from OLF because the activity was deemed a threat to national security	Opposes
Walker, Larry & Lori	rochesterwalker@gmail.com			Opposed due to safety issues, many residents are older and may be easy targets for others to prey upon, jeopardizes our more vulnerable population	Opposes

Wilson, Catherine	ktswlsn@gmail.com		Coupeville	Opposed, already home to a facility for homeless intervention and prevention, new shelter would have negative impact on youth and young adults living at Ryan's House, Queen Anne homeless shelter correlated to crime spike in vicinity, 2018 Canadian study shows property crime increasing >50% in proximity of winter housing for homeless, encourage due diligence to show that all negative impacts on local neighborhoods have been predicted and reasonably prevented, most importantly the heroic work of Ryan's House is in no way negatively impacted	Opposes
Blanford, Kay	kayblanford@comcast.net			I was all for it this when it started but I have been lied to! Your grant was a lie and the permit!	Opposes
Nienhuis, Gary	gary2385@gmail.com			Attends a member church for Whidbey Homeless Coalition, very little problems over the years, dealt with promptly and effectively so they do not recur, no reason to anticipate operation of the proposed shelter in Coupeville would be any different, support approval	Supports
Scheinert, Ed	scheinerte@gmail.com			Appauld repurposing facility, however placing a care facility housing people with one or more issues to impair judgement so close to Central Whibey Sportsmans Association is ill advised, no shortage of tragic events occur when people who shouldn't have access to firearms are able to access, on active duty ranges were highly controlled and safety was of utmost importance, while deployed in Afghanistan numerous civilians were injured searching for brass, range management does secure items in the clubhouse and storage sheds but this is often of little determent to determined people, possibility of interaction between members and people with treatment care needs could lead to negative interactions	Opposes
Unknown	iamlost79@hotmail.com			Not for homeless shelter, will only attract more homeless from off island, needs a job program, who are they why are they homeless drugs/mental health issues/crimes/etc., no complete plan only half measure that would waste Island County time/money and risk to safety of public	Opposes
Gustafson, Kelly	kellyg3113@yahoo.com		Coupeville	Oject to shelter and location, please do not allow in our community	Opposes
Hutchinson, Alana	parawings@comcast.net			Multiple site and safety concerns, flagrant violations of current codes, well outside growth management area on current or future maps, must be within .5 miles of an urban growth center, parcel smaller than 2.5 acres, GMA stipulates that the county "must exhaust all options before locating a facility in a rural area", land was deeded to the Homeless Coalition, permits such as plumbing have been issued PRIOR TO approving applicants for "changes of use", feels like county is pushing this through because it's a "done deal", wasn't sufficiently explored prior to the property purchase, location is inappropriate, building and septic codes are being violated, 2-party well cannot support the water use for that many people, emergency egress capability is inadequate and dangerous, why should tax payers pay for upgrades to septic, water, fire, and building codes especially where they are PROHIBITED, homless are a vulnerable population with mental health and behavioral issues, behaving in unpredicatable or potentially dangers ways, in Oak Harbor law enforcement could be within just a few minutes, now there are often only 2 deputies to cover the entire island, leaves shelter monitor at risk, low-barrier shelter with no seach for/confiscation of illicit substances or weapons, vulnerable population group would be housed BY THE COUNTY in a location that the CDC guidelines stipulate is HAZARDOUS with noise levels greater than or equal to 85 dB, Island County website under "Land Use Classification and Compatability Guildelines" lists transient lodging in areas with greater then 65dB is "incompatible", noise meter at site measured 85-93 dB with surges to 101dB, Island County Zoning Code states that IC will "protect the fundamental and inalienable right of the residents of Island County to a healthy environment and the reasonable use of their property" and "protect the public health, safety, and general welfare of the residents of Island County" "You are intentionally and with knowledge, violating their rights", "although not officially in a CZI area, it is technically in one, and intentionally placing 31 people that close to a landing strip is irresponsible. Homeowners can elect to live there, whereas homeless shelter residents cannot.", all of us in the area have elected to live where we live taking into account all manner of considerations (schools/medical access/property taxes/rural vs urban community/etc.), We did not choose to have a homeless shelter in our backyards, if a guest is expelled for non-compliance law enforcement will be advised but may not respond, nor should they unless there is imminent danger to someone, so guest walks along SR20, finds nearby vehicle or outbuilding or home, there must be a better location on this island	Opposes
Sadler, Michael	greenapple120@yahoo.com			The Haven in Oak Harbor is constantly called to because the residents or tenants are out of control, there are drug related issues or fights, issues of theft and homelessness as in squatting in the surrounding woods, Sheriff's Office already stretched thin, Oak Harbor Police will not be able to assist with calls, it will be difficult and unsafe for Deputies to respond to the location, would rather not have these type of issues in close proximity to my backyard, probably be more people walking down SR20 in the hours of darkness, people do not wear reflective vests and a Sheriff's vehicle travelling at speed in route to a call is a dangerous equation, The Haven in Oak Harbor is already a shelter, the Freeland Inn is about to be sold and turned into a low income or shelter situation, Ryan's House is Coupeville is for young adults, can county on one hand the number of people in this situation that have attempted to better themselves, this will be a welcoming mat for people to move in/squat/destroy the beauty which is Coupeville, County taxes are very high, there is already a non-revenue bus system, shouldn't curtail to people who are not willing to help themselves or take responsibility for their own actions, rethink the proposal and not go through with location, shelter in Coupeville unsafe for the community	Opposes
Carver, Darryl & Pamela	pamelazpearce@gmail.com		193 South Harrington Lagoon Dr, Coupeville	Building has no windows/sloped floor/unfit for purpose, local water system, septic system not designed for many full time residents, location impractical, rural location with no public transportation to allow residents to get a job, property has lots of parking making it suitable for another use such as farmers market/performance venue/community center/etc., there is already audio visual equipment in the building, facility does not have adequate cooking/eating/bathing facilities, cannot be adapted to support and still meet current building codes, several nearby residences are secluded vacation homes that are unoccupied a good part of the year, we do not want a situation like Orcas Island where Barefoot Bandit occupied several vacant homes and did considerable damage including breaking and entering/theft, find a place more suited with a location that would provide access to local jobs to help people become able to support themselves	Opposes
Hilkey, Edwin	whidbeybirds@msn.com			Strictly against, people are stealing money from sculpture park, had \$7,500 dive air compressor stolen and returned by Sheriff's dept, gun club located across road, we do not need these people roaming around over there if they get kicked out of shelter, bussing people from Oak Harbor to Coupeville is "nothing more than an insult to my brain", my taxes can be used for better things that a bus ride, using my tax dollars to rebuild a building not set up for this type of operation is ridiculous, "really burns my butt that Island County Commissioner went behind our back and purchased the property, for a ridiculous amount of money and not asking for review on this matter until after the fact. I though we voted in a better bunch of people then that.", keep them in Oak Harbor, this is not Coupeville's problem	Opposes

Hutchinson, Steve	parawings@comcast.net			<p>Along with increase in population has come increase in homelessness, resources taxed as never before, Island County Commissioners purchased the property for \$415,000 and gave the deed to the South Whidbey Homeless Coalition, FCLP operations increase 20% at Ault Field and 80% at OLF Coupeville, 88-93 dB with spikes to 101 dB measured on site, noise level over 65 dB incompatible with lodging, Brian Tyhuis says at 75-79 dB transient lodging is NOT RECOMMENDED, CDC states expose to 85 dB or higher is HAZARDOUS, National Institute for Occupational Safety recommends hearing protection at 85 dB or above, EPA specifies a 55 dB limit for outdoor activities and an indoor limit of 45 dB, noise could affect mental issues or veterans with PTSD, EA6 crash December 28, 1982 3 aviators died, Navy recommends land uses that concentrate large numbers of people be AVOIDED in APZs, RWY 32 has APZ 1 and APZ 2, RWY 14 only has clear zone, why, best sitation for Navy is less people encroaching on the airfield, dark environment for simulation of night carrier landings, lights in parking lot could be a problem due to proximity to the approach end of RWY 14, OLF is "ground zero" for PFOAs and PFOSs, shelter places up to 30 people in a contaminated water situation, ICC requires the shelter to be on a public water supply, the shelter and one other family share the well, the public does not have access to the water supply, ICC says that a shelter needs to be hooked up to a public sewer system/this property is not, pole barn needed a perk test but shelter can cram 30+ people in a building, no indoor showers, used to leave home and vehicle unlocked, have had mail stolen, people have used our hot tub, had a vehicle broken into, a neighbor had an attempted home invasion/a man was trying to get into her home at midnight/individual had just been kicked out of Ryan's House, "low barrier" shelter at Morris Road location will this happen again/what guarantees do we have that it won't, had a "smash and grab" to car in Bellevue/responding police officer said that ever since a homess shelter opened in the neighborhood "smash and grabs" have skyrocketed, building is not sprinklered/needs to be, no windows and only three doors, what about ADA requirements, in event of fire, egress could be an issue, an Ebey's Landing National Reserve Certificate of Appropriateness needs to be done prior to approval of the shelter/has this been completed, not best location/facility for homeless</p>	Opposes
Bradley, Christopher & Barbara	bobbiandchris@comcast.net			<p>Oak Harbor moving its homeless population to first "convenient" spot in the region to over night them, building has no services of any kind, homeless choose to live in urban environments, seems illogical and downright asinine to establish shat amounts to a dedicated daily shuttle serice to and from the very area that already has in place the very services they require, place in warehouse district along Goldie Road between HWY 20 and Navy base/it is away from bedroom communities, City of Oak Harbor needs to come to a more logical solution other than giving the unpopular impression that it is "dumping" those individuals nightly in an area that is simply not equipped to provide them with the services they require</p>	Opposes
Rob Cribbs	treetoplvr58@yahoo.com			<p>Against locating shelter in Coupeville, locate it in Oak Harbor, reduce transportation costs, these people are free to come and go at will/could increase foot traffic along HWY 20/increasing likelihood of a vehicle pedestrian accidents and possible loss of life, crosswalks/traffic lights/police presense/pedestrian friendly city infrastructure in Oak Harbor is a much better and cost effective solution to the overflow housing requirement for Oak Harbor</p>	Opposes
Thompson, Robert & Pamela	pct100@icloud.com			<p>Violates multiple building codes, does not meet state lay requiring 2.5 acres, would require expansion of septic system which is against county code, not located .5 mile or less from urban growth area as required, no "conditions of use" are in place to protect homeless/local residents/businesses, services are in Oak Harbor (Spin Cafe/Garage of Blessings/Habitat for Humanity/counselling services), violates property rights, bussing 18 miles each way daily is disservice to homeless and waste of resources, building not constructed to standards required for housing people overnight, no windows/inadequate egress/no shower/no laundry/many other deficiencies, located in 75-80 dB noise zone, NASWI recommmends against residential development/housing individuals unless 30 dB interior noise abatement, Sheriff's Office can take 30 or more minutes to respond, "low barrier" shelter with drug addiction/mental health/criminal records, supervised by one staff member after hours, an event requiring law enforcement is inevitable</p>	Opposes
Lloyd, Julie & George			19162 SR 20, Coupeville	<p>Location inappropriate, distance from basic needs, Oak Harbor doesn't allow homeless shelters, volunteer driving staff, possibility of crime, safety of shelter residents, slipery slope to allowing RV's, vans, cars, for sleeping, person living in car at 331 Morris Rd all day long two weeks ago, list of 55 further questions</p>	Repeat
Lloyd, Julie & George	myskysstillblue@gmail.com		19162 SR 20, Coupeville	<p>Structure not meant to be "inn", contained a group of people for only a couple hours once a week, that kind of attendance did not put stress and strain on the septic system or well, "I don't see how you can manipulate code just so this building can be used because someone had to spend the grant money on something and you are being pressured to push this through.", distant advocates living outside this community should NOT have the ultimate influence, and overfule the desire of the neighbors directly affected by this decision</p>	Repeat
Fenstermacher, Robert	robertxf@nwrpros.com	360-678-9320		<p>Homeless Coalition from Langley and Oak Harbor homeless seem to have more clout with the Planning Department than the taxpaying residents who live in the neighborhood, Langley well intentioned people help people in Langley, Oak Harbor solve homeless problem in Oak Harbor, I do not want a homeless shelter about a mile away from my house, no facilities for homeless people to turn to for medical attention/police or sheriff intervention/just someone somewhere to spend time talking with in the middle of the night, church is in the middle of no where, angry about spending hard earned federally/state/county taxed net dollars to appeal this thing - especially when the state GAVE \$400,000+ dollars to the county AND THE COUNTY GAVE IT TO A PRIVATE HOMELESS BUSINESS, Homeless Coalition may be a "non-profit" business but it is still a business non-the-less, this is not the solution, not at my expense and the expense of almost 100% of the local neighbors, it would take a huge reveral on the county's behalf to reverse the decision to allow the many, many exceptions and variances required to approce this land use application, I ask that you reverse your decision and disallow the transaction to be approved, it was not right, or fair to the residents, or best for the homeless themselves, maybe the "Homeless Coalition Business" can return the \$400,000 to the county and seek a more suitable location elsewhere</p>	Repeat

Hestbeck, Philip	pjhestbeck@hotmail.com			<p>Opposed to conversion of church to "Low Barrier Shelter", County should not offer a "Low Barrier Shelter" as it a disservice to the Homeless/only further enables the conditions that have led many of those in Homelessness into this lifestyle altogether/places all surrounding residents at an unnecessary increased risk of experiencing crime/theft/compromises their safety, county should make it clear to the Whidbey Homeless Coalition that there should be standards in place and rules of conduct to adhere to (such as maintaining sobriety/providing identification/agreeing to background checks/zero tolerance for drug paraphernalia/weapons/etc., seek more suitable location near Oak Harbor where homeless services are already offered, the County should do its due diligence to ensure the Shelter's location does not violate its own codes and is not in close proximity to homes with families and children, "As a father, I have already relocated my family's location from Oak Harbor to Coupeville in order to put distance between my family and the issue of Homelessness that Oak Harbor is dealing with. It is unacceptable that the county is now bringing the issue 1/2 miles from my home, out in the rural part of the county.", return integrity and proficiency to the building department of Island County and to not let Commissioners influence your department into violating your own couty codes and placing residents safety in jeopardy just to appease their own agendas</p>	Opposes
Furnas, Randy & Dave	randyfurnace@yahoo.com			<p>Violates multiple building codes, does not meet state lay requiring 2.5 acres, would require expansion of septic system which is against county code, not located .5 mile or less from urban growth area as required, no "conditions of use" are in place to protect homeless/local residents/businesses, services are in Oak Harbor (Spin Cafe/Garage of Blessings/Habitat for Humanity/counselling services), violates property rights, bussing 18 miles each way daily is disservice to homeless and waste of resources, building not constructed to standards required for housing people overnight, no windows/inadequate egress/no shower/no laundry/many other deficiencies, located in 75-80 dB noise zone, NASWI recommmends against residential development/housing individuals unless 30 dB interior noise abatement, Sheriff's Office can take 30 or more minutes to respond, "low barrier" shelter with drug addiction/mental health/criminal records, supervised by one staff member after hours, an event requiring law enforcement is inevitable, Church adjacent to single-family residential home</p>	Opposes
Daniel, Robert & Jeannette	rgdandjd@yahoo.com			Letter Attachment	Opposes
Daniel, Robert & Jeannette	rgdandjd@yahoo.com		167 Fox Hollow Dr	<p>Against shelter, housing value dropped an average of 10% or more, since it will be a low barrier shelter (even if it isn't) prices will drop, home security, the actions of the people staying there cannot be controlled 100%, if disruptive they will be put out on the street or jsut leave and now they are the neighborhood's problem, drug dealers or individuals wo could not get into the shelter will be attracted to the area, causing tent cities or individuals looking for illegal drugs, friends and coworkers impacted by this bery thing in Oak Harbor, attempted home invasions, devaluation of my home property, will the county reimburse me for the loss of value for my property for something I do not want and who is going to protect us in a timely manner when all that separates us from tragedy is a pane of glass and a few wood screws, remember we live in a rural area there isn't local police who can respond quickly, rural Coupeville is not the anwer</p>	Repeat
Thorpe, Judy	universal.safety2208@gmail.com			<p>"Just think, the person that killed all those people in Texas yesterday was mentall ill. We're going to have 30 living down the streetnext to a gun range. Doesn't that scare you? If it doesn't it should....."</p>	Repeat

9/21/2021

**Island County Planning Department
John Lanier/Planner 1
6th St NE
Coupeville, WA 98239**

Dear John,

I'm writing to express my opposition to creating a shelter for transients on the corner of Hwy 20 and Morris road.

I don't think that giving a variance in this case is in the general public's best interest.

I don't believe that the Planning department did their own due diligence, being sure this variance followed the Island County code

I do believe that this variance would, in fact, lower property values in this area.

All the other services for those who would be in the facility are in Oak Harbor and it seems to me a much better idea to find an area in Oak Harbor. Declining this variance would give them more reason to expeditiously find a more appropriate facility.

Regards,

Trenna Atkins

360-678-7008



trennaatkins@comcast.net



21308 SR 20, Coupeville, Wa.



John Lanier

From: Trenna Atkins <trennaatkins@comcast.net>
Sent: Tuesday, September 21, 2021 11:48 AM
To: John Lanier
Subject: Letter to planning committee
Attachments: Letter to Planning committee.docx

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello John,

Please accept my attached letter to the Island County Planning Department regarding the facility intended for the homeless shelter variance planned at the corner of Hwy 20 and Morris Road.

Thank you,

Trenna Atkins

John Lanier

From: rfboyer@comcast.net
Sent: Saturday, September 18, 2021 2:18 PM
To: John Lanier
Subject: Homeless shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

We would like to express our objection to Oak Harbor bussing the homeless out of the city to a remote location that is 15 to 20 miles away.

Volunteers will tire of driving this, and what will be an alternative?

The proponents say Coupeville is where the homeless services are located. The only service I am aware of is the county office. And now, they visit Spin Cafe to speak with clients.

The proponents speak of the availability of the hospital. But there is no health clinic there to address patients. They are in Oak Harbor.

The proponents say it is overnight only, but they want a kitchen. Spin Cafe has been successfully providing food for years.

We are still left in the dark regarding the kind of 'rules' the clients are held to.

Are they admitted with drugs or alcohol in their systems?

We were told they are not locked in at night. If someone leaves, is that reported to the police?

It is hard to believe that the Oak Harbor area does not have a building that can run this facility where the problem exists.

We ask that they try to place this shelter where the people who need it are living their days in an area they find their other needs met.

Thank you for your consideration.

Verleen and Ron Boyer

Coupeville WA

Sent from my iPhone

John Lanier

From: PHYLLIS BRETT <phyllisbrett1@comcast.net>
Sent: Monday, September 20, 2021 11:41 PM
To: John Lanier
Subject: the Haven Night to Night Shelter in Coupeville.

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

This email is a request to keep the plan for the Haven Night to Night Shelter in Coupeville. The need for a decent place for the homeless for respite from the elements of sleeping in the woods, in driftwood forts, abandoned cars or sheds, the need for a humane place is desperately needed.

Sincerely,

Phyllis Brett

P.O. Box 775, Coupeville, WA 98239

I watched a very heart warming movie that is all about the homeless folks in Dallas Texas and a society woman that had a passion for them. A true story of one woman who made a difference in that place.

Please watch this movie. WELL WORTH the watch, then thank the Lord for your job and family.

Same Kind of Different as Me

https://www.bing.com/videos/search?q=same%20kind%20of%20different%20as%20me%20movie&docid=608042067878677487&mid=7BC8BAF2754D55A415CD7BC8BAF2754D55A415CD&view=detail&FORM=VIREHT&fbclid=IwAR3N10u8q52O0HYrglp-mLf-h7Ps9Go5IO4oBtMwPHwyG1YoEw_vdcUdUyg

John Lanier

From: Faith Bryan <faithasfun@yahoo.com>
Sent: Wednesday, September 22, 2021 3:53 PM
To: John Lanier
Subject: Emergency Homeless Shelter, Coupeville

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello Mr. Lanier,
I'm absolutely in favor of providing overnight sleeping accommodations to those without homes.
I believe the building is perfect for that purpose.
Sincerely,
Faith Bryan
103 Woodcreek Way
Coupeville, WA 98239

Sent from my iPhone

Community Development

I am strongly against This!

Sincerely Caroline Hill

SEATTLE WA 980

18 JUN 2021 PM 5 L

Marideth Peang Island Co. Planning Dept.
Island County Planning Dept.
1 6th Street NE
Cambridge WA 98239

00
00
N
W
W
I
W
W
W
O
O

[illegible]

John Lanier

From: Sandra Duerksen <snowgator_7@icloud.com>
Sent: Tuesday, September 21, 2021 7:06 PM
To: John Lanier
Subject: Petition

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello again.

Deadline September 22nd for the Homeless Shelter for comments.

Apparently there is a petition with 500 names on it and others trying to add their name as I am. Apparently trying to create a digital petition is in progress.

It's not clear where the current petition is.

That information is on the Nextdoor app for Coupeville.

Judy Thorpe on the Nextdoor app from Coupeville has the petition information.

Hopefully someone will hear 500 voices that apparently exist.

Thanks again for your time

Sandy Duerksen

5599404396

Sent from my iPhone

John Lanier

From: Kari Fee <kfee2@aol.com>
Sent: Sunday, September 26, 2021 7:09 AM
To: John Lanier
Subject: Homeless shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

We vote NO on the homeless being bussed to Coupeville at night! Oak Harbor already exports their toxic Navy jet noise to Coupeville. We don't need their homeless here too.
Taxpayers pay enough already taking care of the homeless.
NO TO THE HOMELESS COMING TO COUPEVILLE!

Thank you,

Bruce and Kari Fee
863 Blockhouse Rd
Coupeville, Wa

Sent from my iPad

John Lanier

From: robertxf@nwrpros.com
Sent: Wednesday, September 22, 2021 1:22 PM
To: John Lanier
Subject: proposed homeless shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello John,

I've lived in the nearby Harrington Lagoon development for the past 16 years. I am the owner of two homes in the area that I am paying for and will be paying for until about 2028 with hours and hours of hard work. I am 71, 72 in a little over a month.

Retirement? What is retirement? But that's my problem-not anyone else's.

I must express my extreme disapproval of permitting an overnight homeless housing facility so close to my homes.

There are no facilities, stores or restaurants nearby for them to use or walk to. There is nothing for them to do. There are no public facilities, libraries or parks anywhere nearby.

They are planning on allowing drug users and criminals to stay there. After all they have a "right" to a roof over their heads don't they?

My 2005 Ford pickup was parked at Les Schwab's overnight about a month ago. The catalytic converter was stolen. I'm sure it was taken by an out of work person whose truck desperately needed a very expensive catalytic converter. So, they took mine.

I lived in LA for years and have had way too much experience with homeless people (and, to be fair, people with homes) who were not of the highest moral stature. I could fill a page, line by line, front and back with criminal experiences, from hit and run, to many thefts/burglaries, prostitutes asking if I "date", perverts exposing themselves to my daughter, jerks wanting to take "adult" pictures of her, to, well, even murder. Our next door neighbor was murdered with a 38 pistol 15 feet from our breakfast windows and door. A shot nearly hit my daughter.

Now, I know, that perhaps only a small number of the Oak Harbor homeless people would even consider doing those things. Right?

But what about the small number that would?

I really don't want them living a short walk from my house-just around the corner.

Oak Harbor needs to take care of their own....In their own town. Preferably near the police station and City Hall. They also need job training, mental and psychological counselling, clothing and a program to reinstate their place as a contributing member of society. Coupeville is NOT the place for any of this.

Not in a rural residential neighborhood that is mostly home to old people who have earned the right to have a safe, clean neighborhood.

I hope Oak Harbor steps up to the plate and handles it's responsibility to their citizens.

You have my email address from the sender line.

My phone is 206-931-1834 if for some reason you might need to call me.

Sincerely,

Robert Fenstermacher

John Lanier

From: Meredith Penny
Sent: Monday, June 14, 2021 12:13 PM
To: Wayne Flaaten
Cc: John Lanier
Subject: RE: Hi Meredith !
Attachments: 234-20 ZCI Kline Night-to-Night Shleter - Comment Response.xlsx

Good morning Wayne,

The Whidbey Homeless Coalition responded to similar concerns that came up during their Zoning Code Interpretation application process. I have attached their responses to this email. Please let me know if you have further questions after your review of the attachment. Your comments will be considered and entered into the record for Site Plan Review application 188/21.

Thank you,

Meredith Penny

Planning Manager

Island County Planning & Community Development

Phone: 360.678.7807

UPDATED EMAIL: m.penny@islandcountywa.gov

<https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Email is subject to public disclosure requirements per RCW.42.56

From: Wayne Flaaten <floatin@whidbey.net>
Sent: Monday, June 14, 2021 2:40 AM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: Hi Meredith !

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Meredith,

I want to ask for your attention to - & - consideration of the following letter I submitted to the local press:

Dear Editor:

I'd like to invite the readership of your paper to assist me in evaluating the planning for a project = a homeless shelter on Whidbey Island.

Known facts: - The homeless population on Whidbey Island is centered / concentrated IN downtown Oak Harbor & its environs.

- The "services" needed by the homeless are located in Oak Harbor i.e; The Spin Cafe - The Opportunity Council - the Homeless Coalition office - doctors / dentists - markets - ideal spots to panhandle - restaurants - thrift stores

- There is usually only 1-2 Island County Deputy Sheriffs on duty at night to cover the entirety of Whidbey Island.

Given those facts ... Where would the IDEAL placement for a homeless shelter be on Whidbey Island ?

- In / near downtown Oak Harbor ?

- Near Deception Pass ?

- At the corner of SR 20 & Morris Rd. = 5.9 miles south of Coupeville ?

- a VERY BUSY HIGHWAY INTERSECTION - VERY near the OLF (USN Growlers Touch & Go landing strip - Ryan's House - across the highway from a GUN RANGE

- In Clinton ?

- In Langley ?

IF the homeless shelter were to be located 5.9 miles south of Coupeville - would it make any sense to ...

- transport the homeless TO the shelter - FROM Oak Harbor - EVERY evening ?

- transport the homeless FROM the shelter - TO Oak Harbor - EVERY morning ?

- be placed in a facility with NO cooking facilities - & - NO showers ?

Some VERY pertinent questions:

- What is the documented number of homeless on Whidbey Island ?

- How do we know these numbers are accurate ?

- Where specifically are they located on Whidbey Island ?

- Has any attempt been made to distinguish between:

1. Genuinely/temporarily "out of luck" homeless people/families

2. Mentally ill homeless people

3. Chosen "life-style" homeless people

4. Drug and/or alcohol addicted homeless people

- Why is a shelter being proposed by the Whidbey Island Homeless Coalition to be placed in a rural location (at the corner of SR 20 & Morris Rd. = 5.9 miles south of Coupeville) when services they will need or job training opportunities - access to doctors / dentists - are going to be more available in a city like Oak Harbor or Langley.

- If Island County is going to subsidize services to the homeless via Whidbey Homeless Coalition, shouldn't there be ongoing oversight and auditing, as well as measures to contain the associated homeless encampments that such a shelter would encourage ?

I would greatly appreciate any / all feedback from you regarding this.

Thank you.

