





SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: May 3, 2018
TO: San Juan County Planning Commission
CC: Erika Shook, AICP, Director, DCD
FROM: Adam Zack, Planner II 
Linda Kuller, AICP, Planning Manager 
SUBJECT: 2018 Comprehensive Plan Land Use Review Requests
FOR MEETING OF: May 18, 2018

Background: The purpose of this briefing is to provide a high-level overview to Planning Commission of the land use review requests the Department of Community Development (DCD) received. Submittal of land use amendment requests were allowed as a part of the Comprehensive Plan update without the site-specific docket review fee. These requests will be considered with the overall Land Use Element update instead of as annual docket requests.

Action: Further action on these requests will be conducted during the update to the Land Use Element of the Comprehensive Plan. Public workshops on the Land Use Element's goals and policies are planned for July of 2018.

Attachments: The attachments to this memo include the following:

- Attachment A – Summary of Comprehensive Plan Land Use Review Requests
- Attachment B – Maps Showing Each Land Use Review Request
- Attachment C – 2018 Land Use Review Requests

Staff Recommendation: Consider these land use review requests during the Comprehensive Plan Update. Decisions about density, land use designation, and UGA sizing will be informed by the Land Capacity Analysis slated for completion during the summer of 2018. This analysis will determine the amount of land available for development given the current regulatory environment and levels of development in both rural areas and urban growth areas. Further information about the Land Capacity Analysis can be found on the County's website here <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>

Public Comments: Public comments on the Comprehensive Plan Land Use Element can be sent to compplancomments@sanjuanco.com, mailed to PO Box 947, Friday Harbor WA 98250, or delivered to the DCD office at 135 Rhone Street, Friday Harbor WA 98250.

2018 LAND USE
REVIEW REQUESTS

ATTACHMENT A

SUMMARY OF
COMPREHENSIVE PLAN LAND
USE REVIEW REQUESTS

Map Amendment Review Requests

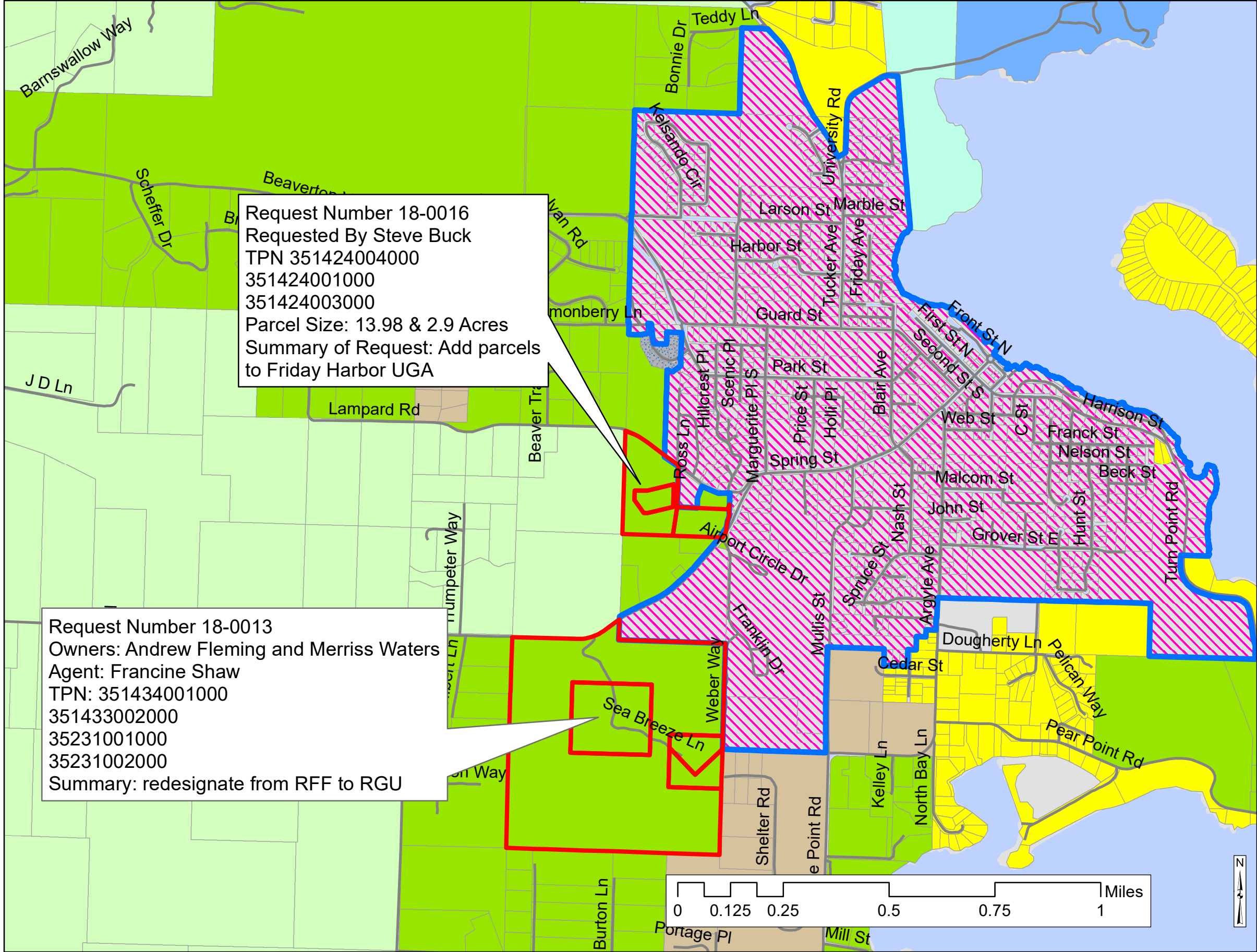
Request Number	TPN	Site Address	Island	Applicant Name	Email	phone	Link to Scanned Application	Summary of Request
18-0007	262222012000	588 Mountain Shadows Lane	Orcas	Patrick Kirby	patrickkirby2244@gmail.com	360-378-8448	https://www.sanjuanco.com/DocumentCenter/View/14773	OVC change to split OVR/OVC
18-0008	271223009000	N/A	Orcas	Fred Klein	fklein@orcasonline.com		https://www.sanjuanco.com/DocumentCenter/View/14771	ERR5 change to ERR 4P
18-0008	271223011000	N/A	Orcas	Fred Klein	fklein@orcasonline.com		https://www.sanjuanco.com/DocumentCenter/View/14771	ERR5 change to ERR 4P
18-0009	351724001000	98 Boyce Road	San Juan	Frank and JoAnne Buchanan	jbuchanan@rockisland.com	360-378-5091	https://www.sanjuanco.com/DocumentCenter/View/14770	increase density RFF 10 to RFF 5
18-0010	271143012000	1286 Mt Baker Rd	Orcas	Myrna and Richard Fant	myrnaorcas@gmail.com	360-317-4941	https://www.sanjuanco.com/DocumentCenter/View/14769	Allow residential use in service light industrial/airport overlay
18-0011	351914001000	1104 Wold Road	San Juan	Wayne and Deborah Eshelman	dhecpa@centurytel.net	360-370-5957	https://www.sanjuanco.com/DocumentCenter/View/14768	Increase density RFF 10 to RFF 5
18-0012	450113005000	2165 West Valley Road	San Juan	Mike and Julie Carlson	mcarlson@rockisland.com	360-378-4579	https://www.sanjuanco.com/DocumentCenter/View/14767	Add Mineral resource overlay
18-0012	450111003000	2165 West Valley Road	San Juan	Mike and Julie Carlson	mcarlson@rockisland.com	360-378-4579	https://www.sanjuanco.com/DocumentCenter/View/14767	Add Mineral resource overlay
18-0013	351434001000	176 Sea Breeze Lane	San Juan	Andrew Fleming and Merriss Waters	andrew.fleming@yahoo.com	206-679-6590	https://www.sanjuanco.com/DocumentCenter/View/14772	Change RFF to RGU
18-0013	351433002000	176 Sea Breeze Lane	San Juan	Francine Shaw (Agent for Fleming and Waters)	fshaw@rockisland.com	360-378-6278	https://www.sanjuanco.com/DocumentCenter/View/14772	Change RFF to RGU
18-0013	352321001000	176 Sea Breeze Lane	San Juan	Francine Shaw (Agent for Fleming and Waters)	fshaw@rockisland.com	360-378-6278	https://www.sanjuanco.com/DocumentCenter/View/14772	Change RFF to RGU
18-0013	352321002000	176 Sea Breeze Lane	San Juan	Francine Shaw (Agent for Fleming and Waters)	fshaw@rockisland.com	360-378-6278	https://www.sanjuanco.com/DocumentCenter/View/14772	Change RFF to RGU
18-0014	271433011000	"Fishing Bay Short Plat"	Orcas	Foster and Chantelle Hildreth	foster.hildreth@icloud.com	360-622-6339	https://www.sanjuanco.com/DocumentCenter/View/14766	add four parcels to Eastsound UGA
18-0014	271433012000	"Fishing Bay Short Plat"	Orcas	Foster and Chantelle Hildreth	foster.hildreth@icloud.com	360-622-6340	https://www.sanjuanco.com/DocumentCenter/View/14766	add four parcels to Eastsound UGA
18-0014	271433013000	"Fishing Bay Short Plat"	Orcas	Foster and Chantelle Hildreth	foster.hildreth@icloud.com	360-622-6341	https://www.sanjuanco.com/DocumentCenter/View/14766	add four parcels to Eastsound UGA
18-0014	271433010000	"Fishing Bay Short Plat"	Orcas	Foster and Chantelle Hildreth	foster.hildreth@icloud.com	360-622-6342	https://www.sanjuanco.com/DocumentCenter/View/14766	add four parcels to Eastsound UGA
18-0015	252322003000	114 Erisman Drive	Lopez	Roxanne and Michael Webb	tangledwebb50@gmail.com	208-691-7317	https://www.sanjuanco.com/DocumentCenter/View/14765	Add parcel to Lopez Village UGA
18-0016	351424004000		San Juan	Steve Buck	steve@sanjuanislands.com	360-472-0895	https://www.sanjuanco.com/DocumentCenter/View/14764	Add parcel to Friday Harbor UGA
18-0016	351424003000		San Juan	Steve Buck	steve@sanjuanislands.com	360-472-0895	https://www.sanjuanco.com/DocumentCenter/View/14765	Add parcel to Friday Harbor UGA
18-0016	351424001000		San Juan	Steve Buck	steve@sanjuanislands.com	360-472-0895	https://www.sanjuanco.com/DocumentCenter/View/14764	Add parcel to Friday Harbor UGA
18-0017	361931001000	Rouleau Road	San Juan	Francine Shaw (Agent for Mark McCutcheon)	francine@rockisland.com	360-298-4449	https://www.sanjuanco.com/DocumentCenter/View/14903	ChangeAG to RGU
16-0001	361943002000	6739 Roche Harbor Road	San Juan	Frank Penwell			https://www.sanjuanco.com/DocumentCenter/View/14774	Change RFF to RGU, RC, and/or Essential Public Facility
16-0003	271143016000	Mt. Baker Road	Orcas	Port of Orcas Island			https://www.sanjuanco.com/DocumentCenter/View/14775	Remove split designation, change to exclusively SLI

2018 LAND USE
REVIEW REQUESTS

ATTACHMENT B

MAPS SHOWING EACH LAND
USE REVIEW REQUEST

Land Use Review Requests Near Friday Harbor



Request Number 18-0016
 Requested By Steve Buck
 TPN 351424004000
 351424001000
 351424003000
 Parcel Size: 13.98 & 2.9 Acres
 Summary of Request: Add parcels to Friday Harbor UGA

Request Number 18-0013
 Owners: Andrew Fleming and Merriss Waters
 Agent: Francine Shaw
 TPN: 351434001000
 351433002000
 35231001000
 35231002000
 Summary: redesignate from RFF to RGU

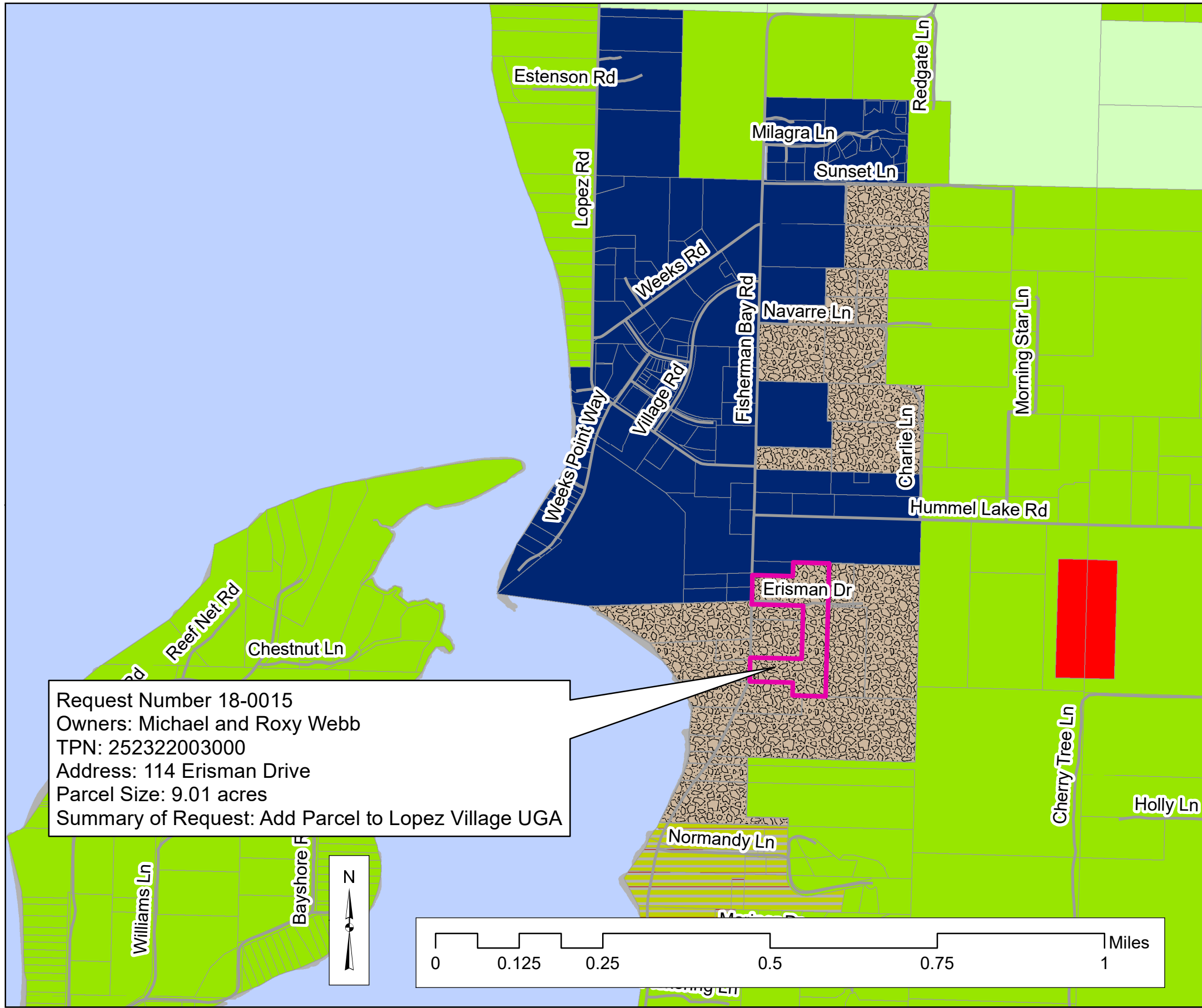
Legend

- Parcels With Requests
- Friday Harbor UGA

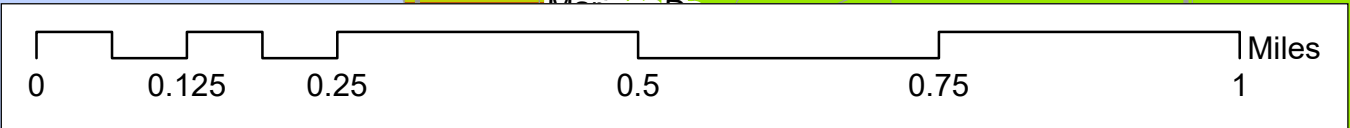
Land Use TYPE

- Agricultural Resource
- Conservancy
- Town of Friday Harbor
- Friday Harbor Incorporated UGA
- Friday Harbor Unincorporated UGA
- Forest Resource
- Natural
- Rural Farm Forest
- Rural General
- Rural Residential

Drawn By Adam Zack, DCD Planner II



Request Number 18-0015
 Owners: Michael and Roxy Webb
 TPN: 252322003000
 Address: 114 Erisman Drive
 Parcel Size: 9.01 acres
 Summary of Request: Add Parcel to Lopez Village UGA






Land Use Review Requests Near Lopez Village UGA

Legend

 Parcels With Requests

Land Use

TYPE

-  Agricultural Resource
-  Forest Resource
-  Lopez Village Growth Reserve Area
-  Lopez Village Urban Growth Area
-  Marine Center LAMIRD
-  Rural Commercial
-  Rural Farm Forest
-  Rural Residential

Land Use Review Requests Near Eastsound UGA

Request Number 18-0010
 Requested By: Myrna and Richard Fant
 TPN: 271143012000
 Parcel Size: 1.04 Acres
 Summary: Allow residential use in SLI and airport overlay.

Request Number 18-0008
 Requested By: Fred Klein
 TPN: 271223009000
 271223011000
 Parcel Sizes: 28.1 and 1.12 acres
 Summary: Increase density from ERR5 to ERR 4P

Request Number 18-0014
 Requested By: Foster and Chantelle Hildreth
 TPN: 271433011000
 271433012000
 271433013000
 271433010000
 Summary: Add four parcels to Eastsound UGA

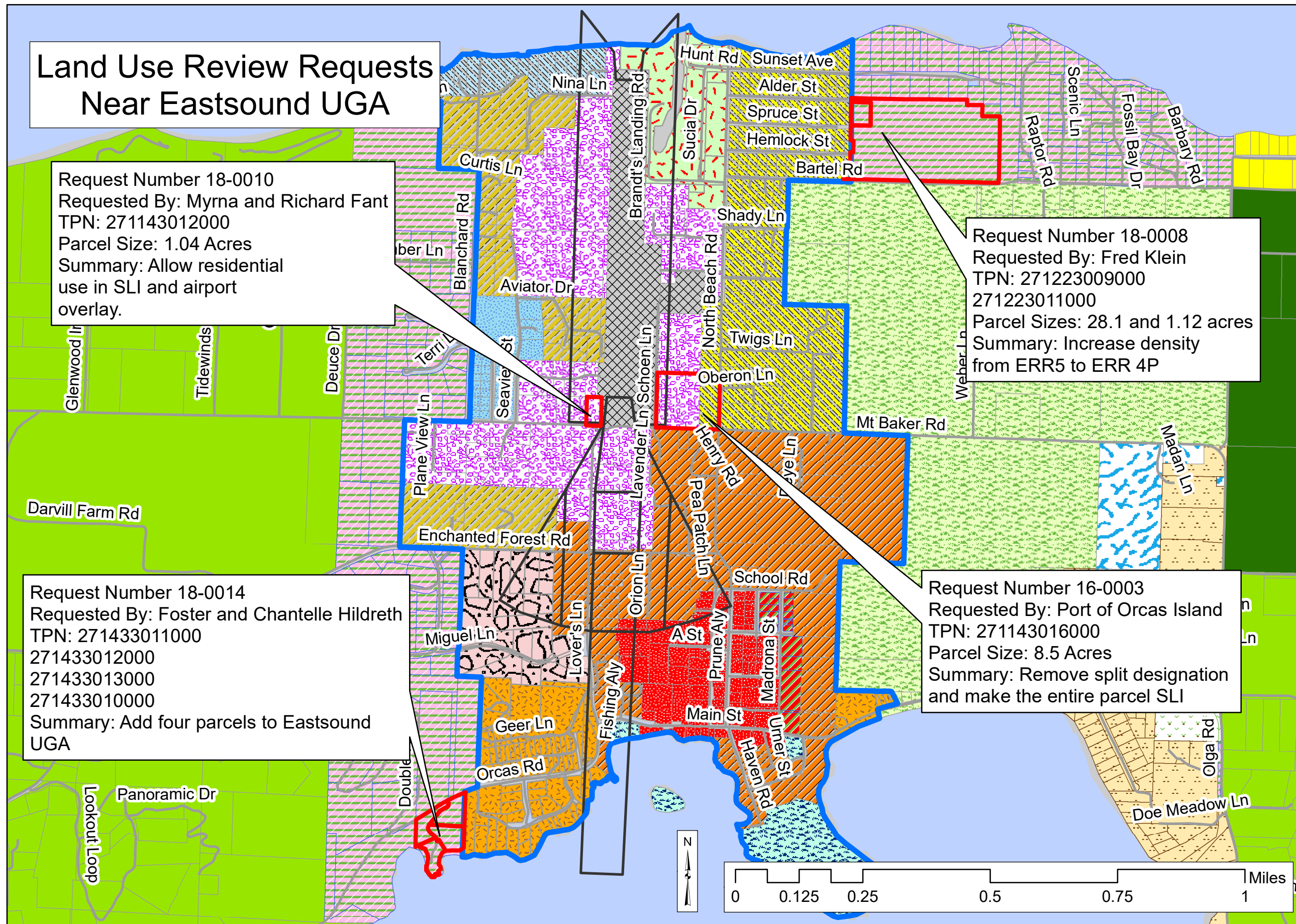
Request Number 16-0003
 Requested By: Port of Orcas Island
 TPN: 271143016000
 Parcel Size: 8.5 Acres
 Summary: Remove split designation and make the entire parcel SLI