Most Sincerely,

Wayne R. Flaaten

24968 State Route 525

Greenbank, WA

98253

360-222-3143

floatin@whidbey.net

John Lanier

From: Wayne Flaaten <floatin@whidbey.net>
Sent: Wednesday, September 22, 2021 4:09 PM
To: John Lanier
Cc: FAM - WAYNE FLAATEN
Subject: Proposed Homeless Shelter on the corner of Morris Road & State Route 20 near Coupeville

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

9/22/21

John Lanier - Associate Long Range Planner
Island County Planning Department

Dear Mr. Lanier,

My wife & I, as homeowners in Greenbank - have several concerns and objections to going forward with the plan for establishing a homeless shelter near Coupeville.

I believe that we have a very serious homelessness problem which is growing worse, despite the efforts of society, and that the homeless deserve our help. In order to help these individuals, however, it is my opinion that we need a comprehensive plan to include drug rehabilitation, mental health care, and job training/placement services. Simply providing a "night to night" shelter does not accomplish this goal.

Considering what I've mentioned above , I strongly believe that the site at Morris Road and HWY 20 does not comply with Island County Planning Department guidelines for this type of facility as follow:

1. The site should be 2.5 AC or greater.
2. It requires a public water source. This property currently shares a well with the adjacent residential property.
3. It is not 0.5 miles or less from an "urban growth center".
4. A "night to night emergency shelter" is not meant to provide long term sequential night shelter to the same individual. The Whidbey Homeless Coalition states in their responses to questions that their average stay is (60) days.

There's one other fundamental question that you MUST consider ! - Does the establishment of a high-density - multi-unit - so-called "temporary housing facility contribute to the General Welfare & Health & Safety of the occupants ? ... I'd say NO !

As you are (I assume) well aware - the proposed shelter is across the highway from the US Navy's OLF (touch & go landing field). the OLF is used by the Navy aviators flying F-18 Growler jets to practice their carrier take-offs & landings. These Growler aircraft fly at speeds up to 1,200 mph - with engines with more power & thrust

(and thus are louder) than the former Prowler jets. It's VERY important to note that based on US Navy crash data has shown that over the past 35 years re: crashes of Prowler jets ... Growler jets - with their more powerful engines are 10-30 times more likely to crash than the previously flown Prowler jets they replaced.

Sincerely yours,

Wayne R. Flaaten
24968 State Route 525
Greenbank, WA
98253
360-222-3143
floatin@whidbey.net

From: [Meredith Penny](#)
To: [John Lanier](#)
Subject: FW:
Date: Tuesday, June 22, 2021 8:41:09 AM

For the Whidbey Homeless Coalition application folder in the O:/ drive.

Thank you,
Meredith

From: Dottie Kingrey Hunt <dottieking24@gmail.com>
Sent: Monday, June 21, 2021 6:26 PM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject:

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I have lived in admiral's cove since 2015. I do not want at shelter in this area. It needs to be in an area closer to necessities.

From: [Meredith Penny](#)
To: [John Lanier](#)
Subject: FW: Homeless Coalition Proposal
Date: Thursday, June 24, 2021 9:14:16 AM

For the O:/ drive – Whidbey Homeless Coalition site plan review

Thanks,
Meredith

From: Sarah Wescott <SarahWescott@msn.com>
Sent: Wednesday, June 23, 2021 9:46 PM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: Homeless Coalition Proposal

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Island County Planning Department
Meredith Penny/Planner 1
6th St NE
Coupeville, WA 98239

June 23, 2021

Meredith, again I would like to express my concerns about the homeless shelter proposed for Morris Road. Here are my questions and concerns:

What is the County doing to allow builders to construct small houses, under 1000 square feet? Families and single people do not need the large expensive houses that are currently allowed. Smaller homes are more affordable, easier to heat and maintain. People with low incomes can get by much easier which would help people from becoming homeless.

Island County has shirked their responsibility to solve homelessness by bringing in outside agencies like the Homeless Coalition. These people are not working with the community in this area. They say they want to be transparent yet will not answer direct questions. The county would be better served by modeling a program like Skagit County has with the Friendship House, where drug use is not allowed.

Island County and the Homeless Coalition has done nothing to bring the community together on this proposal. From the beginning it has been hidden from the local neighborhoods by poor signage placement, poor communication and very short time

frames for comments.

If you were a homeless person, would you want to pack your belonging in a van in the evening, be transported to a facility to sleep, then pack your things up in the morning to be transported back to Oak Harbor to wander the streets? Some call the people living in this neighborhood heartless. I think the scenario proposed is heartless. Again, what is the County doing to provide housing or temporary homes for these people? How is it that Oak Harbor is allowed to say 'No' to these people?

One question we have not received an answer for is, "What is our re-course when things go wrong?" We do not have police or sheriff on staff at night. Every time we ask the Homeless Coalition how they will handle smoke breaks, they offer a different answer. The fields east of the proposed site are already bone-dry grass. With our frequent evening winds, wildfire could move very swiftly across this edge of the prairie.

Finally, why does the County think that putting a low barrier facility, where drugs will be present, is okay next to a home for teens?

Sincerely,

Sarah Wescott

From: [Meredith Penny](#)
To: [John Lanier](#)
Subject: FW: Morris Road and HWY 20 homeless shelter
Date: Friday, June 25, 2021 10:56:46 AM

Can you see if we already put this in the O:/ drive yet or not?

Thanks,
Meredith

-----Original Message-----

From: Michael Thorpe <flightdoc1@msn.com>
Sent: Tuesday, June 22, 2021 1:12 PM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: Re: Morris Road and HWY 20 homeless shelter

Good Afternoon Meredith!
Please advise if you received my email from yesterday.
Thank You!
Michael Thorpe

Sent from my iPhone

> On Jun 21, 2021, at 5:45 PM, Michael Thorpe <flightdoc1@msn.com> wrote:
>
> Dear Ms. Penny;
> I am responding to the application of Whidbey Homeless Coalition to develop a homeless shelter at the above location.
> While supportive of helping the homeless, I oppose the above location for the following reasons:
> 1. The location is not in compliance with Island County Planning Department requirements for a night to night shelter (parcel>2.5 AC, public water source, and 0.5 miles or less from an urban growth center).
> 2. The location is in a maximum noise and accident zone for NAS Whidbey OLF, which would not make an ideal sleeping location, as the aircraft often fly until midnight. Also, the noise would potentially exacerbate mental health issues such as PTSD.
> 3. Island County Sheriff resources are thin at night on Whidbey, with only 1-2 officers on duty after hours. We experienced an accidental 911 call 3 nights ago at midnight, which took a responding officer 20 minutes to arrive on scene. This could potentially be a serious problem for the homeless shelter. Oak Harbor PD has better response resources in off hours.
> 4. While Mr. Kline of Whidbey Homeless Coalition maintains that most of the services required by the homeless are in Coupeville, the services in Coupeville are required only on an episodic basis (ER, mental health/counseling), while the everyday services required by the vast majority of the homeless are located in Oak Harbor (food, clothing, opportunity council, garage of blessings, possible job opportunities).
> It does not make sense to transport these individuals back and forth to Coupeville on a daily basis.
> 5. The proposed shelter location does not have kitchen, shower, or laundry facilities.
> 6. This site was chosen, not because of an ideal physical plant or location, but because it was a distressed property which was on the market for over 1 1/2 years. It is a square peg which they are attempting to force into a round hole.
> 7. Locating the homeless shelter at this site will bring economic damage to the citizens of the area due to decreased property values. Already, several homes on Morris Road have been listed for sale as a direct result of the proposed shelter; several others are contemplating the same. The individuals living near the proposed site are in fear for their lives, as psychiatric conditions, drug addiction, and criminal records are prevalent among a portion of the homeless population.
> Would it not be better to search for a location which would not damage some citizens for the benefit of others?
>
>
> Michael Thorpe, M.D.

>

> Sent from my iPhone

From: [Meredith Penny](#)
To: [John Lanier](#)
Subject: FW: Whidbey Homeless Coalition
Date: Monday, June 21, 2021 12:45:59 PM

To add to Whidbey Homeless Coalition file on O:/ drive

Thanks,
Meredith

From: Tenna Atkins <tennaatkins@comcast.net>
Sent: Monday, June 21, 2021 12:29 PM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: Whidbey Homeless Coalition

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello Planning Committee:

I do not believe that this location is suitable for bringing the homeless from Oak Harbor and back to Oak Harbor every day.

My recommendation would be to find something in the Oak Harbor area when the journey would be shorter.

I don't believe that many of the homeless would be willing to travel to Coupeville, under the flying jets, sometimes late into the night.

My vote is to not accept the request of the Coalition to use this location for housing the homeless.

Tenna Atkins
Island County resident

From: [Meredith Penny](#)
To: [John Lanier](#)
Subject: FW: Whidbey Island Homeless Coalition
Date: Friday, June 18, 2021 4:34:55 PM

John,

Can you add the below comment to the Whidbey Homeless Coalition permit folder on the O:/ drive?

Thanks!
Meredith

From: Taylor M. Cavender <TM.Cavender@islandcountywa.gov>
Sent: Friday, June 18, 2021 11:29 AM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: FW: Whidbey Island Homeless Coalition

FYI

For comment on the Whidbey Homeless Coalitions proposed project.

From: Gail Pierce <gail.p@cb360team.com>
Sent: Friday, June 18, 2021 11:12 AM
To: Taylor M. Cavender <TM.Cavender@islandcountywa.gov>
Subject: Fwd: Whidbey Island Homeless Coalition

To: Jill.Johnson@islandcountywa.gov
Subject: Whidbey Island Homeless Coalition
Dear Commissioners,

I see people writing against the Whidbey Island Homeless Coalition purchase of the church on Morris Rd and Hwy 525 in various media. I believe they are a minority but a loud voice. This facility's desirability, ability to meet target population needs, and acquisition was carefully researched by the WI Homeless Coalition and they did provide forums for those with concerns previously.

A Central Whidbey location right on the highway seems like it would be easy for homeless in North, Central, or South Whidbey to access by bus or the van transport provided. This last moment opposition by a handful of 'Not In My Backyard' folks should not be allowed to block this much needed facility.

Whidbey Island has long been a place where locals help and care for their neighbors and try to

make this a better place to live for everyone residing here. Let's not exclude those those with no permanent roof over their heads from this spirit of care and support. I support the Whidbey Island Homeless Coalition in their efforts to provide safe emergency homeless shelter in addition to all their other work at House of Hope and providing resources and support needed to help homeless people. I hope you will support their efforts as well. The entire will community benefit.

Gail Pierce

gail.p@360team.com

cell 360 632-2874

John Lanier

From: Julie II <myskysstillblue@gmail.com>
Sent: Friday, September 3, 2021 11:23 AM
To: John Lanier
Subject: Fwd: Homeless Shelter

Hi Mr. Lanier,

I am forwarding my email just now sent to Meredith Penny as I realized the notice has you as the contact.

Thank you,

Julie Lloyd

----- Forwarded message -----

From: **Julie II** <myskysstillblue@gmail.com>
Date: Fri, Sep 3, 2021, 11:20 AM
Subject: Re: Homeless Shelter
To: Meredith Penny <m.penny@islandcountywa.gov>

Hi Ms. Penny,

I received notice of application for phase 2 of the WHC proposal for the JWKH location for sheltering up to 30 people.

What has happened to the application for phase 1? When will the hearing Examiner make a decision? Isn't there supposed to be a public hearing for phase 1? I have not seen any notice of public meeting for phase 1.

Thank you for your time.

Respectfully,

Julie Lloyd

On Thu, Jun 24, 2021, 9:17 AM Meredith Penny <m.penny@islandcountywa.gov> wrote:

Thank you for your comments, these will be entered into the record and considered as part of the site plan review.

Best,

Meredith Penny

Planning Manager

Island County Planning & Community Development

Phone: 360.678.7807

UPDATED EMAIL: m.penny@islandcountywa.gov

<https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Email is subject to public disclosure requirements per RCW.42.56

From: Julie II <myskysstillblue@gmail.com>
Sent: Thursday, June 24, 2021 6:39 AM
To: Meredith Penny <m.penny@islandcountywa.gov>
Subject: Homeless Shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Ms. Penny~

I have attached our letter of opposition to the homeless shelter proposed location at the former Jehovah Witness Kingdom Hall in addition to a letter sent via USPS.

Please consider what you are doing by concentrating homeless shelters in this vibrant neighborhood, within the southeastern entrance to Ebey's National Historic Reserve.

Julie Lloyd

From: [George Lloyd](#)
To: [Meredith Penny](#)
Subject: Form c6 Transportation Concurrency is unsigned or dated by the applicant.
Date: Thursday, May 6, 2021 1:38:33 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Form C6 of the site plan asks to operate a "emergency" Shelter for up to 30 people (sic) What defines an "Emergency" and why was this form accepted incomplete and unsigned and undated as required by law, by the property owner or his agent or assign. Leaving this application incomplete. The traffic report seems to indicate that people would be registered in Oak Harbor then transported to the proposed shelter, and the back to Oak harbor in the morning, how does the applicant propose to stop clients from leaving or trespassing if they are forced or allowed to leave at night, how would Police or EMT bringing released prisoners, vagrants, and hospital released persons know if the proposed shelter was full or if they would be accepted outside of the proposed hours of intake vetting and operation. It also indicates workers would be using the site during the day, contrary to statements by the applicant.

--

George A Lloyd

From: [Meredith Penny](#)
To: ["George Lloyd"](#)
Subject: RE: Form C#5 Whidbey Homeless Coalition As built Septic Apparent alteration and incomplete
Date: Thursday, May 6, 2021 1:36:00 PM

Thank you for this comment George, I will include it in the record for this application and forward it to our Public Health Department for their consideration as they review the application.

Best,

Meredith Penny

Planning Manager

Island County Planning & Community Development

Phone: 360.678.7807

UPDATED EMAIL: m.penny@islandcountywa.gov

<https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Email is subject to public disclosure requirements per RCW.42.56

From: George Lloyd <geeinator@gmail.com>

Sent: Thursday, May 6, 2021 1:12 PM

To: Meredith Penny <m.penny@islandcountywa.gov>

Subject: Form C#5 Whidbey Homeless Coalition As built Septic Apparent alteration and incomplete

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

There appears to be some substantial issues with these forms the site registration 94322 of 11/4/1994 says the installer was Dave Crimmins is undated and unsigned at the bottom and is noted as a Revision so when was this revised? The soil log is also Dave Crimmins work of May 20 1994 The Permit #333-95SF of 7/20 95 lists Jock Harris as the owner this was struck out and Jon Mobley inserted when was this done? The Permit is signed by Jock Harris but undated The designer was Dave Crimmins, he signed and dated the permit, but that has been crossed out and Bruce Seltveit inserted not signed or dated. Instead of the builder Bruce Seitvelt certifying the asbuilt, capacity and flow This is from a totally different designer Rob Hallbauer, the system was built to accommodate light usage and not the stated estimate of a "DayCamp without meals" sic but that's not what we are talking about here. This is highly unusual figuring using the low end of Wastewater manual from 2002, I find this unusual and would ask you compare the applicants paperwork with the original Health Dept records, as there seems to have been alterations after the fact--
George A Lloyd

John Lanier

From: Gary Harle <vicanneentp@gmail.com>
Sent: Wednesday, September 22, 2021 10:50 AM
To: John Lanier
Subject: Homeless shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

My name is Gary Harle, I live on Welcher and my wife, Amy and I are against having the shelter at the Church.

John Lanier

From: Becky H <diva.newf@gmail.com>
Sent: Tuesday, September 21, 2021 10:15 AM
To: John Lanier
Subject: Whidbey Homeless Coalition Application No. 241/21

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Mr. Lanier,

I am a new resident of Coupeville, just having moved to the Island from Seattle. Having watched the sharp rise in homelessness, and the associated problems in Seattle over the past several years, I have very strong feelings about the proposed use of the former church in Ebey's Reserve Area 1 for an overnight homeless shelter. I am concerned and very strongly opposed to this proposal. Homeless shelters do not belong in areas with no services, such as this one. They need to be located near food services, medical care, and public transportation at a minimum. Once homeless facilities are introduced in a new area, it is nearly impossible to close them or keep the population of homeless from growing. Unfortunately, you get the bad with the good. I am all for helping people to help themselves out of a bad situation and would support a program with that goal. However, busing the homeless to an area with no capacity to serve their needs, with no funding or personnel to provide security for those being bused, as well as the surrounding property owners, is not a well conceived plan and is unlikely to help those transported to better their situation. I am avidly opposed to this proposal.

Thank you for your consideration of my views.

Best wishes.

Becky Hart

John Lanier

From: Mark Helpenstell <markhelpenstell@gmail.com>
Sent: Tuesday, September 21, 2021 8:10 AM
To: John Lanier
Subject: Haven Night to Night Shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

John,
As a long time islander (35+ years) and a new transplant to Coupeville (up from Clinton two years ago), I fully support this effort. Contrary to what many have said, homelessness is NOT an Oak Harbor problem - it's an island wide problem. As someone who has worked with many homeless teens over the years, and has tried to stabilize many of their lives (help with jobs, cars, finding housing, food, etc), I recognize that the first & most important step is being safe, dry and warm overnight.

Our community members without housing should be able to get their most basic need met: a safe place to sleep. Prolonged exposure to the elements quickly takes a toll on both physical and mental health.

For more than 4 years, the Haven has been "homeless", moving from church to church. A permanent home centrally located on Whidbey has been secured. It's time to make this dream a reality.

I would be a nearby "neighbor" to this shelter - a little more than a mile away. Yes, I suppose I have the possibility of being adversely affected. I choose to participate and to support. I choose to help create a safe space - for both The Haven and its' neighbors. I choose to advocate in favor of helping those that are without shelter.

We remain the richest country that the planet has ever known, and yet we have a "homeless problem" ...?! That just flies in the face of anything reasonable. Let's all work together to be part of the SOLUTION!

I FULLY SUPPORT THE HAVEN, and their efforts to establish a permanent shelter.

Thank you,
Mark Helpenstell
Coupeville, WA

Sent from my iPad

June 23, 2021

Dear Ms. Penny,

You and the County Commissioners seemed to be determined to go forward with the homeless shelter at Hwy 20 and Morris Rd.

It would seem more prudent to locate a homeless shelter near the area where the services are provided rather than in a rural residential zone.

Your decision has impacted the local residents many of whom are in the process of relocating because of the negative impact that this project will have on the property value and the quality of life in the area.

Also, the homeless are not best served by a facility in this location due to the high noise levels associated with the OLF night carrier landing activity, as well as road noise from Hwy 20. This location will not provide a quiet and peaceful place of rest for the homeless.

Providing a night to night shelter without developing programs to assist reentry into the world of work is just putting a Band-Aid on the situation.

Seattle spends on an average of \$65,000,00 per year on a homeless person, and provides shelter, only to see the problem mushrooming year after year, and there situation is getting worse and worse.

How are you going to ensure Island County is going to be more successful than King County?

You have a responsibility to the tax payers of Island County to ensure that their tax dollars are used productively and to the benefit of home owners as well as the homeless.

Sincerely,

Judy Thorpe

Julie & George Lloyd
19162 SR 20
Coupeville, WA 98239

June 20, 2021

Island County Community Development Division
ATTN: Meredith Penny
P.O. Box 5000
Coupeville, WA 98239

Subject: Night to Night Shelter for the Homeless Proposal at Highway 20 & Morris Rd., Coupeville

Dear Meredith Penny:

The plight of homeless people is a desperate situation across the country and the situation on our small island is no exception. I understand this situation, and while I am not against folks who are homeless, I truly feel for their predicament. However, this proposed location at the corner of Morris Road and Highway 20 is completely inappropriate.

My husband and I own the Historic farm next door to the property at Highway 20 and Morris Road, the former Jehovah Witness Kingdom Hall, and strongly oppose the use of this property for a homeless shelter.

Here are our concerns:

1. This location is at the southern entrance to Ebey's Landing National Historic Reserve and is the gateway to the Town of Coupeville. There are no transit services in this area between Friday evening and Monday morning even under normal non-Covid-19 circumstances. Additionally, it is a three-mile hike to Coupeville for food, public toilets and public spaces.
2. Oak Harbor has not allowed permitting for homeless shelters within their city limit, at least so far. Oak Harbor has immediate facilities that can accommodate the homeless population better than can the proposed location in Coupeville.
3. Volunteers currently transport participants evenings and mornings to and from temporary shelters. Should these folks not get picked up for the day to a designated location they could wander the local rural communities of Central Whidbey.
4. The purchase of the property at Morris Road and Highway 20 for a homeless shelter shifts a lot of responsibility from Oak Harbor resources to Coupeville where there are less ample resources, let alone state social services.
5. Coupeville is already home to Ryan's House for Youth across the highway from the proposed shelter. After the age of 24, those folks who have been sheltered there are no longer allowed to stay. Nearby areas like Rhododendron Park, Coupeville ball fields and surrounding private properties have all been targets for squatting. What could possibly go wrong? Trespassing, scoping out and break-ins, defecating

on properties, starting fires, leaving trash are our neighborhood concerns. Homeless folks have so few resources and our rural neighborhoods are at risk.

6. Recently, across from the landfill, a young man with a bicycle who suffers from mental illness and wearing the typical dark clothing... suffered from a hit and run as he was walking along the narrow shoulder along the highway. People are often seen walking from this area to parts north, especially at night. An additional homeless shelter would be a magnet for attracting numbers of homeless people at all hours to navigate Highway 20 and the dangerous crossing of it. This location is not a good solution but rather a transference of a problem from one community to another.

7. The proposed location for the homeless shelter in Coupeville is a less than ideal location for more homeless people. Oak Harbor has more services and employment opportunities.

8. Our family has lived here for 46 years. We are directly next to the property proposed for the homeless shelter. We are concerned that this could become a slippery slope with additional use for allowing RV's, vans, and other vehicles for sleeping and tiny homes. Our safety for ourselves, our customers and our business is our main concern. With no services available there is much angst to housing another shelter so close to one already here.

9. We are not alone in our concern as many neighbors from Race Road to Jacobs Road and all roads in between feel the homeless would be better served in Oak Harbor and not Coupeville. We strongly OPPOSE the use of the former Jehovah Witness Kingdom Hall as a Homeless Shelter.

More questions:

1. Will this be single night lodging?
2. Will operations and clients be wholly contained within the building?
3. Will shelter provide extended residency to the same guests on consecutive nights?
4. How many consecutive nights?
5. How many nights must intervene before client can use facility again?
6. Since your property is only 1.9 AC, how will you mitigate noise, lighting, and security issues affecting neighboring property owners?
7. How is this service better located at this location than it would be inside an Urban Growth Area where the clients are proposed to be registered at and bussed from and returned to in the morning?
8. How will the police or medical EMT's know if the shelter is full before dropping off clients at night?
9. How will these clients be registered? At the jail or hospital?
10. Will the shelter be served by a public water system and is the water system contaminated by PFOAS?
11. Is the proposed shelter located within any USN aircraft accident potential zones with a noise hazard greater than 75db?
12. By the US Navy land use classification table, is transient lodging a compatible use in the greater than 75db noise zone?
13. Does the floor area to person density limit apply in the greater than 75 db noise zone?

14. Is the buildings' proposed use compatible with the navy's Night and evening flight practice?
15. Has the applicant considered the USN's edict limiting gatherings of people since Community Halls and country inns are discouraged?
16. What is the difference between the proposed nightly shelter and a Country Inn except for a change of use from a church?
17. How close is the proposed shelter to the services for clients?
18. Will there be workers and clients at the site other than during the listed hours of operation 6pm-7am. If so, why?
19. How will noise and trespass complaints be handled by the applicant?
20. How will complaints from adjacent neighbors and property owners be handled?
21. How will the proposed shelter control the clients leaving the property?
22. Will overnight parking of vehicles and RV's be permitted to park in the parking lot and how will the solid waste and septage from vehicles be handled?
23. Transportation Concurrence form, C-6 seems to be incomplete, undated, and unsigned and it asks to operate an emergency shelter for up to 30 people. What defines an emergency and why was the form accepted incomplete, unsigned.
24. C-7 said private vehicles will not be allowed on the site. How will the applicant police this?
25. C-12 says in the visual analysis there will be no change. The white vehicle trailer is a visual change to Smiths Prairie. The visual analysis in C-12 and the sign application require Island County Design Review and Historic Preservation Commission review because they adversely affect the Class one historic property within 300 feet of the applicant's property.
26. A suitable demising wall should be addressed by the applicant because of security and safety issues for close neighboring properties. How do you propose to address this?
27. You said in the April 27th Coupeville Town Council presentation that events to the emergency room in the middle of the night are infrequent, yet you state this is a reason to be close Coupeville, to be close to the hospital. Is an infrequent need a reason to locate at Hwy 20 and Morris Rd? Or are the events more frequent than you disclose?
28. How frequent is the need of emergency personal to come to the Haven in Oak Harbor or to be taken away by ambulance?
29. If no emergency vehicle is called, will the only staff person on site ever personally take the guest to the emergency room leaving people alone in the shelter?
30. Who is left to watch over the shelter and other guests while the staff person is taking care of the sick guest if there is only one staff person at a time to watch over the facility and guests?
31. If the proposed facility is placed outside of Coupeville, will the driving to and from Oak Harbor and Coupeville be performed by paid staff or volunteers?
32. It will be at least a 25-mile round trip each trip to and from Oak Harbor/Coupeville and per the Coupeville Town Council meeting WHC presentation of April 27th, you said due to Covid, you are transporting guests in smaller groups in the van and it turns out to be about four trips to the host location and four trips from host. If this were trips to and from the proposed Coupeville site, that would be about 200 miles a day, give or take a several miles or 6000 miles a month. A single trip twice daily is about 50 miles or 1500 miles per month. Can WHC afford that kind of transportation?
33. Traditionally the volunteer drivers have been Oak Harbor residents volunteering their time, correct?

34. Are the volunteer drivers from the churches who host the haven?
35. Are the volunteer drivers from local nonprofit service organizations?
36. Are the volunteer driver's unaffiliated of any non-profit or other organization?
37. Do you have consistent drivers throughout the month?
38. Have you ever been without a driver?
39. Will the proposed moving of the overnight emergency homeless shelter out of Oak Harbor still attract a pool of Oak Harbor volunteer drivers every day, twice a day four round trips each time, nighttime to Coupeville and in the morning back to Oak Harbor?
40. You say WHC will transport guests back to Oak Harbor at 6am every morning, to the Spin Café held in the Episcopal Church?
41. Can you say with absolute certainty that your organization will have the volunteer drivers at each session to move guests back to Oak Harbor for the day?
42. What if no volunteers show up that day?
43. Do you foresee a lack of volunteerism to do this since the proposed new host location will be 15 miles away? Kind of an out of sight out of mind situation. Gradually transferring the burden of transportation and drivers onto the Coupeville community?
44. How will you keep a free person from leaving the property once they are locked inside?
45. What are your protocols for people who choose to leave at any hour of the day or night? Open the door and let them walk out?
46. How will you prevent people from just showing up at the proposed Coupeville site without first getting a reservation and vetted first through the Grace By the Sea check-in portal?
47. How do the people you serve know to go to the Grace by the Sea location for vetting and check in?
48. What if people do not know the protocols for entry and just show up at any hour at the site and are denied entrance?
49. Does the paid on-site staff drive them elsewhere?
50. Do you point them to a transit bus?
51. What about on the weekends where there is no transit service in that area?
52. By what you suggest, there will be little to no need for transit for your guests getting to and from the Kingdom Hall site as the WHC volunteers will be driving guests to and from Oak Harbor if the guests are required to follow WHC's strict check-in protocols, not counting guests who may drive their own vehicle. So no one going to or coming from the shelter should be walking along the highway at any hour of day or night.
53. How will your organization prevent unapproved people from showing up at the door?

Thank you for taking the time to answer each one of these questions. Not all these of these concerns have been addressed in a public or any other forum.

Julie and George Lloyd

Cc: Meredith Penny, Planning Department

Jonathon Cline, WHC

Charles Arndt, Kelly, Arndt & Walker

1. Have you tried to find an Emergency Homeless Shelter location within the city limits of Oak Harbor, the community in which the Haven and the persistence of this particular homelessness issue originates?
2. If so, why were you turned down?
3. Who turned you down for a permit to create an emergency homeless shelter within Oak Harbor and when was this and how many times have you been turned down?
4. Were ever you directed by any public employee or official to seek a location in the county or someplace other than the 98277 zip code?
5. When was the Oak Harbor city law banning emergency homeless shelters established?
6. Do the Oak Harbor city zoning laws allow for interpretation of use or do they allow for conditional use?
7. Have you encountered opposition to any of the Whidbey Homeless Coalitions' endeavors in Oak Harbor, Freeland, Clinton or Langley?
8. What are the stated opposition's for an emergency homeless shelter from these communities?
9. People within your own organization, in a letter to the editor, have accused the Coupeville Community in which this will most directly effect as having a NIMBY attitude, but isn't that exactly what the City of Oak Harbor is doing by not allowing an emergency homeless shelter within their city limits?
10. By exporting a problem originating within the Oak Harbor jurisdiction aren't they essentially effecting the NIMBY idea, from their community to another community?
11. You said in the April 27th Coupeville Town Council presentation that events to the emergency room in the middle of the night are infrequent, yet you state this is a reason to be close Coupeville, to be close to the hospital. Is an infrequent need a reason to locate at Hwy 20 and Morris Rd?
12. How frequent is the need of emergency personnel to come to the Haven in Oak Harbor or to be taken away by ambulance?
13. If no emergency vehicle is called, will the only staff person on site ever personally take the guest to the emergency room?
14. Who is left to watch over the shelter and other guests while the staff person is taking care of the sick guest if there is only one staff person at a time to watch over the facility and guests?
15. If the proposed facility is placed outside of Coupeville, will the driving to and from Oak Harbor and Coupeville be performed by paid staff or volunteers?
16. It will be at least a 25 mile round trip each time to and from Oak Harbor/Coupeville and per the Coupeville Town Council meeting WHC presentation of April 27th, you said due to Covid, you are transporting guests in smaller groups in the van and it turns out to be about four trips to the host location and four trips from host. If this was to and from the proposed Coupeville site, that would be about 200 miles a day, give or take a several miles or 6000 miles a month. A single trip twice daily is about 50 miles or 1500 miles per month.
17. Traditionally the volunteer drivers have been Oak Harbor residents volunteering correct?
18. Are the volunteer drivers from the churches who host the haven?
19. Are the volunteer drivers from local nonprofit service organizations?
20. Are the volunteer driver's unaffiliated of any organization?
21. Do you have consistent drivers throughout the month?
22. Have you ever been without a driver?

23. Will the proposed moving of the overnight emergency homeless shelter out of Oak Harbor still attract a pool of Oak Harbor volunteer drivers every day, twice a day four round trips each time, nighttime to Coupeville and in the morning back to Oak Harbor?
24. You say WHC will transport guests back to Oak Harbor at 6am every morning, to the Spin Café held in the Episcopal Church?
25. Can you say with absolute certainty that your organization will have the volunteer drivers at each session to move guests back to Oak Harbor for the day?
26. What if no volunteers show up that day?
27. Do you foresee a lack of volunteerism to do this since the proposed new host location will be 15 miles away? Kind of an out of sight out of mind situation. Gradually transferring the burden of transportation and driver's onto the Coupeville community?
28. Will your permit include the future ability to allow tiny homes, RV's, vans or tents?
29. How will you keep a free person from leaving the property once they are locked inside?
30. What are your protocols for people who choose to leave at any hour of the day or night?
31. How will you prevent people from just showing up at the proposed Coupeville site without first getting a reservation and vetted first through the Grace By the Sea check-in portal?
32. What if people do not know the protocols for entry and just show up at any hour at the site?
33. Does the paid on site staff person drive them elsewhere?
34. Do you point them to a transit bus?
35. What about on the weekends when there is no transit service in that area?
36. By what you suggest, there will be little to no need for transit for your guests getting to and from the Kingdom Hall site as the WHC volunteers will be driving guests to and from Oak Harbor if the guests are required to follow WHC's strict check-in protocols, not counting guests who may drive their own vehicle. So no one going to or coming from the shelter should be walking along the highway at any hour of day or night.
- 37.

Questions for WHC

1. Will this be single night lodging?
 2. Will operations and clients be wholly contained within the building?
 3. Will shelter provide extended residency to the same guests on consecutive nights?
 4. How many consecutive nights?
 5. How many nights must intervene before client can use facility again?
 6. Since your property is only 1.9 AC, how will you mitigate noise, lighting, and security issues affecting neighboring property owners?
 7. How is the service area better located at this location than it would be inside an Urban Growth Area where the clients are proposed to be registered at and bussed from and returned to in the morning?
 8. How will the police or medical EMT's know if the shelter is full before dropping off clients at night?
 9. How will these clients be registered? At the jail or hospital?
 10. Will the shelter be served by a public water system and is the water system contaminated by PFOAS?
 11. Is the proposed shelter located within any USN aircraft accident potential zones with a noise hazard greater than 75db?
 12. By the US Navy land use classification table, is transient lodging a compatible use in the greater than 75db noise zone?
 13. Does the floor area to person density limit apply in the greater than 75 db noise zone?
 14. Is the buildings proposed use compatible with the navy's Night and evening flight practice?
 15. Has the applicant considered the USN's limiting gatherings of people since Community Halls and country inns are discouraged?
 16. What is the difference between the proposed nightly shelter and a Country Inn except for a change of use from a church?
 17. How close is the proposed shelter to the services for clients?
 18. Will there be workers and clients at the site other than during the listed hours of operation 6pm-7am. If so, why?
 19. How will noise and trespass complaints be handled by the applicant?
 20. How will complaints from adjacent neighbors and property owners be handled?
 21. How will the proposed shelter control the clients leaving the property?
 22. Will overnight parking of vehicles and RV's be permitted to park in the parking lot and how will the solid waste and septage from vehicles be handled?
 23. Transportation Concurrence form, C-6 seems to be incomplete, undated, and unsigned and it asks to operate an emergency shelter for up to 30 people. What defines an emergency and why was the form accepted incomplete, unsigned.
 24. C-7 said private vehicles will not be allowed on the site. How will the applicant police this?
 25. C-12 says in the visual analysis there will be no change. The white vehicle trailer is a visual change to Smiths Prairie. The visual analysis in C-12 and the sign application require Island County Design Review and Historic Preservation Commission review because they adversely affect the Class one historic property within 300 feet of the applicant's property.
- A suitable demising wall should be addressed by the applicant because of security and safety issues for close neighboring properties. How do you propose to address this?

John Lanier

From: womspir0498 <womspir0498@comcast.net>
Sent: Wednesday, September 22, 2021 11:15 AM
To: John Lanier
Subject: Homeless Shelter Morris Road

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

My husband and I live on Harrington Lagoon which is approximately one mile from the proposed homeless shelter at the Kingdom Hall site on Morris Road. We are concerned that this may not be the best place for the shelter given its distance from Oak Harbor and the services this population requires.

We are also concerned for the safety of residents close to the facility, especially since some homeless have criminal backgrounds or mental illnesses. Will their property values be impacted in a negative way or will they even be able to sell their property? Even though we are a mile away, will our property values be impacted?

In inclement weather, will the homeless be able to reach services? If there is a snow or wind storm, are there plans to take care of the homeless at this shelter?

There is bus stop close to the proposed shelter. Will the homeless be able to ride the bus during the day to other parts of the Island or to Anacortes? Should people fear for their safety or property? Since my property and the property next to us are forested, will there be homeless setting up tents or camping out in the woods?

We moved out of Seattle and retired to this community to get away from the problems of the big city. If Seattle cannot solve its own homeless problem, how can the limited resources of Island County solve the problems of its homeless population?

I believe these questions need to be answered or at least taken into consideration for the sake of the homeless and we who live in the surrounding areas.

Thank you for attention to this matter.

Carol Ann Coyne Leonessa
28 S Harrington Lagoon Road
Coupeville, WA 98239

Sent from [Mail](#) for Windows

John Lanier

From: George Lloyd <geeeinator@gmail.com>
Sent: Tuesday, September 21, 2021 2:39 PM
To: John Lanier
Cc: Mary Engle
Subject: Homeless Shelter proposed for the 1.9 acre property at the corner of Hwy 20 and Morris Rd.

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I and the owner of the Class 1 historic property known as the Kineth Farm located on the Jacob Smith DLC Ebey's Landing NHR, and adjacent to and directly south of the property proposed for use as a homeless shelter. I was surprised when this use was first proposed because on December 15 the date of proposal the Island County Planning Dept was closed, and so information and answers to my concerns were not available. My wife Julie and myself listed our concerns in letters to the Whidbey Homeless Coalition and caused them to be mailed certified mail so that they could be addressed early in this process, only to have the letters refused and returned unopened, which I still have dated and unopened. Instead of addressing questions, the applicant has continually stonewalled, gaslighted and attempted to coerce through social means. The questions posed about this ill suited project. We asked a list of questions at the zoom meeting which the applicant promised to address in person, but in fact never has answered most questions of concern.

The most pressing issues arising remain unanswered regard

1. The size of the property of only 1.9 acres when the zoning in the area required 5 acre parcels, and the county required 2.5 acres for the project.
2. The well drilled on the property by Well Done Drillers, while within the property boundary of the Church was mistakenly drilled to encroach on my well boundary of 100 ft, which was totally on our 10 Acre property when drilled in 1971, because the north 5 acres was sold to Barry Brown in 1974, so when my well was drilled its protected boundary was totally within the Kineth farm property, the mistake was acknowledged in 1995 by Jock Harris at Well Done Drillers, who put in a frost free hose bibb and line to the southern boundary of the church boundary for my use, which the applicant or their agents subsequently removed. Jock Harris' name was scratched off and removed as the well driller in the application but a search of the records will reveal that he was in fact the well driller, and respected church member. The well drilled was meant to serve flow for the church used twice a week, not a large number of users daily, fire flow, showering and toileting. The fact is the county requires a public water supply for the intended use of this property as a homeless shelter
3. The septic system was made to run two washrooms for use 2 days a week, not large numbers of persons daily, and the application shows the inspection of the septic system was by a septic planner, not a pumper as required, for a non residential system. The presence of the shower trailer is further evidence that there is not enough capacity to accept the amount of waste water generated by showering, clothes washing, and sanitary use. Furthermore the dispersal or storage (holding) of waste water endangers my domestic water supply by virtue of the encroachment. Furthermore the county planning says a use such as a homeless shelter requires a sewer service, a big difference from a septic tank made for part time use by a church. There are no rural lots that I know of with a sewer, but certainly given the size of the property, and the number of people proposed to be served daily (nightly) a public sewer and public water supply is what under current planning interpretations is required.
4. A homeless overnight shelter in continuous operation in a rural zone is wholly incompatible with the stated purpose of the county zoning ordinance. "D# The No interpretation shall permit any use, in any zone that is inconsistent with the stated purpose of the zone." I also happen to own a rental house in Coupeville and under

the implied inverse of this interpretation I would like to drill a well on my large lot and have a septic system in my yard, but of course that is not allowed... or will it be by this interpretation?

5 The Kineth Farm property is a class A property on the National Register afforded certain protections by its listing, It has various easements in favor of the NPS and USN regarding use, maintenance and overflights, noise levels etc. The proposed homeless shelter is highly impacted by both these uses, and given the inconsistent planning process and lack of input and simple discussion to mediate the issues arising, is an egregious example of spot zoning and inverse condemnation, of property protected and covered by easements in the public interest. We have made our other concerns regarding this issue to Meredith Penny who was in charge of this project at planning and expect that those concerns will be moved forward, become part of the record, and eventually answered. Thank you for your attention to these important issues, a courteous and timely reply is expected.

Sincerely George A and Julie Lloyd
19162 SR 20 Coupeville Wa 98239

--

George A Lloyd

From: [Debbie Lockwood](#)
To: [John Lanier](#)
Subject: Proposed Homeless Shelter - Coupeville
Date: Friday, September 24, 2021 5:38:52 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Please accept this as our confirmation of being **against** the proposed homeless shelter in Coupeville to be located in the former Jehovah Witness Church.

Parrish & Debbie Lockwood
300 Marine Drive
Coupeville, WA 98239
206-795-5557

Please let me know if you have any questions for us.

Thank you,

Debbie L. Lockwood

From: [Charles McDonald](#)
To: [John Lanier](#)
Subject: File: EBY-21-037
Date: Wednesday, August 18, 2021 7:15:58 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Good Evening,

I hope this email finds you well. I have been informed that emailing you my comment on this would be acceptable; please inform me if that is not the case. I oppose this proposed project. I submit my input as a new homeowner in Coupeville with our residence being approximately 2 miles from the proposed location.

That noted, it has little bearing on why I oppose this measure. I instead think it prudent to locate the shelter within close proximity to other resources for the proposed clientele. The suggested rural location lends itself to people wandering, etc., throughout the day. This is all assuming this shelter operates in much the way others usually do as well. I base my opinion on having volunteered in shelters for years (wherein residents were able to stay at night but had to vacate for the duration of each day).

Ultimately, those residents benefitted from close access to transportation, health care, and employment opportunities. Without that access, residents may gravitate towards loitering elsewhere which, in this case, is largely only residential properties.

Please do not hesitate to correct any information I have used to inform my decision.

Thank you, Charles McDonald

John Lanier

From: Erica McDonald <mcdonaldanesthesiapa@gmail.com>
Sent: Monday, August 23, 2021 6:39 AM
To: John Lanier
Subject: EBY-21-037

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello Mr. Lanier,

I was given your contact information by a fellow Coupeville resident regarding adding my comment to the planning proposal for file EBY-21-037. I would like to voice my official concern and rejection of the plan to make the old Jehova's Witness property into an overnight shelter for the homeless. As a property owner, within approximately 2 miles of the proposed project. I have concerns regarding the appropriateness of housing the homeless in this location. It is miles away from any resources that may be available to assist this population, only leading to the increased likelihood of vagrancy in nearby private land. I also have concerns regarding the lack of oversight for the organization running this shelter. It is my understanding that it is mostly staffed by volunteers with no accountability to an upstream agency, which can easily lead to both intentional and unintentional mismanagement. This can affect the entire Coupeville community, not only those who live nearby. It is also my understanding that the key organizational players do not even live within the Coupeville city limits, but reside in Langley and Oak Harbor. For this reason alone there is no incentive to ensure that the shelter is run in a way that is respectful and safe for the residents of Coupeville, since they are not stake-holders in our city. Finally, as a resident, land-owner, and mother, I ask that you reject the proposal for EBY-21-037.

Sincerely,

Erica McDonald
246 Whidbey Ridge Ln
Coupeville, WA 98239

John Lanier

From: April <amiller@whidbey.net>
Sent: Wednesday, September 22, 2021 10:43 PM
To: John Lanier
Subject: Morris Rd / Hwy 20 homeless shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Based on research and several discussions it appears the county is violating their code with the Whidbey Homeless Coalition. If island county wants a homeless shelter it should be relocated to another area with more services to address the issues of the homeless shelter. I live in Clinton and grew up with a mother that had schizophrenia, all the help in the world wasn't going to make her trust anyone. My brother was an alcoholic and an addict, until he wanted help he wouldn't trust anyone. Our county is financially stressed to provide police now to remote areas. How does this shelter help those living on Camano? Our hospital is run primarily by nurse practitioners not MD, let alone full time Psychiatrist or a psychologist that would be required to help those in need. I urge the county to reconsider this project, I honestly fail to understand how a county as poor as ours can afford to consider this expenditure. We don't have staff or fines to even control the noxious weeds that cover our beautiful properties. We allow properties to have so many vehicles they look like junk yards. Our definition of junk is so ridiculous we can't get enforcement to keep our neighborhoods looking nice. This seems to be another project that we will not have the staff to support let alone manage or follow up.

Respectfully,

April D Miller
6598 Anderson Rd
Clinton, WA 98236
425-359-3193

Sent from my iPad

John Lanier

From: Kimberly Robinett <kim_robinett@live.com>
Sent: Tuesday, September 21, 2021 4:03 PM
To: John Lanier
Subject: Homeless Shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear John,

I'm writing you as a concerned citizen of Coupeville. As you're aware there is a proposal to have a homeless shelter on Morris Rd. Many Coupeville citizens have a strong concern for our safety, our property values and the multiple code violations this homeless shelter proposes.

I've chosen to have my four children raised here in Coupeville. Since Ryan's house has been placed in our community, homes in my area of Admirals Cove have been broken into, stolen from and people have been caught swatting in vacation homes. This homeless shelter only brings more of that chaos to our community. We have no facilities in our area to treat people with substance abuse such as hard core drugs like many of these transient homeless people have. We don't have programs to help assist them with getting on their feet for housing, we don't have job resources here in Coupeville for employment, the list goes on and on. Our emergency rooms are filled with them daily and having them walking our streets is unsafe for our kids and the community. Our known homeless transient that we all in the community know as Stewart walks our highways day and night. He's been kicked off of our transit system more than once, he's been hit by a car due to him choosing to be walking the highway at night to go back to his homeless encampment in the woods. My children ride their bikes and practice sports at Rhody park where they have seen the trails filled with drugs, garbage and tents all placed out there by the homeless. My oldest son was at baseball practice when a man walked out and was asking the kids if they had a can opener. He had nothing, but fear of this man. Who knows what could have happened if coaches weren't present. This is so unsafe with its location being close to the gun range and local homes are also a big concern. Island county shouldn't have to clean our trails filled with needles or garbage. It's unsafe and unacceptable.

The Homeless Coalition wants to lock them in the facility which I find unsafe. Who's going to be our defense if one of them gets irrational and wants to leave? Our sheriff doesn't have enough man power to help residents.

The zoning for this building is not up to code at all. How can we zone that building to be a shelter when the well is shared with the neighboring house? Where are the fire codes that have been brought to pass? How are people able to escape the building if a fire were to take place when they're locked in from the outside? This building was zoned for a place of worship not an B&B or hotel. The noise from our jets are not zoned for residential facilities. It's only for multi family as you know. How can this be if according to all the requirements? It would be deemed incompatible with the noise levels to have so many people inhabit that building for shelter purposes?

Our markets will decrease with the presents of the homeless. Seattle has already seen a decrease of -32.75% this year. People are leaving Seattle because it is dying with the increase of homelessness. I don't want to see the value of my property here in Coupeville to be devalued. I chose to love here because Whidbey is a hidden gem in our Luger sound area. Many people live here in the island to get away from this homeless problem of Seattle and bringing that here would only make it for them to want to leave. We need this facility to be in an area that can provide them with help and the resources they need. Please take the time and listen to the concerns of this community.

Sincerely,
Kim Robinett
Sent from my iPhone

John Lanier

From: Vivian rogers decker <vivianrdecker@gmail.com>
Sent: Tuesday, September 28, 2021 12:44 PM
To: John Lanier
Subject: New location for the Haven night to night shelter

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello John,

I am certain you have received many emails and comments regarding the new location for the Haven Shelter. It is a hot topic in my community and a project I wholeheartedly support.

I have heard there may have been a zoom meeting regarding this topic. I wondered if that meeting was something coordinated by your office or was it done by private citizens? I asked this to ensure both voices of support and opposition are included in conversations on this topic.

If a public meeting is to be held, how will information for participation be publicized?

I would welcome an opportunity to discuss this with you if your schedule allows.

My phone number is 360-320-7013. I have worked extensively with both youth and adults experiencing homelessness over the last 20 years and currently oversee the state homeless student stability education program. I am also well versed in the needs of our community in regards to this topic having lived and worked here the last 30 years.

Thank you for your time

Vivian Rogers Decker

John Lanier

From: Valerie Roseberry <val.roseberry@gmail.com>
Sent: Tuesday, September 21, 2021 10:24 PM
To: John Lanier
Subject: The Haven Needs a Home

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Hello,

I have lived on Whidbey Island for 17 years. In the last few years I have been able to interact with those in our community who are unhoused mainly through volunteer work with SPIN Cafe. In doing so, I have gotten to know a lot of the people who would be and sometimes still are struggling through the nights without the Whidbey Homeless Coalition and The Haven. I see how important that place to stay at night is for so many of them.

One of the most profound realizations that I have had while working with our unhoused Whidbey neighbors is that everyone needs and deserves a place to just be. We need a place to put our feet up. To lay down. To pick our noses. To kick off our shoes even when our feet stink and our socks are dirty. To not have that--or to have the places that could provide that always floating--brings so much more instability into already stable lives and takes that much more dignity from people. The Haven having a building could provide just such a place for people. Stability helps people to be able to seek jobs. Dignity helps people re-enter community.

We all want to believe that we want to help people until their proximity to us makes us uncomfortable. Sometimes that proximity means we hear the yelling they do at people who aren't there, or that we see the trash that is produced from portable living. But those uncomfortable things don't go AWAY by not allowing services to have a stable place to operate. It just spreads that out into more neighborhoods across the island.

I am a Whidbey Island neighbor who wants my unhoused neighbors to have a safe, secure, and stable place to sleep each night. I believe that this will not only benefit those who are unhoused, but will benefit our entire community by providing an inroads for stability and dignity.

Thank you,

Valerie Roseberry

John Lanier

From: Lori Taylor <lbtaylor@mac.com>
Sent: Wednesday, September 22, 2021 6:57 PM
To: John Lanier
Subject: Night to night shelter

*****?? This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying.?? *****

Dear Mr. Lanier,

I hope this finds you and yours well and safe. I understand that you are evaluating the suitability of a night-to-night shelter in Coupeville.

I live in the Town of Coupeville and I support a shelter like this, even if it were to be next door to me.

I recently saw a person sleeping in the middle of a gravel parking lot in Oak Harbor, the one next to Dairy Queen. Out in the open with no protection.

What could I offer that person? I hope that we as a society and a county can offer someone a safe place to sleep. There is no way to safely exit addiction or homelessness without sleep.

I hope that you decide in the favor of this shelter.

Thank you for consideration, and your work on behalf of Island County.

Best,

Lori Taylor
603 NE 6th Street
Coupeville, WA 98239
831-402-9321

John Lanier

From: Judy Thorpe <universal.safety2208@gmail.com>
Sent: Tuesday, September 21, 2021 2:40 PM
To: John Lanier
Subject: Proposed homeless shelter on Morris Road and Hwy 20

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,
It was a pleasure meeting you yesterday and thank you for your consideration.

As you know, many of us have concerns with regard to this location for the homeless shelter. We would like to see the same application of the building codes to this project as will be applied to any other similar project at that site. For instance, would a 12–30 occupancy motel or hotel be approved at this site? If not, it seems a double standard would be in play.

It is our hope that the same standards of code enforcement will apply to this project as to any other similar project.

I will not go into the specific potential violations of code involved with this project, as others have commented on it in their communications with you.

We sincerely appreciate your willingness to meet with us to discuss our concerns.

Respectfully,
Judy Thorpe

Sent from my iPhone

John Lanier

From: Michael Thorpe <flightdoc1@msn.com>
Sent: Tuesday, September 21, 2021 11:29 AM
To: John Lanier
Subject: Proposed homeless shelter at Morris Road and HWY 20

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

9/21/21
John Lanier
Island County Planning Department

Mr. Lanier, first I want to thank you for your commitment to working with, and your consideration of the concerns of the local community, and hosting the upcoming online meeting with you on 9/24/21.

I, as a homeowner whose property is less than a mile from the proposed homeless shelter site, have several concerns and objections to going forward with this plan.

I believe that we have a serious homelessness problem which is growing worse, despite the efforts of society, and that the homeless deserve our help. In order to help these individuals, however, it is my opinion that we need a comprehensive plan to include drug rehabilitation, mental health care, and job training/placement services. Simply providing a "night to night" shelter does not accomplish this goal.

Having said the above, I believe that the site at Morris Road and HWY 20 does not comply with Island County Planning Department guidelines for this type of facility as follows:

1. Site should be 2.5 AC or greater.
2. Requires a public water source. This property currently shares a well with the adjacent residential property.
3. Is not 0.5 miles or less from an "urban growth center".
4. A "night to night emergency shelter" is not meant to provide long term sequential night shelter to the same individual. The Whidbey Homeless Coalition states in their responses to questions that their average stay is 60 days.

Respectfully submitted;

Michael D. Thorpe, M.D.

Sent from my iPhone

John Lanier

From: Bob Wallin <rkwallin@whidbey.net>
Sent: Tuesday, September 21, 2021 1:23 PM
To: John Lanier
Subject: The Haven

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

John,

I wanted to take this opportunity to tell you that I thoroughly support Island County's Haven Shelter. I have been involved personally at times throughout the past few years. Our church also hosted the Haven, and we were very happy with the service that these folks provided for those in need. I witnessed the need for them to have a permanent home of their own so they didn't have to keep setting up and taking down their equipment. They also provided a much-needed night of rest for those who needed to be warm and safe, along with a light snack to help to feed them. The Haven needs this permanent facility that would allow them to possibly provide other outreach services to those in need.

I want to ask you to help to make this happen in whatever way you can.

Bob Wallin
Chair Trustees
Oak Harbor First United Methodist Church

John Lanier

From: lachlan waterbury <lachlan.waterbury@gmail.com>
Sent: Thursday, September 23, 2021 9:10 AM
To: John Lanier
Subject: I support Haven Night to Night Shelter in Coupeville

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

To whom it may concern,

I bring money to this island every month from my out of state job. I live in Coupeville, and my children attend Coupeville schools. We love Coupeville and will STILL love it when the Haven Night to Night Shelter is finally up and running in its new, permanent location. I will still let my kids ride bikes/bus all over town without fear. I will still leave my patio furniture outside and not rush to intercept the mail, because there will be zero impact on crime having the shelter open in Coupeville. Please forge ahead.

Lachlan Waterbury
father, web developer, voter

From: [Taylor M. Cavender](#)
To: [zz Bicc](#)
Cc: [Meredith Penny](#); [Virginia Shaddy](#); [Jennifer Roll](#)
Subject: TCF: Wayne and Lynn Floaten
Date: Tuesday, May 4, 2021 3:58:21 PM

Wayne and Lynn Floaten, Greenbank residents, called to express their concern and opposition to the Whidbey Homeless Coalition's proposed homeless shelter on Morris Road. He said the reasons they are opposed are:

- The shelter is in the middle of no-where
- Bussing the individuals from Coupeville to Oak Harbor every day does not seem very rational to him
- Concern that they will overwhelm WhidbeyHealth
- There are more services available in Oak Harbor
- Concern of overwhelming the Sheriff's department with increased crime rates.
- Potential environmental impact on Ebey's Reserve

Wayne and Lynn Floaten can be reached at:

Phone #: 360-222-3143

Email: floatin@whidbey.net

Taylor M. Cavender

Deputy Clerk of the Board

Executive Assistant to Commissioner Jill Johnson, District 2

Island County Commissioners Office

Phone: 360.679.7354

UPDATED EMAIL: tm.cavender@islandcountywa.gov

www.IslandCountyWA.gov

Email is subject to public disclosure requirements per RCW 42.56

John Lanier

From: Sarah Wescott <SarahWescott@msn.com>
Sent: Tuesday, September 21, 2021 3:36 PM
To: John Lanier
Subject: Homeless Shelter Proposal

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

John Lanier/ County Planner
1NE 6th Street
PO Box 5000
Coupeville, WA 98239-5000

Dear John Lanier,

I would like to express some of my concerns about the proposed Homeless Shelter on Morris Road.