Legend

- Parcels With Requests
- Eastsound UGA
- Orcas Airport Overlay

Land Use TYPE

- Country Corner Commercial (residential density of 1 unit/half acre as accessory to allowable commercial use)
- Eastsound Airport District (no residential development is allowed)
- Eastsound Natural (max. 1 unit per parcel)
- Eastsound Rural (max. 1 unit/5 acres)
- Eastsound Residential 1/acre (max. 1 unit/acre)
- Eastsound Residential 1/acre P*
- Eastsound Residential 2/acre
- Eastsound Residential 2/acre P*
- Eastsound Residential 4-12/acre (min. 4 - max. 12 units/acre; see SJCC 16.55.240)
- Eastsound Residential 4/acre P*
- Eastsound Rural Residential (max. 1 unit/5 acres)
- Eastsound Rural Residential (max. 1 unit/2 acres)
- Forest Resource
- Marina (max. 6-8 units/acre)
- Marine Center LAMIRD
- Master Planned Resort
- Natural
- Rural Commercial
- Rural Farm Forest
- Rural General
- Rural Industrial
- Rural Residential
- Service & Light Industrial (residential use allowed only as accessory to commercial, institutional, or industrial use)
- Service Park (residential use allowed only as accessory to commercial, institutional, or industrial use)
- Village Commercial (min. 4 - max. 40 units/acre)
- Village Commercial Limited (see SJCC 16.55.210.D.3)
- Village Residential (min. 4 - max. 12 units/acre)



Land Use Review Requests San Juan Island

Request Number: 18-0017
 Requested By: Francine Shaw, agent for Mark McCutcheon
 TPN: 3619310010000
 Parcel Size: 19.9 acres
 Summary: Change from AG to RGU

Request Number 16-0003
 Requested By: Frank Penwell
 TPN 361943002000
 Parcel Size: 5.6 acres
 Summary: Change from RFF to RGU and/or essential public facility

Request Number 18-0012
 Requested By: Mike and Julie Carlson
 TPN: 450113005000
 450111003000
 Parcel Size: 17.79 & 20.24 acres
 Summary: Add Mineral Resource Overlay

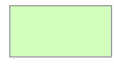
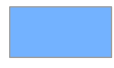




Request Number 18-0009
 Requested By: Frank and JoAnne Buchanan
 TPN: 351724001000
 Parcel Size: 16.6 acres
 Summary: Increase density from 10 acres per unit to 5 acres per unit

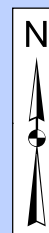
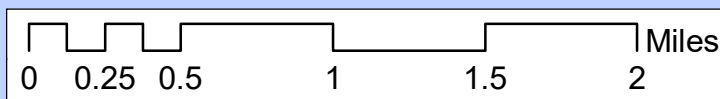
Request Number 18-0011
 Requested By: Wayne and Deborah Eshelman
 TPN: 351914001000
 Parcel Size: 18.3 Acres
 Summary: Increase Density from 10 acres per unit to 5 acres per unit

 Parcels With Requests

Land Use

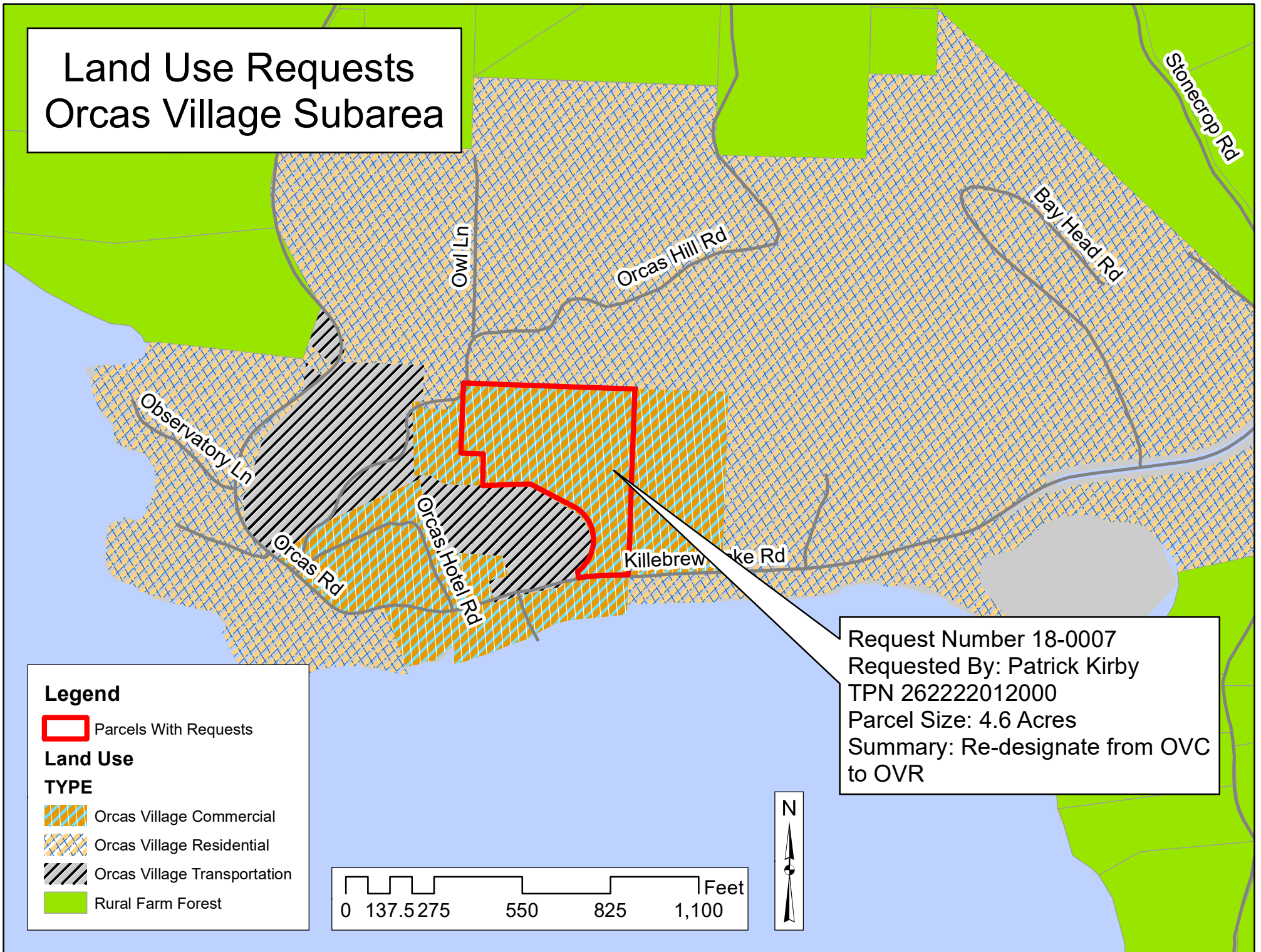
TYPE

-  Agricultural Resource
-  Conservancy
-  Town of Friday Harbor
-  Forest Resource
-  Master Planned Resort
-  Natural
-  Rural Farm Forest
-  Rural General
-  Rural Residential



Map Drawn By Adam Zack
 DCD, Planner II

Land Use Requests Orcas Village Subarea



2018 LAND USE
REVIEW REQUESTS

ATTACHMENT C

2018 LAND USE REVIEW
REQUESTS



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Frank Penwell		Application No.:	16-0001
Description of Proposal: Change comprehensive plan land use designation from RFF to RC, RGU and/or Essential public facility.				
Land Use Re-Designation:	Existing:	RFF		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Proposed:	RC, RGU and/or Essential public facility	
<input checked="" type="checkbox"/>	Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/>	Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:	
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:		
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable		

Public Outreach/Notification Requirements:

<input checked="" type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/> Community Meeting(s)	<input type="checkbox"/> Area-Wide Mailing	<input type="checkbox"/> Countywide Mailing	<input type="checkbox"/> Publication
<input type="checkbox"/> Web –page	<input type="checkbox"/> Press Release	<input type="checkbox"/> Public Participation Plan	<input checked="" type="checkbox"/> Other (reference below)

Include in any outreach related to essential public facilities for the comprehensive plan update.

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input checked="" type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature
<input type="checkbox"/>	C- Items that can be considered as part of a larger CP update or subarea planning process

- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lesser priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

Amend the definition of essential public facility to include private recycling facilities, and to include e-recycling, update list of EPFs in Appendix 7 to include Community Treasures.

Changes to the following sections of the Uniform Development Code:

Amend the definition of essential public facility to include private recycling facilities, and to include e-recycling.

Additional Evaluation for Site Specific Re-Designations:

Site Related Information:

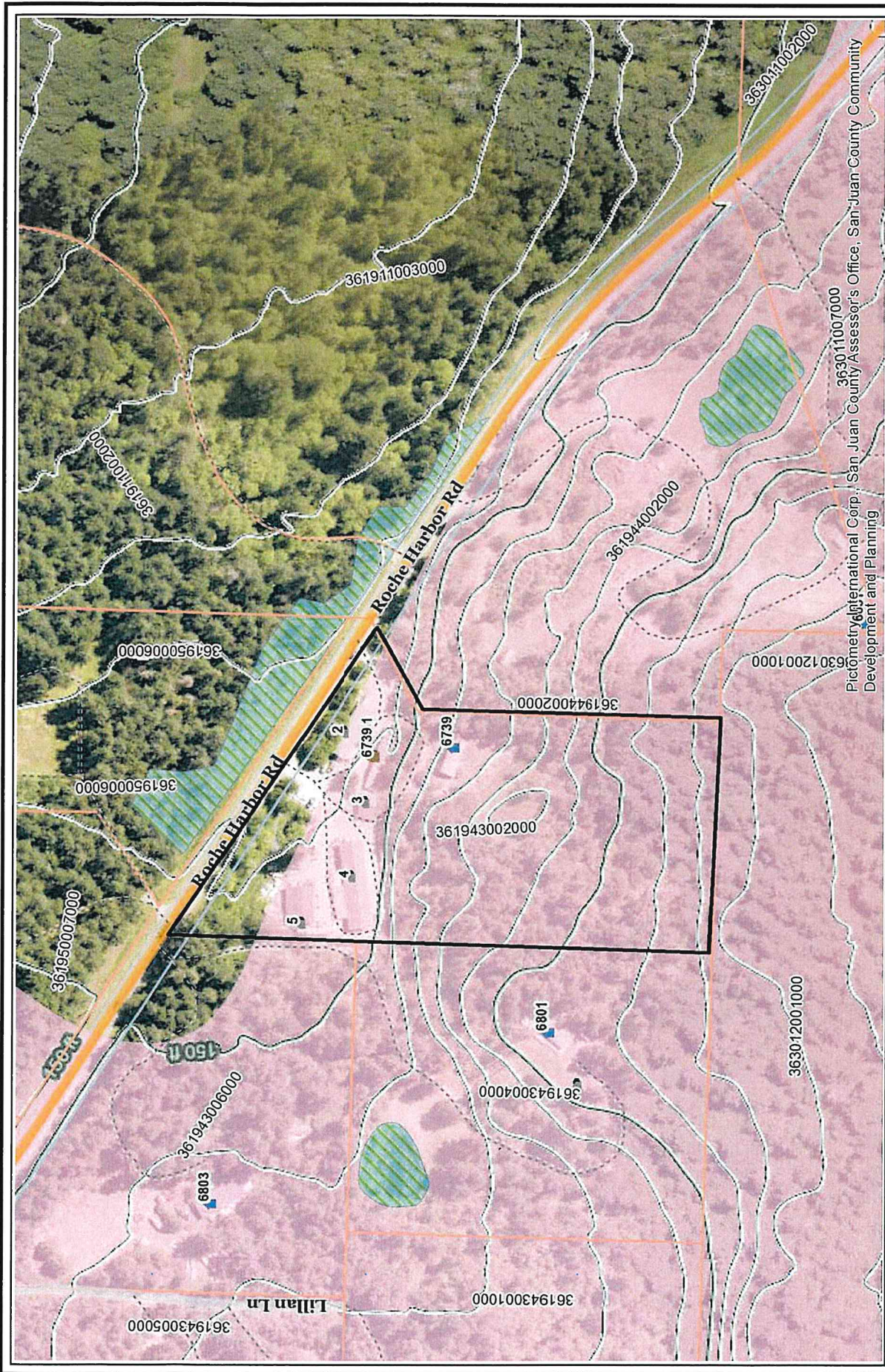
Location:	<i>6739 Roche Harbor Road, north San Juan Island</i>			
Site Characteristics: (Topography, critical areas, shorelines)	<i>The developed portion of the site is level, the remaining undeveloped portions of the site are hilly and forested.</i>			
Existing Land Use:	<i>Recycling center established through a Conditional Use Permit.</i>			
	North	South	East	West
Adjacent Land Use:	<i>Roche Harbor Road/Single Family residences</i>	<i>Undeveloped</i>	<i>Single family residences</i>	<i>Roche Harbor Road/Single Family residences</i>
Adjacent CP Designations:	<i>RFF</i>	<i>RFF</i>	<i>RFF</i>	<i>RFF</i>
Infrastructure:	<input checked="" type="checkbox"/> <i>Water service</i>		<input checked="" type="checkbox"/> <i>Sewer Service/OSS</i>	<input checked="" type="checkbox"/> <i>Access</i>

SJCC 18.90.030.F Criteria for Approval of Comprehensive Plan Official Map Amendments.

The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:

- a. The changes would benefit the public health, safety, or welfare.
- b. The change is warranted because of one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
- c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.
- d. The change, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.
- e. The benefits of the change will outweigh any significant adverse impacts of the change.

Consistency with criteria: *A consistency analysis was not submitted with the request. An application for a map amendment has not been submitted.*

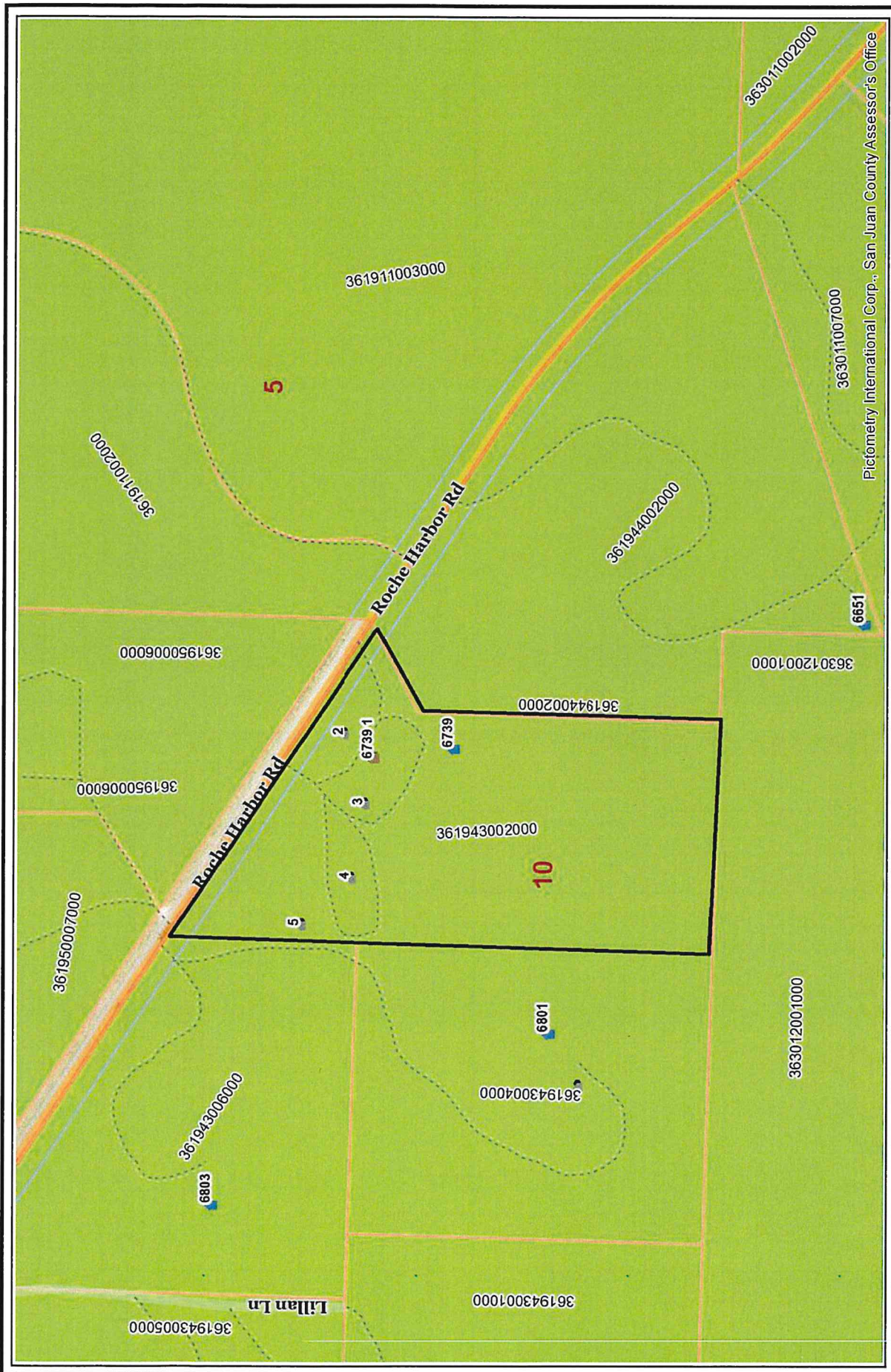


This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for survey accuracy. The information represented on this map is subject to change without notice.



Docket 16-0001 - Site Characteristics

Pictometry International Corp. San Juan County Assessor's Office, San Juan County Community Development and Planning



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Docket 16-0001 - Comprehensive Plan Designation

Pictometry International Corp., San Juan County Assessor's Office

Linda Ann Kuller

From: Erika Shook
Sent: Friday, March 16, 2018 3:38 PM
To: Linda Ann Kuller
Subject: FW: Community Treasures

FYI

From: Bill Watson
Sent: Friday, March 16, 2018 9:41 AM
To: 'Frank Penwell' <frank.pat.penwell@gmail.com>
Cc: Mike Thomas <miket@sanjuanco.com>; Erika Shook <erikas@sanjuanco.com>
Subject: RE: Community Treasures

Frank,

Thanks for your email. The current status of the Comprehensive Plan Update is that the schedule includes the Land Use / Rural Element to be discussed in Public Workshops in mid July, followed by briefings to the Planning Commission (and maybe County Council) in mid-September. All two dozen (approximately) specific re-designation requests will be part of this county wide analysis and discussion (including CT's request). As I have explained in the past, all re-designation requests need to be considered as part of a county wide analysis, and the Comp Plan Update will be performing that analysis. And, this discussion / analysis will be based upon the previous Land Capacity Analysis.

So progress is being made, but I realize probably not at the pace you desire. But this is the proper process within which to consider the approximately two dozen specific re-designation requests.

Hope this helps.

Bill

From: Frank Penwell [<mailto:frank.pat.penwell@gmail.com>]
Sent: Wednesday, March 14, 2018 12:37 PM
To: DL - Council <Council@sanjuanco.com>
Subject: Community Treasures

Dear San Juan County Council,

3/14/18

This is Frank Penwell. We are back from our winter vacation. I would like to have a formal report on where the CT land use situation is, in regards to what the County has or has not done toward properly designating the CT property as it has been being used since 1978. The last report Council Member Bill Watson gave in late 2017, in response to CT's President, Dwight Ware's inquiry regarding progress, did not encourage the CT Board to take action toward permanency. Frankly, if the County does not want to have the CT property and business be conforming and permanent, as Trustee of the property I can facilitate the change in activities on the property. It is the County's inaction, indecision, and broken promises that are troubling, and disturbing to the community at large.

To me, it has been a crime that the County has had such a long history of ignoring the land use facts and breaking its promises. Specifically: * In 1979 the County chose not to properly designate the property's use, despite receiving written notifications of its use. * In 1997 the County refused to properly designate the land's use during its Comprehensive Plan update, despite written communications it received regarding the

property. * The County broke a 2007 verbal promise to change CT's designation, in response to CT supporting the Beaverton Valley recycling site plan. * In 2012 the County Council had an affirmative motion and vote to support CT. This was in regards to allowing recycling at the CT site, and to work toward designating the property conforming so it could become permanent. * From 2012 to December 2014 many letters and personal contacts with the County gave the impression that the County was working toward changing CT's land use. Then in February 2015, former SJ County Planning Director, Sam Gibboney, recommended to the County not to change CT's land use. After complaining and having a meeting with Planning Director Sam Gibboney reiterating the history of the CT property, she promised to "have a marker" for the land use change by June 2016. * In early 2017 Council Member Bill Watson met with CT Board members. Council Member Bill Watson indicated that he was going to work to resolve the CT situation, and that he expected action in late 2017, or early 2018 at the latest.

It is not unreasonable for me to ask where we are and what has been done. It would be respectful for the County to be honest and open with what it is planning. No action, and no response are decisions.

Respectfully,

Frank M. Penwell,

Trustee for the property CT operates on



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Port of Orcas Island	Application No.:	16-0003
Description of Proposal: Change the land use designation of TPN 271143016000 to Service Light Industrial with a requirement to limit the square feet of building that can be constructed within 200 feet of the centerline of North Beach Road to 1,000 square feet.			
Land Use Re-Designation:	Existing:	Split Designated Service Light Industrial (SLI)/Eastsound Residential-4P (ER-4P)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Proposed:	Entirely SLI
<input checked="" type="checkbox"/>	Comprehensive Plan Text Amendment		
<input checked="" type="checkbox"/>	Development Regulation Amendment		

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:		
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input checked="" type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input checked="" type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/> Community Meeting(s)	<input type="checkbox"/> Area-Wide Mailing	<input type="checkbox"/> Countywide Mailing	<input checked="" type="checkbox"/> Publication
<input type="checkbox"/> Web –page	<input type="checkbox"/> Press Release	<input type="checkbox"/> Public Participation Plan	<input checked="" type="checkbox"/> Other (reference below*)
*Depending on the scope of the proposed development regulation amendments, additional public notice may be necessary.			

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

<input checked="" type="checkbox"/>	C- Items that can be considered as part of a larger CP update or subarea planning process
<input type="checkbox"/>	D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
<input type="checkbox"/>	E- Items of lesser priority to be considered on a future year work program
<input type="checkbox"/>	F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

The Eastsound plan policies for SLI should contain policy direction supporting the need for a setback and building size restriction from adjacent residential designated areas.

Changes to the following sections of the Uniform Development Code:

SJCC Table 18.30.500 Service light industrial district development standards for setbacks would be amended to require a 200 foot setback from the centerline of North Beach Road for buildings in the SLI district. A line in the table would need to be created to address maximum lot coverage by buildings with a standard of a maximum of 1,000 square feet of building within the setback from North Beach Road. The code would need to be reviewed to determine if other sections would need amendment. There may be other more appropriate ways to reduce conflicts between incompatible uses such as requiring a setback or landscape buffers or limiting allowed uses adjacent to residential designated properties.