Over the past year I have listened to many things the Whidbey Homeless Coalition has to say and find the answers to questions change almost every time. They are not an honest organization. The other day I looked at the application they filed for use of the proposed shelter.

All these items were checked as No and they all should be checked Yes.

- APZ Zone - Absolutely is in the APZ zone, they said No.
- Bald Eagle Habitat - there are Bald Eagles nested on the trees/forest east on Morris Road, off the prairie, .8 miles from proposed site.
- Habitat of local importance - the large parcel on the north side of Morris road, just east of the proposed site was the home of Washington State Game farm and currently used as native prairie vegetation preserve.
- Adjacent to Open Space, RA, Ag, Timber not answered correctly

If the Whidbey Homeless Coalition is not honest enough to fill out applications correctly and research their answers, why can we expect them to be good neighbors? They have given no answers when asked, "Who will be accountable if something does happen or if one of their "Guests" leaves the facility and causes a problem?"

Water system requirement is to have public well. This is not the case.

They told us their "Guests" will be locked in which is not a feasible situation. They have one person on staff during the evening hours, 7pm to 1am and the second shift is from 12:30 pm to 6:30 am so there is a 1/2 hour overlap where two people are on shift. This provides no extra supervision when people go outside to smoke, which is a prime time for "guests" to walk away or problems to arise. One staff member is barely enough to watch 8-10 people let alone 30 people.

Inadequate sewer system could contaminate neighboring wells which we all depend on.

I've spoken with the County Commissioners on two occasions and was told by one member that she recently had a murder next door to her home in Oak Harbor and we better get used to it because this is the way it is now. I am not willing to accept this. We live in a beautiful place and I feel the County has an obligation to keep it that way. The county needs to review and work on their own homeless plan and not shirk the responsibility off to a dishonest organization like the Whidbey Homeless Coalition.

We need affordable housing, open up permits to smaller sized homes that people can afford and provide mental health, drug counseling and job training to curb the growth of homelessness.

Thanks for your consideration on this. I look forward to working with you in the future.

Sincerely,

Sarah Wescott
110 Percheron Ln.
Coupeville, WA 98239

sarahwescott@msn.com

John Lanier

From: Tracy Wessel <IslandGirl39@outlook.com>
Sent: Wednesday, September 22, 2021 3:36 PM
To: John Lanier
Cc: Judy Thorpe; Sarah Wescott; flightdoc1@msn.com
Subject: Proposed homeless shelter at Morris Road and HWY 20

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

September 22, 2021

Mr. John Lanier

Associate Long Range Planner

Island Country

Re: Whidbey Island Homeless Coalition Request For Approval For A Homeless Shelter at Morris Road and State Highway 20

Dear Mr. Lanier:

It is my understanding that you are going to conduct a Hearing on Friday, September 24, 2021 in connection with the above referenced request / application. Please accept this email letter as a record of our comments and concerns in connection with the matter.

As we understand the purpose of the original structure and it's zoning was granted for a church and it's congregation which would be utilized on typical weekend services. It's original design was not intended to accommodate daily overnight guests. Our major concern is that the building/structure was not engineered to support emergency egress in the case of a fire and or an evacuation event. Also, the utilities that support this location such as water and septic cannot support that volume of usage.as well.

As we read about similar situations we found out that former church buildings being utilized as shelters sometimes are not ideal neighbors, especially in residential districts.

In New York City for example, a church has been housing a number of homeless persons every night, in close proximity to private residences; residents allege that this use of the church violates local zoning laws.

These new uses generate a slew of negative secondary effects--traffic, noise, safety concerns, sanitation issues - that neighbors find burdensome, and rationally so. It is one thing to buy one's family home next door to a house of worship, and quite a different matter to buy one next door to a

homeless shelter. When the one transforms into the other, it is reasonable for neighbors to be concerned.

Thank you for your time;

Sincerely Pete & Tracy Wessel

June 15, 2021

Island County Community Development Division
PO Box 5000
Coupeville, WA 98239

This letter is in regard to the Notice of Application number 188/21 STR submitted by the Whidbey Homeless Coalition.

My wife and I are **strongly opposed** to the creation of an overnight shelter for homeless people at the former Jehovah's Witness church at the intersection of Highway 20 and Morris Road south of Coupeville. Following is a listing of some of our concerns:

The homeless problem on Whidbey Island originates in Oak Harbor. Yet the city of Oak Harbor has apparently passed an ordinance prohibiting housing the homeless within their city, preferring to export their problem to others. Why burden a small rural community with the problem of housing them?

The idea of bussing the homeless to and from Oak Harbor on a daily basis seems to indicate that even the people pushing this location have conceded that Oak Harbor is the origin of the problem.

It has been indicated that the residents of this shelter will not be allowed out of the shelter at night. Do they realize that this concept is probably illegal and unenforceable?

Homeless people are notoriously involved in criminal activities which will likely be carried out at the expense of innocent neighboring homeowners. The safety of the nearby residents will be greatly compromised by importing a population of drug addicts and mentally ill people into a heretofore crime free neighborhood. It is obvious that the homeless have no regard for the law, and our lawmakers astonishingly turn their backs on crimes committed by these people. They are typically given a slap on the wrist and turned loose on the public again to commit further mayhem.

As a note, we typically don't involve ourselves in government activities of this nature, but we are concerned that the outcome of this particular issue will negatively effect the quality and safety of our lives.

Sincerely,

William and Monica Haselbauer
1604 NE Parker Rd
Coupeville, WA 98239

Rcv'd Island County

JUN 17 2021

Community Development

Island County Community Development Commission

Attn: John Lanier

Re: Location R13101-331-0830 Coupeville, Washington

Night to night shelter

There are several things that have concerned me about this shelter.

1. I attended an early Zoom meeting sponsored by the Homeless Coalition. During this meeting we were able to ask questions. I did ask why they chose a rural area of Coupeville. a location with where no services were available to them to purchase anything. The answer I was given seemed logical at the time. I was told this was the place where the services were, the health department as one of them since Coupeville is the location for most of the social services. It hit me later, these are services, that while they are needed by the homeless, these are also the services which will be closed during their 'pre -arraigned'. By the time the needed offices are open, the guests at the shelter should have already been relocated to Oak Harbor for breakfast. This would make the reason given for having the shelter near Coupeville moot.
2. We have recently built an additional dwelling on our property. This is located approx. ½ miles south of the proposed shelter. Before we could get a permit from Ebey Landing, we had to have their approval. This included having the colors approved and a guarantee the structure will not be used as a rental as that would not fit the guidelines of the reserve. How is it appropriate for a homeless shelter to move in but a rental is not acceptable? The same or worst type of visual will be one of the first experienced by visitors. We are aware the church was already permitted however the traffic created by a church and that of a homeless shelter are two completely different creatures.
3. The word has already gotten out that an overnight shelter will be opening on Rt. 20 in Coupeville. It is being assumed that anyone may show up and

gain overnight access. The public has been told this will not happen as they have not preregistered in Oak Harbor. That said, the people who simply show up with misinformation will be turned away, thus allowing them to wander the area. Again, this is not a good situation.

4. In some communities, this shelter could be considered an attractive nuisance. Issues concerning perhaps the homeless have already been increasing in the area. Several thefts have already occurred. Calls are being made that people are passing out in and bothering visitors to the Rhododendron Park. It's only a matter of time before people believing they have a place at the shelter wonder out and discover the park's campground. My neighbor has already found someone riffling through our mailboxes. Is this really something as a county and national reservation we want to encourage?

I hope these points will be taken into consideration while debating the use of former Jehovah Witness building.

Jill K. Zitnick

18959 St. Rt. 20

Coupeville, WA

240-298-2948

From: [whidbeybirds](#)
To: [John Lanier](#)
Subject: comments on homeless shelter
Date: Saturday, May 21, 2022 2:35:15 PM

To Whom It May Concern,

I am strictly against the homeless shelter located at the end of Parker Road. We have already had people stealing money from the sculpture Park on Parker Road. I do not want to see people stealing from anybody around here. I had a \$7,500.00 dive air compressor stolen from my garage. Luckily the sheriffs department got it back. The gun club is located across the street from the shelter and we do not need people roaming around over there if they get kicked out of the shelter. To bus these people from Oak Harbor to Coupeville every night and then back to Oak Harbor every morning is nothing more then an insult to my brain. My taxes can be used for more better things then a bus ride. And to use my tax dollars to rebuild a building not set up for this type of operation is ridiculous. It really burns my butt that Island County Commissioner went behind our back and purchased the property, for a ridiculous amount of money and not asking for a review on this matter until after the fact. I thought we voted in a better bunch of people then that.

Again my answer to this is keep them in Oak Harbor. This is their problem not Coupeville's at all.

Edwin L. Hilkey

From: [Robert Cribbs](#)
To: [John Lanier](#)
Subject: Coupeville Homeless Shelter proposal
Date: Friday, May 20, 2022 9:23:43 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I am against locating the Oak Harbor homeless overflow shelter near Coupeville. It should be located in Oak harbor, this would reduce transportation costs associated with shuttling people daily between locations. Also these people are free to come and go at will, this could increase foot traffic along Hwy. 20, which would increase the likelihood of vehicle pedestrian accidents and possibly loss of life...I feel that cross walks, traffic lights, police presence, and a pedestrian friendly city infrastructure in Oak Harbor is a much better and cost effective solution to the overflow housing requirement for Oak Harbor. Regards, Rob Cribbs.

[Sent from Yahoo Mail for iPhone](#)

From: curt@coynelegal.com
To: [John Lanier](#)
Subject: NO HOMELESS BASE AT MORRIS ROAD
Date: Tuesday, May 17, 2022 2:00:29 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Dear j. lanier

I live at 28 S Harrington, less than a mile from the propose homeless site. I am writing to make Island County aware of my opposition to the proposed homeless shelter on Morris Road and Highway 20. This proposal doesn't take into account the needs and rights of all constituents (homeless and the surrounding property owners). For example:

1. The proposed location is located near OLF and when the planes are flying, the decibel level is over 80 decibels and the proposal contains no provisions for noise abatement.
2. The location would require an upgrade to the septic system which, I believe, is against County code. Will an environmental impact study be required?
3. The services that the homeless need are located 18 miles away in Oak Harbor. There is nothing available to inhabitants. Busing people 18 miles each way every day is a burden on the homeless , and a waste of County resources.
4. The building was not constructed to house people overnight. There are no windows, showers or laundry facilities as well as other deficiencies.
5. Since the facility is located in the County and not within Coupeville city limits, law enforcement response time after hours can be up to ½ hour. This is not acceptable since this is a "low barrier" shelter for a population with drug addiction or mental health issues who will be supervised by one staff member. And one event where someone is injured or overdoses and doesn't get the help needed is one too many!

I believe we can find solutions to better serve this population! Locate them in area where the homeless are and where the services are.

Curtis J. Coyne
State Bar # 2145
Curtis J. Coyne, Attorney at Law
28 S. Harrington Lagoon Rd.
Coupeville, WA, 98239
Telephone: (360) 682 2476
Fax: (360) 386 1056
Email: Curt@Coynelegal.com

Hello John Lanier

I live in Coupeville and my wife and I are against the shelter that is being proposed on hwy 20 and Morris Rd. My main reason is housing value plus home security. Statistically home values drop on average 10 percent or more depending on how the local area is impacted. Since this will be a low barrier shelter (even if it isn't) the prices will drop.

Also, no matter what, the actions of people staying there cannot be controlled 100%. There will always be someone high on drugs or not taking their medication. If they are high and or unmediated causing a disruptive behavior (which I see no reference on how this would be handled) they will be put out into the streets or they just leave and now they are the neighborhoods problem.. Also, with the shelter being here there is always people attracted to the area such as drug dealers or individuals who could not get in the shelter. So what does that cause — tent cities or brings individuals looking for illegal drugs.

I have friends and coworkers who have been impacted by the very thing I am concerned about in oak harbor. Several have had someone who was part of the homeless high/not medicated trying to break their door down in the middle of the night one happened in broad daylight. Fortunately the police responded in time and averted someone getting hurt. But now island county is expecting me to deal with this and also a devaluation of my home property. So my question to you is - will the county reimburse me for the loss of value for my property for something I do not want and who is going to protect us in a timely manner when all that separates us from tragedy is a pane of glass and a few wood screws. Remember we live in a rural area there isn't local police who can respond quickly. rural Coupeville is not the answer.

Robert and Jeannette Daniel

167 Fox Hollow Dr

Sent from my iPhone

From: robertxf@nwrpros.com
To: [John Lanier](#)
Subject: FW: Reverse approval of Homeless Coalition regarding the JW facility on Morris Road.
Date: Tuesday, May 24, 2022 7:20:02 AM

I'm resending this as the email address was incorrect. R Fenstermacher

From: robertxf@nwrpros.com <robertxf@nwrpros.com>
Sent: Monday, May 23, 2022 5:38 PM
To: j.lanier@islandcountywas.gov
Cc: robertxf@nwrpros.com
Subject: Reverse approval of Homeless Coalition regarding the JW facility on Morris Road.

Dear John Lanier,

I have watched the progression of the JW Church facility to a 12 then 30 person overnight homeless shelter.

I was against the transaction from the day I learned about it but didn't have the time nor money to express my apposition.

Subsequently, the planning department approved the 12 person shelter.

And then, the local residents expressed their objection by appealing that decision which was granted.

You know all of this.

Yet, somehow, the Homeless Coalition from **Langley** to help **Oak Harbor** homeless people seems to have more clout with the Planning Department than the taxpaying residents who live in the neighborhood.

How is this possible?

Why can't Langley well intentioned people help people in Langley?

What can't Oak Harbor solve it's homeless problem in Oak Harbor?

Furthermore, I do not want a homeless shelter about a mile away from my house. Period.

There are no facilities for homeless people to turn to, should they need medical attention, police or sheriff intervention, just someone, somewhere to spend time talking with in the middle of the night.

The church is in the middle of nowhere.

And, I'm angry that I have to spend my hard earned federally, state and county taxed net dollars to appeal this thing -----especially when the state **GAVE** \$400, 000+ dollars to the county, AND THE COUNTY GAVE IT TO A **PRIVATE HOMELESS BUSINESS.**

The Homeless Coalition may be a "non-profit" business but it is a business non-the-less.

John, I'm sure you thought this was an opportunity to help people who (legitimately or maybe not so legitimately) might benefit from some help.

But, this is not the solution to their problem.

Not at my expense and the expense of almost 100% of the local neighbors.

It would take a huge reversal on your behalf to reverse the decision to allow the many, many exceptions and variances required to approve this land use application.

I know this.

But, I'm asking that you reverse your decision and disallow the transaction to be approved.

John, it was not right.

Or Fair to the residents. Or best for the homeless themselves.

Maybe, then, the "Homeless Coalition Business" can return to \$400,000 to the county and seek a more suitable location elsewhere.

Robert Fenstermacher

(360) 678-9320

robertxf@nwrpros.com

From: [Julie II](#)
To: [John Lanier](#)
Subject: Fwd: Morris Rd. Emergency Homeless Shelter
Date: Monday, May 23, 2022 10:09:09 PM
Attachments: [Homeless shelter Morris Rd. location May 2022.pdf](#)

John Lanier-

This email and attached letter are notification of mine and my husband's opposition to the emergency homeless shelter at the Morris Rd. and Hwy 20 location.

This structure was never meant to be an inn type business for housing up to 30 people on a nightly basis. At best, it contained a group of people for only a couple hours once a week. That kind of attendance did not put stress and strain on the septic system or well. I don't see how you can manipulate code just so this building can be used because someone had to spend the grant money on something and you are being pressured to push this through.

Distant advocates, living outside this community should NOT have the ultimate influence, and over rule the desire of the neighbors directly affected by this decision.

Julie and George Lloyd
19162 SR 20
Coupeville, WA 98239

From: parawings@comcast.net
To: [John Lanier](#)
Subject: Fwd: Proposed homeless shelter @ 331 W. Morris Rd
Date: Sunday, May 22, 2022 2:12:15 PM

Mr. John Lanier
Island County Planner

Dear Mr. Lanier,

I am a resident of Island County and member of the Coupeville community (have been for over 35 years) and have seen some changes to Whidbey Island and our quality of life. More and more people have “discovered” Whidbey Island and are choosing to make Whidbey their home. Along with this increase in population we have seen an increase in the number of homeless. Our resources are being taxed as never before. Various people have different ideas on what to do.....free food, free clothes, a free place to stay, free medical care, free social services.....

The latest idea is a proposed homeless shelter at 331 W. Morris Rd. in Coupeville, WA. This shelter has some pros and cons that bear some scrutiny before a final decision is made.

PROS:

The price was right!

The Island County Commissioners purchased the property (a former church) for about \$415,000 and gave the deed to the South Whidbey Homeless Coalition.

CONS:

Noise: Did I mention that the population is increasing on Whidbey Island? According to Island County’s web site, on September 5, 2013, the Navy announced an EIS (Environmental Impact Study) to look at the impact of an additional 13 aircraft (two squadrons) on the community. On March 12, 2019, the Navy released a “Record of Decision” which stated that there would be an increase in the number of aircraft at NAS Whidbey and that the number of FCLP operations would increase 20% at Ault Field and a whopping **80%** at OLF Coupeville!!

I recently had the opportunity to take some noise level measurements at 331 W. Morris Rd.. The time varied from 7:00pm to 10:45pm. A single aircraft was landing to the South (Rwy 14). The decibels averaged 88dB to 93dB with one spike of 101dB! Had the aircraft been using Rwy 32, I predict the numbers would have been higher (using Rwy 32 would require a turn-out to the west after a take off or a touch and go, resulting in the take off thrust pointing right at the proposed shelter).

The Island County website has a “Land use Classification and Compatibility Guidelines” chart that shows a transient lodging category. It shows that if the noise level is above 65dB.....the lodging is **INCOMPATIBLE**.

Brian Tyhuis, the community liaison from NAS Whidbey, says if the decibels are 75-79 that a transient lodging is **NOT RECOMMENDED**. He also stated that at times, the aircraft could fly as late as 1:00am, unlike the 6:00pm quitting time as suggested in Mr. Kline's ZCI application. Anyone staying at this location will experience high levels of aircraft noise.

The CDC states that exposure to 85dB or higher is **HAZARDOUS**. The National Institute for Occupational Safety (NIOSH) recommends hearing protection whenever noise levels are 85dB or above. The EPA specifies a 55dB limit for outdoor activities and an indoor limit of 45dB.

What about homeless people who have mental issues? Veterans with possible PTSD issues? High noise levels could have an effect on them.

Incompatible.....Not Recommended.....Hazardous.....PTSD.....Why is the county locating people at this location knowing that high noise levels will cause hearing issues and could exacerbate mental/PTSD issues as well??

APZs: Accident Potential Zones. No one wants an accident to occur but sometimes they do. December 28, 1982.....an EA6 was in the pattern doing touch and go's when it lost power. The aircraft crashed, 3 aviators died. Tragic. It could have been worse.....the EA6 could have crashed into buildings or homes. The Navy recommends that land uses (homeless shelter) that concentrate large numbers of people be **AVOIDED** in APZ's. Rwy32 has an APZ 1 and an APZ 2 as well as a clear zone. Rwy 14 has only a clear zone. Why is that? If an aircraft uses Rwy 14 does that mean that it will never have to worry about a crash? If an APZ were made for Rwy 14 the property for the homeless shelter would be in an APZ. The ICC states that a shelter will not be approved if the location were in an APZ. Additionally, Brian Tyhuis, from NAS Whidbey, agreed that the best situation for the Navy would be less people encroaching upon the airfield. The fewer people the better. The Navy likes OLF Coupeville because it simulates night carrier landings (FCLP's). Few buildings and people around equates to a dark environment. The pilots do train with night vision equipment, so, the darker the better. If the shelter is approved, the lights in the parking lot could be a problem due to its proximity to the approach end of Rwy 14.

Water: The OLF was recently "ground zero" for some ground water contamination. PFOA's and PFOS's were discovered in the ground water. These chemicals are toxic and should not be consumed. Why put up to 30 people per night in a contaminated water situation? Has the well been tested? Is it safe to drink the water? ICC requires the shelter to be on a public water supply. The shelter and one other family share the well. The public does not have access to the water supply.

Sewer: ICC says that a shelter needs to be hooked up to a public sewer system. This property is not. If a septic system is allowed, is it large enough to accommodate 30+ people per night? Several years ago I wanted to build a pole barn on my property. The county said no, that I was located in the EBEY'S LANDING NATIONAL HISTORIC RESERVE and I could not build a pole barn. After I took my property maps to the county and pointed out that I was not in the reserve.....I received my building permit. However, I was then told I needed a perk test.....for a pole barn with no water! So.....a pole barn needs a perk test but a shelter can cram 30+ people in a building and call it good?? Oh, BTW, there are no indoor showers.

Crime: Over the last 35 years my neighborhood has changed. I used to leave my home unlocked, my vehicles unlocked. Not any longer. We have had our mail stolen, people using

our hot tub, and a vehicle broken into. A neighbor of ours, who lives next door to the proposed shelter, recently had an attempted home invasion. A man was trying to get into her home at about midnight. She was scared to death and called the police. Turns out the individual had just been kicked out of Ryan's House and was trying to get into my neighbor's house. He either has mental issues or a drug problem. My point being, if the "low barrier" shelter is approved for the Morris Road location, will this happen again? What guarantees do we have that it won't? Why do the local residents have to be subjected to this inappropriate risk? I had a "smash and grab" happen to one of our cars. It occurred in Bellevue, WA. The police officer who responded said that ever since a homeless shelter opened in the neighborhood....."smash and grabs" have skyrocketed!

Fire prevention: The building is not sprinklered. It needs to be. Additionally, there are no windows and only three doors. What about ADA requirements? In the event of a fire, egress could be an issue.

Ebey's Landing National Reserve:

The town of Coupeville has an obligation to protect and preserve the Historical Reserve. A Certificate of Appropriateness, I believe, needs to be done and submitted to the county prior to approval of the shelter. Has this been completed?

I believe this shelter is not the best location/facility for the homeless who truly need some help.

So.....pros vs cons.

Sincerely,

Steve W. Hutchinson

From: [Judy Thorpe](#)
Subject: Fwd: You had better think twice on this one.....
Date: Wednesday, May 25, 2022 1:18:19 PM

> Just think, the person that killed all those people in Texas yesterday was mentally ill. We're going to have 30 living down the street next to a gun range. Doesn't that scare you?
> If it doesn't, it should.....

From: [Robert Daniel](#)
To: [John Lanier](#)
Subject: Homeless shelter
Date: Tuesday, May 24, 2022 3:32:37 PM
Attachments: [mime-attachment.msg](#)

*****?? This email?is?from?outside the?Island County network.? Please use caution when clicking on links, opening attachments, or replying.?? *****

Sent from my iPhone

From: [susiebranam](#)
To: [John Lanier](#)
Subject: Homeless Shelter across
Date: Tuesday, May 17, 2022 3:54:14 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

To whom it may concern,

I wanted to send a comment about the proposed homeless shelter across the fields of sr-20 from our Central Whidbey Sport Association club.

I am very opposed to this idea and hope you can find another location on the island that is not located near a sport club. That is just an invitation for trouble and heartache.

A lot of homeless folks have mental issues. Putting them near a firing range is ridiculous!

Please do not build a shelter there.

Respectfully,
Susan Branam

Sent from my T-Mobile 5G Device

From: [Mike Schaeffer](#)
To: [John Lanier](#)
Subject: Homeless shelter south of Coupeville
Date: Tuesday, May 17, 2022 11:11:49 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

This proposed shelter in a rural residential neighborhood and next to a gun range is virtue signaling of the worst kind. It is not well thought out and a bad use of County resources. Why would you put a shelter in an area with no public restrooms, employment, or food services outside of the facility for miles? Theft and vandalism in the local residential area are an open invite because there is nothing else there. There is no local law enforcement when this turns dangerous. Why pay to run them there in a shuttle bus or van daily both directions, when there are at least restaurants and public restrooms in Oak Harbor? It is obviously wanted by the proposed landlord, as they will be making a good profit, but make no mistake, they will be the only one happy about this plan.

This plan should not be about appearances of doing something, but needs to be well thought out and done correctly. If you want to discuss this, my phone number is below.

Thanks for reconsidering,

Mike

Mike Schaeffer
Plastic Systems Inc
ph 206-860-7970
fx 206-860-7990
margaux56@aol.com

From: [womspir0498](#)
To: [John Lanier](#)
Subject: Homeless Shelter
Date: Tuesday, May 17, 2022 1:26:42 PM

******* This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *******

I am writing to express my opposition to having a homeless shelter installed at the former Jehovah Witness Church on Morris Road.

My husband and I live on Harrington Lagoon which is approximately one mile from the proposed homeless shelter. I am concerned that this may not be the best place for the shelter given its distance from Oak Harbor and the services this population requires such as **Spin Café, counseling services, and Garage of Blessings**. In inclement weather, will the homeless be able to reach these services from Coupeville? When the power goes out (as it usually does 2-3 times each winter), how will the staff care for the homeless in a facility that is not presently up to code both in the septic tank and in the facility itself.

I am also concerned for the safety of residents close to the facility, especially since some homeless may have criminal backgrounds or mental illnesses, and the new homeless shelter is across the street from a gun range and close to Ryan's House. Also, I think the shelter would affect the property values.

There is bus stop close to the proposed shelter. Will the homeless be able to ride the bus un managed during the day to other parts of the Island or to Anacortes?

I think a better solution would be to have the homeless shelter in an area where people can be properly cared for and up to code for the safety of this population!

Carol Ann Leonessa

Sent from [Mail](#) for Window

From: [Avatar5815](#)
To: [John Lanier](#)
Subject: Homeless Shelter
Date: Tuesday, May 17, 2022 12:24:51 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Regarding 241-21 SPR at R13101-331-0830, Coupeville.

The Whidbey Homeless Coalition is requesting to convert a vacant church to an overnight shelter. Phase II of Night-to-Night Shelter, up to 30 guests. Site is in or near: Ebey's National Historic Preserve.

I stand in opposition to this proposal. This will have a negative impact on my community and will result in the compromise of our safety. This location is totally inappropriate.

Sent from [Mail](#) for Windows

From: [steve foster](#)
To: [John Lanier](#)
Subject: homeless shelter
Date: Tuesday, May 17, 2022 11:03:44 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

There is no doubt that we need more homeless shelters on whidbey. But, putting one in the old church off of 525 makes no sense. There are no support facilities nearby. The residents will have to be bused or otherwise transported back and forth to oak harbor. It is just not sensible from a support, logistics, or ongoing cost standpoint. This is the wrong solution to the right problem. Common sense dictates that the homeless need more than a roof over their heads, so why re invent the wheel and move them back and forth to what they need. The fact that my tax money is being used to fund this absurd project helps me to be more aware of who and what I vote for. This is an ill conceived, poorly researched idea that will make some of the "concerned citizens" and politicians feel good, but will be a dis service to those who really need the service.

Steve Foster, Oak harbor

--

If you forward or copy this message, please delete any reference to my email address. Thanks

--

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

From: [Gary Nienhuis](#)
To: [John Lanier](#)
Subject: Homeless shelter
Date: Thursday, May 19, 2022 8:24:12 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I am both a member of the Central Whidbey Sportsmen Association and of a church that has worked strongly with the Whidbey Homeless Coalition for several years. While I understand the fears of many CWSA members who are opposed to this proposed facility, I also have to recognize the experience our church has had with the Coalition's shelter operation. The church operation has had very little in the way of problems with those who stay overnight. Problems have been dealt with promptly and effectively so they do not recur. I have no reason to anticipate operation of the proposed shelter in Coupeville would be any different. Thus, I support approval.