Additional Evaluation for Site Specific Re-Designations:

Site Related Information:				
Location:	<i>The northwest corner of the intersection of Mt. Baker Road and North Beach Road, within the Eastsound Urban Growth Area.</i>			
Site Characteristics: (Topography, critical areas, shorelines)	<i>Gently sloping, possible wetland located on southern boundary of the site. A wetland report would be required prior to issuance of permit on the site.</i>			
Existing Land Use:	<i>It is a vacant property used for a dog park.</i>			
	North	South	East	West
Adjacent Land Use:	<i>Vacant land, single family residences</i>	<i>Orcas Airport</i>	<i>Mt. Baker Road, church</i>	<i>Single family residences.</i>
Adjacent CP Designations:	<i>ER-4P</i>	<i>Eastsound Airport District (EAD)</i>	<i>ER-4P</i>	<i>SLI/ER-4P</i>
Infrastructure:	<input checked="" type="checkbox"/> Water service	<input checked="" type="checkbox"/> Sewer Service	<input checked="" type="checkbox"/> Access	

SJCC 8.90.030.F Criteria for Approval of Comprehensive Plan Official Map Amendments.

The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:

- a. The changes would benefit the public health, safety, or welfare.
- b. The change is warranted because of one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
- c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.

- d. The change, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.
- e. The benefits of the change will outweigh any significant adverse impacts of the change.

Consistency with criteria: *A consistency analysis was not submitted with the proposal.*



North Beach

San Juan County GIS, Pictometry International Corp., San Juan County Assessor's Office



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



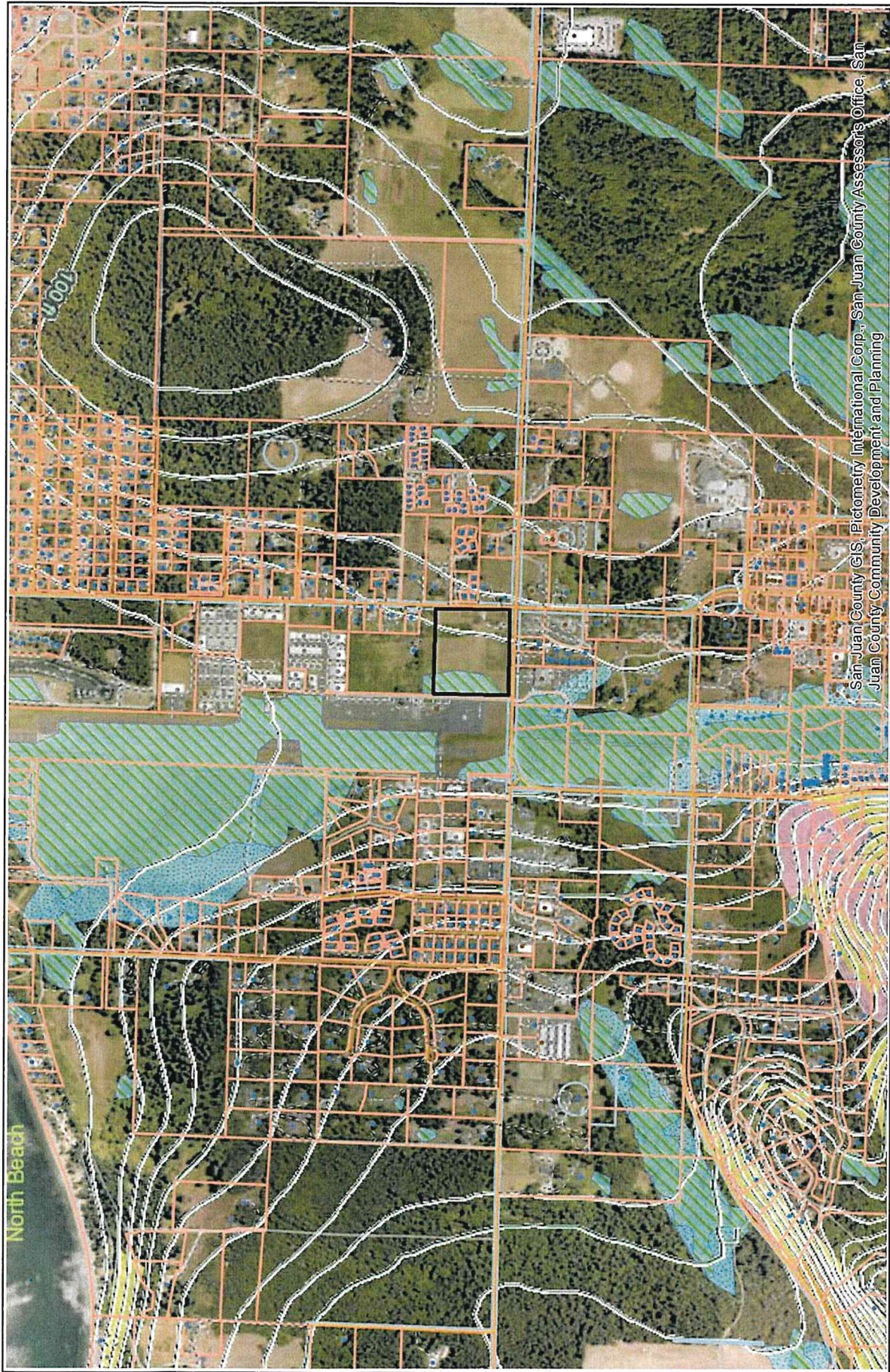
16-0003 - Air Photo



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for survey accuracy. The information represented on this map is subject to change without notice.



16-0003 - Comprehensive Plan Designation



San Juan County GIS, Pictometry International Corp., San Juan County Assessor's Office, San Juan County Community Development and Planning

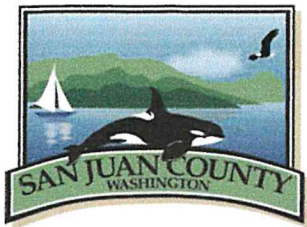
1 in = 1,000 feet



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



16-0003 - Site Characteristics



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

S.J.C. DEPARTMENT OF
MAR 01 2018
 COMMUNITY DEVELOPMENT

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Patrick Kirby</u>	Name of Agent:	<u>N/A</u>
Address	<u>588 Mountain Shadows Lane</u>	Address	_____
City, State, Zip	<u>Friday Harbor, WA 98250</u>	City, State, Zip	_____
Phone Number	<u>360-378-8448</u>	Phone Number	_____
Email	<u>patrickkirby2244@gmail.com</u>	E-mail	_____

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>Patrick Kirby</u>	Phone Number	<u>360-378-8448</u>
Address	<u>588 Mountain Shadows Lane</u>	E-mail	<u>patrickkirby2244@gmail.com</u>
City, State, Zip	<u>Friday Harbor, WA 98250</u>		

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number: 262222012000	Land Use/Shoreline Designation: <u>OVC/</u>	Parcel size: <u>4.65 ac</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
<u><i>Patrick Kirby</i></u> Signature	<u>Patrick Kirby</u> Printed Name	<u>2-28-2018</u> Date
_____ Signature	_____ Printed Name	_____ Date
_____ Signature	_____ Printed Name	_____ Date
For CD&P Use Only Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO Amt. Paid: Date Received: Receipt Number: 0000		

DESCRIPTION OF PROPOSAL:

Redesignate the north 2.0 acres of parcel 262222012000 to residential.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>262222012000</u>	Land Use/Shoreline Designation: <u>OVC/</u>	Proposed Density: <u>2.0ac</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property:	Orcas Village				
Island: Orcas Island	2.0				
List all existing use(s) on property:	One dilapidated commercial building. Formerly "The Bike Shop."				
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	None				
Describe existing and proposed method of sewage disposal	ESWD Orcas Village wastewater treatment facility				
Describe existing and proposed water supply	Existing: Orcas Landing Incorporated Water System Proposed; Bangs Trust water system				
Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

The topography of Orcas vilage separates the residential parcels on top of the bluff from the commercial area down below. It is more appropriate to have the north 2.0 acres of my parcel designated residential because that is the logical use for tht land. It is not sensible to put a commercial building or use on the top of the bluff.

During the Orcas Village plan planning process I suggessted the wole parcel be designated commercial and that suggestion was included in the plan. The proposed designation map that is attached to this application shows a proposal that was presented to the citizen planning group.

I now conclude it would make more sense to have the northern 2.0 acres of the lot re-designated redsidential. The minimum size for a new resiential parcel per the orcas village plan is 2.0 acres per footnote 13 on page 14 of the Orcas Village Plan (Ordinace 46-2008). The upper portion of the parcel is accesible separately via Orcas Hill Road which cuts across the northwest corner of this parcel property. The flat land in the northwest corner of my parcel is not accesible from the other parts of the parcel and if developed would need a separate entrance off Orcas Hill Rd.

Regarding utilities, I have a Group B Bangs Trust water system connection that could be used for a residential use, but not for commercial use. Sewer is close by and could be connected to this northern 2.0 acres of my parcel. So, I have separate access in a residential area to a building site that has residential water and sewer both close by, so it makes sense for this to be designated residential. The neighbors would be much more agreeable with a house in that area than a commercial use/building.

This proposal is similar to the Orcas Plan Village Draft map dated May 13, 2002. See attached map.

2. How would the map amendment benefit the public health, safety, or welfare?

It would guarantee lower density on the north 2.0 acres of this parcel. This would prevent a commercial use being built in an already residential area. This redesignation would prevent the construction of one or more multi family structures on the bluff which would be visible from the water and that would significantly change the appearance of Orcas Village. If the north 2.0 acres of my land was designated residential, there would be at most one residence on that upper part. This would be in keeping with the neighbors who are on the same level and within sight of the buildable area on the top of the parcel.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

My parcel spans from the commercial area along Killebrew Lake Road, through the transportation area, through the transportation area of the ferry parking, and the utility area of the Eastsound Sewer and Water facility, the Utility area of the OPALCO substation, and then up to the residential area at the top of the bluff. I believe the impact on the residential neighbors at the top of the bluff from constructing a commercial building or multi family residential structure was not considered in the assigning commercial designation to the north 2.0 acres of my parcel

The topography of the area makes the north 2.0 acres and particularly the northwest corner of my parcel distinct, separated from the land below by a steep slope that is too steep for a plat road or a driveway that is accessing a commercial building. I believe the topography and resulting physical separation of the north 2.0 acres of my parcel was not considered in the current designation. See attached contour map and note the flat area at the northwest corner of my parcel that is part of the flat area already occupied by single family residences.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

In Ordinance 46-2008 on page 2, H. The GMA requires development or redevelopment within a Type I LAMIRD to be consistent with the character of the existing area. This proposal would make the use of the north 2.0 acres consistent with the adjacent properties to the north of my parcel.

This proposal would be consistent with county comprehensive plan section 2.2.A policies:

3. Consider site capabilities and existing development patterns when determining the appropriate locations and intensities of various uses of the land.

4. Direct high density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas

The upper 2.0 acres of my parcel is part of a residential neighborhood and it makes more sense for it to be designated residential to be in keeping with the neighbors. The flat land on the top of the bluff is distinct from the land down below. The houses on the bluff look over the Commercial area below. The northwest corner of my property is naturally part of that neighborhood.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

The portion of the parcel to be designated residential is adjacent to other residential parcels, so it would not create a privileged enclave.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

I see no adverse impacts due to the change, thus any benefits will prevail.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

Residential designation and development is allowed in the GMA

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA?

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

- | |
|--|
| 11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted) |
| 12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions. |
| 13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested. |

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Resignation of the northern 2.0 acres of Parcel 262222012000

2. Name of applicant: Patrick Kirby

3. Address and phone number of applicant and contact person: **588 Mountain shadows Lane, Friday Harbor, WA 98250 ph 360-378-8448**

4. Date checklist prepared: **1-25-2018**

5. Agency requesting checklist: **San Juan County Community Development**

6. Proposed timing or schedule (including phasing, if applicable): **When San Juan County (SJC) decides to re-designate the parcel, presumably in 2018**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, but if this proposal is accepted, it will change the development potential for the north 2.0 acres of this parcel from commercial to residential**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None known of.**

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. **There are none.**

10. List any government approvals or permits that will be needed for your proposal, if known. **Approval by SJC Community Development and planning comission.**

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.) **Re-designation of a portion of Parcel from Orcas Village Commercial to Orcas Village Residential. The total parcel is 4.65 acres. I am requesting that the north 163.5 feet or north 2.0 acres of the parcel be designated as Orcas Village Residential.**

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. **It is parcel 262222012000, and lies north of Killebrew Lake road, West of the Landing Short Plat, North and east of the Orcas Landing WSF holding and loading lanes, east of the ESW waste water treatment facility, East of the OPALCO substation, and east of Orcas Hill Road.**

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

- a. General description of the site: **The site is a mostly steep, south facing slope with some flat land on the Northwest corner. Parts are mossy bedrock, and others have some soil and trees. The only building on the parcel is at the south boundary. It is a small, block building that has been used as a shop.**

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

- b. What is the steepest slope on the site (approximate percent slope)? **100%+**
- 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. **The land I am proposing for re-designation is not suitable for agriculture as it is mostly rock and much of it is steep. There is one old pear tree in a pocket of soil.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There is some loose rock, but the soil appears stable to me.
- 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. **This proposal is for re-designation, not for construction, so there is not expected grading.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The most likely building site on the portion I am requesting re-designation for, is mostly bedrock, so if anything were built there, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **None, this is a re-designation request.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None**

2. **Air** [\[help\]](#)

- 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. **No construction is being immediately proposed.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None.**

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. **None present.**

- 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. **No**

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

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

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

- 6) Does the proposal involve any discharges of waste materials to surface waters? **No** If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water: [\[help\]](#)

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

- 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. **None**

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. **None**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

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

4. **Plants** [help]

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

deciduous tree: pear

evergreen tree: fir, cedar, juniper

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **None**

c. List threatened and endangered species known to be on or near the site. **None on the site that I am aware of. There are likely Bald Eagles in the neighborhood, but no nests that I have seen.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None**

- e. List all noxious weeds and invasive species known to be on or near the site. **Scotch Broom, Blackberry, Tansy Ragwort, Ivey**

5. **Animals** [\[help\]](#)

- 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. **Crows, rats, deer, probably racoons, songbirds, eagles and other birds**

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site. **None on the site that I am aware of. There are likely Bald Eagles in the neighborhood, but no nests that I have seen.**
- c. Is the site part of a migration route? If so, explain. **Raptors and Songbirds migrate. There are no migratory land mammals on Orcas.**
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **Rats**

6. **Energy and Natural Resources** [\[help\]](#)

- 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. **None**
- b. Would your project affect the potential use of solar energy by adjacent properties? **No**
If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: **None**

7. **Environmental Health** [\[help\]](#)

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. **No**

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

None that I am aware of.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**

4) Describe special emergency services that might be required. **None**

5) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

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

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. **None**

3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and Shoreline Use [\[help\]](#)

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. **To the north are residential parcels, to the west is the OPALCO substation, to the south will be the remainder of this parcel as commercial property, to the east is designated commercial, but is undeveloped steep rocky land.**

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? **The site was likely logged 100 years ago, but has not been used for any purpose since. There are not special agricultural or forest tax designations.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**

c. Describe any structures on the site. **The portion to redesignated has no structures. The remainder of the parcel has a small building that is in poor condition and is not usable.**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **Orcas Village Commercial**

f. What is the current comprehensive plan designation of the site? **Orcas Village Commercial**

g. If applicable, what is the current shoreline master program designation of the site? **N/A, this is not shoreline property.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Soils with subclass E are shown on the SJC GIS on the eastern portion of the portion to be re-designated, all of Orcas landing is critical aquifer recharge area, and all is bedrock.**

i. Approximately how many people would reside or work in the completed project? **None, unless a house is later built.**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **This redesignation would allow one single family residence on this 2.0 acre area if divided.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **This would prevent multi family housing from being built on this land, but as there is not likely water available for such development at full density on the existing commercially designate parcel, it is a moot point.**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Heights would conform to the Orcas Village Plan and depend on slope, roof pitch etc.**
- b. What views in the immediate vicinity would be altered or obstructed? **Views from existing houses could be impacted. This could be mitigated by placement of the building between exiting house views, and setting the building partly below the brow of the bluff to lower profile as seen by the existing houses to the north.**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **Follow the Orcas Village plan which restricts footprint, total square footage, finish, height, and roof design.**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Single family house lights.**
- c. Could light or glare from the finished project be a safety hazard or interfere with views? **Not significantly.**

- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None**

12. Recreation [\[help\]](#)

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

13. Historic and cultural preservation [\[help\]](#)

- 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. **None that I know of**
- 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. **None that I know of**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None planned
- 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. **None**

14. Transportation [\[help\]](#)

- 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. **Orcas Hill Road cuts across the Northwest corner of this parcel. Access would be from a driveway connecting to Orcass Hill Road**

- 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? **No public transit connect to this land being requested for redesignation. Regular WSF service is available in Orcas Landing, and some shuttles sometimes serve the area.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None eliminated, one or two would be needed for a single family residence, if built.**

- 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). **No**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **If a residence is built, the residents would use the State Ferries.**

- 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? **Traffic normal to a single family residence.**

- 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. **No**

- h. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public Services [\[help\]](#)

- 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.
Fire protection for a single family residence.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities [help]

a. Circle utilities currently available at the site:

Yes: electricity, propane delivery, water, refuse service, telephone, sanitary sewer

other _____

d. 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.

If a residence ere built:

Bangs trust water would be extended from the south to this area

Sewer would be piped to the ESW facility

Power is overhead on the north line of this parcel.

Phone is underground at the northwest corner of this parcel.

Phone, sewer and water would reuire trenching.

C. Signature [HELP]

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

(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?
Normal waste from a single family residence

Proposed measures to avoid or reduce such increases are: **None**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **No significant effects.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None**

3. How would the proposal be likely to deplete energy or natural resources? **Energy use for a single family residence could be used, but this is much less density than it is currently designated for, so the result will be less effect than if the current designation were used to its full potential.**

Proposed measures to protect or conserve energy and natural resources are: **None, although this would be a very good locaton for solar power.**

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? **It would not be likely to have such effects.**

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

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? **It would not be likely to have such effects.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **Not significant. Single family home transportation, could be used, but this is much less density than it is currently designated for, so the result will be less effect than if the current designation were used to its full potential.**

Proposed measures to reduce or respond to such demand(s) are: **None**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **Not as far as I know**

MAR 01 2018

2011-1215007

12/15/2011 02:05 PM

SWD
Pgs=6 KIRAS

Total: \$67.00

Filed for Record at Request of:
COMMUNITY DEVELOPMENT

Law Office of Skinner & Saar, P.S.
PO Box 668
Friday Harbor, WA 98250
1172040

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$1195⁴⁰



Recorded at the request of:
SAN JUAN TITLE

DEC 15 2011
072049

KB

JAN SEARS
COUNTY TREASURER

STATUTORY WARRANTY DEED

<i>Grantor:</i>	<i>Northwest Craftsman, LLC</i>
<i>Grantee:</i>	<i>Patrick Kirby, a single person</i>
<i>Legal Description (abbrev.):</i>	Ptn of Gov Lot 1, Sec 21 and of Gov Lot 1, Sec 22, both in T36 N, R2 W, W.M.
<i>Full legal Continues on page:</i>	4
<i>Assessor's Tax Parcel No:</i>	262222012 & 262222034

THE GRANTOR, Northwest Craftsman, LLC, a Washington Limited Liability Company, by and through its managing member Sean DeMeritt, for ten dollars and other good and valuable consideration, conveys and warrants to Patrick Kirby, a single person, an undivided five (5)% interest in the following described real estate, situated in San Juan County, Washington, including any after acquired title:

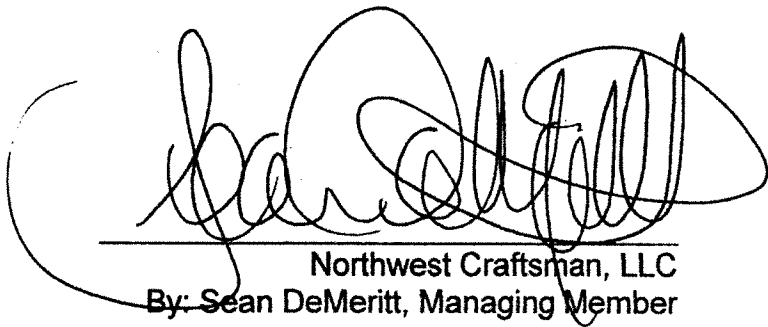
See the attached exhibit A, which is incorporated as if fully set forth.

Together with and subject to all easements, covenants, restrictions, and conditions benefitting or burdening the property that appear in the public record, including those shown on any recorded plat or survey.

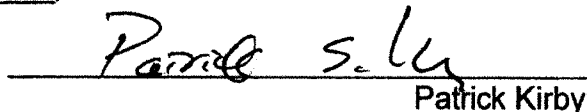
The GRANTEE, by accepting and recording this deed, does not intend a merger of his interest under the deed of trust recorded at San Juan County Auditor's File No. 2007 0503003, with the fee title herein conveyed. It is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust, which shall remain a first lien on the property, and the indebtedness secured by the deed of trust shall remain in effect, until the reconveyance of the deed of trust is recorded.

DATED this 8 day of December, 2011.

Statutory Warranty Deed


Northwest Craftsman, LLC
By: Sean DeMeritt, Managing Member

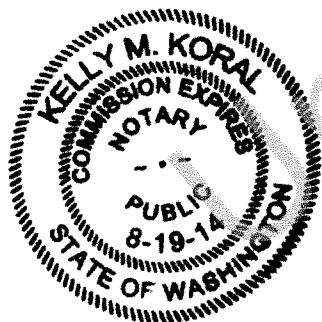
ACCEPTED this 14 day of Dec, 2011.


Patrick Kirby

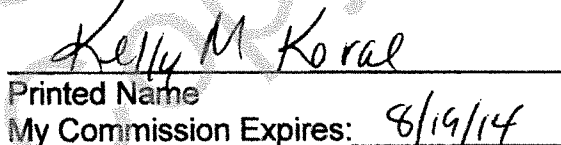
STATE OF WASHINGTON)
(ss.
County of San Juan)

I certify that I know or have satisfactory evidence that SEAN DeMERITT is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of Northwest Craftsman, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 8 day of December, 2011.