Gary Nienhuis

From: [Rich](#)
To: [John Lanier](#)
Subject: Homeless shelter
Date: Tuesday, May 17, 2022 8:42:48 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I oppose the homeless shelter across from the gun club. I don't trust the security measures implemented by the county government. Everything the government does turns into a SNAFU.

We have a nice facility that has been there for years with no issues.

We do our share of community service by allowing ICSO a weapons training site.

I have been with other clubs and am tired of being pushed out of a location because of dumb government rules. The Navy shut out the RC model club from OLF because our activity was deemed a threat to national security.

Thanks for reading my opinion.

Rich Anderson (ret USN, resident for 31 years)

[Sent from Yahoo Mail on Android](#)

From: [1.1](#)
To: [John Lanier](#)
Subject: Homeless shelter
Date: Thursday, May 19, 2022 6:35:59 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

hello,

I am not for a homeless shelter

It will only attract more homeless from off island

and just what good would that bring ? none

what program is there to get the homeless a job to get them on their way

and just who are these people and why are they homeless

drugs, mental health issues, crime etc,

I dont see a complete plan on this only half measure that waste island country time money and risk to safety of public!

From: [Kelly G](#)
To: [John Lanier](#)
Subject: HOMELESS SHELTER
Date: Thursday, May 19, 2022 7:05:24 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

To whom it may concern,
I have been a resident of Coupeville here in Island County for almost 30 years now and I am also retired from the United States Navy and am also disabled. I can not object strongly enough to the placement of a homeless shelter at the location that it is currently being considered. Please do not allow this shelter to be allowed in our community...

Sincerely,

Kelly Gustafson
Coupeville, WA
kellyg3113@yahoo.com

From: [Philip Hestbeck](#)
To: [John Lanier](#)
Subject: Letter Opposing Homeless Shelter
Date: Tuesday, May 24, 2022 12:34:35 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Good morning Mr Lanier,

I am writing to voice my opposition to the proposed Overnight Homeless Shelter, potentially sheltering 30 persons a night. I am a nearby resident to the Jehovahs Witness Church at the corner of Morris and 20, and I am against it being converted into a "Low Barrier Shelter."

The county should not offer a "Low Barrier Shelter" all together, as it is a disservice to the Homeless (and only further enables the conditions that have led many of those in Homelessness into this lifestyle altogether) but it also places all surrounding residents at an unnecessary increased risk of experiencing crime/ theft and compromises their safety. The county should make it clear to the Whidbey Homeless Coalition that there should be standards in place and rules of conduct to adhere to (such as maintaining sobriety, providing identification, agreeing to background checks, zero tolerance for drug paraphernalia/ weapons etc.) in order for Homeless to seek shelter.

The county should reconsider the idea of utilizing this location, and should seek a more suitable location, near Oak Harbor where the Homeless services are already offered. The County should do it's due diligence to ensure the Shelter's location does not violate its own codes and is not in close proximity to homes with families and children.

As a father, I have already relocated my family's location from Oak Harbor to Coupeville in order to put distance between my family and the issue of Homelessness that Oak Harbor is dealing with. It is unacceptable that the county is now bringing the issue 1/2 mile from my home, out in the rural part of the county.

I ask that you return integrity and proficiency to the building department of Island County and to not let Commissioners influence your department into violating your own county codes and placing residents safety in jeopardy just to appease their own agendas.

Again, I can not say it enough, I highly oppose this location for a Homeless Shelter and I highly oppose the county offering a "Low Barrier Shelter." Island County can do better than this and needs to, not only for the welfare of the homeless but let us not forget the welfare and safety of the tax paying residents as well!

If you could please add my letter to the letters you've no doubt already received from my neighbors as well, that would be appreciated.

Thank you in advance.

-Philip Hestbeck

pjhestbeck@hotmail.com

Get [Outlook for iOS](#)

John Lanier

From: Al Lindell <gunwx893822@gmail.com>
Sent: Tuesday, May 10, 2022 1:58 PM
To: John Lanier
Subject: Night to night shelter on Morris road

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Concerns that we have as a Sportsmen's organization Central Whidbey Sportsmen's Association who have been at this location since 1947. Currently 568 members.

If persons are evicted from the shelter for any reason they are then given the opportunity to trespass on our property and adjacent home owners allowing increased crime on property including theft, unlawful entry to private property, breaking into buildings, and property damage. We see no provisions on how to handle this situation with fast response. Island County Sheriff's response time is very long with no fault to them.

If this nighty project spills over into a larger program other than evening housing as is proposed, and I quote from a Whidbey Homeless association response "We are in the beginning planning process to provide daytime programming". We see this as problem of persons possibly trespassing on our property, getting into areas of danger and creating a possible liability if any one, not a member, is hurt. This places an unwanted burden on our Association.

If a guest is denied entry or is ejected and trespass's on our property during the summer months and is smoking this can create the possibility of fire on our property and adjoining areas. We do not allow smoking or vaping.

We have information that the county is violating many of it's own rules as to land usage and the use of this facility which is very concerning to our members who believe in following the rules as set down. We hope that this does not put the county in any position for legal action.

To sum this up we see security lacking for this facility located in a semi residential area to keep all neighbors and property owners secure in their homes and facilities.

Al Lindell

CWSA

Julie & George Lloyd
19162 SR 20
Coupeville, WA 98239

May 21, 2021

Island County Community Development Division
ATTN: John Lanier
P.O. Box 5000
Coupeville, WA 98239

Subject: Night to Night Emergency Homeless Shelter at Highway 20 & 331 Morris Rd., Coupeville

Dear Mr. Lanier,

The plight of homeless people is a desperate situation across the country and the situation on our small island is no exception. I understand this situation, and while I am not against folks who are homeless, I truly feel for their predicament. However, this proposed location at the corner of Morris Road and Highway 20 is completely inappropriate and even dangerous.

My husband and I own the Historic Kineth Farm, Salmagundi Farms, next door to the proposed Emergency night to night shelter. We live there and have had a business that has been in operation since 1975. We strongly oppose the use of this property for a homeless shelter.

Here are our concerns:

1. This location is within the southern entrance to Ebey's Landing National Historic Reserve and is the gateway to the Town of Coupeville. There are no transit services in this area between Friday evening and Monday morning even under normal non-Covid-19 circumstances. Additionally, it is a three-mile hike to Coupeville for food, public toilets, and public spaces.
2. Oak Harbor has not allowed permitting for homeless shelters within their city limit, at least so far. Oak Harbor has immediate facilities that can accommodate the homeless population better than can the proposed location in Coupeville.
3. Volunteers currently transport participants evenings and mornings to and from temporary shelters. Should these folks not get picked up for the day to go to a designated location for the day, they will have no place to go but to wander the state highway and rural county roads and properties.
4. The purchase of the property at 331 Morris Road and Highway 20 for an emergency homeless shelter shifts responsibility from Oak Harbor resources to Coupeville where there are fewer resources.
5. Coupeville is already home to Ryan's House for Youth across the highway from the proposed shelter. After the age of 24, those folks who have utilized the sheltered are no longer allowed to stay. Nearby areas like Rhododendron Park, Coupeville ball fields and surrounding private properties have all been targeted by squatters who cannot get into the shelter. Trespassing, scoping out and break-ins, defecating on properties, starting fires, leaving trash are our neighborhood concerns. This rural

neighborhood is already at risk. An additional emergency homeless shelter concentrated in the same area puts an undue burden rural resources not equipped to deal with this population.

6. Not long ago, across from the landfill, a young man with a bicycle who suffers from mental illness and wearing the typical dark clothing... suffered from a hit and run as he was walking along the narrow shoulder along the highway. People are often seen walking from this area, especially at night. This was true in 2020 at first the WHC application and is still true today. An additional homeless shelter would be a magnet for attracting numbers of homeless people at all hours who do not know they are to check in at predetermined location in Oak Harbor. This location is not a good solution but rather a transference of a problem from one community to another.

7. The proposed location for the homeless shelter in Coupeville is a less than ideal location for more homeless people. Oak Harbor has more services and employment opportunities.

8. Our family has lived here for 47 years. We are directly next to the property proposed for the homeless shelter. We are concerned that this could become a slippery slope with additional use for allowing RV's, vans, and other vehicles for sleeping and tiny homes. Our safety for ourselves, our customers and our business, our home is our main concern. With no services available there is much angst to housing another shelter so close to one already here. The shelter does not exist yet, but a person who was obviously living in their car was parked in the 331 Morris Rd entry all day long two weeks ago.

9. We are not alone in our concern as many neighbors from Race Road to Jacobs Road and all roads in between feel the homeless would be better served in Oak Harbor and not Coupeville. We strongly OPPOSE the use of the former Jehovah Witness Kingdom Hall as a Homeless Shelter.

More questions:

1. Will operations and clients be wholly contained within the building?
2. Will the shelter warn neighbors when a person is kicked out of the shelter?
3. Will the shelter allow guests with active arrest warrants or probation violations to stay at the shelter?
4. What if they want to leave at any time?
5. Who will transport them away from the property?
6. Where will the gray water from the shower trailer be dumped? Will showers be taken inside as well? Will illegal drugs be dumped down the drain?
7. Can the existing bathroom, toilets accommodate 30+ people, including staff? This property was never meant to have day in day out use of the septic system for so many people.
8. Will washing machines be brought in and used on a daily basis?
9. Will shelter provide extended residency to the same guests on consecutive nights?
10. How many consecutive nights?
11. How many nights must intervene before client can use facility again?
12. Since the property in question is only 1.9 AC, how will they mitigate noise, lighting, and security issues affecting neighboring property owners?
13. How is this service better located at a far away, distant, rural location than it would be inside city limits where the clients are proposed to register?

14. How will the police or medical EMT's know if the shelter is full before dropping off clients at night?
15. How will these clients be registered? At the jail or hospital?
16. Will the shelter be served by a public water system?
17. Is the proposed shelter located within any USN aircraft accident potential zones with a noise hazard greater than 75db?
18. By the US Navy land use classification table, is transient lodging a compatible use in the greater than 75db noise zone?
19. Does the floor area to person density limit apply in the greater than 75 db noise zone?
20. Is the buildings' proposed use compatible with the navy's Night and evening flight practice?
21. How close is the proposed shelter to the services for clients?
22. Will there be workers and clients at the site other than during the listed hours of operation 6pm-7am. If so, why?
23. How will noise and trespass complaints be handled by the applicant?
24. How will complaints from adjacent neighbors and property owners be handled?
25. How will the proposed shelter control the clients leaving the property?
26. Will overnight parking of vehicles and RV's be permitted to park in the parking lot and how will the solid waste and septage from vehicles be handled?
27. C-7 said private vehicles will not be allowed on the site. How will the applicant police this?
28. visual analysis in C-12 and the sign application require Island County Design Review and Historic Preservation Commission review because they adversely affect the Class one historic property within 300 feet of the applicant's property.
29. A suitable demising wall should be addressed by the applicant because of security and safety issues for close neighboring properties. How do you propose to address this?
30. You said in the April 27th, 2021 Coupeville Town Council presentation that events to the emergency room in the middle of the night are infrequent, yet you state this is a reason to be close Coupeville, to be close to the hospital. Is an infrequent need a reason to locate at Hwy 20 and Morris Rd? Or are the events more frequent than have been disclosed?
31. How frequent is the need of emergency personal to come to the Haven in Oak Harbor or to be taken away by ambulance?
32. If no emergency vehicle is called, will the only staff person on site ever personally take the guest to the emergency room leaving people alone in the shelter?
33. Who is left to watch over the shelter and other guests while the staff person is taking care of the sick guest if there is only one staff person at a time to watch over the facility and guests?
34. If the proposed facility is placed outside of Coupeville, will the driving to and from Oak Harbor and Coupeville be performed by paid staff or volunteers?
35. It will be at least a 25-mile round trip each trip to and from Oak Harbor/Coupeville and per the Coupeville Town Council meeting WHC presentation of April 27th, 2021, a WHC rep said due to Covid, they are transporting guests in smaller groups in the van and it turns out to be about four trips to the host location and four trips from host. If this were trips to and from the proposed Coupeville site, that would be about 200 miles a day, give or take a several miles or 6000 miles a month. A single trip twice daily is about 50 miles or 1500 miles per month. Can WHC afford that kind of transportation?

36. Traditionally the volunteer drivers have been Oak Harbor residents volunteering their time, correct?
37. Are the volunteer drivers from the churches who host the haven?
38. Are the volunteer drivers from local nonprofit service organizations?
39. Are the volunteer driver's unaffiliated of any non-profit or other organization?
40. Do you have consistent drivers throughout the month?
41. Have you ever been without a driver?
42. Will the proposed moving of the overnight emergency homeless shelter out of Oak Harbor still attract a pool of Oak Harbor volunteer drivers every day, twice a day four round trips each time, nighttime to Coupeville and in the morning back to Oak Harbor?
43. WHC says it will transport guests back to Oak Harbor at 6am every morning, to the Spin Café held in the Episcopal Church?
44. Can WHC say with absolute certainty that your organization will have the volunteer drivers at each session to move guests back to Oak Harbor for the day?
45. What if no volunteers show up that day?
46. Do you foresee a lack of volunteerism to do this since the proposed new host location will be 15 miles away? Kind of an out of sight out of mind situation. Gradually transferring the burden of transportation and drivers onto the Coupeville community?
47. How will you keep a free person from leaving the property once they are locked inside?
48. What are your protocols for people who choose to leave at any hour of the day or night? Open the door and let them walk out?
49. How will you prevent people from just showing up at the proposed Coupeville site without first getting a reservation and vetted first through wherever the current check-in portal is located?
50. How do the people you serve know how to find the location for vetting and check in?
51. What if people do not know the protocols for entry and just show up at any hour at the site and are denied entrance?
52. Does the paid on-site staff drive them elsewhere?
53. Do you point them to a transit bus?
54. What about on the weekends or late at night where there is no transit service in that area?
55. How will your organization prevent unapproved people from showing up at the door?

Thank you for taking the time to answer each and every one of these questions. Not all these of these concerns have been addressed in a public or any other forum.

Respectfully,

Julie and George Lloyd

From: [Ed Scheinert](#)
To: [John Lanier](#)
Date: Thursday, May 19, 2022 11:34:36 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Good morning,

My name is Ed Scheinert, and I'm a member of the Central Whidbey Sportsman's' Association (CWSA) located on Safari Street in Coupeville. I am writing in regards to the proposed establishment of a homeless shelter in the former chapel across Highway 20 from the range and would like to voice my concerns.

I do applaud re-purposing of the facility so as to use an already existing building, which may help to decrease the need for further utilization of resources (i.e. materials, labor, waste). However, placing a care facility, especially one that will undoubtedly house people with one or more issues that can impair their judgement, so close to an established facility such as CWSA would be ill-advised. There is no shortage of tragic events that have occurred when people who shouldn't have access to firearms or other tools that can be harmful are able to access them. Access, whether willful or not, by those not educated on or socially/emotionally capable of interacting/engaging in higher-risk activities would do a disservice to them and those who may be involved in any adverse events.

While on active duty, I participated in many firing range training evolutions, and they were all highly controlled and safety was of the utmost importance. This included training of all participants prior to setting foot on the range, and all movements were choreographed by participants, as well as monitored by range operations and safety personnel to ensure that participants were physically and emotionally prepared for safe movement on and around the facilities. While deployed to Afghanistan, we often utilized the firing ranges at the Kabul Military Academy, and there were numerous civilians who were injured while searching for brass from the bullet casings, which they could sell or repurpose for their own use. After these injuries, the range management was forced to secure the ranges so as to mitigate people from accessing the ranges and placing themselves and others in danger.

Additionally, there would be potential for unapproved access by unauthorized people who may be looking for other opportunities to obtain items that they may be able to use for themselves or sell for profit. The range management and members do secure items in the clubhouse or storage sheds (to include tractor and grounds maintenance equipment), but this is often of little deterrent to determined people. This, coupled with the possibility of interaction between members being confronted (or confronting) people with treatment care needs that may or may not be well-managed and capable of impulse control and/or proper reactions to tense situations, further increases the possibility of negative interactions.

I apologize if this was too "wordy", but this is not a situation that I take lightly. And as a current range safety officer for CWSA and a medical/safety professional (from both my time in the military as well as my current studies at the University of Washington to become an industrial hygienist), the safety and well-being of everyone in the vicinity of ranges is a top priority.

Please let me know if you have any questions or would like any clarification or further information. I can be contacted at scheinerte@gmail.com or cell phone at 805-509-7169.

Very Respectfully,

Ed Scheinert

From: [David Penrod](#)
To: [John Lanier](#)
Subject: Morris Road Shelter
Date: Wednesday, May 11, 2022 7:28:53 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

To Whom it may concern,

I would like to express my complaint about this shelter continuing to be opened. I'm tired of hearing that there will be all of these guarantees about guests being monitored the entire time that they will be staying at this facility overnight. There is absolutely no provision to make people stay inside the facility if they want to walk out during the night. I have even heard that there would be a proposal for the guests to sign a contract that they will abide by all the requirements and rules set forth by the shelter. Im sorry I am extremely skeptical about the monitoring and enforcement of those rules. The Island County Sheriffs office is already taxed for man power and there are very few times during the late hours of the night that there is a deputy in close responding area. I HIGHLY recommend that you find someplace else to house the homeless clients on the Island. If the commissioners are so concerned of their welfare and housing have them take some of these people home and let them camp in their back yard. Stop pushing this down private, law abiding citizens throats.

Respectfully

D Penrod

.

From: [Chris Bradley](#)
To: [John Lanier](#)
Subject: My Family's objection to a homeless shelter in Coupeville
Date: Sunday, May 22, 2022 2:52:52 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Dear Mr. Lanier,

I've lived on Whidbey Island for almost 20 years. As I look back to the various places on the island that my family has called home, each address has been further and further away from urban services and conveniences. These were conscious decisions that came with an ever growing list of associated inconveniences that we were willing to bear because we were indeed able and willing to bear them. Someday, as age overtakes us, we know that we will need to move closer to social services because we are no longer able (or willing) to drive a long distance to them. Over the past year, I have become aware of the City of Oak Harbor's decision to move its homeless population to the first "convenient" spot in the region to overnight them - a large-ish vacant building that has remained unsold for many months, which is in a completely rural environment with virtually no services of any kind.

Now in my 70's and having spent the majority of those years in urban environments it occurs to me that it is precisely in those areas that the homeless population chooses to reside, and in our effort to help as many of those people as can be helped to become contributing members of a community, they require the medical and social services that tend to exist exclusively in those very same urban environments. Given what we collectively know to be requirements for the rehabilitation of troubled individuals it seems totally illogical and downright asinine to establish what amounts to a dedicated daily shuttle service to and from the very area that already has in place the very services they require.

I can think of a number of better locations in Oak Harbor which would be more suitable for the overnighting of the homeless; locations with social services and medical facilities within easy walking distance. One area in particular comes to mind is along either side of Goldie Rd between Hiway 20 and the entrance to the Navy base. This is an area of commercial and light industrial buildings, some of which are vacant and could be rehabbed, or where ample space exists to construct such a building using available federal or state funding. More importantly, it is also away from bedroom communities.

I hope that the City of Oak Harbor, if it really wants to provide meaningful assistance to the homeless population that resides within its borders during daylight hours, comes to a more logical solution other than giving the unpopular impression that it is "dumping" those individuals nightly in an area that is simply not equipped to provide them with the services they require.

Sincerely,

Christopher and Barbara Bradley
Coupeville

From: [Wayne Flaaten](#)
To: [John Lanier](#)
Cc: [FAM - WAYNE FLAATEN](#)
Subject: My reasons for opposing the proposed location for the Whidbey Homeless Coalition's homeless shelter near Coupeville
Date: Friday, May 13, 2022 2:50:38 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

I am one of (500 +) signers of petitions - submitted several months ago to our (3) Island County Commissioners - who are critical of the appropriateness of the location of an overnight homeless shelter at the corner of Morris Rd. & SR 20 in Coupeville for the following reasons: (1) It is across the highway from a gun club / shooting range - and kitty-corner from the U. S. Navy's OLF / "touch n' go' landing strip - (2) It's within walking distance of Ryan's House Teen Shelter & the (3) schools in the Coupeville School District (3) The vacant church building does NOT meet the legal health - safety & security requirements / codes to serve as a homeless shelter. (4) It is a given that the homeless "clients" will spend an extended period of time in the proposed shelter - with NO limit on the duration of their stay. (5) It needs to be located in or near Oak Harbor where the services that homeless folks need on a daily basis - AND - where they spend every day . (note: The plan is to bus them from Oak Harbor to the overnight shelter in Coupeville each night - then to bus them back to Oak Harbor each morning where they will spend the day. ***** Does that make any sense ? *****)

Per an article in the Whidbey News Times & South Whidbey Record on April 6th, 2022 titled - "Hearing examiner finds error with piecemeal application process " - The county's hearing examiner - Andrew Reeves - wrote in his decision that the county was wrong in its finding that the project was exempt from a review under the State Environmental Policy Act. Also that the county was wrong to approve Whidbey Homeless Coalition's request for a Type II site plan review to convert the Coupeville building to an overnight shelter for (12) guests - because the county WAS aware that the full scope of the project includes (30) guests which would involve a Type III site plan process which will involve an open record public hearing. .

I totally recognize the need to assist the homeless, BUT there needs to be a real and total comprehensive plan submitted to include drug/alcohol rehab - mental health services - and - a job training/placement program.

More detailed reasons for my opposition to this totally inappropriate location include:

1. It would violate multiple building codes.
2. It does NOT meet state law requiring a minimum parcel size of 2.5 acres.
3. It would require expansion of the current septic system, which is against county code.
4. It is NOT located 0.5 mile or less from an urban growth area = as

required by code.

(note: The Island County Planning Department states in their documents that if not located 0.5 mile or less from an urban growth area, that said applicant would have to do a study showing why this provision could not be compiled with).

5. No “conditions of use” are in place to protect the homeless, local residents and businesses.

6. The most important services for the homeless are located in Oak Harbor (Spin Cafe - Garage of Blessings - Habitat for Humanity - & - counseling services) = not in Coupeville. Hence, a location near Oak Harbor which does NOT - violate property rights of local residents/businesses would be more appropriate.

7. Busing homeless individuals (18) miles each way DAILY is a disservice to the homeless, and a waste of resources.

8. The Jehovah’s Witness Church building was NOT constructed to standards required for housing individuals overnight. The building has NO windows, and inadequate egress for (30) people. NO shower or laundry facilities, among many other deficiencies.

9. The Jehovah’s Witness Church is located in the 75-80 decibel OLF noise zone per 2021 USN study. NAS Whidbey Island recommends against residential development/housing individuals in this zone; but if this is done, they recommend a minimum of 30 decibel interior noise abatement.

10. Since the Jehovah’s Witness Church is “in the county”, law enforcement is via the Island County Sheriff’s Department. After hours response time can be (30) minutes or more. This is unacceptable given that this would be a “low barrier “ shelter, and many of the homeless population have drug addiction and/or mental health problems or criminal records; and they will be supervised by only one staff member after hours. An event requiring law enforcement is inevitable.

As a resident of Whidbey Island - and a taxpayer - I demand that you & your colleagues in the Island County Planning Department - our (3) Island County Commissioners - & - the Whidbey Homeless Coalition ALL work together to search & find a more appropriate location for this project !

Yours very truly,

Wayne Flaaten

24968 State Route 525

Greenbank, WA

360-222-3143

floatin@whidbey.net

From: [Michael Thorpe](#)
To: [John Lanier](#)
Subject: Notice on SEPA Hearing and Type III application hearing
Date: Monday, May 9, 2022 8:57:05 PM

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

John, I am making a formal request for advance notification of the SEPA Hearing and Type III application hearing for the proposed homeless shelter to be located at 331 W Morris Rd, Coupeville, WA submitted on behalf of Whidbey Homeless Coalition, as soon as those dates are determined.

Thank You for your assistance in this matter.

Respectfully;

Michael Thorpe
176 N Pheasant Run Road
Coupeville, WA 98239
Cell (661) 345-6644
Email; flightdoc1@msn.com

Sent from [Mail](#) for Windows

John Lanier

From: Al & Sandy Olsen <am462@frontier.com>
Sent: Tuesday, May 10, 2022 2:49 PM
To: John Lanier
Subject: Morris Road homeless shelter

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

Mr. Lanier,
thank you for the opportunity to comment on the proposed homeless shelter on the old church property.
As a resident of Coupeville I am not in favor of this location for a homeless shelter. Coupeville is a small rather delicate little community that has yet to experience an influx of homeless residents. We have been told that the homeless will be brought in from Oak harbor because the city of Oak Harbor does not allow homeless shelters by law. We have also read that the City of Langley does not want them in their location either. So I guess Coupeville was chosen! How nice. We don't even have police from 7:00PM to 7:00AM.

The group from Langley has stated that the homeless will be brought in every evening by bus from Oak harbor then returned the next morning. They have also stated that there will be representatives at the location during the day to accommodate homeless other than the ones brought by bus every evening. It was also mentioned by the Langley group that there will be families sometimes spending time there and parking spaces will be needed for their cars.

I assure you that I am not a "heartless goon" but one that has great empathy for the terrible situation that some of these homeless now find themselves. These are the ones that are genuinely in need of help and then there are many that have allowed themselves with either drugs or alcohol to arrive at this terrible level of life.

Mr. Lanier I thank you for giving me the opportunity express my views on this terrible situation and I look forward to hearing from you.

Respectfully,

Al Olsen
Coupeville

From: [MSX FTE](#)
To: [John Lanier](#)
Subject: Opposed to the homeless shelter across from
Date: Tuesday, May 17, 2022 12:35:17 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hi John,

I am opposed to the homeless shelter being placed at the corner of Highway 20 and Morris Road, 6 miles south of Coupeville for all the reasons you have already heard. Some of which are probably as follows:

- Makes no sense to put it there
- Services for homeless are predominately in Oak Harbor
- Expensive to transport them back and forth for services in Oak Harbor
- There are not enough law enforcement folks near there to deal with issues
- There will be an uptick in crime in the area. It always happens.

Please find a shelter in Oak Harbor where the homeless are better served.

Also, if you're trying to move them, why not ship them to Seattle instead of a rural area 6 miles south of Coupeville? Seattle has great homeless facilities. They do great work down there. Some of your homeless probably came from Seattle anyway.

Regards,
Mike G
Resident near shelter

From: [Judy Thorpe](#)
To: [John Lanier](#)
Subject: Opposing the Whidbey Homeless Coalition residing at the Jehovah's Witness church on Morris Rd and Hwy 20
Date: Tuesday, May 17, 2022 4:24:24 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

I'm writing this letter in hopes that you reconsider your decision on going forward with this proposed shelter on Morris Road and Hwy 20.

My background is extensive in dealing with high risk youth,(Kern High School District, Juvenile Hall in Kern County,Department of Human Services, Employers' Training Resources,Arbor of Kern County and I became a Correctional Officer able to work in Federal Prisons in California) also difficult to serve people and a few homeless individuals. In my years (40) of experience, some people are receptive to changing their current situation and some want to take advantage of any services that they can acquire without any strings attached.

Working with the MS-13 population was a lot easier and had more success than dealing with the homeless population. Most of the difficult to serve/high risk individuals had multiple behavioral issues and were prescribed medication that would subdue their behaviors: schizophrenia, suicidal tendencies, neuroticism , compulsive, defiant and violent behaviors just to name a few. When they do not take their medication; life is unpredictable and the outcome can be disastrous for anyone in their path. I had to break up many fights and believe me, they were out of control.

The Whidbey Homeless Coalition are requesting to house(30) homeless individuals at the Jehovah Witness church on Morris Road adjacent to the Central Whidbey Sportsmen Association gun range with only (1) staff member at night to supervise (30) guests. The County Commissioners are behind it and are trying to push it through. Many of the people in prison had gun violations(quite a few are homeless individuals)and when leaving prison; they are sent to a halfway house or a homeless shelter. Quite a few of the inmate population leave prison, and become reacquainted with their friends and start doing drugs again. This is definitely not a good location for a homeless shelter in a rural area with no services. When a person is intoxicated or under the influence, it is difficult to get them to wake up and to participate in any activity. Which means, if an individual is coming down from their drug of choice; they won't get on a bus to go to Oak Harbor.

A lot of their services are from Monday to Friday in Oak Harbor; The Spin Café, (where they can have 3 meals a day)Garage of Blessings, psychological counseling,Habitat for Humanity, the pool for showers just to name a few services that they tend to utilize.

On the weekends, the downside would be; guests will wander around in our neighborhoods. This could lead to stealing a firearm from a member at the gun range, breaking into homes, stealing a vehicle, assaulting residents from the area and a myriad of many bizarre situations that can arise.

As I said to the commissioners the county has land all over Whidbey Island and if there is a parcel of land closer to Oak Harbor where their services are provided that would be an ideal location for a shelter. We also know contractors who are willing to help with a purpose built shelter.

As I have informed your predecessor Meredith Penny, "if you go ahead and select this location for this homeless shelter, this could have many detrimental results for the local community and the island as a whole!"

Please reconsider this location for a homeless shelter as it fails considerably to assist in their needs.

Respectfully,

Judy Thorpe

Sent from my iPhone

From: [Robert Thompson](#)
To: [John Lanier](#)
Subject: Opposition to Proposed Homeless Shelter in Coupeville (Morris Road and Hwy 20)
Date: Monday, May 23, 2022 1:15:18 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

> Mr Lanier,

We would like to concur with the reasons listed below for opposing the establishment of a homeless shelter at the subject location. This is not a good location for the proposed use of the property.

>> Reasons for opposing this location include:

- >> 1. Violates multiple building codes.
- >> 2. Does not meet state law requiring a minimum parcel size of 2.5 acres.
- >> 3. Would require expansion of septic system, which is against county code.
- >> 4. Not located 0.5 mile or less from an urban growth area, as required.
- >> (Planning department states in their documents that if not located 0.5 mile or less from an urban growth area, that applicant would have to do a study showing why this provision could not be compiled with).
- >> 5. No "conditions of use" are in place to protect the homeless, local residents and businesses.
- >> 6. Most important services for the homeless are located in Oak Harbor (spin cafe, garage of blessings, habitat for humanity, and counseling services); not in Coupeville. A location near Oak Harbor which does not violate property rights of local residents/businesses would be more appropriate.
- >> 7. Bussing homeless individuals 18 miles each way daily is a disservice to the homeless, and a waste of resources.
- >> 8. The Jehovah's Witness Church building was not constructed to standards required for housing individuals overnight. The building has no windows, and inadequate egress for 30 people. No shower or laundry facilities, among many other deficiencies.
- >> 9. The Jehovah's Witness Church is located in the 75-80 decibel OLF noise zone per 2021 USN study. NAS Whidbey Island recommends against residential development/housing individuals in this zone; but if this is done, they recommend a minimum of 30 decibel interior noise abatement.
- >> 10. Since the Jehovah's Witness Church is "in the county", law enforcement is via the Island County Sheriff's Department. After hours response time can be 30 minutes or more. This is unacceptable given that this would be a "low barrier" shelter, and many of the homeless population have drug addiction and/or mental health problems or criminal records; and they will be supervised by only one staff member after hours. An event requiring law enforcement is inevitable.

Respectfully submitted,

Robert and Pamela Thompson

From: [Pamela Pearce](#)
To: [John Lanier](#)
Subject: Proposal: Convert vacant church to a night-to-night shelter to accommodate up to 30 guests.
Date: Saturday, May 21, 2022 12:19:45 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

The former Jehovah's Witness church at the corner of Morris Road and Highway 20 in Coupeville is being considered for a homeless shelter. Since the building was designed for a church, and has no windows, a sloped floor, etc., it seems unfit for such a purpose, and would require lots of remodeling to make it functional and habitable. It is also most likely on a local water system and septic system that is not designed for many full time residents on that lot. The location is impractical, since it is in a rural area with no public transportation, allowing the residents to get to a job.

The property has lots of parking, which isn't needed for homeless people, but could provide parking for another more suitable use for the building, such as a farmer's market, or a performance venue, community center, etc. There is already audio visual equipment in the building. The facility does not currently have adequate cooking, eating or bathing facilities and can not be adapted to support and still meet current building codes.

There are also several residences nearby that are secluded vacation homes, so they are unoccupied a good part of the year. We do not want to have a situation like Orcas Island, where the Barefoot Bandit occupied several homes while they were vacant, and did a considerable amount of damage, including breaking and entering, and theft.

Please reconsider this use for this building, and find a place more suited to the use and a location that would provide access to local jobs to help people become able to support themselves.

Darryl and Pamela Carver
193 South Harrington Lagoon Road
Coupeville, WA 98239

From: [Bethany Hestbeck](#)
To: [John Lanier](#)
Subject: Proposed Homeless Shelter - Letters
Date: Monday, May 16, 2022 3:48:32 PM

Good afternoon Mr. Lanier,

I am writing in opposition to the proposed homeless shelter at the former Jehovah's Witness Church at [331 W Morris Road, Coupeville](#) with a permit application for a Type III approval to allow conversion from a church to a night-to-night homeless shelter to accommodate "up to 30 night-to-night guests".

I'm sure as you work in the planning Dept, that you are already aware of the number of reasons why the building/ location is inappropriate and inadequate:

1. Violates multiple building codes.
2. Does not meet state law requiring a minimum parcel size of 2.5 acres.
3. Would require expansion of septic system, which is against county code.
4. Not located 0.5 mile or less from an urban growth area, as required.
5. The Jehovah's Witness Church building was not constructed to standards required for housing individuals overnight. The building has no windows, and inadequate egress for 30 people. No shower or laundry facilities, among many other deficiencies.
6. The Jehovah's Witness Church is located in the 75-80 decibel OLF noise zone per 2021 USN study. NAS Whidbey Island recommends against residential development/housing individuals in this zone; but if this is done, they recommend a minimum of 30 decibel interior noise abatement.

As I am a mother to young children, I am writing to introduce my perspective on the issue and express my concerns about the proposed location of the Emergency Overnight Homeless Shelter and the potential detrimental effects, it will have for nearby neighboring residents and their families, who will be living within proximity to it. Myself and my neighbors will now be burdened by the presence of the Homeless, and the crime, theft and drug related activities associated with this demographic. As a nearby resident I have serious safety concerns for my family and my neighbors.

Now I do recognize the need to assist the homeless, but there should be a comprehensive plan to include drug/alcohol rehab, mental health services, and job training/placement. As no "conditions of use" would be in place to protect not only the homeless, but also local residents and nearby businesses, the county is only asking for trouble to come out of this situation. It is absolutely a terrible idea to put a low barrier shelter, housing persons with drug and alcohol addictions, and/ or with mental health problems and/ or with Criminal records in such close proximity to homes with families and children and right across from a shooting range!

This Proposed shelter is not an adequate solution to the very complex problem of homelessness that Whidbey Island is dealing with. This is simply a dispersion of the problem out further into the county, with absolutely no sensible reason to do so, other than to disguise the increasing issue, and get it temporarily out of sight of the residents of Oak Harbor at least in the evenings. However transporting homeless individuals over 15 miles each way, every day is a disservice to the homeless, and a waste of resources. Especially since the services for the homeless are already located in Oak Harbor (such as Spin Cafe, Garage of Blessings,

Habitat for Humanity, and any counseling services they may seek). These services for the Homeless simply do not exist in Coupeville. A location near Oak Harbor that does not violate property rights of local residents/businesses, or place Oak Harbor residents at increased risk of crime, theft, or drug related activities is a more appropriate option.

This proposed location is simply an “out of sight, out of mind,” half-attempt to solve a complex problem requiring resources that are not offered in the immediate area; and pushes off on taxpayers the burdens of its presence while putting into compromise their safety. I highly oppose this location for the proposed Emergency night shelter and I urge the county to reconsider this proposed location, and also to tell the Homeless Coalition it will not allow a “low barrier” shelter within Island County.

I would appreciate inclusion of my concerns in the consideration regarding disapproval for the permit application for a Type III approval to allow conversion for the Jehovahs Witness church into a night-to-night homeless shelter to accommodate “up to 30 night-to-night guests”.

Thank you for your time,

-Bethany Hestbeck

174 Percheron Ln,
Coupeville WA 98239
(850) 776-9760
Bethany.hestbeck@gmail.com

From: [Randy Furnas](#)
To: [John Lanier](#)
Cc: [Sarah Wescott](#)
Subject: Proposed Homeless Shelter - Morris Road
Date: Tuesday, May 24, 2022 3:37:11 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

We are contacting you to outline our concerns regarding the proposed homeless shelter on Morris Road. We recognize the need to assist the homeless, but the proposed location is an inappropriate solution to an escalating problem that requires a more comprehensive plan to include drug/alcohol rehab, mental health services, and job training/placement.

Our reasons for opposing this location include:

1. Violates multiple building codes.
2. Does not meet state law requiring a minimum parcel size of 2.5 acres.
3. Would require expansion of septic system, which is against county code.
4. Not located 0.5 mile or less from an urban growth area, as required. (Planning department states in their documents that if not located 0.5 mile or less from an urban growth area, that applicant would have to do a study showing why this provision could not be complied with).
5. No "conditions of use" are in place to protect the homeless, local residents and businesses.
6. Most important services for the homeless are located in Oak Harbor (spin cafe, garage of blessings, habitat for humanity, and counseling services); not in Coupeville. A location near Oak Harbor which does not violate property rights of local residents/businesses would be more appropriate.
7. Bussing homeless individuals 18 miles each way daily is a disservice to the homeless, and a waste of resources.
8. The Jehovah's Witness Church building was not constructed to standards required for housing individuals overnight. The building has no windows, and inadequate egress for 30 people. No shower or laundry facilities, among many other deficiencies.
9. The Jehovah's Witness Church is located in the 75-80 decibel OLF noise zone per 2021 USN study. NAS Whidbey Island recommends against residential development/housing individuals in this zone; but if this is done, they recommend a minimum of 30 decibel interior noise abatement.
10. Since the Jehovah's Witness Church is "in the county", law enforcement is via the Island County Sheriff's Department. After hours response time can be 30 minutes or more. This is unacceptable given that this would be a "low barrier" shelter, and many of the homeless population have drug addiction and/or mental health problems or criminal records; and they will be supervised by only one staff member after hours. An event requiring law enforcement is inevitable.
11. The Jehovah's Witness Church is adjacent to a single-family residential home.

Please take these concerns into consideration and add us to the contact list for any scheduled hearings on this subject.

Regards,

Randy and Dave Furnas

From: [Michael Thorpe](#)
To: [John Lanier](#)
Subject: Proposed homeless shelter at 331 W. Morris Rd, Coupeville WA
Date: Tuesday, May 17, 2022 4:09:59 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier;

I am opposed to locating an emergency night to night shelter at 331 W Morris Rd, Coupeville WA for a multitude of reasons, including those listed below. I recognize the need to assist the homeless, but there should be a comprehensive plan to include drug/alcohol rehab, mental health services, and job training/placement.

Reasons for opposing this location include:

1. Violates multiple building codes.
 2. Does not meet state law requiring a minimum parcel size of 2.5 acres.
 3. Would require expansion of septic system, which is against county code.
 4. Not located 0.5 mile or less from an urban growth area, as required.
(Planning department states in their documents that if not located 0.5 mile or less from an urban growth area, that applicant would have to do a study showing why this provision could not be compiled with).
 5. No "conditions of use" are in place to protect the homeless, local residents and businesses. For example, there is no provision, to my knowledge, for dealing with an individual ejected from the facility or other law enforcement emergency at night (see comments regarding law enforcement resources below), no protection for local residents/businesses regarding camping/littering/drug paraphernalia left on private/public property. In fact, there are presently NO PROTECTIONS IN PLACE for the homeless, local residents, or businesses.
 6. Most important services for the homeless are located in Oak Harbor (spin cafe, garage of blessings, habitat for humanity, and counseling services); not in Coupeville. A location near Oak Harbor which does not violate property rights of local residents/businesses would be more appropriate.
 7. Bussing homeless individuals 18 miles each way daily is a disservice to the homeless, and a waste of resources.
 8. The Jehovah's Witness Church building was not constructed to standards required for housing individuals overnight. The building has no windows, and inadequate egress for 30 people. No shower or laundry facilities, among many other deficiencies.
 9. The Jehovah's Witness Church is located in the 75-80 decibel OLF noise zone per 2021 USN study. NAS Whidbey Island recommends against residential development/housing individuals in this zone (and HUD will not finance residential units in this level noise zone). The Navy recommends that if this is done, they recommend a minimum of 30 decibel interior noise abatement.
 10. Since the Jehovah's Witness Church is "in the county", law enforcement is via the Island County Sheriff's Department. After hours response time can be 30 minutes or more. This is unacceptable given that this would be a "low barrier" shelter, and many of the homeless population have drug addiction and/or mental health problems or criminal records; and they will be supervised by only one staff member after hours. An event requiring law enforcement is inevitable; and we deserve a solution that minimizes a potentially tragic outcome.
- I further object to the Island County Commissioners lack of fiduciary responsibility to the taxpayers of the State of Washington and Island County, in that they were responsible for the transfer of \$415,000.00 in grant money from the Washington State Department of Commerce directly into escrow for the purchase and closing costs of the 331 W Morris Rd property. Other than specifying that the Whidbey Homeless Coalition provide emergency night to night shelter at that location for the homeless for a period of 10 years, no other "strings" were attached. If the Whidbey Homeless Coalition goes out of business, there is no provision for the property to revert back to the County. Apparently, no thought was given to this possibility, or alternatively either no (or poor) legal counsel was obtained regarding this issue. I feel that this is a failure on the part of the Island Country Commissioners to fulfill the obligations of their office, and a betrayal of the citizens of Island County.

Respectfully submitted;

Michael Thorpe
176 N Pheasant Run Road
Coupeville

Sent from my iPhone

From: [larry walker](#)
To: [John Lanier](#)
Subject: Proposed homeless shelter in Coupeville
Date: Tuesday, May 17, 2022 8:46:44 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello.

We are writing regarding the proposed homeless shelter to be located outside the town of Coupeville.

We are opposed to this plan due to safety issues, as many residents of this area are older and chose this community due to it's rural location. Being older Americans, we realize that we may be easy targets for others to prey upon.

We value our rural community and fear that a homeless shelter would jeopardize the safety of our more vulnerable population.

Respectfully,

Larry & Lori Walker

From: [Janice Sadler](#)
To: [John Lanier](#)
Subject: Proposed Homeless Shelter in Coupeville
Date: Thursday, May 19, 2022 9:56:28 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello,

I am writing in regards to the proposed Homeless Shelter in Coupeville. There are many concerns related to this proposal to include:

Most of the persons associated with Homeless Shelters (as from what I know about the Whidbey Island ones due to being an Island County Sheriff's Deputy) have a constant Police presence due to the nature of people involved. The Haven, located in Oak Harbor is constantly called to because the residence or tentants are out of control, there are drug related issues or fights. These are issues that will now travel to the town and certainly surrounding areas of Coupeville. Most of Coupeville right now is free from this kind of activity because there are no services or stores, except for the Red Apple and the hospital. The WhidbeyHealth hospital is another place where there is a large Police presence due to the nature of the people who visit or are taken there by law enforcement.

I fear that this will undoubtably bring new issues of theft and homelessness as in squatting in the surround woods. With a law enforcement department, the Sheriff's Office that is already stretched thin with the number of available Deputies and the Oak Harbor Police department not being able to assist us with calls, being so far out of our jurisdiction. This will not only make it difficult, logistically, but unsafe for the responding Deputies due to the location as well. Call response times will be greater due to time it takes to travel that far south because the proposed location is close to the end of the North patrol's jurisdiction. I have experience with this topic on a daily basis and am involved with the people the proposed shelter will be used for. I know how they think and act due to my interactions. I would rather not have these type of issues in close proximity to my backyard, so to speak. There will probably be more people walking down the side or in the roadway of SR 20 in the hours of darkness, which is another danger to all residence. People do not wear reflective vests and a Sheriff's vehicle traveling at speed in route to a call is a dangerous equation.

The Haven is in Oak Harbor is already a shelter, the Freeland Inn in Freeland is about to be sold and turned into a low income or shelter situation in the near future and Ryan's House in Coupeville is for young adults. We as a community need to stand up, hold people accountable for their actions and assist them with attaining that goal. Unfortunately, most of the people I deal with on a daily basis, do not want to or do not attempt to better themselves. I talk to people everyday and try to help them turn their lives around, but sadly, I can only count on one hand the amount of people who have taken the help to turn themselves around and of those people, they moved away from Whidbey Island to do just that. My wife and I picked Coupeville to live in because of the rural environment and distance from any city type life. It is quiet, calm and mostly free from the type of crime found in the surrounding towns. With such an expanse of open land, this will become a welcoming mat for people to move in, squat and destroy the beauty which is Coupeville.

The County taxes are very high and there is already a non-revenue bus system. There are programs in place for people to take advantage of, and they surely do, maybe more so than should be tolerated, but they are there for a reason. I don't think the community should have to incur with yet another knee down to curtail to people who are not willing to help themselves or take responsibility for their own actions. I strongly recommend that the County rethink this proposal and not go through with the location. There is no easy solution to this, but bringing a shelter to Coupeville is unsafe for the community.

Respectfully,

Michael Sadler

From: [Sarah Wescott](#)
To: [John Lanier](#)
Subject: Proposed Homeless Shelter on Morris Road
Date: Tuesday, May 17, 2022 10:40:15 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

I am writing to express my concerns about the proposed Homeless Shelter on Morris Road.

Included are Island County's adopted Plans, Goals and Codes that I feel the County is ignoring.

Goals and Policies:

The following goals and policies from the Island County Comprehensive Plan Land Use Introduction 1.1 Land Use Goals

Goal 2. Assure general public health, safety and welfare without unduly jeopardizing the rights of individuals. (The rights of nearby landowners will be jeopardized.)

Goal 3. Provide the opportunity for the intensification of development on lots in the rural area containing, or new development of, small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting but that to not include new residential development. (The propose shelter does not serve recreational nor tourist uses. Instead, it hinders use, for those walking on Au Sable's recreation area.)

Goal 9. Maintain low residential densities to preserve rural character and provide buffers between urban activities and agricultural & forestry uses.

LU 9.1. Maintain development patterns in Rural (R) areas that provide primarily for low density rural residential use, while also considering the long-term availability of know and/or variable water supplies, the general suitability of the area for on-site septic systems... (Homeless shelters require a public sewer system.)

LU 9.6. All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.

LU 9.7. Discourage public facilities and buildings within rural areas unless their function or service area is best served by a location outside of an Urban Growth Area (UGA).

Goal 13. Ensure that future development in the Airport and Aviation Safety Overlay protects public health, safety and welfare.

LU 13.2. Ensure that the public or private development around existing

airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development.

LU 13.3. Ensure that new land uses which would attract or accommodate large concentrations of people will not be permitted to locate within approach or departure zones and/or accident potential Zones of existing airports.

LU 13.4. Help to minimize the number of people exposed to very high aircraft noise levels in areas near airports through compatible land uses. In the highest airport noise level areas open/undeveloped space will be encouraged and land use densities shall remain low. The objective is to achieve the greatest degree of compatibility and the least public annoyance which can be attained.

LU 13.13 Island County will discourage residential development in Aircraft Accident Potential Zones (APZ). To protect the operational use of military airports, Island County will ensure that future development in (APZs) around Ault Field and Outlying Field Coupeville is at the lowest possibly density consistent with the underlying land use designation.

Island County - Code of Ordinances

Title XVII Zoning - 17.03.180. Land use standards

D. Country inns. Country inns (seven (7) to forty (40) rooms) may be established in the Rural Zone provided that:

- 1. The proposed parcel size is at least:
 - a. Seven (7) to twenty (20) rooms – Ten (10) acres.
 - b. Twenty-one (21) to (30) rooms – Fifteen (15) acres.
 - c. Thirty-one (31) to forty (40) rooms – Twenty (20) acres.

Zoning Consistency and Similar Uses

Means overnight tourist lodging facilities providing sleeping accommodations in a rural area.

- Type III Decision
- Differs from the applicant's specific proposal in that the minimum required parcel size is 10 acres and the proposed site is 1.94 acres.

V. Decisions

- Emergency night-to-night located farther than a half mile from an Urban Growth Area shall provide a location alternatives analysis, applicants shall document how the shelter's function or service area is best served by a location outside of an Urban Growth Area.

- Emergency night to night-to-night shelters must be served by public water systems.
- Emergency night-to-night shelters shall not be located within any Aircraft Accident Potential Zone Overlays: to include the Clear Zone, APZI, APZ II.
- Where applicable, the provisions of Title XIII of Island County Code for water system and fire flow standards; and
- Provisions of Title XIV of Island County Code for building and construction.

Noise Zone

- Applicant said their operating hours are between 6:00 pm and 7:00 am so aircraft noise shouldn't have too much of an impact on their operation. NASWI aircraft perform Field Carrier Landing Practice (FCLP) often at night in order to sustain night carrier qualifications. This is all dependent on the training syllabus as well as squadron deployment cycles and so fluctuates throughout the year. During the winter months as it gets darker earlier, we can get most of the night FCLPs completed before it gets too late. However, in the summer it's not uncommon for aircraft to fly sometimes till 1am in order to get all the qualifications in.

Transient Lodging – 75-79 DNL = Not recommended but may be allowed with conditions.

- a) Although local conditions regarding the need for housing may require residential use in these zones, residential use is discouraged in DNL 65-69 and strongly discouraged in DNL 70-74. The absence of viable alternative development options should be determined and an evaluation should be conducted locally prior to local approvals, indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these zones.
- b) Where the community determines that these uses must be allowed, measures to achieve an outdoor to indoor NLR of at least 25 dB in DNL 65-69 and NLR of 30dB in DNL 70-74 should be incorporated into building codes and be in individual approvals; for transient housing, an NLR of at least 35 dB should be incorporated in DNL 78-79.

As a resident of Whidbey Island and a taxpayer, I demand that you, the Island County Planning Department, our (3) Island County Commissioners, and the Whidbey Homeless Coalition ALL work together to search and find a more appropriate location for this project!

Please include my information below as a formal request for notice of the SEPA and Type III hearings.

Sincerely,

Sarah Wescott
110 Percheron Lane

Coupeville, WA 98239

360.678.5122

SarahWescott@msn.com

From: parawings@comcast.net
To: [John Lanier](#)
Subject: Proposed homeless shelter site, 331 W Morris Rd, Coupeville
Date: Thursday, May 19, 2022 8:20:10 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

May 17, 2022

Mr. John Lanier

Island County Planner

Re: Proposed homeless shelter at 331 W Morris Rd, Coupeville WA

Dear Mr. Lanier:

As a homeowner near the proposed location, and a taxpayer in Island County, I would like to express my concerns about the appropriateness of a 30 person homeless shelter at that particular location. There are multiple site and safety concerns, both for local residents and shelter guests, as well as flagrant violations of current codes.

Contrary to established rules in the Growth Management Act (RCW 36.70), this location is well outside of a growth management area as indicated in Island County's current land use map, and also its FUTURE land use map. The law stipulates that a shelter must be within 0.5 miles of an urban growth center. In the Island County Zoning Code 17.03.020 (C), it states "provide for the orderly planned use of...land resources and contain urban growth within urban growth areas". This proposal is also in violation of the GMA in that it is on a parcel size smaller than the required 2.5 minimum acres. The GMA stipulates that the county "must exhaust all options before locating a facility in a rural area". The Island County Commissioners' mission statement includes the following statement as part of their mission: "Keep rural lands rural"!

In light of the fact that the land was deeded to the Homeless Coalition, and permits such as plumbing have been issued PRIOR TO approving applications for "changes of use", it feels as if the county is pushing this through because it's a "done deal" that wasn't sufficiently explored prior to the property purchase. As has been mentioned in several letters before mine, the location is inappropriate, and the building and septic codes are being violated as it is now. The 2-party well cannot support the water use for that many people. The emergency egress capability is inadequate and dangerous. Why should taxpayers foot the bill to cover the costs of bringing the septic, water, fire, and building codes up to par, especially in a location where they are PROHIBITED?

The homeless are considered a vulnerable population group, and present with a plethora of mental health and behavioral issues. With this comes behavior that is unpredictable and

potentially dangerous. When the shelter was located in Oak Harbor, law enforcement response could be within just a few minutes. Morris Rd is in a rural area, and in Island County Sheriff's Department domain. It is my understanding that they often have only 2 deputies on at night, to cover the entire island. If one deputy is south, and one north, their response time could be lengthy, particularly if they are currently engaged on a 911 call. This leaves the sole "shelter monitor" at risk, regardless of their expertise in de-escalation tactics. This danger is compounded since it is a low-barrier shelter with no search for/confiscation of illicit substances or weapons.

This vulnerable population group would be housed BY THE COUNTY in a location that the CDC guidelines stipulate is HAZARDOUS, with noise levels greater than or equal to 85 dB. On the Island County website under "Land Use Classification and Compatibility Guidelines", it relates that transient lodging in areas with greater than 65 dB is "incompatible". My husband took a noise meter to the proposed location on a "normal" night of fly-overs and noted an average reading of 85-93 dB, with occasional surges to 101 dB! You can't find a better location? Under the Island County Zoning Codes 17.03.020 (I), it states that Island County will "protect the fundamental and inalienable right of the residents of Island County to a healthy environment and the reasonable use of their property". In the Island County Critical Areas Ordinance 17.02B.010 (8), it says that Island County will "protect the public health, safety, and general welfare of the residents of Island County." You are intentionally and with knowledge, violating their rights. Also, although it is not **officially** in a CZI area, it is technically in one, and intentionally placing 31 people that close to a landing strip is irresponsible. Homeowners can elect to live there, whereas homeless shelter residents cannot.

That being said, all of us in the area have elected to live where we live taking into account all manner of considerations prior to locating here: schools, medical access, property taxes, rural vs. urban community, etc. We did not choose to have a homeless shelter in our backyards. When a shelter guest is expelled for non-compliance, the regulations simply state that law enforcement will be advised. This does not mean they will respond, nor should they unless there is imminent danger to someone. So, where does a guest go when he/she has been expelled for the night? Walk along SR 20 at night? Look for a nearby vehicle or outbuilding or home? How do they occupy their time safely until daylight?

I know of no one who objects to well planned, well thought-out placement of services for the "unhomed", but there must be a better location on this island.

Thank you for your consideration of this matter.

Respectfully,

Alana Hutchinson

From: [C.S. Wilson](#)
To: [John Lanier](#)
Subject: Proposed Homeless Shelter
Date: Wednesday, May 18, 2022 7:21:27 AM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

I am opposed to the proposed homeless shelter at the former Jehovah Witness church site on Morris Rd in Coupeville.

This is a quiet rural & residential area that is already home to a facility for homeless intervention and prevention. I have grave concerns that the proposed homeless shelter would have a negative impact on youth and young adults being served by Ryan's House, located extremely close to the proposed site.