NOTARY PUBLIC


Printed Name
My Commission Expires: 8/19/14

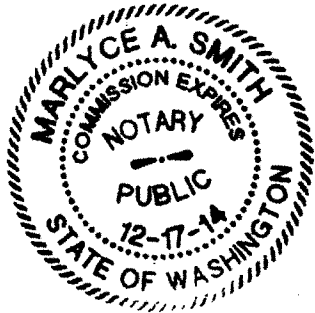
STATE OF WASHINGTON)
(ss.
Statutory Warranty Deed

Page 2

County of San Juan)

I certify that I know or have satisfactory evidence that PATRICK KIRBY is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14th day of DECEMBER, 2011.



Marlyce A. Smith
NOTARY PUBLIC

MARLYCE A. SMITH
Printed Name
My Commission Expires: 12-17-14

Unofficial Copy

Parcel "A" (TPN: 262222012)

That portion of Government Lot 1, Section 21, and of Government Lot 1, Section 22, both in Township 36 North, Range 2 West, W.M., described as follows:

Commencing at a point on line between Sections 21 and 22 aforesaid, which is 730 feet South of corner common to Sections 15, 16, 21 and 22, said Township and Range; thence East 534.25 feet; thence South to meander line; thence South 82 15' West along meander line to the meander corner between said Section 21 and 22; thence North on Section line to North boundary of County Road; thence South 74 10' West thereon to a point North 93 feet and West 17 feet from said meander corner to Sections 21 and 22; thence along East boundary of existing road North 18 West, 298.6 feet and thence North 10 West, 338.63 feet to a hole drilled in the rock out-cropping at said point; thence North 89 34' East, 44.2 feet; thence East 70 feet; thence North 34 37' East, 97.7 feet to POINT OF BEGINNING;

EXCEPT the following described parcels:

- a) Commencing at a point North 93 feet and West 17 feet from meander corner to Sections 21 and 22, aforesaid; thence North 18 West, 298.6 feet; thence North 74 10' East, 185 feet; thence South 18 East, 298.6 feet to County Road; thence South 74 10' West, 185 feet to point of beginning;
- b) Commencing at meander corner of said Sections 21 and 22; thence North 55 feet; thence North 73 East, 225 feet; thence North 75 East, 79.4 feet; thence South 15 East to meander line; thence South 82 15' West on meander line to point of beginning;
- c) Commencing at a point which is 730 feet South of the section corner common to Sections 15, 16, 21 and 22, aforesaid; thence South 34 37' West, 97.7 feet; thence West 70 feet; thence South 89 34' West, 44.22 feet; thence South 10 East 140 feet; thence East 145 feet to the section line between Sections 21 and 22; thence North to the point of beginning;
- d) Beginning at a point which is 143.47 feet North of and 160.98 feet East of the meander corner to Sections 21 and 22, aforesaid; thence North 18 West, 200 feet; thence North 74 10' East, 20 feet; thence South 18 East, 200 feet; thence South 74 10' West, 20 feet to the point of beginning;
- e) The West 40 feet of upland and tidelands lying South of the County Road, as conveyed to Norman B. Exton by Statutory Warranty Deed, recorded April 29, 1986 in Volume 154 of Official Records, at page 182 under Auditor's File No. 86139586, records of San Juan County, Washington;
- f) Those portions of Government Lot 1, Section 21, and Government Lot 1, Section 22, all in Township 36 North, Range 2 West, W.M., being described as follows:

PK 12/14/11

SD 12-9-2011

Parcel B:(TPN: 262222034)

That portion of Government Lot 1, Section 22, Township 36 North, Range 2 West more particularly described as follows;

That portion of said Government Lot 1 of lying south of the south boundary of the county road right of way as conveyed by the State of Washington to San Juan County and described in Quit Claim Deed recorded April 18, 2005 under Auditors File Number 20050418007, records of said County;

EXCEPT any portion thereof 1 lying easterly of the following described line; Commencing at a point on the line between Section 21 and 22, which is 730 feet south of corner common to sections 15, 16, 21, and 22, said township and range, thence east 534.25 feet; thence south to meander line;

ALSO EXCEPT any portion thereof lying westerly of the east boundary of that certain tract of land as conveyed to Norman B. Exton by Statutory Warranty Deed, recorded April 29, 1986 in Volume 154 of Official Records at page 182 under Auditor's File Number 86129586, records of said county;

ALSO EXCEPT any portion thereof lying or situate within County Road No.4 (Horseshoe Highway or Killebrew Lake Road);

TOGETHER WITH any uplands lying southerly of the government meander line and between the southerly extension of the east and west boundaries of said premises described;

AND TOGETHER WITH that portion of the tidelands of the second class, situate in front of adjacent to and abutting upon as measured along the government meander line to the line of extreme low tide as conveyed by the State of Washington by Deeds, recorded May 31, 1910 and April 27, 1912 in Volume 12 of Deeds, at page 281 and Volume 13 of Deeds, at page 22, under Auditor's file numbers 11607 and 12876, records of said county, except that portion thereof lying westerly of the intersection of the east line of that certain tract of land as conveyed to Norman B. Exton by Statutory Warranty Deed, recorded April 29, 1986 in Volume 154 of Official Records at page 182 under Auditor's File Number 86129586, records of said county;

Situate in San Juan County, Washington

PK 12/14/11

SD 12-9-2011

Commencing at the North section corner common to said Sections 21 and 22 (From which point the South meander corner common to said Sections 21 and 22 bears South 0 48'23" West, 1515.705 feet); thence South 0 48'23" West along said Section line 948.60 feet to the Southeast corner of that parcel described by Recording No. 43366, records of said county; thence North 89 11 '37" West along the South line of said parcel 141.81 feet to the TRUE POINT OF BEGINNING (said point being on the East margin of County Road No. 202); thence South 89 11'37" East, 211.81 feet; thence South 0 48'23" West, 99.60 feet to a point on the North line of that parcel described of record by San Juan County Superior Court Cause No. 3737 dated February 10, 1981; thence following said North line South 87 47'02" West, 132.02 feet; thence North 40 58'52" West, 57.71 feet; thence South 87 46'43" West, 31.71 feet; thence North 78 51'14" West, 5.44 feet to a point which bears South 3 11 '37" East from the point of beginning; thence leaving said North line North 3 11'37" West, 64.39 feet to the true point of beginning.

g) All that portion of the above-described property lying within the limits of the Orcas Ferry Terminal Parking Lot, the specific details of which are to be found within those certain maps of definite location now of record and on file in the office of the Secretary of Transportation, bearing date of approval August 18, 1979 and January 23, 1981 by Judgement and Decree of Appropriation, entered March 16, 1981 in the Superior Court of San Juan County under Cause # 3737;

h) EXCEPTING THEREFROM any portion lying or situate within County Road No.4 (Horseshoe Highway).

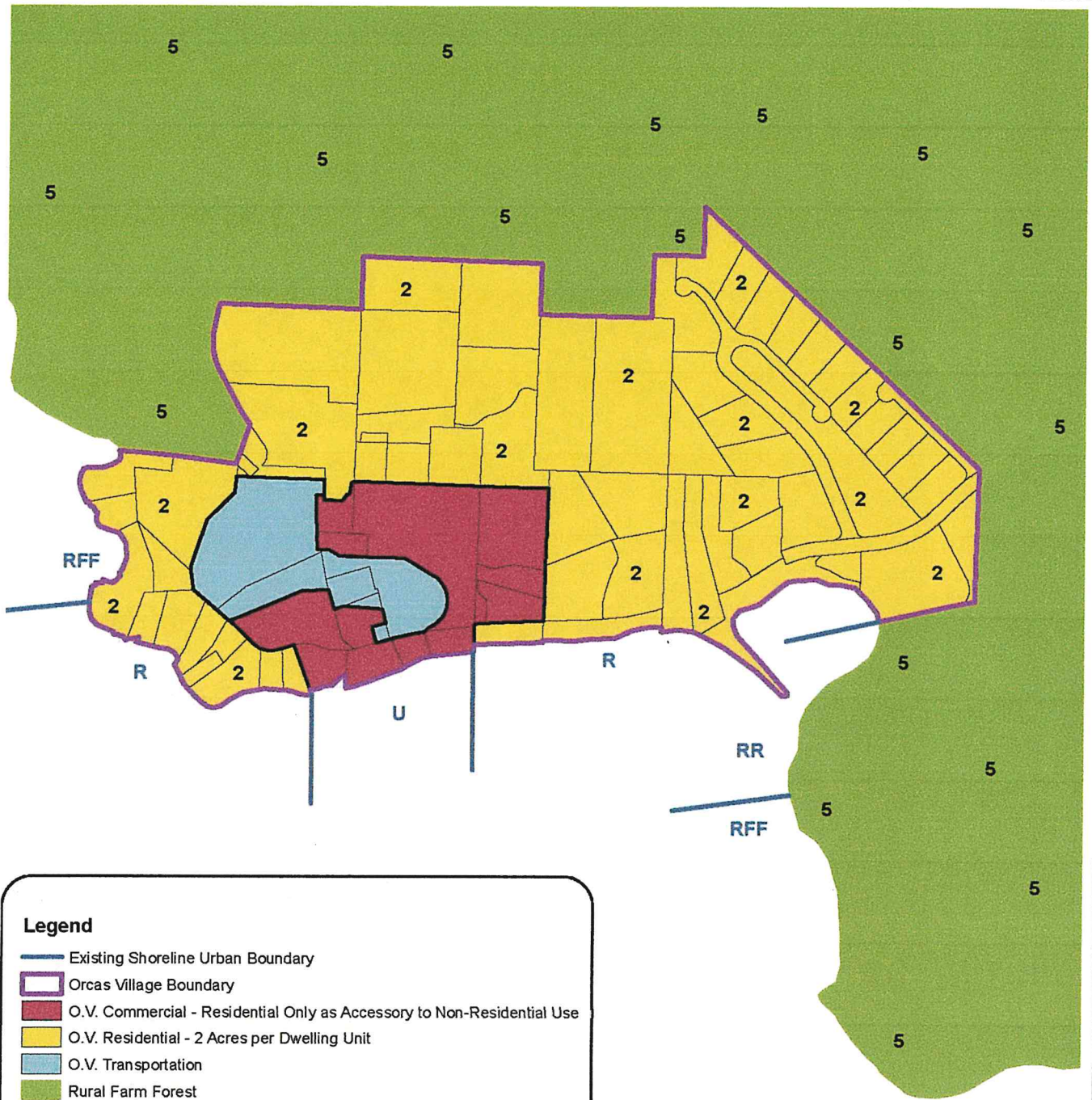
i) EXCEPTING THEREFROM any portion lying or situate within County Road No. 202 (Orcas Hill Road).

j) EXCEPTING THEREFROM that portion thereof lying south of the north boundary of The CR4 Line right of way from Highway Engineers Station CR4 7+50 P .C. to Highway Engineers Station 22+00 as described and shown in AFN 132274 Quit Claim Deed from State of Washington to San Juan County, records of San Juan County; AND that portion thereof lying within Area "Q" as described on page 6 of 8 of AFN 20050418007 and shown on page 6 of 9 of AFN 20050418009, records of San Juan County.

Situate in San Juan County, Washington.

PK 12/14/11

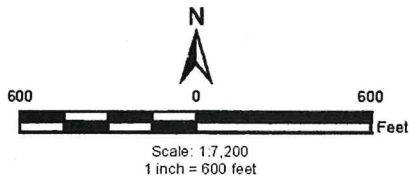
SD 12-9-2011



Legend

- Existing Shoreline Urban Boundary
- Orcas Village Boundary
- O.V. Commercial - Residential Only as Accessory to Non-Residential Use
- O.V. Residential - 2 Acres per Dwelling Unit
- O.V. Transportation
- Rural Farm Forest
- 2** Maximum Residential Density, Acres per Dwelling Unit
- R** Shoreline Designation

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. This map is based on the best information available as of the publication date.

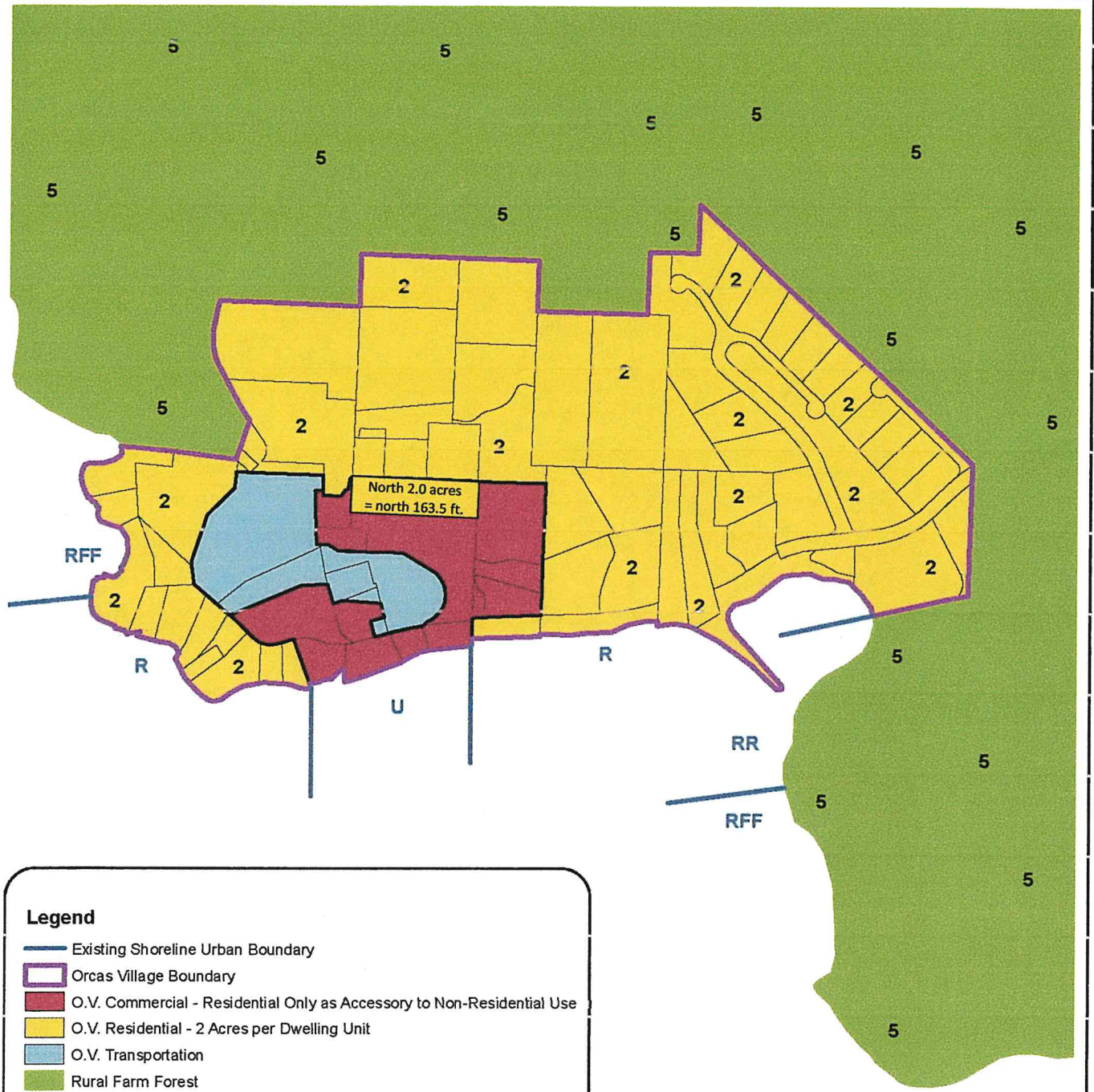


Orcas Village
 Orcas Island
 San Juan County, Washington

Figure 1

Drawn By: mc Date: 08/07 Revised: 08/08

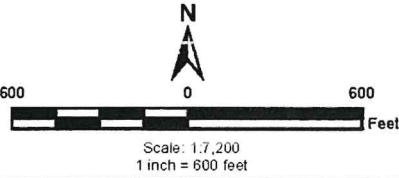
Existing Designation



Legend

- Existing Shoreline Urban Boundary
- Orcas Village Boundary
- O.V. Commercial - Residential Only as Accessory to Non-Residential Use
- O.V. Residential - 2 Acres per Dwelling Unit
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Orcas Village
 Orcas Island
 San Juan County, Washington

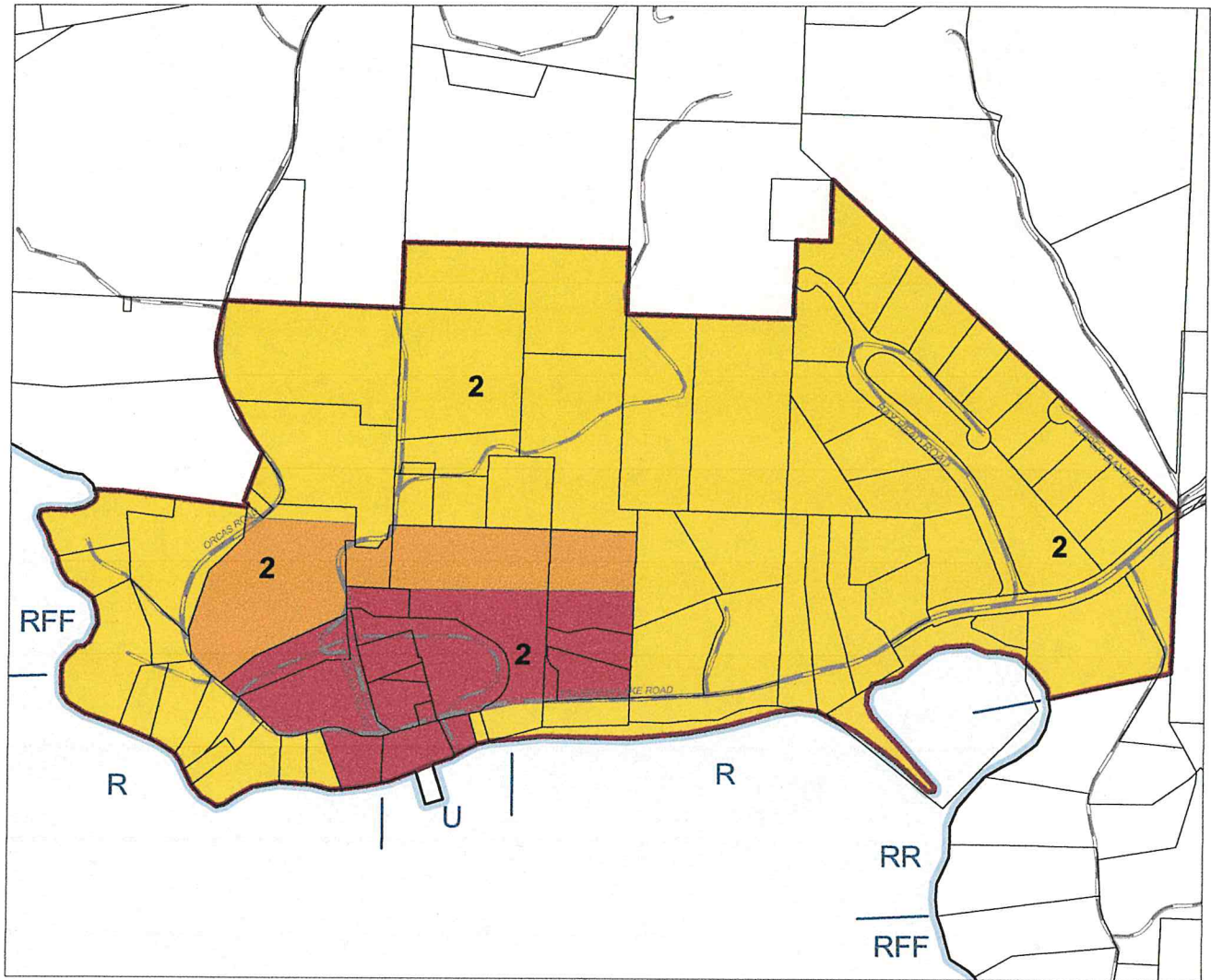
Figure 1

Drawn By: mjc Date: 08/07 Revised: 08/08

Proposed Designation

Orcas Village Village Plan

SAN JUAN COUNTY, WASHINGTON



Village Boundary

Land Use Designation
 Commercial
 Mixed Use
 Residential

Residential Density
2 Maximum residential density,
 acres per dwelling unit

R Shoreline Designation

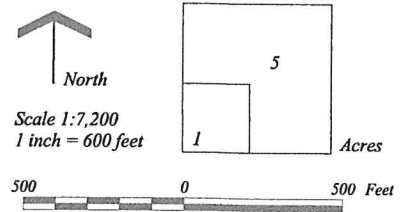


Figure __
Orcas Village Plan

Neighbors within 300' of area requested to be re-designated

Parcel Number: 262111011000

Owner: STATE OF WASHINGTON DEPT OF TRANSPORTATION

Address:

c/o WA ST FERRIES ACCTS PYBLE 2901 THIRD AVE, SUITE 500
SEATTLE WA 98121-3014

Parcel Number: 262111002000

Owner: MARK K & ELIZABETH H POTTER

Address:

2040 SWAPS CT
NAPA CA 94559-2082

Tax Parcel Number: 262222005000

Owner: TERESA CHOCANO

Address:

PO BOX 1266
EASTSOUND WA 98245-1266

Tax Parcel Number: 262222010000

Owner: OPAL COMMUNITY LAND TRUST INC

Address:

PO BOX 1133
EASTSOUND WA 98245-1133

Parcel Number: 262222007000

Owner: MARGARET RUSSELL

Address:

PO BOX 96
ORCAS WA 98280-0096

Parcel Number: 262222008000

Owner: CAROL CURRAH TTEE & KATHI LYNN REILLY

Address:

16015 67TH LN NE UNIT 1
KENMORE WA 98028-4394

Tax Parcel Number: 262222006000

Owner: LARRY L PENCE

Address:

PO BOX 447
ORCAS WA 98280-0447

Tax Parcel Number: 262222033000

Owner: MARTY M MEAD

Address:

PO BOX 316
EASTSOUND WA 98245-0316

Parcel Number: 262222004000

Owner: SUSAN H JONES

Address:

PO BOX 116
BRUNSWICK TN 38014-01

Parcel Number: 262222002000

Owner: NICOLE COCHERL

Address:

PO BOX 66

DEER HARBOR WA 98243-0066

Parcel Number: 262222018000

Owner: MICHAEL P & MARGARET J JONAS FAMILY TRUST

Address:

PO BOX 232

ORCAS WA 98280-0232

Parcel Number: 262222031000

Owner: ROOSTER INVESTMENTS LLC

Address:

PO BOX 352

ORCAS WA 98280-0352

Parcel Number: 262222030000

Owner: ROOSTER INVESTMENTS LLC

Address:

PO BOX 352

ORCAS WA 98280-0352

Parcel Number: 262222029000

Owner: DEVA & GAYATRI RAJAN TTEES

Address:

PO BOX 208

CANYON CA 94516-0208

Parcel Number: 262222028000

Owner: LILLIAN EILEEN HARRIS

Address:

250 RAINBOW LN

SEDONA AZ 86351-9518

Tax Parcel Number: 262222024000

Owner: STATE OF WASHINGTON DEPT OF TRANSPORTATION

Address:

c/o WA ST FERRIES ACCTS PYBLE 2901 THIRD AVE, SUITE 500

SEATTLE WA 98121-3014

Parcel Number: 262222026000

Owner: EASTSOUND SEWER & WATER DIST OF SAN JUAN COUNTY

Address:

PO BOX 640

EASTSOUND WA 98245-0640

Parcel Number: 262111003000

Owner: OPALCO

Address:

183 MT BAKER RD

EASTSOUND WA 98245-9413

Parcel Number: 262114012000

Owner: STATE OF WASHINGTON DEPT OF TRANSPORTATION

Address:

c/o WA ST FERRIES ACCTS PYBLE 2901 THIRD AVE, SUITE 500
SEATTLE WA 98121-3014

Tax Parcel Number: 262222021000

Owner: STATE OF WASHINGTON DEPT OF TRANSPORTATION

Address:

c/o WA ST FERRIES ACCTS PYBLE 2901 THIRD AVE, SUITE 500
SEATTLE WA 98121-3014

Parcel Number: 262114010000

Owner: CAPITANO FAMILY LLC

Address:

PO BOX 280
ORCAS WA 98280-0280

Parcel Number: 262222017000

Owner: MICHAEL & MARGARET JONAS TTEE

Address:

PO BOX 232
ORCAS WA 98280-0232

Parcel Number: 262222003000

Owner: ORCAS LANDING - WATER CO

Address:

PO BOX 556
ORCAS WA 98280-0556

Tax Parcel Number: 262222033000

Owner: MARTY M MEAD

Address:

PO BOX 316
EASTSOUND WA 98245-0316

Consider w CP Update.

FRK

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)


APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	Fred R. Klein	Name of Agent:	n/a
Address	545 Sunset Ave. PO Box 1089	Address	
City, State, Zip	Eastsound, WA 98245	City, State, Zip	
Phone Number		Phone Number	
Email	fklein@orcasonline.com	E-mail	

PROPERTY OWNER INFORMATION:			
Name of Owners:	Ark Ltd. Pension & Profit Sharing Fund, Fred R. Klein, Sole Trustee	Phone Number	
Address	545 Sunset Ave. PO Box 1089	E-mail	fklein@orcasonline.com
City, State, Zip	Eastsound, WA 98245		

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number: 271223009000	Land Use Designation: Eastsound Rural Residential - (not Shoreline)	Parcel size: 28.10 acres
Tax Parcel Number: 271223011000	Land Use Designation: Eastsound Rural Residential - (not Shoreline)	Parcel size: 1.12 acres
Tax Parcel Number: _____	Land Use/Shoreline Designation: ____ / ____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: ____ / ____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)

I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)

Signature 	Fred R. Klein, Trustee	Feb 28, 2018
Signature	Printed Name	Date
Signature	Printed Name	Date

For CD&P Use Only	Complete Application: <input type="radio"/> YES <input type="radio"/> NO	
Amt. Paid:	Date Received:	Receipt Number: 0000

Description of Proposal:

This Map Amendment (not a development proposal) proposes to include within the Eastsound UGA a 30 acre tract consisting of two tax parcels; this land presently abuts the UGA boundary, and carries a land use designation of Eastsound Rural Residential (ERR) with a density of one residence per 5 acres.

The proposed residential designation is Eastsound Residential 4 P (as per Eastsound Subarea Plan); it is in accordance with SJC CP policy 2.3.A.8 which states: "New areas added to a growth area should permit minimum densities of 4 units per acre in order to support efficient public services and provide a full range of affordable housing opportunities in the future." Should the SJC DCD recommend a different designation within the UGA, Applicant would be receptive.

While this Map Amendment is specific to only two parcels of land, Applicant suggests that during DCD review, the entire area...east of the UGA, and north of Bartel Road, and designated as Eastsound Rural Residential (ERR) 1 home / 5 acres but which has been developed into small lots at a density described as "low-density urban"...be considered for inclusion in the Eastsound UGA. In contrast, south of Bartel Road and east of the UGA designated as Eastsound Rural, a clear rural parcel pattern has been established.

Doing so would eliminate the inconsistency between the ERR designation and the existing small lot pattern of development, described by SJC's consultants (EDAW) as "low-density urban" and consisting of about 70 small lots varying from 1/4 acre to 1 acre with but four exceptions: TP#271252001000, a 6.54 acre eagle nest preserve, TP#271224021000, a 4.38 acre homesite, and the two tax parcels which are the Subject Properties of this Map Amendment.

Check all that apply:

Redesignation of Land-Use designation, **(check)**

Redesignation of Shoreline designation Redesignation of maximum allowable residential density

Other **Shift these two parcels from the rural portion of the Eastsound Subarea into the 'urban' portion of the Eastsound Subarea, aka, the Eastsound Urban Growth Area**

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: 271223009000	Land Use Designation: Eastsound Rural Residential: <u>1 home/5 acres</u>	Proposed Density: 4 homes/acre Eastsound Residential 4 P
Tax Parcel Number: 271223011000	Land Use Designation: Eastsound Rural Residential: <u>1 home/5 acres</u>	Proposed Density: 4 homes/acre Eastsound Residential 4 P
Tax Parcel Number: _____	Land Use/Shoreline Designation: ___ /	Proposed Density:
Tax Parcel Number: _____	Land Use/Shoreline Designation: ___ /	Proposed Density:
General location of property:	North Beach Area of Eastsound, Abutting the eastern boundary of the UGA north of Bartel Road; Between Giffens N. Beach Addition and Bartwood Estates	
Island: Orcas	Total acres of proposal: 29.22 acres	
List all existing use(s) on property:	none other than an easement granted to EWUA for well site	

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	none			
Describe existing and proposed method of sewage disposal	currently undeveloped, outside of UGA, sewage disposal would be w/ septic systems; within the UGA, sewage disposal would be via the EWSD line running along southern boundary of prop.			
Describe existing and proposed water supply	currently undeveloped, thus no water service; however EWUA has an easement for well site; proposed water supply from EWUA			
Did you attend a pre-application meeting?	Yes No ✓	Has this proposal been previously submitted?	Yes ✓ No	If yes – which year? 1989
Please answer or attach information for questions 1-12, as they apply to your proposal				
1. Why is the amendment being proposed?				
<p><i>Given the Subject Property's proximity to the core of Eastsound, its adjacency to the UGA, its being serviced with urban-level utilities (sewer), its lack of environmental constraints, its being located within an established pattern of small-lot residential development, and its embodiment of ALL the defining characteristics of land suitable for modest homes, affordable or otherwise...approval of this Map Amendment will create an opportunity for this land to serve the best interests of Eastsound and the community at large. Disapproval of this proposal will result in the loss of this opportunity when the parcels are reconfigured and subdivided into six, 5-acre homesites behind a gate.</i></p>				
2. How would the map amendment benefit the public health, safety, or welfare?				
<p><i>The public welfare benefits when a community invests in urban infrastructure; the Subject Property is served by a sanitary sewer line which had been designed to support "urban-level" development thereupon; however, the present ERR land use designation, abutting but outside of the Eastsound UGA, does not permit sewer service, thus denying the community benefits which normally result when it invests funds for the installation of utility lines.</i></p> <p><i>The public welfare of Orcas Island will be best served by encouraging compact residential development within its existing nodes of settlement, namely its activity centers and UGA, rather than being spread over its Rural and Resource landscape...encouraging this kind of development is ESSENTIAL if the island is serious about preserving its rural character and eliminating the conversion of rural lands into low-density suburban sprawl. Approval of this map amendment, by including the Subject Property within the Eastsound UGA, will reduce development pressure in the rural areas since it would provide numerous opportunities for modest homes in a compact development pattern within the village of Eastsound.</i></p> <p><i>The public welfare demands ample sites for the unmet needs for affordable housing. Any casual conversation with the island's affordable housing providers reveals the paucity of available sites unencumbered by critical area restrictions and sized to enable economies of scale which contribute to the feasibility of affordable housing...this Map Amendment will make the Subject Property a prime site for affordable housing...without it, this property will be squandered as six, five-acre homesites behind a gate.</i></p>				

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

This amendment is warranted because information not previously considered indicates that a different land use designation, and more specifically this land's inclusion within the Eastsound UGA, would be more consistent with the purposes, criteria, and goals outlined in the Comprehensive Plan than if it were left in its current designation.

Specifically, the "information not previously considered" includes the fact that the land is served by a sewer line running east to west along its 1500 foot long southern boundary, a sewer line which was designed to serve the property at "urban level densities"; this sewer line extends to the east to serve Bartwood Estates, a development SJC consultants (EDAW) described as "low-density urban". The sewer line serving Bartwood was NOT considered when the present UGA boundaries were set.

Approval of this Map Amendment would be "consistent with the purposes, criteria, and goals outlined in the CP General Goal 2.2.A"; namely, "to regulate development in a manner which will protect both the rights of private landowners and the interests of the public."

Approval of this Map Amendment supports the General Goals and Policies of the Eastsound Subarea Plan (ESP), specifically B.1.3.a.iv. which states, "In accordance with overall SJC policies in conformance with the WA State Growth Management Act which provide that 50% of anticipated overall future residential growth shall occur with its Urban Growth Areas, and that adequate provision be made for housing of island residents in all income categories, the Eastsound Urban Growth Area shall be sized accordingly, including applicable seasonal and market factors."

It may be argued that if allowable site coverage and building heights are exploited, the projected growth can be accommodated within the existing UGA; HOWEVER, "The existing patterns of land use and the features of the built environment are important components of the character of Eastsound. Many Eastsound buildings are or resemble structures built early in local history. By their numbers, locations, and relative harmony in form, scale and materials, they contribute a cohesiveness to the landscape, particularly in the village and its immediate surroundings. These features of the natural and built environments define the informal, rural and aesthetically pleasing character this plan is designed to maintain and conserve." ESP Goal 2.2., and that new construction should be "based on the scale and character of existing buildings, that promote the visual harmony desired Eastsound while preserving the present scale and allowing a diversity of individual buildings...which will enhance the existing character." ESP Policy B.2.3.b&c.

Applicant suggests that reliance upon those maximum building envelopes allowable within the UGA boundaries runs counter to the aspirational Goals and Policies of the ESP.

Approval of this Map Amendment would be "more consistent with the CP Policy 2.2.A.3"; namely, "Consider site capabilities and existing development patterns when determining the appropriate locations and intensities of various uses of the land."

Approval of this Map Amendment would be "more consistent with the CP Policy 2.2.A.4"; namely, "Direct high-density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas."

Approval of this Map Amendment would be "consistent with the CP Policy 2.3.A.8"; namely, "New areas added to a (urban) growth area should permit minimum densities of 4 units per acre in order to support efficient public services and provide a full range of affordable housing opportunities in the future."

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

The proposed designation, Eastsound Residential 4 P, would be consistent with the designation and residential density of the land within the UGA which abuts the Subject Property of this Map Amendment.

The land use designations applicable to this Map Amendment are those of the Eastsound Subarea Plan, a subsection of the CP. The Plan does not list any criteria for the various Eastsound land use designations. Section 5.E. lists a Residential designations varying from 1 unit/acre to 12 units/acre; Policy 5.4.a, Purpose, simply calls for a mix of residential densities.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

Rather than create such an enclave, this Map Amendment will in fact ELIMINATE “an (EXISTING) enclave of property owners enjoying greater privileges and opportunities” than those available to the subject property...namely those privileges attendant to residential development on small lots on land to the west, north, and east of the subject property “where there is no substantive difference in the properties themselves”.

Currently, abutting parcels to the west vary from 0.17 & 0.26 acres, part of a larger area of approx. 100 1/4 acres lots; abutting parcels to the north vary from 0.73 to 1.10 acres plus one parcel of 1.50 acres. Immediately eastward of the 4.38 acre parcel abutting to the east are 70+ lots varying in size from 1/4, 1/2, 3/4 acre, and a few 1.00+/- acre lots.

The entire area north of Bartel Road enjoys “greater privileges and opportunities” which the present Land Use Designation denies the subject property notwithstanding that “there is no substantive difference in the properties themselves”. Approval of this Amendment will eliminate an area where there is an existing enclave of property owners with privileges not enjoyed by the Applicant when “there is no substantive difference in the properties themselves.”

In contrast, the area south of Bartel Road (and east of the UGA) has a clearly established rural pattern of development consistent with its Land Use Designation.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

This proposal is a Map Amendment only...ultimately, the benefits of the change will allow the creation of a site for compact residential development compatible with the density of adjacent properties, unencumbered with critical area limitations, at a parcel size which will promote economies of scale and increase affordability, a site fully-served with existing, essential utilities. Additional benefits of this proposal include the reduction of pressure for residential development outside of the Eastsound Subarea and spread over the rural landscape...and...since the topography of the Subject Property ensures that stormwater runoff drains to the north, the normal increases in runoff due to development will NOT affect the sensitive East Sound watershed to the south, the number one-ranked watershed on Orcas. These stated benefits are all in accordance with the goals of the Growth Management Act.

Whether or not the above-stated "benefits" outweigh any "adverse impacts" may be a matter of debate, and subject to further consideration as to whether or not such impacts are "significant".

The Subject Property is already served w/ a sewer line which was designed to serve "urban-level" development thereon; it includes a recorded easement for a EWUA well site; there will be no "adverse impacts" on these utility services. Future development will increase local traffic, but not in a manner any different from the traffic impacts of the existing neighborhood which was characterized by the SJC consultant firm, EDAW, as "low-density urban".

Applicant will argue that the impacts of development which would be allowed by the approval of the proposed Map Amendment will only be "adverse" in the narrow context of the affect on abutting property owners who presently enjoy a 30 acre wooded "park" abutting their small lots, some being as small as 0.17 acres. While some concerns of neighbors may be regarded as those of "NIMBYs", their legitimate concerns can be expressed and dealt with equitably during the required planning and approval process for any future, specific development proposal.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

The GMA does NOT limit the size of a UGA to only that which is adequate to accommodate anticipated growth during the 20 year planning period, as long as urban-level services are provided therein or a capital facilities plan exists to describe and fund them; it does however limit the extension of “urban-level” services into the rural landscape, specifically sewer services into rural areas absent a public health hazard. In this case, the sewer line, sized to serve the Subject Property at “urban-level densities”, was extended to serve Bartwood Estates, a community developed at “low-urban” density prior to GMA.

In an action quite INCONSISTENT with GMA, San Juan County ignored the “low-urban”, sewer-served neighborhood of Bartwood and the undeveloped Subject Property with sewer service alongside its 1500 foot long southern property line when the UGA boundaries were originally set.

Approval of this Map Amendment will correct that omission and bring this area into consistency with GMA. Goals of the GMA include:

“(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

“(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.”

In the words of the Western Washington Growth Management Hearings Board, this Map Amendment would be quite consistent with the GMA; in response to a Petition for Review, the Board has stated:

“Petitioner raises a specific challenge to the Eastsound UGA boundaries based on the exclusion of his property and the North Shore generally from the UGA. His argument in essence is that his property, and the rest of the North Shore are characterized by urban growth and therefore the County must include them in the UGA before turning to areas not already characterized by urban growth. Petitioner’s claim that his property should have been included in the Eastsound UGA relies upon the language of RCW 36.70A.110(3) (in pertinent part):

“Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

”And upon the definition of the terms, “urban growth” and “characterized by urban growth:

“‘Urban growth’ refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services.’ Characterized by urban growth ”refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.” RCW 36.70A.030(15).

“Petitioner points out that his property is adjacent to the Giffens subdivision on the west, a property having urban growth on it. He also points to the Bartwood Estates subdivision to the east of his property (but not directly adjacent to it) that also has urban growth located on it. To the north of his property, Petitioner asserts, there are 9-10 lots already developed at low intensity urban levels. Two sewer lines serve Bartwood Estates and the North Shore, which creates capacity for sewer service to Petitioner’s property. Petitioner also provides a letter from an engineering firm indicating that service from the sewer main to his property is feasible. All these factors support the claim that Petitioner’s property is located in relationship to an area with urban growth on it as to be appropriate for urban growth, thus constituting property “characterized by urban growth”.

WWGMHB, FDO 02-2-0008, 10/15/02.

8. Does this proposal include an Urban Growth Area (UGA) expansion?	Yes ✓	No
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9. If yes, which UGA? ***Eastsound***

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

The attached map(s) have been downloaded from the SJC Polaris layered mapping system and include parcel numbers, existing buildings (none), roads, water bodies, topographic contours, soil types, landuses, shoreline environment, and density designations of the abutting properties.

The Critical Areas layer of the Polaris mapping system shows that the Property is within the "Critical Aquifer Recharge Area" along with the ENTIRE area of Orcas Island, that it has NO wetlands of any kind, and NO Geological Hazardous Areas of any kind. The Fish and Wildlife Habitat Conservation Area layer shows that the Property is included within an area which is "regulated" with no further information. Enquiry to SJC DCD reveals that it is to protect a Great Blue Heron (NOT on the endangered species list) nest.

Also note that the topographic contours show that the property drains to the north into President's Channel rather than south into East Sound, the sensitive, top-ranked watershed on Orcas Island.

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)

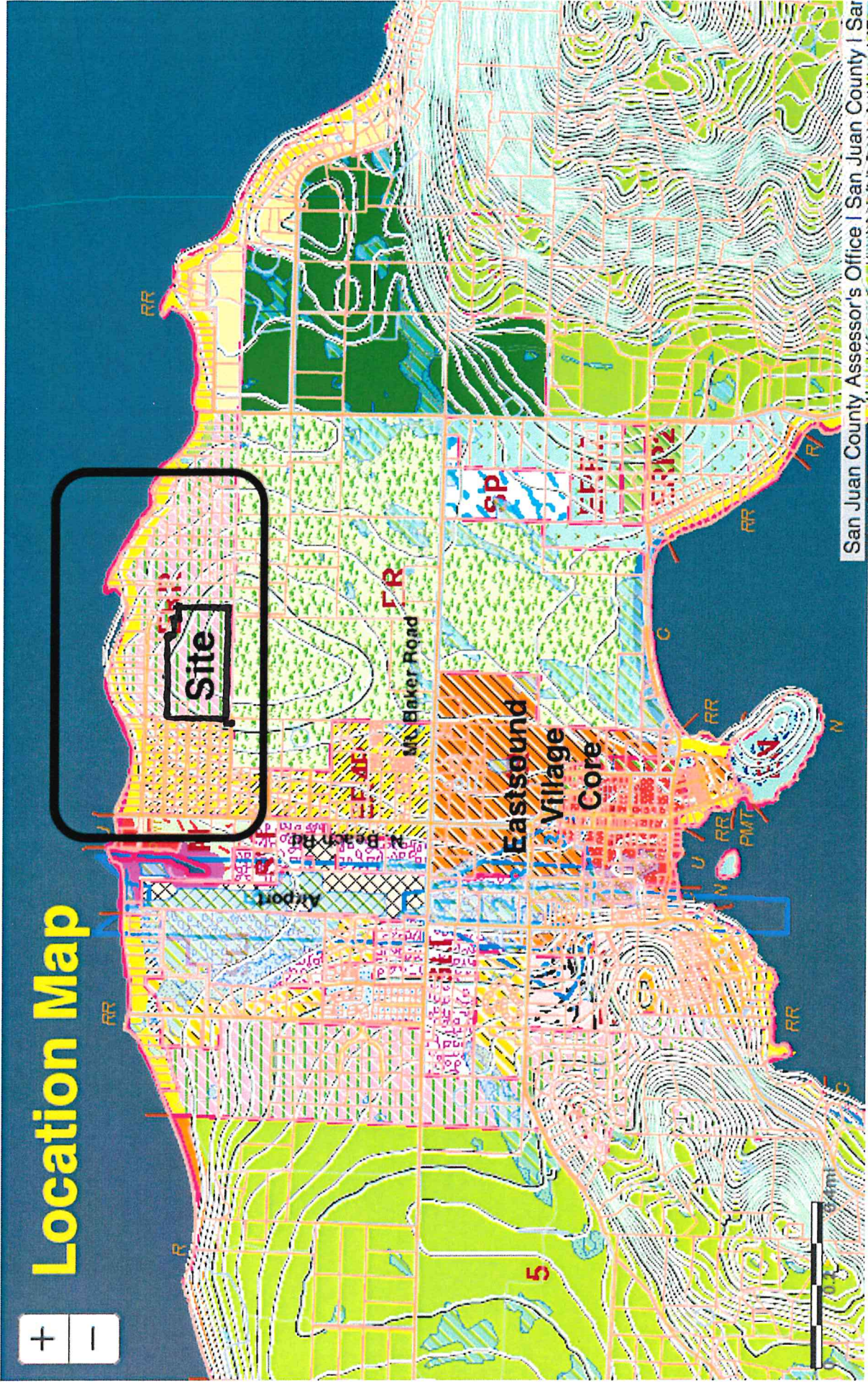
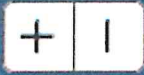
This requirement is waived as per email from SJCD CD Director, Erika Shook because this proposed Map Amendment is being submitted during the SJC Comprehensive Plan Update process. (citation)

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

SEPA Attached herewith.