I am also concerned about crime levels in our quiet community. KOMO News just ran a story this February about immediate crime spikes in the vicinity of a new homeless shelter in Queen Anne: <https://komonews.com/amp/news/local/violent-crime-doubles-near-queen-anne-homeless-shelter>

This 2018 study out of Canada shows property crime increasing more than 50% in proximity to winter housing for the homeless: <https://www.homelesshub.ca/resource/effect-emergency-winter-homeless-shelters-property-crime>

I applaud the effort to meet the needs of the homeless, but encourage due diligence to show that all negative impacts on local neighborhoods have been predicted and reasonably prevented, and that most importantly the heroic work of Ryan's House is in no way negatively impacted.

Thank you,
Catherine Wilson
Coupeville resident

From: [David Young](#)
To: [John Lanier](#)
Subject: Proposed homeless shelter/ Morris Road
Date: Tuesday, May 17, 2022 5:40:46 PM

***** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Mr. Lanier,

I have been a member of the Coupeville community for 44 years and have lived on Parker Road for 43 of those years. I have recently retired from a long career in medicine, and as such I am very aware of the needs that the homeless population has, both here and elsewhere. I have actually worked with some of these individuals in years past to help them get back on their feet.

Apart from the several legal issues with this proposal, I would submit that this location is completely impractical and poorly suited to the needs of the homeless. I acknowledge that this group needs help from our community, but the County needs to find a different location, preferably in or close to Oak Harbor.

Thank you for considering my comments.

David Young, 662 Parker Rd.

John Lanier

From: Don Shanholtzer <dshanholtzer@msn.com>
Sent: Tuesday, May 10, 2022 1:03 PM
To: John Lanier
Subject: Homeless location at Morris Road location

**** This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. ****

While I agree everything possible should be done to support the homeless I do not agree that this location is a suitable location for their relocation, or safety. The lot size does not meet the minimum for this type of facility. The septic is not adequate and based on my understanding is not expandable and shared with adjacent property. The facility does not currently have adequate, cooking, eating or bathing facilities and can not be adapted to support and still meet current building codes. While the current commissioners may have the ability to overlook or ignore the clear code violations I do not believe doing so is in the best interest of the homeless they are trying to support and protect. I understand some funds have been allocated but it may be time to consider other more suitable locations that meet the needs of the homeless while keeping them safe and providing healthy living conditions. Please add me to the contact list for any scheduled hearings on the topic of this location. Thank you!

Sent from [Mail](#) for Windows

From: [Kay](#)
To: [John Lanier](#)
Subject: You lied
Date: Wednesday, May 18, 2022 8:19:26 AM

*****?? This email?is?from?outside the?Island County network.? Please use caution when clicking on links, opening attachments, or replying.?? *****

I was all for this when it started but I have been lied to! Your grant was a lie and the permit! Kay Blanford

Sent from my iPhone

SEP 20 2021

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. <u>Wendell Gallagher</u>	<u>[Signature]</u>	<u>COUPEVILLE</u> <u>477 Race Rd</u>	<u>209-607-2988</u>
2. <u>JEFFREY WOOLEVER</u>	<u>[Signature]</u>	<u>79 SW</u> <u>BAINBRIDGE LN</u> <u>Coupeville</u>	<u>360 612-5375</u>
3. <u>DAVID FRANKLIN</u>	<u>[Signature]</u>	<u>1236 N. Greene Dr</u> <u>Coupeville 98277</u>	<u>253.369.9711</u>
4. <u>Bill KENNIS</u>	<u>[Signature]</u>	<u>5509 KINGSWAY</u> <u>ANACORTES WA 98221</u>	<u>360-770-6755</u>
5. <u>Dan Filer II</u>	<u>[Signature]</u>	<u>703 NE Lauren</u> <u>Coupeville, 98239</u>	<u>720-323-7287</u>
6. <u>Brent Roberts</u>	<u>[Signature]</u>	<u>649 Olympic View Dr.</u> <u>Coupeville 98239</u>	<u>360-914-4455</u>
7. <u>Dan Wolf</u>	<u>[Signature]</u>	<u>1504 Silverado</u> <u>Coupeville 98277</u>	<u>603 608-245</u>
8. <u>Greg Boh</u>	<u>[Signature]</u>	<u>1257 Whitaker Dr.</u> <u>Coupeville WA 98239</u>	<u>360-464-7070</u>
9. <u>Howard [Signature]</u>	<u>[Signature]</u>	<u>648 ROCKWELL LN</u> <u>Coupeville WA 98239</u>	<u>360 628 8775</u>
10. <u>TOD MURRAY</u>	<u>[Signature]</u>	<u>1441 SW ROBERTSON DR</u> <u>Coupeville WA 98277</u>	<u>360 320 5354</u>
11. <u>Leslie J WARREN</u>	<u>[Signature]</u>	<u>Pc Box 1556</u> <u>Coupeville</u>	<u>360-320-2428</u>
12. <u>Linda C. Pickering</u>	<u>[Signature]</u>	<u>701 S. main</u> <u>Pc Box Coupeville</u>	<u>360-370-5702</u>
13. <u>Laura Rooks</u>	<u>[Signature]</u>	<u>4940 Bayview Rd</u> <u>Langley</u>	<u>360 271 0222</u>
14. <u>C.O. Linn</u>	<u>C.O. Linn</u>	<u>1568 Wedgewood Ln</u> <u>OLH</u>	<u>360-429-5807</u>
15. <u>BONNIE LINN</u>	<u>Bonnie Linn</u>	<u>1568 Wedgewood Ln</u> <u>OLH</u>	<u>360-499-9793</u>
16. <u>Michael R. Nosky</u>	<u>[Signature]</u>	<u>1430 S 11th St</u> <u>MT. VERNON WA</u>	<u>360 391 3616</u>

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Thomas H. Graham	<i>Thomas H. Graham</i>	Coupeville 1214 NE Leisrue St. Coupeville WA 98236	360-672-3959
2. Doug Jordan	<i>Doug Jordan</i>	182 HARRINGTON RD COUPEVILLE WA 98236	550 5455
3. Jodie Jordan	<i>Jodie Jordan</i>	182 HARRINGTON RD COUPEVILLE WA 98236	360 550-5455
4. LANCE ANDRUS	<i>Lance Andrus</i>	1088 HARRINGTON RD LAKE DR. GREENBANK 1514 BLUE HERON LN OAK HARBOR, WA 98277	206 919 8175
5. Richard Leland	<i>Richard Leland</i>	3275 Milberg Ln Clinton, WA 98236	541-942-3908
6. Holly Garner	<i>Holly Garner</i>	1677 NE SUMMER DR OAK HARBOR, WA 98277	360-632-2127
7. Eddie FRY	<i>Eddie Fry</i>	2084 WALSER LANE OAK HARBOR WA 98277	360 632 3863
8. RODNEY BROWN	<i>Rodney Brown</i>	2084 Walser Lane Oak Harbor, WA. 98277	360-393-7062
9. Dana Brown	<i>Dana Brown</i>	5011 JONES RD 98277 OAK HARBOR WA	360 840 6190
10. ERIC KROON	<i>Eric Kroon</i>	5011 JONES RD OAK HARBOR WA	360-333-8385
11. Lani Kroon	<i>Lani Kroon</i>	153 SW COTACREST ST OAK HARBOR WA	360 929-1878
12. DON FABRAO	<i>Don Fabrao</i>	2136 Colonial Way Oak Harbor, WA 98277	(360) 929-8192
13. Dale Esperum	<i>Dale Esperum</i>	2136 COLONIAL WAY OAK HARBOR WA 98277	(360) 929-8191
14. DALE ESPERUM	<i>Dale Esperum</i>	265 AMANDA LANE CAMANO ISLAND WA 98282	360-929-2022
15. BRADLEY D. OLSON	<i>Bradley D. Olson</i>	206 N. BURKE DR CAMANO ISLAND WA 98282	425-750-5444
16. RICHARD MORAN	<i>Richard Moran</i>		

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number Email (back side)

1. ~~Alison Harte~~ ~~Alison Harte~~
2. Holly Cervantes ~~Holly Cervantes~~ 425.444.3971 hollyancervantes@gmail.com
3. Charlotte Hersleva ~~Charlotte Hersleva~~ 360-331-3161 charley@whidbey.co
4. JEANNE ONGDA ~~JEANNE ONGDA~~ xojc@me.com
5. Robert Rose 360.914.1241
6. Maureen Greene 206 730 3956
7. James A. MEANY 360-672-4820
8. James C. Sheldon 360-632-2117
9. Stacy Wick ~~Stacy Wick~~ Langley 360-970-7419
10. LINDA HAWTHORNE LANGLEY 661-2 1-8081
11. Courtney Cooke Clinton (360) 782
12. Justin Nichols FRELAND (360) (206) 730-2594 JUSTIN@NICHOLSONS.com
13. Karin King Freland 206.419.5231 KarinmKing@gmail.com
14. _____
15. _____
16. _____

City Morristown

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

We

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. ART QUIZMUNDO	[Signature]		(360) 720-276
2. Donovan Davis	[Signature]	98277	360 632-3992
3. DERIK PIECHOWSKI	[Signature]	98239	360 632-7599
4. RICHARD COOPER	[Signature]	98277	909-7256271
5. Richard Gould	[Signature]	98277	206 895-2131
6. Jerry Goen	[Signature]	98277	360-675-0393
7. James R. HANCOCK	[Signature]	98239	4042457615
8. CARL KNUITSEN	[Signature]	98239	360-678-4506
9. KEN MUSTA	[Signature]	UPS. ALREADY SIGNED BEFORE	
10. Cameron Hopkins	[Signature]	381 Smith St Coupeville	360 6725551
11. Rick Fortin	[Signature]	1615 PATMORE RD Coupeville W. 98239	541-280-9866
12. JANEKA CATHY CASE	[Signature]	98239	360-678-5732
13. Mark Hanson	[Signature]	98272	701 216 0744
14. Jean Pope	[Signature]	98239	480-216-0399
15. Jim West	[Signature]	98277	360-3208482
16. Greg Bennett	[Signature]		425 754-1271

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number

1. Jian Yue [Signature] 281 Homington Rd 425 2417929

2. GARY WINDWARD [Signature] 1300 LEAHY DR 360 678 9879

3. Christopher D. Moses [Signature] 910 Fort Casey Rd. 360-559-5589

4. DAVE BREINING [Signature] 804 NW Grace 360-989-5258

5. Jeffrey M. Tanner [Signature] 1671 SW HUAN O.H. 360-320-1284

6. Timothy G. Walton [Signature] 8303-186th DR SE 425-327-9891

7. [Signature]

8. CHESTER PILAND [Signature] 302 NW COUPEVILLE

9. Jeffery Leonard [Signature] 5014 Bakikovia Rd 209-9964076

10. James Hutterman [Signature] 1249 LEAHY DR 314 323 3181

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

2

2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Done July

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name

Signature

Address

Phone Number

1. BRIAN SMITH Brian Smith 1ST RHODENIA DR.
COUPEVILLE, WA 207-299-4650
2. ROBERT MULLINS Robert Mullins COUPEVILLE, WA (360)
160 PAERSON RUN RD 678 6814
3. April Miller April Miller 6598 Anderson Rd
Clinton WA 98236 NA
4. GORDON ROBERTS Gordon Roberts 6599 ANDERSON RD
CLINTON WA 98236 425 359 7960
5. GEORGE LLOYD George Lloyd 19162 SR 20 360-969-1948
- * 6. Julie Lloyd Julie Lloyd 19162 SR 20 360-678-5888
7. Pete Wessel Pete Wessel 105 MORRIS RD 253-332-2310
- * 8. Tracy Wessel Tracy Wessel 105 W Morris Rd (253)
332-2310
9. Line Goulet Line Goulet 325 Big Cedar Lane 360 4448
10. Alex Jackson Alex Jackson 325 BIG CEDAR LANE 678.2305
11. LAWRENCE A. BELSKO Lawrence A. Belsko 152 N Pheasant Run Rd 360-
COUPEVILLE WA 720-2416
12. Trudy A. Wilber Trudy A. Wilber 152 N. Pheasant Run Rd 360-
COUPEVILLE, WA 98239 720-2416
13. DONALD L. ROTH Donald L. Roth 142 RHODENIA COUPEVILLE, WA 98239 (360) 678-1128
14. Robert & G Daniel Robert & G Daniel 167 FOX HOLLOW DR
COUPEVILLE WA 4064044778
15. Kyle Green Kyle Green 248 W. TROXELL RD. KYLEGREEN414@
OAK HARBOR, WA 98277 gmail.com.
16. Bonnie Brady Bonnie Brady 248 W. TROXELL RD. 262.497.2639
OAK HARBOR, WA 98272

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number

1. Marcy Stahly [Signature] 1197 Nimitz Dr. Coupeville 970-589-9595
2. Roy & Mary Burton [Signature] 1194 Hazel Dr Coupeville 907-360-5038
3. PATRICIA Syreen Palmer [Signature] 1085 HILSCY Dr Coupeville 360-678-5848
4. MELINDA GROVE [Signature] 1127 DEWEY DR COUPEVILLE, WA 98239 360-678-0564
5. TIM GROVE [Signature] 1127 DEWEY DR COUPEVILLE, WA 98239 360-678-0564
6. Francis Bagerella [Signature] 2050 Briarwood Dr OAK HARBOR, WA 98271 (360) 969-2872
7. JOSHUA FERRERI [Signature] 1244 GRAY RIVER PLACE OAK HARBOR, WA 98271 774-287-6270
8. Dierdre Butler [Signature] 1075 Halsey Dr 360-929-6775
9. James Exe [Signature] 1075 Halsey Dr 360-941-3481
10. Mike Johnson [Signature] 1095 Halsey Dr 916-821-5099
11. Diane M. Johnson [Signature] 334 Alta Vista Ave 360-678-3226
12. Terry W Johnson [Signature] 334 Alta Vista Ave 360-678-3226
13. Diana Gentry [Signature] 2268 Hastie Lake Dr 360-679-7324
14. Dylan Gentry [Signature] 2268 Hastie Lake Dr Oak Harbor 360-490-2269
15. William E. Hasebauer [Signature] 1604 Parker Rd 360-679-3426
16. Monica Hasebauer [Signature] 1604 Parker Rd " " "

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. RANDALL W. PIKE		397 MITCHELL DR COUPEVILLE WA	360 5447140
2. DENNIS EGAN		1274 ADMIRALS DR COUPEVILLE, WA	206-229-0632
3. Carol Ann Leonnessa		28 S Harrington Lagoon Rd Coupeville	360 682 2476
4. Curt Coyne		28 S Harrington Lagoon Rd Coupeville	360 682 2476
5. Leon Iron Moe Asin		2880 Hunt Rd OAK Harbor WA	360-969-2900 98272
6. CHRIS SIMENSON		599 Patmore Rd Coupeville WA	360-678-7068 98239
7. Roger Richer		330 SE Neil St Oak Harbor, WA	98277
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

SEP 20 2021
RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.


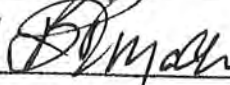
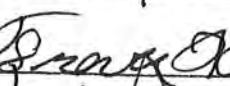
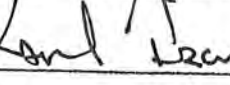
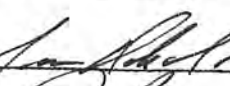

Printed Name	Signature	Address	Phone Number	Email (back side)
1. Wetters	[Signature]		360-327-864	ykonn@junc.com
2. Lamy	[Signature]	Shella	360-661-5376	
3. 3984 Lambs Rest	[Signature]	Greenbank WA		
4. Caroline Ethell	[Signature]	5710 Double Bluff Rd.		
5. Lorinda Newton	[Signature]	4241 Surrell Lane Clinton WA 98236		lorinda@clan-newton.com
6. Simon Shelley	[Signature]	3984 Lambs Rest Ln		Greenbank -
7. Banche Shelley	[Signature]	3984 Lambs Rest Ln	360-914-8550	
8. Paul Uhl	[Signature]		206-778-9222	STUFFTHINGS@PM.ME
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				

SEP 20 2021
RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number

1. ANTHONY SKORSZAK  1351 S.E. 8TH AVE ^{OAK HARBOR 9627} 360 603 6479
2. BARRY MADSEN  1807 SW TADDO ST 360 632 6522
3. Trevor Hilkey  263 Parker Way Ln 360 499 4109
4. KARL FREMD  4463 Sunday Dr ^{OAK HARBOR} 360 675-4515
5. James Salmons  524 Grandview Dr, Oak Harbor ^{360 240 933}
6. Jerome Pinder  4993 Baker view rd Oak Harbor ^{wa 98272}
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

SEP 20 2021

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name

Signature

Address

Phone Number

1. Brian Jovico Bradport 900
2. ~~XXXXXXXXXXXXXXXXXXXX~~
3. Jeff Webb 702 N. Church St (541) 562-9041
4. Diaz Chris 2002 Donna Dr Coupeville WA
5. ~~GERALD MYERS~~ 1326 SW Looking Glass OAK Harbor
6. Don Wastik 90 Hollyberry Rd Coupeville 360-632-5284
7. John Jetties 1270 Bonnie View Oak Harbor 360-675-3034
8. William Lunt Po Box 1064 Fredland WA
9. Tim Wheat 1251 MITSCHER DR COUPEVILLE WA 360-914-7313
10. Neil McAnzaso 1000 FRONT ST. COUPEVILLE. 253-314-6953
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

SEP 20 2001

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Laura Rookstool		4940 Bayview Rd ^{Langley}	360 721 0223
2. Grace Rookstool		4940 Bayview Rd ^{Langley}	360-221-0223
3. Abby Rookstool		4940 Bayview Rd ^{Langley}	360-221-0223
4. ROBIN FLEM		5654 Woodard Freeland	360 307-1655
5. Julie Parrish		5391 Maxwellton Rd Freeland	360 632 5111
6. MICHELLE ANDERSON		4224 Monkey Hill Road Oak Harbor	360 632 1211
7. Kelly Wrigton		4857 Reindeer Road Freeland WA	969-032
8. Matt Hamblen		1947 Cattail Lane Freeland WA 98249	425-923-3972
9. Justin Nichols		5570 WOODWARD AVE FREELAND WA 98249	(206) 730-2594
10. JAMES BREILINT		2080 PRELSEN FARM RD FREELAND, WA 98249	360-391-1585
11.			
12.			
13.			
14.			
15.			
16.			

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

- | Printed Name | Signature | Address | Phone Number |
|-----------------------|--------------------|-------------------------------------------------|----------------------|
| 1. BENJAMIN ROBINETT | <i>[Signature]</i> | 1084 HALSEY DR
COUPEVILLE, WA | (360) 678-6022 |
| 2. KIMBERLY ROBINETT | <i>[Signature]</i> | 1084 HALSEY DR
COUPEVILLE, WA | (360) 678-6022 |
| 3. DONALD H. LEE | <i>[Signature]</i> | 501 RACE RD, COUPEVILLE | 98239 (360) 678-5326 |
| 4. JOE SHELDON | <i>[Signature]</i> | 36 South Pheasant Run Rd.
Coupeville, WA | 360 (678) 9060 |
| 5. DONNA SHELDON | <i>[Signature]</i> | 36 South Pheasant Run Rd.
Coupeville, WA | 360 (678) 9060 |
| 6. LISA SMITH | <i>[Signature]</i> | 36 South Pheasant Run Rd
Coupeville WA 98239 | (717) 451-8961 |
| 7. BRETT SHELDON | <i>[Signature]</i> | 36 South Pheasant Run Rd
Coupeville WA 98239 | 360 590 834 |
| 8. SUZIE PALMER | <i>[Signature]</i> | 195 Perry Dr.
Coupeville | (847) 902-4922 |
| 9. GLORIA MICKUNAS | <i>[Signature]</i> | 163 S. Ebey Rd
Coupeville WA | 360-678-5827 |
| 10. LAWRENCE MICKUNAS | <i>[Signature]</i> | 163 S. Ebey Rd
Coupeville WA | 98239 |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |
| 16. | | | |

SEP 20 2011

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
--------------	-----------	---------	--------------

1. Wm. E. Szorepawak	[Signature]	2627 EL SOL BL COUPEVILLE	562-256-4511
----------------------	-------------	------------------------------	--------------

2. LYNN C FLAATEN	[Signature]	24918 SR 525	360 678 3022
-------------------	-------------	--------------	--------------

3. ELZ BENTABOU	[Signature]	3563 GILBERT WAY GREENBANK, WA 98253	(360) 331-2220
-----------------	-------------	-----------------------------------------	----------------

4. Sandra Hill	[Signature]	590 Hill Valley Dr.	360 678 8713
----------------	-------------	---------------------	--------------

5. Kirby Mitchell	[Signature]	590 Hill Valley Dr	360 499 4095
-------------------	-------------	--------------------	--------------

6. James N. Pfister	[Signature]	24962 S. 525	360 678-4521
---------------------	-------------	--------------	--------------

7. Roland P RAR	[Signature]	3199 Smugglers Cove (Roa)	360 499 5242
-----------------	-------------	---------------------------	--------------

8.			
----	--	--	--

9.			
----	--	--	--

10.			
-----	--	--	--

11.			
-----	--	--	--

12.			
-----	--	--	--

13.			
-----	--	--	--

14.			
-----	--	--	--

15.			
-----	--	--	--

16.			
-----	--	--	--

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number Email (back side)

1. Monika Kumpf 360-617-4715

2. Danae Mulholland 425-238-4948

3. Heidi Beach 360-914-7168

4. Robert J. Mulholland 425-238-4948

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

2021

RECEIVED



PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. W. D. Watts	[Signature]	25016 512525	360-226-3360
2. Kristin Ledgerwood	[Signature]	2711 Eue Glnyct	360 9694443
3. Richard Bacigalupi	[Signature]	2938 Meinhold	5bach 24490
4. Gary Z. [Signature]	[Signature]	Langley WA	Whidbey.com
5. Jim FULTON	[Signature]	6540 WAHLRO	360-632-3650
6. Margui Seles-Plado	[Signature]	6427 Cedar Cove	760 212 854
7. Dr. Churchill	[Signature]	3053 FAUNTLEROY AV	SEATTLE WA 98126
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

ESS
RECEIVED

Printed Name Signature Address Phone Number Email (back side)

- | Printed Name | Signature | Address | Phone Number | Email (each side) |
|-------------------|-----------------------------------------------------------------------------------|------------------------------|--------------|----------------------|
| 1. Jacob Arnold |  | PO Box 363 Clinton, WA 98236 | 360 672 4275 | Jate1980@arnoldy.com |
| 2. Jonina Plaque |  | PO Box 363 Clinton, WA 98236 | 360-341-4115 | nina@yag.com |
| 3. Trevor Wilmoth | | P.O. Box 561 Clinton, Wa. | 360.630.7009 | trevor@whiskey.com |
| 4. | | | | |
| 5. | | | | |
| 6. | | | | |
| 7. | | | | |
| 8. | | | | |
| 9. | | | | |
| 10. | | | | |
| 11. | | | | |
| 12. | | | | |
| 13. | | | | |
| 14. | | | | |
| 15. | | | | |
| 16. | | | | |

SEP 20 2007
RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name

Signature

Address

Phone Number

1. Robert Cleveland Robert Cleveland 55 N Harrington Lagoon Road Coupeville WA
87239 2063651367

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

SEP 20 2001

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. <u>Chuck Lauby</u>	<u>Chuck Lauby</u>	<u>45th Harrington Lagoon Rd</u>	<u>425-422-1111</u>
2. _____	_____	_____	_____
3. <u>DOREEN LAUBY</u>	<u>Mrs. Doreen J. Lauby</u>	<u>425-422-1111</u>	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

SEP 20 2011
RECEIVED

426

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created. ✓

Printed Name	Signature	Address	Phone Number
1. KIMBERLY GAUGER	<i>Kimberly Gauger</i>	1594 Sockeye LN FREELAND WA	425-299-6629
2. Rick Gaubon	<i>Rick Gaubon</i>	1594 Sockeye LN	425-299-6626
3. Andy Wilder	<i>Andy Wilder</i>	82 S TREASURY RD	
4. Ada S. Smith	<i>Ada Smith</i>	30901-51 Route #20 - Oak Harbor, wa	
(295) 5. Marianne O'Neal	<i>Marianne O'Neal</i>	399 SE Fisher Ct Oak Harbor, WA	98277
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number Email (back side)

1. Adam J. El. [Signature] 1501 SE Roberson Dr. PAK Harbor
2. Narsell E. Wengle [Signature] 5700 DOUBLE BLUFF (360) 321-2523
FREELAND, WA
3. David Ethell [Signature] 5710 Double Bluff Rd.
4. Tara Hammons [Signature] 2140 Inverness Way.
Coupeville WA. 208-899-1521
5. DAVID KING [Signature] 4360 TERRA BELLA 360 341-4089
Clinton
6. MARGARET KIRK [Signature] 4360 Terra Bella Ln
Clinton 360-341-4089
7. DENNIS BROWNE [Signature] 3144 425-121-029
FOREST LA
5154 Forest Lane Langley WA 98260
8. Carol Browne [Signature] 425-121-8155
9. James B. Carby [Signature] 7195 Holst Road
Clinton 360 341 4369
10. Maria Cabiao Maria Cabiao 888 Al Anderson
Langley, WA (916) 206-7884
11. Lee Rebman Lee Rebman 888 Al Anderson
Langley, WA (916) 202-2929
12. _____
13. _____
14. _____
15. _____
16. _____

SEP 20 2011
RECEIVED

Sarat

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. John Peter G. Richter	[Signature]	2195 Fairway Ln O.H.	360) 929-31
2. ROBERT L. SEGSAULT	[Signature]	110 PERCHERON LN - COUPEVILLE WA	360-6751
3. Sarah Wescott	[Signature]	110 Percheron Ln, Coupeville, WA	518
4. Lisa Zoyer	[Signature]	1651 Harkfield Rd Oak Harbor	360-3601
5. Leslie Johnson	[Signature]	2091 Boulder Meadow Ln Oak Harbor	360-3601
6. Philip Hestbeck	[Signature]	174 Percheron Ln Coupeville, WA	4016
7. Bethany Hestbeck	[Signature]	174 Percheron Ln, Coupeville WA	850-776-
8. Coralee Hall	[Signature]	138 Percheron Ln Coule WA	360 3783
9. Sandy White	[Signature]	1101 Marion Ln Coule WA	360 6783
10. JULIE BLOOMHALL	[Signature]	189 189 Percheron Rd	319-573-
11. DENNIS HOFFMAN	[Signature]	102 N PARASANT R.S.W RD	
12. Joannette Daniel	[Signature]	167 Fox Hollow Dr	406 600 9922
13. Danielle Dooney	[Signature]	1380 SW Swantown APT L2 OAK Harbor	209 322 585
14. Trena Atkins	[Signature]	21308 SR 20 Coupeville, WA	98239 360 678 7008
15. TRACI CLEMENTS	[Signature]	146 FOX HOLLOW DR. COUPEVILLE, WA	98239 602-421-3989
16.			