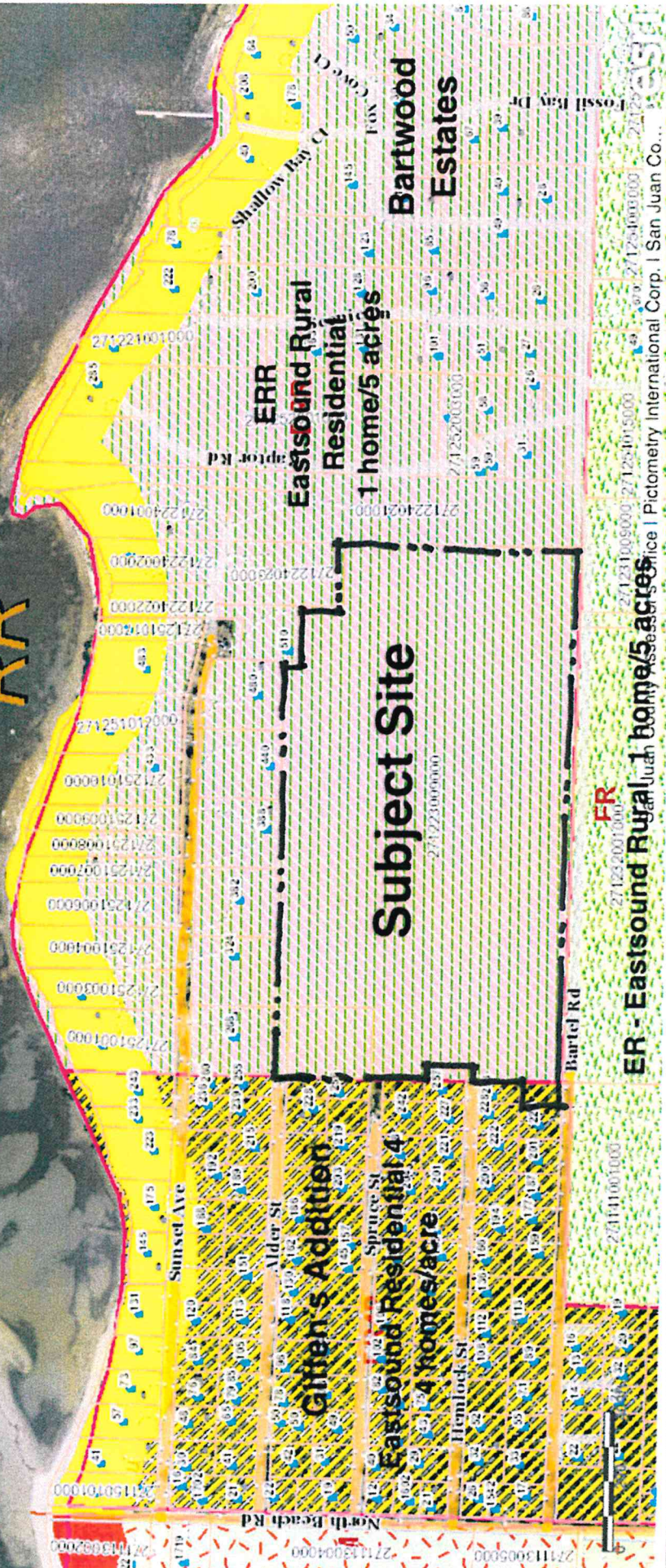
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.
Deeds and Legal Descriptions Attached (nine pages)

Location Map



Comprehensive Plan, Parcels, Allowable Densities

RR



Subject Site

Giffen's Addition

Eastsound Residential 4
4 homes/acre

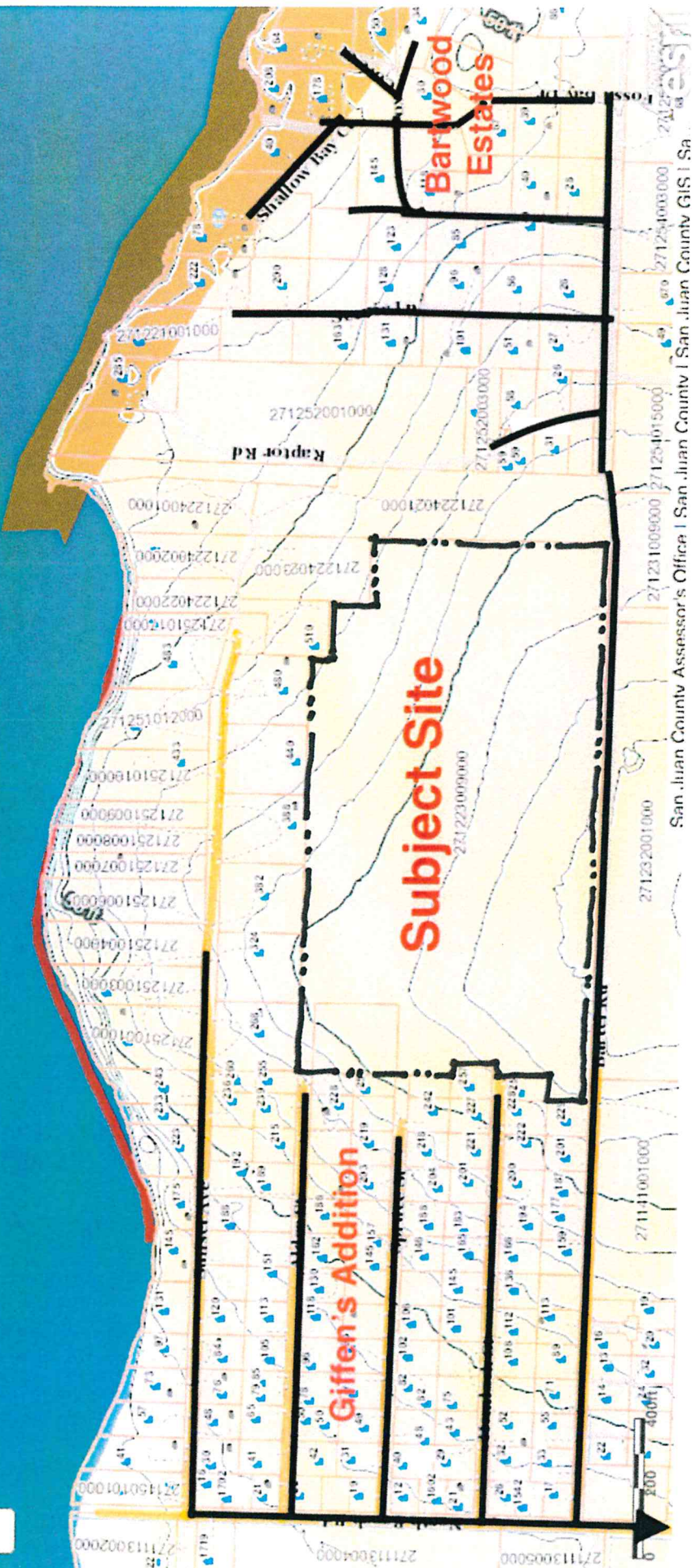
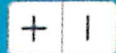
Eastsound Rural Residential
1 home/5 acres

Bartwood Estates

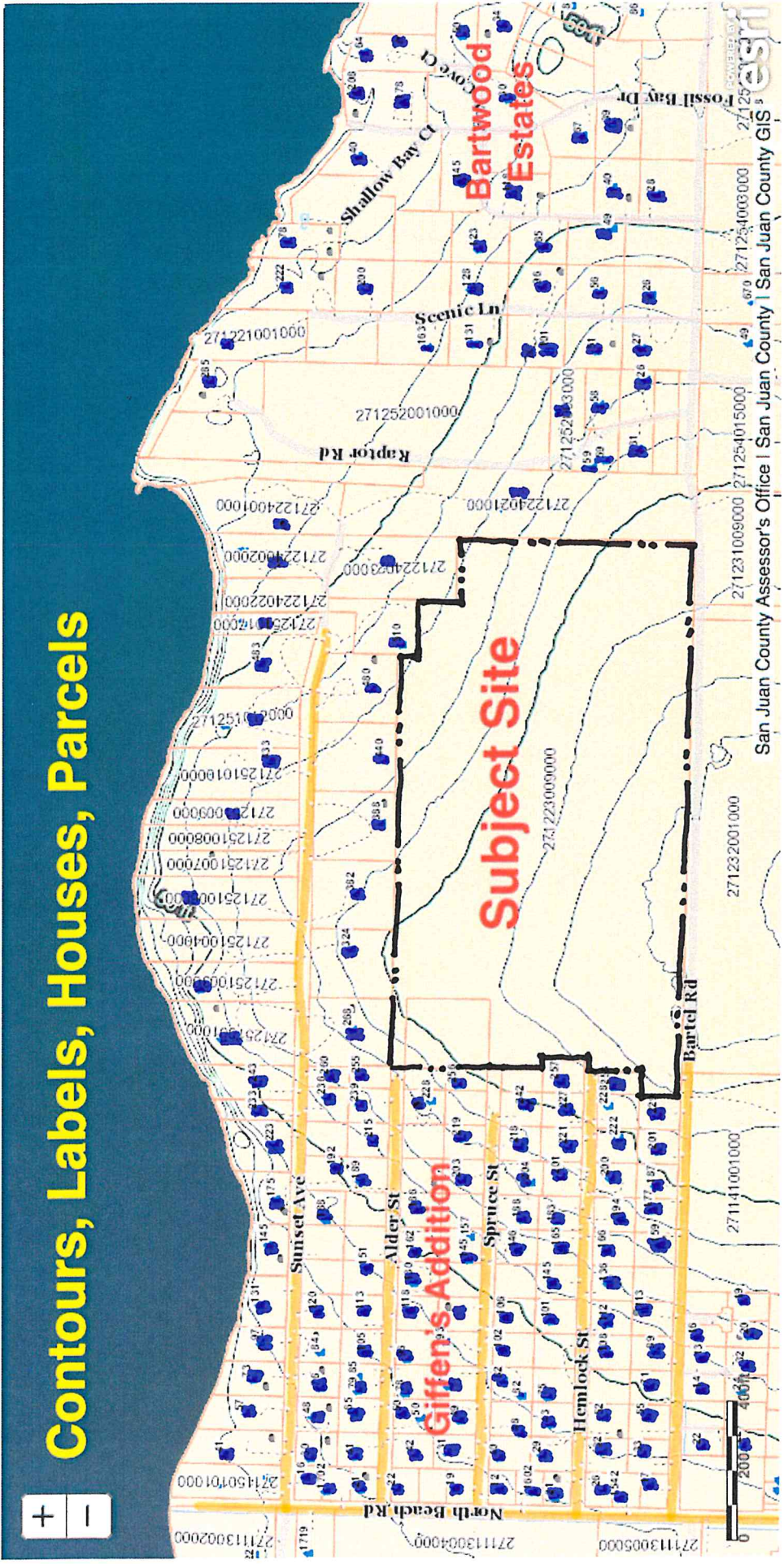
FR
Eastsound Rural 1 home/5 acres

Document is being submitted during the SJC Comprehensive Plan update process. (citation)

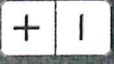
Sewer Service and Line Locations



Contours, Labels, Houses, Parcels



Soils, Parcels



Baza-Mitchellbay complex

Subject Site

Soil Type:
Alderwood, warm-Hoyypus complex, 5% slope on Subject Site

Sholander-Speiden complex

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San Juan County Assessor's Office | Pictometry International Corp. | San Juan Co...

SEPA

environmental checklist

Purpose of checklist:

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown

You may also attach or incorporate by reference additional studies reports.

Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

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

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D).

Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively.

The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal

A. Background

1. Name of proposed project, if applicable: **San Juan County Comprehensive Plan Update
Map Amendment**

(by definition, this is a non-project proposal)

2. Name of applicant: **Fred R. Klein**

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

Fred R. Klein

PO Box 1089, 545 Sunset Ave.

Eastsound, WA 98245

fklein@orcasonline.com

tel.: n/a

4. Date checklist prepared: **February 28, 2018**

5. Agency requesting checklist: **San Juan County Dept. of Community Development**

6. Proposed timing or schedule (including phasing, if applicable): **n/a**

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

- no...this proposal is merely a Map Amendment.

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

- none which Applicant is aware of...

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.

- none which Applicant is aware of...

10. List any government approvals or permits that will be needed for your proposal, if known.

- San Juan County approval to include Subject Property within the Eastsound UGA, and change its Land Use Designation accordingly

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.)

- Proposal is to include the Subject Property within the Eastsound UGA; size of the two existing tax parcels totals approximately 30 acres. Property abuts the northeastern boundary of the Eastsound UGA...change existing Land Use Designation from ERR (Eastsound Rural Residential 1 home/5 ac.) to ER 4 P (Eastsound Residential planned for 4 homes/acre).

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.

- All of this information is provided in the Map Amendment application to which this SEPA Check List is attached.

B. Environmental Elements

Earth

a. General description of the site: (circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other: **5% slope to the NE**

b. What is the steepest slope on the site (approximate percent slope)?
- 7% slope

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 believed to be sandy loam over clay; land never used for agriculture

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- no

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill
- none; proposal is a non-project proposal

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

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

Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- n/a

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.
- n/a

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

- n/a

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

- n/a

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.

- **no year-round or seasonal streams, ponds, wetlands, or critical areas**

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.

- **no**

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.

- **n/a**

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

- **n/a**

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

- **no**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

- **no**

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.

- **no This is a non-project proposal...any future development will be served by EWUA, a community owned water system. (EWUA does have a well site on the Subject Property; however any water withdrawn from its well would go into the community water system.**

Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- **n/a This is a non-project proposal...a Map Amendment (only)**

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.

- n/a

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.

- n/a ***This is a non-project proposal...runoff from any future development will flow northward into President's Channel...NOT southward into the top-ranked, sensitive East Sound watershed.***

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

- n/a

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

- n/a

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

- n/a

4. **Plants**

Check the types of vegetation found on the site:

- **check** _____

deciduous tree: alder, maple, aspen, other

- **check** _____

evergreen tree: fir, cedar, pine, other

- **check** _____

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: ***ferns***

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

- n/a

- c. List threatened and endangered species known to be on or near the site.
 - **Eagle nest approximately 500 feet from eastern prop. line of Subject Property**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 - *n/a*
- e. List all noxious weeds and invasive species known to be on or near the site.
 - **none that Applicant is aware of...**

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.
 - **see below (in bold)**

Examples include:

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

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

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

- *n/a*

- b. List any threatened and endangered species known to be on or near the site.
 - **Eagle nest approximately 500 feet beyond eastern prop. line of Subject Property**
- c. Is the site part of a migration route? If so, explain.
 - **no**
- d. Proposed measures to preserve or enhance wildlife, if any:
 - **n/a This is a non-project proposal...a Map Amendment (only)**
- e. List any invasive animal species known to be on or near the site.
 - **none that Applicant is aware of...**

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.
 - **n/a This is a non-project proposal...a Map Amendment (only)**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
 - **n/a This is a non-project proposal...a Map Amendment (only)**
- c. What kinds of energy conservation features are included in the plans of this proposal?
 - **n/a This is a non-project proposal...a Map Amendment (only)**

List other proposed measures to reduce or control energy impacts, if any:

- **n/a This is a non-project proposal...Map Amendment only**

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- none

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

- none

Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- none

Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- none

Describe special emergency services that might be required.

- none

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

- none

b. Noise

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

- none

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.

- n/a ***This is a non-project proposal...Map Amendment only...none in the short term...if and when approved, development may occur subject to additional SEPA review, in which case there will be the normal noises associated with light construction during normal working hours. In the long term, subject to a specific development proposal, there would be additional traffic on adjoining public roads.***

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

- n/a ***This is a non-project proposal...a Map Amendment (only)***

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.

- ***Subject Property is vacant, wooded land***

- ***To the West are small lots (0.18 acres) w/ homes (approximately 100)***

- ***To the North are 1.0 acre lots w/ homes (8)***

- ***To the East beyond a 4.34 acre lot w/ a home are approx. 70 developed lots varying from 1/4 acre, 1/2 acre, 3/4 acre, and 1.0 acre in size***

- ***To the South are large tracts of rural land in a mix of agricultural and forest uses.***

- ***This is a non-project proposal; if approved a future development proposal will be similar to and compatible with existing development on adjacent properties.***

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.
- never

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?

- none...no acres in farmland or forest land tax status

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

- no

- c. Describe any structures on the site.

- non-existent

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

- no

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

ERR - Eastsound Rural Residential, within the Eastsound Subarea Plan

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

ERR - Eastsound Rural Residential, within the Eastsound Subarea Plan

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

n/a

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

no

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

- n/a This is a non-project proposal...a Map Amendment (only)

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

- none

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

- n/a

l.

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

- n/a This is a non-project proposal...a Map Amendment (only).

- However...if this proposal is approved, the resulting, envisioned, future development of modest homes @ a density not to exceed 4 homes/acre would be about the same density of existing development to the west, and slightly more dense than existing development to the north and east.

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

- n/a

9. Housing

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

- However...if this proposal is approved, the resulting, envisioned, future development of modest homes @ a density not to exceed 4 homes/acre would be about the same density of existing development to the west, and slightly more dense than existing development to the north and east. In all probability, the homes would be middle income; however, it's certainly possible for an affordable housing provider to become the developer for some or all of this site.

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

- none; ***Site is vacant.***

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

- However...if this proposal is approved, any future development would be subject to a site plan review process which could impose undisturbed perimeter buffers or other restrictions and would require additional SEPA review.

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?

- n/a ***This is a non-project proposal...a Map Amendment (only).***

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

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

11. Light and Glare

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

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

- none

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

- n/a ***This is a non-project proposal...a Map Amendment (only).***

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- To the south is a commercial campground w/ petting zoo and scenic railroad.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- n/a This is a non-project proposal...a Map Amendment (only).
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
- n/a This is a non-project proposal...a Map Amendment (only).

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
- no
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
- no such evidence; no professional studies conducted
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
- n/a This is a non-project proposal...a Map Amendment (only).
- no such evidence; Applicant is familiar w/ historic maps of the area which show no such resources.
- 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.
- n/a This is a non-project proposal...a Map Amendment (only).

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.
- n/a This is a non-project proposal...a Map Amendment (only).
- In any future development, access would be from the eastern end of the portion of Bartel Road which is built within a 40 foot wide public r.o.w.. which in turn, intersects with North Beach Road which leads southward to the village core of Eastsound.
- Along the Subject Site's western property lines, 3 additional public r.o.w.'s terminate; namely, those of Alder, Spruce, and Hemlock Streets; if this non-project proposal is NOT approved, these public r.o.w.'s MAY be used to provide access to Rural Residential Clusters of affordable housing as provided in the current Comprehensive Plan and/or the Eastsound Subarea Plan, whichever applies.
- 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?
- not served; no public transit system exists on Orcas Island except seasonal shuttle; nearest stop is approximately one mile.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- This is a non-project proposal...a Map Amendment (only)...without a specific development proposal, it is not possible to determine how much parking would be provided.
- 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)
- n/a This is a non-project proposal...a Map Amendment (only)...any on-site roads, streets, pedestrian, or bicycle facilities in a future specific development proposal would be private;
- Without a specific development proposal, it is not possible to determine whether or not any improvements to existing transportation facilities would be required. For example, any development of a property this size would, without a doubt, be done in phases...how many and how big they would be is unknown. Ample available capacity of existing adjoining public roads suggest that traffic impacts of initial phases of any development would be of no consequence. Final analysis must await a specific development proposal stating number of homes, number of phases, size and timing of phases.
- If a specific proposal were to be developed based upon what would be allowed if this Map Amendment were to be approved, attached is Applicant's analysis of potential impacts on local connecting public streets based upon data generated by SJC's consultant, Earth Tech's study entitled "Transportation & Utilities Analysis" prepared almost 20 years ago. Although somewhat dated, the quoted citations from Earth Tech's study lead to the conclusion that if the development allowed by this proposed Map Amendment would in fact occur, the additional traffic generated, when added to the existing AADT, would still fall "far below the highest indicated volume of 7,657 AADT which can technically be served (at LOS "D") by a 20 foot wide, two-lane minor arterial if there are appropriate improvements at intersections." All figures cited assume full development build out and do not address implications of a phased development over time. (Analysis attached)
- Applicant's attorneys advise that to condition the approval of a Map Amendment for the Subject Property on the construction of a new road would be illegal.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- Proposal will NOT "use" nor impact the nearby scenic railroad on Mt. Baker Farm, abutting the Subject Site along its southern property line.
- Proposal will be in the immediate vicinity of...about a mile away from...but will not "use" the airport for Eastsound.
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?
- This is a non-project proposal...a Map Amendment (only)...However...if this proposal is approved, and a specific development proposal were to be forthcoming, AADT levels could be as high as 960 vehicles/day, based on data generated by SJC traffic consultant, Earth Tech. (See attached excerpts and conclusions.)

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

- no

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

-none

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.

- This is a non-project proposal...a Map Amendment (only)...access for fire and police protection for the Subject Site would be from the eastern end of the portion of Bartel Road which is built within a 40 foot wide public r.o.w., a common standard in San Juan County. Bartel intersects with North Beach Road which leads southward to the village core of Eastsound.

- Bartel Road extends eastward to Bartwood Estates which, of course, is presently served with fire and police protection; thus providing these services to the Subject Site would be in the nature of in-fill, not an extension into the rural landscape.

- The Subject Site is within walking distance to Eastsound, and there is no public transit service; the present public school bus route would serve the Subject Site.

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

- While one can argue that whenever there is an increase in population, there are nominal increases in the public services listed above; however, it is certainly more efficient and cost effective when these services can be provided within compact neighborhoods, something which will be possible if this Map Amendment is approved, rather than spread over the rural countryside.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: broadband

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.

- This is a non-project proposal...a Map Amendment (only)...

- Eastsound Water Users' Association will provide water; in fact, EWUA has an easement for a well site on the Subject Property, and has drilled a well which will be connected into the village water system.

- The Eastsound Sewer and Water District has an existing line running along the Subject Site's 1500 foot long southern property line which their engineer says has been sized to serve "urban-level" development on it.

- Orcas Power & Light provides electrical service along both the northern and southern property lines of the Subject Site.

- Development of this property will NOT require any utility extensions.

C. Signature

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

Signature:



Name of signee Fred R. Klein

Position and Agency/Organization Trustee, Ark Lid. Pension & Profit-sharing Plan

Date Submitted: February 28, 2018

D. Supplemental sheet for non-project 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?

- As stated, the essence of this "non-project action" is to move the NE boundary of the Eastsound UGA eastward so that the Subject Site, vacant yet "characterized by urban growth" by the WWGMHB, served with urban-level services, free of critical areas, any located within an area of small lot, residential development, may be developed as a neighborhood of modest homes. In doing so, the allowable residential density would increase from 1 home/5 acres to 4 homes/acre.