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Sharon Hawkins	[Signature]	Sharon & Hawkins Corp.	360-678-4913
2. GEO M'GEN	[Signature]	Georg J. M'Gen Corp	360-969-1366
3. Jackie McAnulty	[Signature]	54704 Coupeville Olympic View	360-929-4226
4. Greg W McAnulty	[Signature]	5470 Olympic View Coupeville, WA	206-909-0725
5. Kathleen McGinness	[Signature]	435 Wahamaker Rd	(360) 914-0760
6. COLLIN MCGINNESS	[Signature]	435 WAHAMAKER RD	
7. Michael J Millenbach	[Signature]	1023 Keystone Rd	360 969-6189
8. Leandra Reuble	[Signature]	875 Keystone Hill Rd, Coupeville	360-678-0823
9. Louise Reuble	[Signature]	875 Key Stone Hill Rd Coupeville	360-678-0823
10. LAUGHTON, TRAVIS C.	[Signature]	370 1st Ave RD COUPEVILLE WA 98239	813-927-5816
11. LAUGHTON JULIO	[Signature]		360 525 00
12. Laughton Brianna	[Signature]	74 QUARTER LN.	
13. JOHN TRISTAD	[Signature]	Coupeville, WA 98239	
14. Pia Muth	[Signature]	1200 NE Jerome St	
15. Rose Seal	[Signature]	1125 Dale St Coupeville	
16. Mel Tassey	[Signature]	2084 W Madison	360 672-5051

2-27-2011

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. David Wallace	<i>David Wallace</i>	1048 N.W. Pennicrifton Loop Coupeville	360-622-3606
2. Evelyn Noyak	<i>Evelyn Noyak</i>	144 Fletcher Pl. Coupeville	360-320-4103 9823
3. <i>[Signature]</i>	<i>[Signature]</i>	1203 Nimitz Coupeville	986
4. Paul Runga	<i>Paul Runga</i>	1203 Nimitz Coupeville WA	969
5. Elma Bagarella	<i>Elma Bagarella</i>	250 Briarwood Dr Oak Harbor	
6. Martin Robinett	<i>Martin Robinett</i>	1872 Arnold Rd Coupeville	
7. Juanita Robinett	<i>Juanita Robinett</i>	" " "	
8. Aida Valencia	<i>Aida Valencia</i>	OAK Harbor	
9. Shirley Hagen	<i>Shirley Hagen</i>	216 KNEATH Pt. Place	
10. Bob Hagan	<i>Bob Hagan</i>	" " "	
11. Susie Bender	<i>Susie Bender</i>	P.O. Box 973 COUPEVILLE	
12. Ken Bender	<i>Ken Bender</i>	" " "	
13. JUNE ELAMPARO	<i>Jane Elamparo</i>	1160 NE Big Ben Oak Harbor	
14. DAN ELAMPARO	<i>Danilo Elamparo</i>	1207 NW KATHLE OAK HARBOR	
15. MINDA ELAMPARO	<i>Minda Elamparo</i>	" " "	
16. KAREN ECKBERG	<i>Karen Eckberg</i>	2655 West La Mes Coupeville, WA 9823	

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Gregory H. Valentine	<i>G. Valentine</i>	Oak Harbor, WA 233 NE Quince St	360-929-2917
2. ANDREW T LADERER	<i>A. Laderer</i>	534 WANDERING LN COUPEVILLE WA	360 632 9934
3. Lynne Laderer	<i>L. Laderer</i>	534 Wandering Lane Coupeville, WA	360-678-5532
4. JACK CASEY	<i>J. Casey</i>	120 AMBEY	360-678-5132
5. Cathy Casey	<i>Cathy Casey</i>	120 Ambey Lane Coupeville	360-678-5132
6. Stephanie Tordini	<i>Stephanie Tordini</i>	850 Bluewater Ln Off	360-461-1246
7. ANTHONY TOROINE	<i>A. Toroine</i>	850 BLUEWATER LN	360-460-7671
8. Daniel Varner	<i>D. Varner</i>	1023 Harrison St	360-499-9517
9. Virginia VARNER	<i>Virginia Varner</i>	1023 Harrison St D. H. WA 98277	619-997-8299
10. MAT MIESCE	<i>M. Miesce</i>	511 E. FROST RD OAK HARBOR, WA	360 682-2807
11. KEVIN O'BRIEN	<i>Kenn O'Brien</i>	3485 CHRISTIE RD GREEN BANK, WA 98253	360-222-3540
12. LARRY O'BRIEN	<i>Larry O'Brien</i>	3485 Christie Rd Green Bank, WA 98253	360-222-3540
13. Tracey Blandard	<i>Tracey Blandard</i>	1386 Oldtimer Oak Harbor, WA	360-240-1500
14. Robert Blanchard	<i>R. Blanchard</i>	1386 Oldtimer St Oak Harbor WA	360 240 1500
15. Matthew Blanchard	<i>Matthew Blanchard</i>	1386 Oldtimer St Oak Harbor, WA	360 240 1500
16. David Penrod	<i>D. Penrod</i>	303 Crown Ave Coupeville	360-678-6560

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Julie

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. DOUGLAS W SMITH	<i>[Signature]</i>	440 KINGSTH AVE PL COUPEVILLE, WA	360-678-8869
2. Isabelle Wells	<i>[Signature]</i>	777 NW Hwy 2 Dr Oak Harbor	360 672 5524
3. Rachel Daly	<i>[Signature]</i>	325 W. Morris Rd COUPEVILLE, WA	815-260-7087 360 678 1685
4. Nicole Daly	<i>[Signature]</i>	325 W MORRIS RD COUPEVILLE, WA	360-682-3460
5. Steve Hutchinson	<i>[Signature]</i>	50 W. Morris Rd. Coupeville, WA	360.678.6884
* 6. Alana Hutchinson	<i>[Signature]</i>	50 W. Morris Rd. Coupeville WA 98239	(360) 678-6884
7. BARRY C. RIX	<i>[Signature]</i>	26 FAUN RUN PL COUPEVILLE WA	360 678 1685
8. KATHRYN RIX	<i>[Signature]</i>	26 FAUN RUN PL COUPEVILLE, WA	360-678-1685
9. SONNY LABADOR	<i>[Signature]</i>	694 Keystone Hl Road	(509) 678-9358
10. Alicia Siver	<i>[Signature]</i>	694 Keystone Hl RD	360-678-5760
11. Jiel Zitnick	<i>[Signature]</i>	18959 ST. RT. 20 COUPEVILLE	240-298-2948
12. Wendy Beedle	<i>[Signature]</i>	18997 ST 20 Coupeville WA	651-497-7305
13. Doug Smith	<i>[Signature]</i>	6805 (E) N/Oak Harbor	
14. MARI HAINES	<i>[Signature]</i>	205 NE 9TH ST	561-213-8354
15. Ann Smith	<i>[Signature]</i>	906 NE 7TH ST	817 583 3072
16. Ann Smith	<i>[Signature]</i>	151 Rhodena Dr. Coupeville, WA 98239	207-974-9999







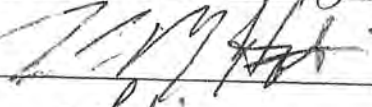
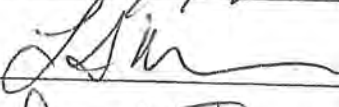
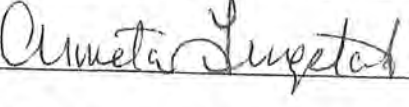

SEP 20 2021

RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS
SHELTER IN COUPEVILLE

Julie

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. MEG OLSON		16 NW FRONT ST.	360 39-7388
2. BOB OLSON		16 NW FRONT ST.	360-312-8638
3. LARRY VANT		27 NW Front St.	360-632-2227
4. KYLE WALKER		23 FRONT ST	(360) 969-0762
5. SUAH SHARP		23 Front St	360-929-5786
6. CINDI LESTER		305 W Morris Rd	360 320 4341
7. LAURIE MILLER		305 W Morris Rd	360 672 5420
8. TERRY HARTZOG		313 W Morris Rd	425-346-0653
9. LILLIE A. HUTZELL		"	425 346 0657
10. ARMEN TIPOKID			360-632-6040
11. CHEKI MCGRANDHAM		912 276-2291	
12. CALEB BRUNNER		205 MEADOWLARK RD	360-632-5861

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Sarah

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Tina Youderian	<i>Tina Youderian</i>	COUPEVILLE 188 Percheron Ln	360-678-6926
2. PAUL R. RHODES	<i>Paul Rhodes</i>	COUPEVILLE 10 FANNXON PL.	360-631-8424
3. Dianne M. Binder	<i>Dianne M. Binder</i>	COUPEVILLE 807 N. Main St	360-678-5581
4. DAVID R. BINDER	<i>David R. Binder</i>	COUPEVILLE 807 N. MAIN ST	360-678-5581
5. MARSHALL W BRONSON	<i>Marshall W Bronson</i>	COUPEVILLE 508 South Main St	360-678-7077
6. JAN BRONSON	<i>Jan Bronson</i>	COUPEVILLE 508 S. MAIN ST	360-678-7077
7. Eloise Bronson	<i>Eloise Bronson</i>	COUPEVILLE 1853 North bluff Rd.	360-678-3938
8. FREDERICK BRONSON	<i>Frederick Bronson</i>	COUPEVILLE 1853 North bluff Rd	360-678-3938
9. SHAWN ANKNEY	<i>Shawn Ankney</i>	COUPEVILLE 910 GAINSBURGH	360-270-3460
10. Kim Youderian	<i>Kim Youderian</i>	coupeville 486 Patmore Rd.	X
11. <i>[Signature]</i>	<i>[Signature]</i>	coupeville 486 Patmore Rd.	360-925-2756
12. CURT Youderian	<i>Curt Youderian</i>	188 Percheron Coupeville WA	360-678-6926 98239
13. Jeanne Burrows	<i>Jeanne Burrows</i>	910 Gainsborough Rd Coupeville, WA	98239
14. Juanita M. Robinson	<i>Juanita M. Robinson</i>	1872 Arnold Rd. Coupeville WA	98239
15. Mark S. Robinson	<i>Mark S. Robinson</i>	1872 Arnold Rd. Coupeville WA	98239
16. Nancy Sanders	<i>Nancy Sanders</i>	197 N. Pleasant Run Rd Coupeville, Wa.	98239

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Sarah

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. ROBERT R. GREATHOUSE	<i>Robert Greathouse</i>	507 GRANDVIEW DR OH	360-675-3953
2. WAYNE R. FLAATEN	<i>Wayne R. Flaaten</i>	2496 SR 525 OAK HARBOR, WA	360-222-1413
3. GERARD A. MUMFERY II	<i>Gerard A. Mumfery II</i>	545 SHUSAN AVE OAK HARBOR, WA	214-564-6200
4. BERT G. BOTTOM	<i>Bert G. Bottom</i>	451 Wandering Ln Coupeville, WA	360 678 0556
5. EV LSO	<i>EV LSO</i>	1160 SW Harbor VISTA Harbor	360 675 7655
6. DOYLE MACKS	<i>Doyle Macks</i>	501 NE CLAP ST COUPEVILLE, WA.	425-239-4042
7. LINDA SHARP	<i>Linda Sharp</i>	914 Sharp Ct Coupeville, WA	206 962 1681
8. William Sharp	<i>William Sharp</i>	914 Sharp Ct Coupeville	206-962-1681
9. STEVE FOSTER	<i>Steve Foster</i>	547 Scenic Heights Rd OH 98277	360 675 9471
10. Sally Foster	<i>Sally Foster</i>	547 Scenic Hts. Rd. OH 98277	360-675-9471
11. William Balfour	<i>William Balfour</i>	2597 Busby Rd OAK HARBOR 98277	360 679-1812
12. Dan Fisher	<i>Dan Fisher</i>	703 NE Lauren St Coupeville, WA 98239	720-323-7287
13. JON. HINGHLE	<i>Jon. Hinghle</i>	501 NE 4th Street Stanwood	360 550 8835
14. Dianna Boursaw	<i>Dianna Boursaw</i>	25520 12th Ave NW Stanwood	425-330-3879
15. HENRY FLORES	<i>Henry Flores</i>	1828 SW Union St OAK HARBOR, WA	(360) 679-8996
16. COREY BAKER	<i>Corey Baker</i>	1181 Memory Ln OAK HARBOR WA 98277	360-679-6811

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

Sarah

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Robert J Wilson	<i>Robert J Wilson</i>	2797 Slater Rd, Oak Harbor	360-682-8912
2. Kari L. Wilson	<i>Kari L. Wilson</i>	3096 Brentwood Pl, Oak Harbor	360-240-1714
3. Darwin Wilson	<i>Darwin Wilson</i>	3096 Brentwood Pl, Oak Harbor	206-512-7080
4. Adrienne Lang	<i>Adrienne Lang</i>	1522 Scully Lane Oak Harbor	360-720-4365
5. Brian Lang	<i>Brian Lang</i>	1522 Scully Lane Oak Harbor	360-914-0185
6. JACOB MEHELIKE	<i>Jacob Meheleke</i>	2889 SLATER RD	360-675-4994
7. F.L. SUMMERS	<i>F.L. Summers</i>	80 Buck Way Coupeville, WA	360-678-2289
8. J.R. WILCOX	<i>J.R. Wilcox</i>	190 Pheasant Run Rd	(360) 678-9042
9. David C Williams	<i>David C Williams</i>	45 HOLLYBERRY RD COUPEVILLE	360-678-1726
10. Joice A. Williams	<i>Joice A. Williams</i>	45 HOLLYBERRY COUPEVILLE WA	360-678-1726
11. Barbara Keller	<i>Barbara Keller</i>	87 HollyBerry Rd. Coupeville WA	509-689-2500
12. Frank & Linda Wofford	<i>Frank & Linda Wofford</i>	125 Hollyberry Rd Coupeville WA	360-678-6869
13. Lisa Wofford	<i>Lisa Wofford</i>	125 Hollyberry Rd, Coupeville, WA	360-678-6869
14. [Signature]	<i>[Signature]</i>	198 Rhodena Dr, Coupeville WA	206-307-4702
15. Joan H. Thomas	<i>Joan H. Thomas</i>	198 Rhodena Dr. Coupeville WA	206-779-7162
16. Judy Thorne	<i>Judy Thorne</i>	176 N PHEASANT RUN RD COUPEVILLE WA	(360) 472-5577

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Sarah

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. JONN CHOCHOA	[Signature]	1609 NE PARKER	425-727-4127
2. PAMELA THOMPSON	[Signature]	1610 NE PARKER RD.	360-682-6550
3. Robert N. Thompson	[Signature]	ROBERT N. THOMPSON 1610 NE PARKER ROAD	360-682-6550
4. Robert C. Gulmestad	[Signature]	1764 COZY PL O.H.	360-679-6769
5. Anna Mari Gulmestad	[Signature]	Anna Mari Gulmestad 1764 Cozy Pl OH	360-679-6769
6. STEPHEN W. SPENCE	[Signature]	615 MANUWOOD RD O.H.	560-612-1963
7. RON MARTIN	[Signature]	383 SAFARI ST. COUPEVILLE, WA.	360-320-8797
8. NEIL CAMERON	[Signature]	1802 PARKER RD, COUPEVILLE	678-6055
9. Jeffrey Phillips	[Signature]	946 Bunch Ln. Oak Harbor WA	360-240-8962
10. Anita Phillips	[Signature]	940 Bunch Ln OAK HARBOR WA	360-240-8962
11. Justin Moore	[Signature]	2775 DUSBY RD OAK HARBOR, WA	360-632-7523
12. NEROT, VASON	[Signature]	576 NW 1st OAK HARBOR	360-544-2836
13. MORSE MEHAN	[Signature]	487 NW SAIDMAN DR O.H.	360-495-4810
14. Jennifer Webb	[Signature]	702 NE LEAH ST Coupeville WA	941-962-9065
15. BRINT BRANNAN	[Signature]	872 NW SCENIC VIEW ST OAK HARBOR WA	360-720-2367
16. DILLI HAWTHORNE	[Signature]	233 NE QUEETS ST OAK HARBOR, WA	

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

Sarah

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name Signature Address Phone Number

1. ~~BOBBY ALBORN~~ 02 ~~Bobby~~ 1940 NE 9th Ave OAK Harbor
2. ~~BIBI ALBORN~~ 02 Bibi Alborno " " " "
3. ~~NICK EGBALIC~~ Nick Egbalio 1120 KATHLEEN DR OAK Harbor
4. ~~Marylou EGBALIC~~ Marylou Egbalio " " " "
5. ~~SCOTT HAINES~~ Scott Haines 22 S Harrison Ln Coupeville
6. ~~Frank Mortensen~~ Frank Morten 25 Shorebird Lane, Coupeville
7. ~~Ardis Mortensen~~ Ardis Morten 25 Shorebird Lane Coupeville
- * 8. ~~Nettie Snyder~~ 19 STOREBIRD LANE COUPEVILLE (360) 678-3785
9. ~~John M. Snyder~~ 19 Shore Bird Lane Coupeville 360 678-3785
10. ~~Phillip Jump~~ PMF 11 N. Pheasant Run Rd. 360-499-5130
11. ~~Christina Jump~~ CMF 11 N. Pheasant Run Rd. 360-499-5120
- * 12. ~~Scott A. Palmer~~ Scott Palmer 605 Plum Creek LN 360-929-5676
13. ~~Michael Palmer~~ 605 PLUM Creek LN 360-499-2158
14. ~~Matthew Palmer~~ Matthew Palmer 605 Plum Creek Ln 360-544-2312
15. ~~Jennifer Palmer~~ Jennifer Palmer 605 Plum Creek Ln Coupeville 360 320 7717
16. ~~Jonathan Palmer~~ Jonathan Palmer 605 Plum Creek Ln Coupeville 360 320 7717
360 320 7694

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Linda Ceaser	<i>Linda Ceaser</i>	19760 SE 20 Coupeville	360-678-6640
2. Lloyd Ceaser	<i>Lloyd Ceaser</i>	11	11
3. Steven Tussey	<i>Steven Tussey</i>	19762 WA-20	
4. Maryon Atwood	<i>Maryon Atwood</i>	Coupeville	360-720-0088
5. J. Nolan	<i>J. Nolan</i>	Oak Harbor	678-4322
6. Pat Bailey	<i>Pat Bailey</i>	19762 SE 20	360-678-8875
7. Allen Black	<i>Allen Black</i>	1038 Shawntaw	
8. Phillip Black	<i>Phillip Black</i>	1805 NE Parker Rd	360-632-3115
9. Scott Brown	<i>Scott Brown</i>	1244 Halbey Dr	360-632-3422
10. Christopher J. Contestable	<i>Christopher J. Contestable</i>	952 SE Ely St Bldg 2	360-969-5920
11. David Peterson	<i>David Peterson</i>	207 ft. Casey RD	906-280-1473
12. Derek Stede	<i>Derek Stede</i>	164 NE Fair's St	360-720-8393
13. Frank Breckling	<i>Frank Breckling</i>	700 Patmore Rd	360-678-6646
14. Cliff Jensen	<i>Cliff Jensen</i>	188 Perchman Lane off Morris Rd	
15. Th. Jensen	<i>Th. Jensen</i>	20735 C Silver Rd 21	360-672-5447
16. Calvin Yoderian	<i>Calvin Yoderian</i>	486 Patmore Rd	360-929-2756

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

2020
RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Kelly Gustafson		PO BOX 1526 Coupeville, WA 98239	360.678.4430
2. Debi Gustafson		PO BOX 1526 Coupeville Wash	360.678.4430
3. ROBERT DYNAN		P.O. Box 215 GREENBANK WA 98253	360-222-3451
4. Loretta Dynan		PO BOX 215 Greenbank, WA 98253	360-222-3451
5. MICHAEL TYNG		4480 Willow Ln Oak Harbor WA 98277	360.682.5935
6. DENISE V TYNG		4480 WILLOW OAK HARBOR 5757 SUMMERHILL DRIVE, LANGLEY 98260	360-682-5935 360-341-3410
7. ANTJE GUNNAR		5757 SUMMERHILL DR LANGLEY, WA 98260	360-341-3410
8. KEITH GUNNAR		5757 SUMMERHILL DR LANGLEY, WA 98260	360-341-3410
9. Robert K. Zenias		5508 Bluffman Rd. Oak Harbor, WA 98277	360.675.1849
10. Linor Hinchliffe		501 NE 4th St Coupeville, WA 98239	360-310-7685
11. Marshall W. House		4126 Homedale Ln. Oak Harbor, WA 98271	360-632-3584
12. Gernie Nagel		978 Walker Heights Pl Oak Harbor 98277	360.720.8082
13. Randal Nollan		816 Shangrila Circle Coupeville, WA 98239	360-678-5215
14. RAQUEL NALLAN		816 S. Shangrila Circle Coupeville, WA 98239	360-678-5215
15. Tim Bright		P.O. BOX 1315 OAK HARBOR WA 98271	360-914-0321
16. Richard STABLES		553 SUMMIT ACUD OAK HARBOR, WA	360-229-6979

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

RECEIVED

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. <u>STEVE A. Krumm</u>	<u>[Signature]</u>	324 CROWN AVE CPVL, WA 98239	(360) 969-3678
2. <u>WILLIAM R. COOPER</u>	<u>[Signature]</u>	930 OCEAN BLUFF LN COUPEVILLE, WA 98239	360 679 4960
3. <u>Leigh A. Cooper</u>	<u>[Signature]</u>	930 Ocean Bluff Lane Coupeville, WA 98239	360 679 4960
4. <u>MICHAEL COX</u>	<u>[Signature]</u>	1274 Russell Dr Coupeville WA 98239	360 630 3619
5. <u>Raph Young</u>	<u>[Signature]</u>	1564 GINGER ST N Coupeville WA	98239
6. <u>Wesley D KENWORTHY</u>	<u>[Signature]</u>	1740 HASTIE LK RD CPVL WA 98277	360 675 3524
7. <u>Douglas G. Smith</u>	<u>[Signature]</u>	1237 CPVL HALSEY DR 98239	360 672 0629
8. <u>Larry G MEMMAN</u>	<u>[Signature]</u>	1629 NE 3rd Ave Oak Harbor, WA 98277	360 679 6893
9. <u>WILLIAM J. LYNES</u>	<u>[Signature]</u>	38 HOLLYBERRY RD. CPVL WA	98239
10. <u>ED SCHNEIDER</u>	<u>[Signature]</u>	1048 Ly n Road Oak Harbor	805-509-2169
11. <u>Robert McNaught</u>	<u>[Signature]</u>	1543 SW PERKINS LN OAK HARBOR WA 98277	781-507-1633
12. <u>Robert McNaught</u>	<u>[Signature]</u>	1543 SW PERKINS LN OAK HARBOR, WA 98277	781-507-1634
13. <u>MICHAEL McNEFF</u>	<u>[Signature]</u>	304 NW COPSTAN CT. Coupeville WA 98239	
14. <u>Edwin L. Hilkey</u>	<u>[Signature]</u>	263 Parken Woods Ln CPVL WA 98239	360 679 5425
15. <u>JACK FITZGIBBON</u>	<u>[Signature]</u>	21808 GRIP RD SEPOWOLLEY, WA 98284	360 421-2946
16. <u>Tyler VanHuden</u>	<u>[Signature]</u>	2365 Lake Forest Dr Oak Harbor 98277	360-720-4024

SEP 24 2011
RECEIVED

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number
1. Laurie Black	<i>Laurie Black</i>	104 Jacobs Rd	360-678-7080 360-678-1725
2. Beverly Sheehan	<i>Beverly Sheehan</i>	15751 W SR 20	
3. GARY SHEEHAN	<i>Gary Sheehan</i>	15751 W. SR 20	(360) 678-1725
4. STEVEN CLARKE	<i>St Cl</i>	15751 SR. 20	(360) 320-8226
5. <i>Vicki Zing</i>	<i>Richard Terry</i>	15745 SR 20	360-320-1511
6. Becky Terry	<i>Becky Terry</i>	15745 SR 20	360-678-3787
7. Stephanie M. Burt	<i>Stephanie M. Burt</i>	1315 <i>Ferguson Dr</i>	310-435-7319
8. Steven M. Burt	<i>Steven M. Burt</i>	1315 <i>Ferguson Dr</i> C.R. 98239	310-500-8200
9. VIRGINIA BOSTIAN	<i>Virginia Bostian</i>	1277 <i>Rickover Dr</i> Coupeville, WA	360 970-7881 98239
10. MIKE HALSTEAD	<i>Mike Halstead</i>	5450 <i>Olympic View Dr</i>	360-678-5898
11. Kyle Riemer	<i>Kyle Riemer</i>	4534 Red Oak Ln	Freeland 360 331-4305
12. <i>Vicky Riemer</i>	<i>Vicky Riemer</i>	4534 Red Oak Ln	Freeland 360-331-4305
13. Vicki Leonard	<i>Vicki Leonard</i>	35 NW First St	Coupeville
14. Elizabeth A. Shoberg	<i>Elizabeth A. Shoberg</i>	172 S. Ebey Rd.	Coupeville WA-360 678-4675
15. Dale A. Shoberg	<i>Dale A. Shoberg</i>	172 S. Ebey Rd	Coupeville WA "
16. Daniel E. Hawkins	<i>Daniel E. Hawkins</i>	Coupeville	360 678-4913

PETITION TO OPPOSE THE CREATION OF A HOMELESS SHELTER IN COUPEVILLE

We, the undersigned, residents and businesses in the Coupeville and surrounding area, oppose the move by Whidbey Homeless Coalition to create an emergency shelter at the corner of Highway 20 and Morris Road. We urge the Coupeville City Counsel and/or the Island County Planning Department to not allow the homeless shelter to be created.

Printed Name	Signature	Address	Phone Number	Email (back side)
1.	S. Gadberry	702 Alexander Coupeville	559-9404395	
2.	R. Gadberry	801 N. Main Coupeville	559-9404396	
3.	B. Gadberry	801 N. Main Coupeville	360-499-4458	
4.	D. David	273 Marine Dr Coupeville, wa	559-917-8949	
5.	C. Hall	702 S. Main Coupeville wa	360-499-9480	
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				

Island County Inadvertent Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected **cultural material** (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a) The property owner and project manager;
 - b) The Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette, 360-586-3088);
 - c) The affected Tribal members:
 - a. The Swinomish Indian Tribal Community (Josephine Jefferson, THPO, office:360-466-7352, cell: 360-488-3860);
 - b. The Tulalip Tribes (Richard Young, cell: 425-622-4303);
 - c. Scott Schuyler, Upper Skagit Tribe (360-854-7090, cell 360-630-3680),
 - d. Jackie Ferry, THPO, Samish Tribe (office:360-726-3399, cell: 360-770-7784),
 - e. and Kerry Lyste, Stillaguamish Tribe, THPO (office: 360-572-3072)
 - d) and the Island County planner associated with the project.
 2. If the discovery is **human remains**, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a) The property owner and project manager;
 - b) The Island County Sheriff's Department (360-629-4523 x7310)
 - c) and the Island County Coroner, Robert Bishop (360-679-7358) to determine if the remains are forensic in nature;
 - d) If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette 360-586-3088 and Guy Tasa 360-586-3534); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes;
- Cultural material that may be protected by law could include but not be limited to:
1. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
 2. Buried cobbles that may indicate a hearth feature;
 3. Non-natural sediment or stone deposits that may be related to activity areas of people;
 4. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads),
 5. scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
 6. Stone tools or stone flakes (Figures 2 and 3);
 7. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces (Figure 4); and
 8. Concentrations of historical period artifacts (> 50 years old) (Figure 5); and
 9. Human remains.

Figure 1: Shell Middens. These middens can extend into the intertidal zone in areas that have undergone sea level rise during the precontact period.



Figure 2: Examples of stone and bone tools.



Figure 3: Examples of stone flakes.



Figure 4: Examples of underwater/intertidal archaeological features including wood or stone fish weirs (left), clam gardens (bottom), sunken canoes (right) or other watercraft, and basketry.



Figure 5. Historical period sites (more than 50 years in age) are also protect by archaeology laws. These can include concentrations of broken ceramics, bottles, bricks, and metal objects.