- If and when the Site is developed, this increase in density will result in increased stormwater runoff; however, it's important to note that the topography of the Site ensures that both existing as well as future runoff resulting from development of the Site will flow northward towards Presidents' Channel and NOT southward towards the top-ranked, sensitive East Sound watershed. Rain gardens can be used throughout the site to ensure maximum re-absorption of rainfall into the soil. Because of the size and nature of the Site, and the proposed residential density, any increase in runoff can be mitigated; only a specific development proposal (which will be subject to additional SEPA review) will reveal exactly how that can be accomplished.

- Resulting development from this proposal MAY increase emissions to air IF homes include wood-burning stoves; dependent upon specific development proposal.

- There will be no "production, storage, or release of toxic or hazardous substances"; production of noise will be limited to that of typical light construction during the construction period of any future development...long term?...perhaps barking dogs.

Proposed measures to avoid or reduce such increases are:

- dependent upon a future specific development proposal.

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

- Likely zero effect on fish or marine life.

- A Great Blue Heron (not listed as an endangered species) nest is reportedly on the Subject Site; development will be subject to regulation.

- Going from vacant, wooded land to a residential neighborhood will dramatically alter the plant life and animal habitat by reduction in mature trees, the planting of grasses, addition of impervious surfaces, addition of limited amount of fencing.

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

- In accordance with a specific development proposal, undisturbed areas and buffers from neighboring properties can be designated and protected during construction, fencing can be restricted by covenant to ensure that animals are free to roam outside of selected gardening areas, and replanting of trees, ornamental or otherwise, replanting native understory which would serve as screening.

- Abide by development restrictions imposed by the governing authorities.

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

- Alas, approval of this proposal will ultimately result in a specific development proposal which will require, but not necessarily deplete, both energy and natural resources.

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

- Subject to a specific development proposal, in all likelihood the homes built would use beams, sheathing, siding, and trim wood products made from what used to be burned or disposed of as scrap (e.g., LSL, LVL, & OSB material, etc.).

- Homes built today in accordance with today's building codes are MUCH more energy and resource efficient than those of yesterday (e.g., hi-tech heat pumps, LED & CFL lighting, EnergyStar appliances, very low-flow toilets, etc.)

- Tapping into community systems for both water and sewage will ensure that soils will not be adversely impacted, use of groundwater resources will be tempered by withdrawal from reservoir and professionally monitored.

- A specific development proposal might include either community or individual solar systems.

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?

- The Subject Site has no wetlands, geologically-hazardous areas, floodplains, historic or cultural sites, prime farmlands, or threatened or endangered species habitat; it does contain a Great Blue Heron nest.

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

- Abide by development restrictions imposed by the governing authorities.

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?

- no impact on nearby shoreline

- The proposal is completely compatible with neighboring land uses; its approval will preclude any land uses incompatible with those uses.

- It's fair to say that the "existing plans", i.e., the Eastsound Subarea Plan designates the Subject Site as Eastsound Rural Residential (ERR 1 home/5 acres); thus the proposal is "incompatible with existing plans". However, there is simply no justification for that ERR designation when the land is identical to the adjoining lands which have been aggressively subdivided and developed at much higher densities. Nor do the "existing plans" reflect the fact that the Site is served with "urban level services". Indeed, it is also fair to say that the "existing plans" and the ERR designation are incompatible with each other, and that the proposal will have the effect of eliminating the "plans" inconsistency with the salient characteristics of both the land and its context.

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

- no shoreline impacts to avoid or reduce.

- The impact of this proposal on "land use" is to transform a vacant wooded tract in the midst of the plethora of small lots to the east, north, and west of the Subject Site into a vibrant new neighborhood of modest homes. Undisturbed wooded buffers between the new and existing homes will be the principal way to mitigate impacts on adjacent properties. Although adjacent properties are 100% platted out, the new neighborhood, subject to a specific development proposal, would be planned to cluster the homes and provide for substantial common area with which to buffer both the new clusters from each other, and the new neighborhood from the existing, adjacent homes.

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

- A specific development proposal involving new homes will increase traffic, but unlikely to exceed available capacity; see B.14.d.; see also: B.15.a.

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

- The location of the Subject Site, within walking distance of the village core, and within an area of compact residential development rather than out in the rural landscape allows these services and utilities to be delivered with efficiency and reduced expense.

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

- Applicant believes that this proposed Map Amendment does not conflict with and, in fact, is in complete accordance with the WA State Growth Management Act, in particular in accordance with Goals 1 and 2 which state:

"(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

"(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development."

- Applicant believes that this proposed Map Amendment complies with the applicable provisions in San Juan County's Comprehensive Plan and land use regulations, particularly with their efforts to be in full compliance with State and Federal law.

ANALYSIS OF NORTH BEACH ROAD TRAFFIC ISSUES

(Numbered items are **quotes** from the Transportation & Utilities Analysis, 2002, prepared by Earth Tech)

(Statements within brackets “[.....]” are **summations of the implications** of the text)

GENERAL:

1. For purposes of Growth Management, only roads classified as arterials (including collector arterials) are subject to monitoring for level of service and adequate capacity. (p. 4)
2. North Beach Road is classified as a Collector (arterial). (p. 5)
3. SJC adopted countywide standard is Level of Service (LOS) “D”. (p. 5)
4. SJC CP identifies the following “lower” and “upper thresholds for LOS “D” on arterials for level terrain as 4,344 (low), and 7,657 (high) AADT (Annual Average Daily Traffic volume) (p. 5)
5. These limits are specifically linked to a standard width of 20 feet. (p. 5)
6. AADT volumes for N. Beach Rd. north of Mt. Baker Rd. for 2001 are 1,705 trips/24 hour day. (p. 6)
7. All road segments in the Eastsound UGA are presently carrying volumes well below the limits of LOS“D” so there are no existing LOS deficiencies on these routes. (p. 8)
8. The intersection of Mt. Baker Road and North Beach Road would operate at LOS “B” overall in the 20 year future. However, the northbound and southbound approaches on North Beach Road would experience LOS “C” conditions with average delays of about 20 seconds. Based on the current county-wide standard no improvement of this location would be required. (p.9)
9. When regulating development impacts, it is not legal to require a developer to provide more mitigation than is directly necessary to offset the impacts of the development. (p. 10-11)
10. Seasonality Standards: Existing traffic count data on file with SJC PW indicates that peak season vol-umes average about 35% above annual average. The least variance (+18%) is on N. Beach Rd. (p.12)
11. Traffic growth in the Eastsound area has grown historically at about 5% per year, which is roughly consistent with the assumption of 115% growth in dwelling units over 20 years. (p.14)
- 12.[Residential trip generation rates of 8 trips/day were used based on interpretation of available data.] (p.14)

NORTHSHORE ACCESS:

13. [Recent traffic count on N. Beach Rd. indicates daily volume of 1,700 trips/24 hrs.north of Mt. Baker.]

14. [Table showing future trips on N. Beach Rd. low-estimate of 4,599 AADT.] (p.25)

15. Within the 20-year horizon, the “Low” forecast [4,599] is likely to be the maximum traffic volume to be experienced; “High” forecast indicates “ultimate potential travel demand”. (p.25)

16. Even the highest indicated volumes above [7,657 AADT] can technically be served by a two-lane major or minor arterial if there are appropriate improvements at intersections.” (p.25)

17. To serve the *ultimate buildout development potential*, [beyond the 20-year horizon] three broad lines of change are possible. (p. 26)

(a) Reclassify N. Beach Rd. from Collector to Minor Arterial. With reclassification, the allowable traffic volumes rise to a level that can be handled within the existing LOS “D”.

The design of N. Beach Rd. should include complete pedestrian facilities on both sides. These improvements may be park-like paths, or unpaved wide shoulders, or sidewalks, as the community may desire.

[This recommendation is made without any consideration being given for additional impacts from development on the Klein property.]

(b) Develop a second route of access into the area to split the demand. [Indicated on Earth Tech’s map to be mid-way between N. Beach Rd. and Mt. Baker Farm property.]

[Within this “broad line of change”, Earth Tech goes on to recommend...]

A portion of the airport-oriented travel demand [shown in the table on p. 25] will be developed on two properties zoned as Service/Light Industrial, east of the airport and just north of Mt. Baker Rd. Access to these properties could be developed off Mt. Baker Rd. to reduce the load carried by N. Beach Rd., and thus also reducing demand on the N. Beach/Mt. Baker intersection.

This access road could be extended to the airport’s main entrance and terminal area and *completely remove* airport-related traffic from N. Beach Rd.

(c) Reduce the land development capacity of the area.

[In which case,] The consequences for achievement of other planning goals would also need to be considered. (p.26)

18. [Of the Future Trips of the (Low) estimate on p.25 totalling 4,599 AADT, the portion generated by the Airport, 1,302 AADT, could be eliminated, thus reducing the estimated AADT on N. Beach Rd. during the 20-year horizon to just 3,297 AADT.] (p.26)

SUMMARY OF CONCLUSIONS:

1. North Beach Road is adequate to handle estimated traffic during the 20-year horizon.
2. Though a new north/south road paralleling N. Beach Rd. should be planned for to mitigate traffic impacts at *ultimate buildout beyond the 20-year horizon*, the suggested location by Earth Tech is mid-way between N. Beach Rd. and the Burton estate...not bi-secting Burton's property as proposed by SJC Planning Department.
3. Pedestrian improvements along N. Beach Rd. are recommended *without* any consideration of traffic impacts from development of Klein property.
4. Following the suggestions regarding airport-related traffic on N. Beach Rd. and the intersection of N. Beach and Mt. Baker includes the creation of access roads for any development of the airport properties near that intersection to keep all airport-related traffic off of N. Beach Road and reduce estimated AADT during the 20-year horizon from 4,599 to 3,297 AADT.
5. With implementation of #4 (above, previous page), development of Klein property (with say...120 homes @ 8 trips/day/ home per p.14) would add 960 AADT to 3,297 AADT and result in a total of 4,257 AADT, which is actually *less* than the 4,599 AADT estimated in the Analysis *without* the development of the Klein property.
6. This figure of 4,257 AADT is far below the highest indicated volume of 7,657 AADT which can technically be served (at LOS "D") by a 20 foot wide, two-lane minor arterial if there are appropriate improvements at intersections.
7. Traffic impacts of the development of the Klein property would not increase traffic beyond any thresholds which would trigger the requirement for additional pedestrian improvements on N. Beach Rd. beyond those already recommended without development of the Klein property.
8. Given current traffic conditions and estimated growth during the 20-year horizon, to condition the development of the Klein property on the construction of a new road would be illegal.

Current Vesting

96072621

AFTER RECORDING MAIL TO:
Tho Law Office of Mann and Blaine
P. O. Box 399
Eastsound, WA 98245

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$-0

25 JUL 26 1996
066 47530
Kathy Turnbull
COUNTY TREASURER

96072621

Filed for Record of the Request
SAN JUAN TITLE
JUL 26 1996 AD
@ 12:40 M and recorded
In vol. 560 of Official
Records, page 189-191
SI STEPHENS, AUDITOR
San Juan County WA

QUIT CLAIM DEED

THE GRANTOR, Fred R. Klein of P.O. Box 1089, Eastsound, Washington 98245, hereby conveys and quitclaims to Grantee, Ark Limited Pension and Profit Sharing Plan, all interest in the following described real estate, situated in the County of San Juan, State of Washington, including any interest therein which grantor may hereafter acquire:

SEE EXHIBIT A ATTACHED.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of July, 1996.

Fred R. Klein

STATE OF WASHINGTON)
County of San Juan) ss.

On this 23 day of July, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me Fred R. Klein, known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



Elizabeth D Boyd
Print Name: ELIZABETH D BOYD
NOTARY PUBLIC in and for the State of
Washington, residing at EASTSOUND
My commission expires: 6/25/99

QUIT CLAIM DEED

Page 1 of 1

SAN JUAN COUNTY
OFFICIAL RECORD VOL. 560 PAGE 189

96072621

EXHIBIT A

Lot 15, Block 5, Giffin's North Beach Park Addition, according to the plat thereof, recorded in Volume 1 of plats at page 48, records of San Juan County, Washington.

TOGETHER WITH the West 228 feet of Government Lot 3, Section 12, Township 37 North, Range 2 West, W.M. EXCEPT any portion of said West 228 feet of Government Lot 3 lying within Klein Short Plat, according to the plat thereof, recorded in Volume 6 of Short Plats at page 78, records of San Juan County, Washington.

TOGETHER WITH Government Lot 4, Section 12, Township 37 North, Range 2 West, W.M.

EXCEPT any portion lying within the Plat of Idletide Addition as recorded in Volume 1 of Plats, at page 97, records of San Juan County, Washington.

EXCEPT those certain parcels described and filed under Auditor's File Numbers 69201, 59245, 54738, 64230, 57622 and 55208, records of San Juan County, Washington.

EXCEPT that certain parcel conveyed to San Juan County by Quit Claim Deed filed under Auditor's File Number 94070625, in Volume 470, at page 139, records of said County,

EXCEPT that portion of Government Lot 4, Section 12, Township 37 North, Range 2 West, W.M. described as follows: Commencing at a found concrete monument (LS 8657) marking the Southeast corner of Lot 17, Plat of Idletide Addition as shown in Book 3 of Surveys, at page 30, records of San Juan County, Washington, from which concrete monument a found concrete monument (LS 8657) marking a point on the East boundary of said Lot 17 bears North 01 39'34" West a distance of 252.06 feet (North 01 45'50" West a distance of 252.04 feet according to said Survey); thence from said point of commencement, South 01 39'34" East along the East line of Sunset Avenue as shown on said Plat of Idletide Addition a distance of 41.27 feet to the Northeast corner of that certain parcel conveyed to San Juan County by Quit Claim Deed filed under Auditor's File Number 94070625, in Volume 470, at page 139, records of said County, said corner also being a point on the West line of Lot 3, Klein Short Plat, according to the Plat thereof, recorded in Volume 6 of Short Plats, at page 78, records of said County; thence South 00 26'17" East along the East line of said Auditor's File Number 94070625, and the West line of said Lot 3, a distance of 60.00 feet to the True Point of Beginning of the parcel to be described; thence leaving said Auditor's File Number 94070625 and continuing Southerly along the West line of said Lot 3 to the Southwest corner of said Lot 3; thence East long the South line of said Lot 3 to the West line of the East 182.76 feet of said Lot 3, as measured perpendicular from and parallel with the East line of said Lot 3; thence Southerly along the Southerly projection of the West line of said East 182.76 feet of Lot 3 a distance of 54.56 feet; thence Westerly parallel to the South line of said Lot 3 to the Southerly projection of the East line of the parcel conveyed to Keagle by Statutory Warranty Deed filed under Auditor's File Number 55208, in Volume 35, at page 351, records of said County; thence Northerly, along the Southerly projection of said line to the Southeast corner of said parcel filed under Auditor's File Number 55208; thence continue

96072621

Northerly along the East line of said parcel filed under Auditor's File Number 55208 to the Southwest corner of said parcel filed under Auditor's File Number 94070625, said point lying 80 feet South of the Northeast corner of said parcel filed under Auditor's File Number 55208; thence Easterly along the South line of said parcel filed under Auditor's File Number 94070625 a distance of 119.40 feet, more or less to the True Point of Beginning.

TOGETHER WITH the South 10 as measured perpendicular from and lying parallel to the South line feet of the East 182.76 as measured perpendicular from and lying parallel to the East line feet of Lot 3, Klein Short Plat, according to the plat thereof, recorded in Volume 6 of Short Plats at page 78, records of San Juan County, Washington.

SUBJECT TO AND TOGETHER WITH Easements, Encumbrances, Interests, Restrictions, Reservations, Covenants and Conditions of record, if any.

Situate in San Juan County, Washington

Unofficial
Copy

081713
SA

AUG 17 1995 AD

at 12:12 M and recorded

in vol. 518 of Official

Records, page 300-302

S STEPHEN, AUDITOR

San Juan County, WA

Nary D. Wondra LEO #2111

INDEXED

When recorded, please return to:

INTER ISLAND ESCROW
BOX 260
LOPEZ, WA 98261

95081713

STATUTORY WARRANTY DEED

The Grantor, ANTONIA E. SLATER, JAMES JOSEPH ENNIS, NICK MULLEN, PATRICK MULLEN, MOLLY SCHELBERT, TERRY ENNIS, and MOLLY ENNIS STUBBRUD, who acquired title as MOLLY ENNIS STUBARD, as tenants in common, for and in consideration of \$10.00 and other good and valuable consideration, in hand paid, conveys and warrants to FRED R. KLEIN, a single person, the following described real estate, situated in the County of San Juan, State of Washington.

Lot 15, Block 5, GIFFIN'S NORTH BEACH PARK ADDITION, according to the Plat thereof recorded in Volume 1 of Plats, at page 48, in the office of the Auditor of San Juan County, Washington

SUBJECT TO those items listed in Exhibit A attached hereto and incorporated herein by this reference.

Dated: 7/26/95

Nick Mullen
Nick Mullen, Seller

Molly Schelbert
Molly Schelbert, Seller

Terry Ennis
Terry Ennis, Seller

James Joseph Ennis
James Joseph Ennis, Seller

Patrick Mullen
Patrick Mullen, Seller

Molly Ennis Stubrud
Molly Ennis Stubrud, Seller

Antonia E. Slater, individually
Antonia E. Slater, individually and as their attorney in fact

and as their attorney in fact

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$ 605.94

JB
AUG 17 1995
OFF # 46018
Kathy Turnbull
COUNTY TREASURER

Full
value
when
you bought
the property

SAN JUAN COUNTY
OFFICIAL RECORD VOL. 518 PAGE 300

95081713

State of Washington
County of Snohomish) ss.

On this day, personally appeared before me Antonia E. Slater, individually and as attorney in fact for James Joseph Ennis, Terry Ennis, Molly Ennis Stubrud, Nick Mullen, Patrick Mullen and Molly Schelbert, to me known to be the individual described in and who executed the within and foregoing instrument individually and as attorney in fact for James Joseph Ennis, Terry Ennis, Molly Ennis Stubrud, Nick Mullen, Patrick Mullen and Molly Schelbert, and acknowledged that she signed the same as her free and voluntary act and deed, individually and as attorney in fact for James Joseph Ennis, Terry Ennis, Molly Ennis Stubrud, Nick Mullen, Patrick Mullen and Molly Schelbert, in the capacity and for the uses and purposes therein mentioned, and oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said James Joseph Ennis, Terry Ennis, Molly Ennis Stubrud, Nick Mullen, Patrick Mullen and Molly Schelbert are now living and are not incompetent.

Given under my hand and official seal this 26 day of July 1995

Antonia E. Slater
Notary Public in and for said state, residing at
Stenwood, WA

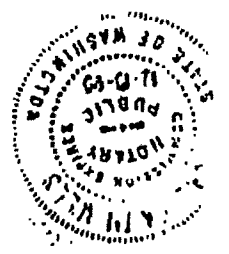


EXHIBIT A

1. Right-of-way Easement, dated October 1, 1947, executed by W. R. Giffin, to Orcas Power and Light Company, a Cooperative Corporation, its successors or assigns, recorded October 15, 1947, in Volume 8 of Miscellaneous Records, at page 1143, under Auditor's File No. 38108, records of San Juan County, Washington,
2. The effect of the conditions and restrictions contained in Quit Claim Deed, dated December 29, 1988, executed by James Ennis, and Ann Ennis, husband and wife to James Joseph Ennis, Rosanne Ennis Mullen, Antonia E. Slater, Terry Ennis and Molly Ennis Stubard, as tenants in common, recorded January 19, 1989, in Volume 229 of Official Records, at page 264, under Auditor's File No. 89155468, records of San Juan County, Washington,

SAN JUAN COUNTY, WASHINGTON

DESCRIPTION OF THE PARCEL (after)

PBLM00-16-0032

ARK LIMITED PENSION &

GOOD Legal

Parcel 27122300900

Lot 15, Block 5, Giffin's North Beach Park Addition, according to the plat thereof, recorded in Volume 1 of plats at page 48, records of San Juan County, Washington.

TOGETHER WITH the West 228 feet of Government Lot 3, Section 12, Township 37 North, Range 2 West, W.M.

EXCEPT any portion of said West 228 feet of Government Lot 3 lying within Klein Short Plat, according to the plat thereof, recorded in Volume 6 of Short Plats at pages 78 and 78A, records of San Juan County, Washington.

TOGETHER WITH Government Lot 4, Section 12, Township 37 North, Range 2 West, W.M.

EXCEPT any portion lying within the Plat of Idletide Addition as recorded in Volume 1 of Plats, at page 97, records of San Juan County, Washington.

SAN JUAN COUNTY DEPARTMENT OF

NOV 15 2016

EXCEPT those certain parcels described and filed under Auditor's File Numbers 69201, 59245, 54738, 64230, 57622 and 55208, records of San Juan County, Washington.

COMMUNITY DEVELOPMENT

EXCEPT that certain parcel conveyed to San Juan County by Quit Claim Deed filed under Auditor's File number 94070625, in Volume 470, at page 139, records of said County.

EXCEPT that portion of Government Lot 4, Section 12, Township 37 North, Range 2 West, W.M. described as follows: Commencing at a found concrete monument (LS 8657) marking the Southeast corner of Lot 17, Plat of Idletide Addition as shown in Book 3 of Surveys, at page 30, records of San Juan County, Washington, from which concrete monument a found concrete monument (LS 8657) marking a point on the East boundary of said Lot 17 bears North 01°39'34" West of distance of 252.06 feet (North 01°45'50" West a distance of 252.04 feet according to said Survey); thence from said point of commencement, South 01°39'34" East along the East line of Sunset Avenue as shown on said Plat of Idletide Addition a distance of 41.27 feet to the Northeast corner of that certain parcel conveyed to San Juan County by Quit Claim Deed filed under Auditor's File Number 94070625, in Volume 470, at page 139, records of said County, said corner also being a point on the West line of Lot 3, Klein Short Plat, according to the Plat thereof, recorded in Volume 6 of Short Plats, at pages 78 and 78A, records of said County; thence South 00°26' 17" East along the East line of said Auditor's File Number 94070625, and the West line of said Lot 3, a distance of 60.00 feet to the TRUE POINT OF BEGINNING of the parcel to be described; thence leaving said Auditor's File Number 94070625 and continuing Southerly along the West line of said Lot 3 to the Southwest corner of said Lot 3; thence East along the South line of said Lot 3 to the West line of the East 182.76 feet of said Lot 3; as measured perpendicular from and parallel with the East line of said Lot 3; thence Southerly along the Southerly projection of the West line of said East 182.76 feet of Lot 3 a distance of 54.56 feet; thence Westerly parallel to the South line of said Lot 3 to the Southerly projection of the East line of the parcel conveyed to Keagle by Statutory Warranty Deed filed under Auditor's File Number 55208, in Volume 35, at page 351, records of said County; thence Northerly, along the Southerly projection of said line to the Southeast corner of said parcel filed under Auditor's File Number 55208; thence continue Northerly along the East line of said parcel filed under Auditor's File Number 55208

to the Southwest corner of said parcel filed under Auditor's File Number 94070625, said point lying 80 feet South of the Northeast corner of said parcel filed under Auditor's File Number 55208; thence Easterly along the South line of said parcel filed under Auditor's File Number 94070625 a distance of 119.40 feet, more or less to the True Point of Beginning.

EXCEPTING THEREFROM ALL THAT PORTION OF Government Lot 4, Section 12, Township 37 North, Range 2 West, Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence along the Westerly line there of North 01°13'58" East 560.16 feet to the TRUE POINT OF BEGINNING; thence continuing along said Westerly line North 01°13'57" East 239.83 feet; thence South 88°09'02" East 201.60 feet; thence South 00°50'57" West 239.82 feet; thence North 89°09'02" West 203.38 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF Government Lot 4, Section 12, Township 37 North, Range 2 West, Willamette Meridian, more particularly described as follows:

S.J.C. DEPARTMENT OF
NOV 15 2016

Commencing at the Southwest corner of said Government Lot 4; thence along the Westerly line there of North 01°13'57" East 280.21 feet to the TRUE POINT OF BEGINNING; thence continuing along said Westerly line North 01°13'57" East 119.72 feet; thence South 88°46'03" East 30.00 feet; thence South 01°13'57" West 119.72 feet; thence North 88°14'40" West 30.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion of Government Lot 3 of Section 12, Township 37 North, Range 2 West, W.M. more particularly described as follows:

BEGINNING at the Southeast corner of Lot 3, KLEIN SHORT PLAT, a Short Subdivision, according to the Plat thereof, recorded in Volume 6 of Short Plats, at page 78 and 78A in the office of the Auditor of San Juan County, Washington, thence South 01°07'05" West 170.01 feet thence North 89°29'53" West 182.77 feet; thence North 01°07'05" East 170.01 feet to the Southerly line of said Lot 3; thence along said Southerly line South 89°29'53" East 182.77 feet to the TRUE POINT OF BEGINNING.

Situate in San Juan County, Washington.

PBLM00-16-0032
ARK LIMITED PENSION &



DESCRIPTION KLEIN PARCEL B (After)

ALL that portion of Government Lot 4, Section 12, Township 37 North, Range 2 West, W.M. more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 4; thence along the Westerly line there of North 01°13'57" East 560.16 feet to the TRUE POINT OF BEGINNING; thence continuing along said Westerly line North 01°13'57" East 239.83 feet; thence South 88°09'02" East 201.60 feet; thence South 00°50'58" West 239.82 feet; thence North 89°09'02" West 203.38 feet to the TRUE POINT OF BEGINNING.

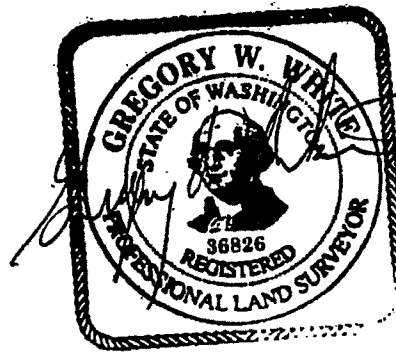
Situate in San Juan County, Washington.

PBLM00-16-0032
ARK LIMITED PENSION &

S.J.C. DEPARTMENT OF

NOV 15 2016

COMMUNITY DEVELOPMENT



Parcel 271223011000

GOOD legal



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Please consider as part of Uniform Development Code

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:

Name of Applicant: Frank Buchanan Name of Agent: _____
 Address 98 Boyce Road Address _____
 City, State, Zip Friday Harbor WA 98250 City, State, Zip _____
 Phone Number 360-378-5091 Phone Number _____
 Email jbuchanan@rockisland.com E-mail _____

PROPERTY OWNER INFORMATION:

Name of Owners: Frank & JoAnne Buchanan Phone Number 360.378-5091
 Address 98 Boyce Rd. E-mail jbuchanan@rockisland.com
 City, State, Zip Friday Harbor WA 98250

PROPERTY INFORMATION:
 List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>351724001</u>	Land Use/Shoreline Designation: <u>RFF/</u>	Parcel size: <u>16.62</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)
 I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)

<u>[Signature]</u>	<u>Frank Buchanan</u>	<u>2-9-17</u>
Signature	Printed Name	Date
<u>[Signature]</u>	<u>Jo Anne Buchanan</u>	<u>2-9-17</u>
Signature	Printed Name	Date
Signature	Printed Name	Date

For CD&P Use Only Complete Application: YES NO
 Amt. Paid: _____ Date Received: _____ Receipt Number: 0000

DESCRIPTION OF PROPOSAL: *Change zoning from R-10 to R-5.*

- CHECK ALL THAT APPLY:
- Redesignation of Land-Use designation,
 - Redesignation of Shoreline designation
 - Redesignation of maximum allowable residential density
 - Other _____

PROPERTY INFORMATION:
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>351724001</u>	Land Use/Shoreline Designation: <u>RFF1</u>	Proposed Density: <u>5</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: ____/____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: ____/____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: ____/____	Proposed Density: _____

General location of property:	<u>Boyce Road</u>			Physical Address - <u>98 Boyce Road</u>		
Island:	<u>San Juan</u>			Total acres of proposal:	<u>116.62</u>	
List all existing use(s) on property:	<u>Residential</u>					
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	<u>None</u>					
Describe existing and proposed method of sewage disposal	<u>Private septic systems</u>					
Describe existing and proposed water supply	<u>Private wells</u>					
Did you attend a pre-application meeting?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes – which year? _____

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

2. How would the map amendment benefit the public health, safety, or welfare?

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

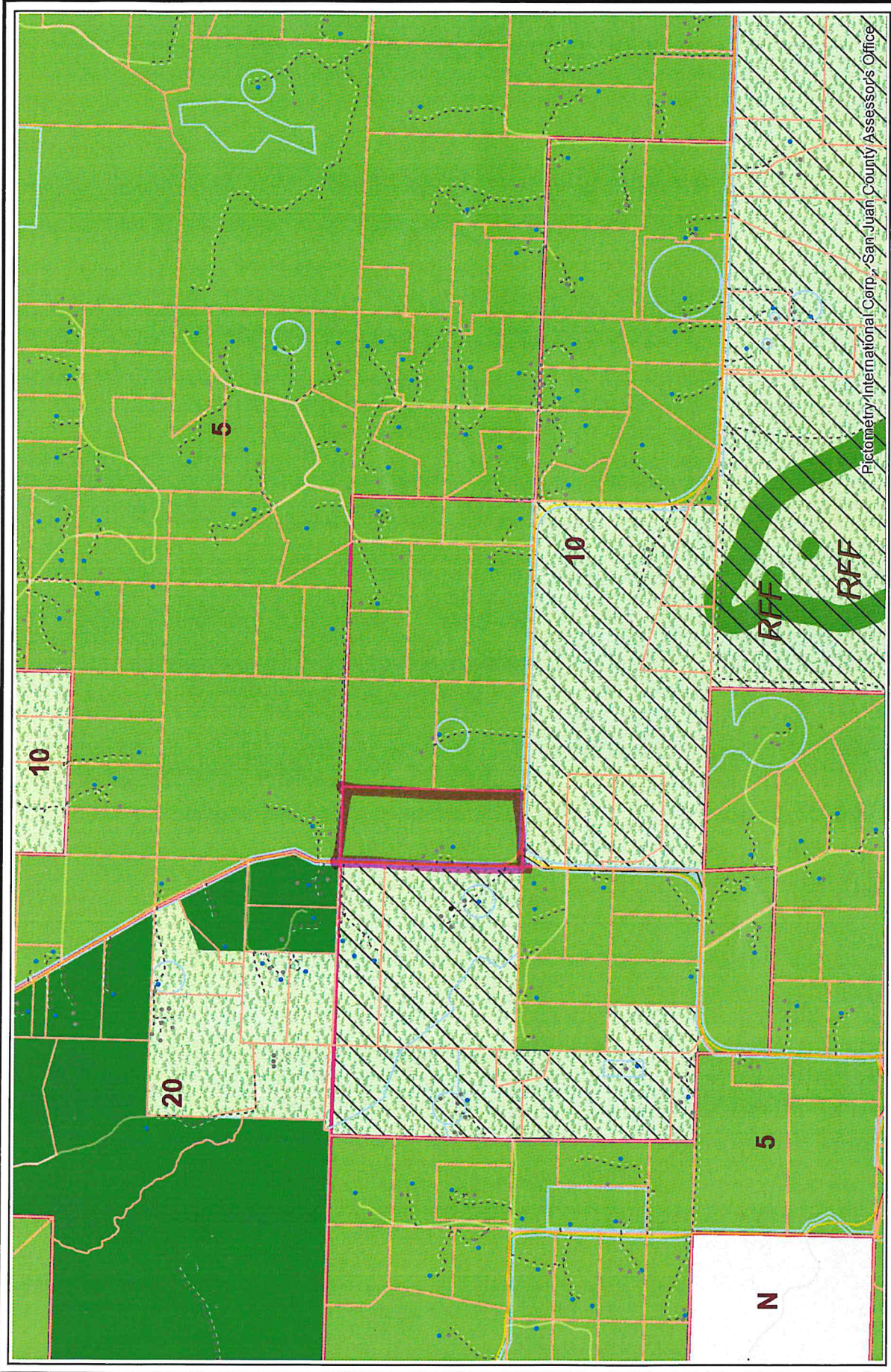
No

9. If yes, which UGA?

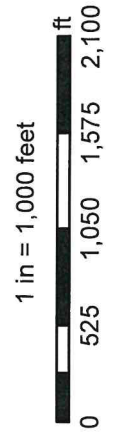
NA

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.) *See Exhibit A*
11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted) *EXHIBIT "B"*
12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions. *EXHIBIT "C"*
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested. *EXHIBIT "D"*

- 1) As we age we would like to downsize our living space by building a small home on the property that we have lived on for over 40 years and sell the existing home and farming/agriculturally focused property so that it can continue to be used in its highest and best use.
- 2) The continuation of rural farming property is limited on SJI. By amending the zoning or density on this property the chance of a self-sustaining property becomes available to multiple future owners. This is a clear welfare benefit.
- 3) When the land use regulations were changed the property owner was not made aware of those changes. While they may have been sent to owners in some fashion, Mr. Buchanan was not on island as he was pursuing his livelihood which took him off the island for extended periods of time. Had he been aware the change in his ability to divide his land he would have done so when the regulations allowed.
- 4) The surrounding properties are either R-5 density or are included in the Heritage Plan land use program. By amending the map there would be greater consistency in the in the purpose of land use in this vicinity.
- 5) In reality, should the request be granted the property owner will be enjoying less privileges. Currently the owners enjoy nearly 17 acres, large home, private pond, and land with which to farm and grow. Should the request be granted, the owners will have to share the land and will give up much of their privacy.
- 6) The benefit of creating additional buildability is a benefit to SJC. With the need for land that lends itself to producing for locals via produce, livestock, etc the amendment of the map for this purpose is a positive change. There are no adverse implications of granting this request.
- 7) The intent of RCW 36.70A is to update land use regulations, the proposed update for this parcel is in line with this intent. The parcel is surrounded by land use programs and density that allow for a variety of uses. This parcel is burdened by a density that should be updated to reflect the density of surrounding properties.



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed for survey accuracy. The information represented on this map is subject to change without notice.



My Map

EXHIBIT "A"

Wolf Hollow Wildlife Rehabilitation Center
Po Box 391
Friday Harbor WA 98250-0391

Cady Chapman & Kyle A Davies
281 Boyce Rd
Friday Harbor WA 98250-9415

Kevin J & Michelle E Loftus
25 Boyce Rd
Friday Harbor WA 98250-8215

George A Johnson & F Milene Henley
141 N Star Ln
Friday Harbor WA 98250-8249

Frank G & Jo Ann Buchanan
98 Boyce Rd
Friday Harbor WA 98250-8214

William & Rebecca Shanks
4330 San Juan Valley Rd
Friday Harbor WA 98250-8295

San Juan County Through The Land Bank
350 Court St #6
Friday Harbor WA 98250-7901

Libbey M Oswald
Po Box 948
Friday Harbor WA 98250-0948




Exhibit B

2017-0406008

04/06/2017 08:32 AM



00061794201704060080090091

Return Address:

Boeing Employees' Credit Union
Attn: Consumer Loan Member Care
P.O. Box 97050
Seattle, WA, 98124-9750

Recorded at the request of:

STEWART

(Space Above This Line For Recording Data) 3057669
DEED OF TRUST
(OPEN-END CREDIT - THIS DEED OF TRUST SECURES FUTURE ADVANCES)

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 6, 8, 13 and 15. Certain rules regarding the usage of words used in this document are also provided in Section 11.

(A) "Security Instrument" means this document, which is dated March 21, 2017
(B) "Borrower" is

JO ANNE BUCHANAN AND FRANCIS BUCHANAN WHO ACQUIRED TITLE AS FRANK G BUCHANAN, WIFE AND HUSBAND

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Boeing Employees' Credit Union. Lender is a Credit Union organized and existing under the laws of the State of Washington. Lender's address is P.O. Box 97050, Seattle, Washington 98124-9750. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Trustee Services, Inc. PO Box 2980 3647 NW Byron Street #200 Silverdale, WA 98383

(E) "Agreement" means the Credit Line Account Variable Interest Rate Home Equity Secured Open-End Credit Agreement and Truth-In-Lending Disclosure signed by Borrower and dated March 21, 2017

The Agreement states that Borrower may, from time to time, obtain advances not to exceed at any time an amount equal to the Maximum Credit Limit (as defined therein) of Two hundred thousand and 00/100*****

Dollars (U.S. \$ 200,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 27, 2042

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

Loan Reference Number: 2010778213

Abbreviated Legal Description:

Pin of Sec 17 Township 35 N R3W WM San Juan Co WA

Assessor's Property Tax Parcel Number: 351724001000

(G) "Loan" means the debt owed under the Agreement, plus interest, any late charges or other fees and charges due under the Agreement, and all sums due under this Security Instrument, plus interest.

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.



(K) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 3) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(L) "Periodic Payment" means the regularly scheduled amount due for principal and interest under the Agreement.

(M) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Agreement and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Agreement; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Agreement. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of San Juan [Name of Recording Jurisdiction];
[Type of Recording Jurisdiction]

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 17, TOWNSHIP 35 NORTH, RANGE
3 WEST WM, IN SAN JUAN COUNTY,
WASHINGTON, EXCEPT COUNTY ROADS, SITUATE IN THE COUNTY OF SAN JUAN, STATE OF
WASHINGTON. TAX ID: 351724001000.

which currently has the address of

Friday Harbor, Washington 98250 ("Property Address");
98 Boyce Rd

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Late Charges or other Fees and Charges.** Borrower shall pay when due the principal of, and interest on, the debt owed under the Agreement and late charges or other fees and charges due under the Agreement. Payments due under the Agreement and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Agreement or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Agreement and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Agreement or at such other location as may be designated by Lender in accordance with the notice provisions in Section 10. Lender may return any payment or partial payment if the payment or partial

payments are insufficient to bring the Loan current. If Borrower has breached any covenant or agreement in this Security Instrument and Lender has accelerated the obligations of Borrower hereunder pursuant to Section 16 then Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Agreement immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Agreement and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 2.

3. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Borrower shall be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 3 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the rate chargeable for advances under the Agreement from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 16 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Agreement or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Agreement or this Security Instrument, whether or not then due.

4. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 3 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed, if the insurance or condemnation proceeds are not sufficient to repair or restore the Property. Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

5. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If: (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument; (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations); or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property, and securing and/or repairing the Property, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 5, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 5. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

6. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender. If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds

multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 14, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

7. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

8. Joint and Several Liability; Co-signers; Successors and Assigns Bound. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 13. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but is not personally liable under the Agreement (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Agreement without the co-signer's consent.

9. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

10. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been

given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

11. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Agreement conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Agreement which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

12. Borrower's Copy. Borrower shall be given one copy of this Security Instrument.

13. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 13, "interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in the Property is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 10 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

14. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Agreement as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 13.

15. Hazardous Substances. As used in this Section 15: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property: (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of: (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property

and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

16. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in the Agreement under which acceleration is permitted (but not prior to acceleration under Section 13 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property at public auction at a date not less than 120 days in the future. The notice shall further inform Borrower of the right to reinstate after acceleration, the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale, and any other matters required to be included in the notice by Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and/or any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 16, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee and Lender shall take such action regarding notice of sale and shall give such notices to Borrower and to other persons as Applicable Law may require. After the time required by Applicable Law and after publication of the notice of sale, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of the Property for a period or periods permitted by Applicable Law by public announcement at the time and place fixed in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it or to the clerk of the superior court of the county in which the sale took place.

17. **Reconveyance.** Upon payment of all sums secured by this Security Instrument and termination of Borrower's ability to obtain further advances under the Agreement, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and the Agreement evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

18. **Substitute Trustee.** In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

19. **Use of Property.** The Property is not used principally for agricultural purposes.

20. **Attorneys' Fees.** Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. The term "attorneys' fees," whenever used in this Security Instrument, shall include without limitation attorneys' fees incurred by Lender in any bankruptcy proceeding or on appeal.

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT,
OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT
ENFORCEABLE UNDER WASHINGTON LAW.**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Witnesses:

Owner of Collateral (other than Borrower)

Jo Anne Buchanan (Seal)
Jo Anne Buchanan
-Borrower

Owner of Collateral (other than Borrower)

Francis Buchanan (Seal)
Francis Buchanan
-Borrower

Owner of Collateral (other than Borrower)

(Seal)
-Borrower

Owner of Collateral (other than Borrower)

(Seal)
-Borrower

Unofficial Copy

STATE OF WASHINGTON, Skagit County ss:

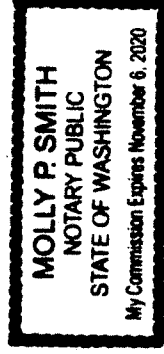
On this 21 day of March 2017, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Jo Anne Buchanan
Francis Buchanan

to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that signed and sealed the said instrument as the free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal affixed the day and year in this certificate above written.

My Commission expires: 11/06/20



(Seal)

Molly P. Smith
Notary Public in and for the State of Washington residing at:
Burlington

REQUEST FOR RECONVEYANCE

To Trustee:

The undersigned is the holder of the Agreement secured by this Deed of Trust. Said Agreement, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said Agreement and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

SEPA ENVIRONMENTAL CHECKLIST

Exhibit D

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: [\[help\]](#)

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

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: NA
2. Name of applicant: Frank & Jo Anne Buchanan
3. Address and phone number of applicant and contact person: 98 Boyce Road Friday Harbor, WA 98250 360-378-5091

4. Date checklist prepared: 1/31/19
5. Agency requesting checklist: San Juan County
6. Proposed timing or schedule (including phasing, if applicable): As allowed, but as soon as possible
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No .
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. As part of this proposal soil perc tests will be completed and water sources would be included.
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. No .
10. List any government approvals or permits that will be needed for your proposal, if known. Don't Know.
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.) The current ~17 acres to be re zoned from a 10 acre density to a 5 acre density thus creating 2 additional tax parcel numbers for a total of 3 parcels each approximately 5 acres in size.
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 property is located at 98 Boyce Road (TP #351724001)—on the corner of Boyce Road and San Juan Valley Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Existing approximately 17 level acres consisting of home, shop, barn, pond, open field.

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

- b. What is the steepest slope on the site (approximate percent slope)? 30, this is a slope to the county road.
- 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. Clay, Sand, topsoil. Per document from septic system permit.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Less than 10%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: stormwater control during any construction otherwise no impact will exist.

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. None.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.

3. Water [\[help\]](#)

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. Yes, 2-3 acre pond.

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. No.

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

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No .

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

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No .

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. Yes. Well would be for residential purposes only. Approx. 250 gallons per day—the average daily use for a family of 4.

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. Only drainfield which at a max would be 2 separate 3 bedrooms septic systems.

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. All runoff will flow into the existing pond or will be disappated once directed by downspouts and French drains.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No .
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No .

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None .

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

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—All plants/trees were planted for landscaping purposes.

b. What kind and amount of vegetation will be removed or altered? None .

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None .

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

5. **Animals** [\[help\]](#)

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. Hérons on the pond, deer, eagles flying above.

Examples include:

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

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

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

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

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

d. Proposed measures to preserve or enhance wildlife, if any: Continued maintenance of the pond.

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

6. **Energy and Natural Resources** [\[help\]](#)

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. Buried power lines to any buildings.

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

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

7. **Environmental Health** [\[help\]](#)

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. No .

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

None .

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None .

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None .

4) Describe special emergency services that might be required. None .

5) Proposed measures to reduce or control environmental health hazards, if any: None .

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None .

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. None .

3) Proposed measures to reduce or control noise impacts, if any: None .

8. Land and Shoreline Use [\[help\]](#)

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. Residential. No .

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? No .

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how: No.

- c. Describe any structures on the site. Home, barn, shop.
- d. Will any structures be demolished? If so, what? No .
- e. What is the current zoning classification of the site? Rural Farm Forest R-10
- f. What is the current comprehensive plan designation of the site? Rural Farm Forest R-10
- g. If applicable, what is the current shoreline master program designation of the site? NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No .
- i. Approximately how many people would reside or work in the completed project? 11
- j. Approximately how many people would the completed project displace? 0
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Be educated on the rules.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None .

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 2 additional buildable lots.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None .

c. Proposed measures to reduce or control housing impacts, if any: None .

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Per county regulation.

b. What views in the immediate vicinity would be altered or obstructed? None .

b. Proposed measures to reduce or control aesthetic impacts, if any: None .

11. Light and Glare [\[help\]](#)

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

b. Could light or glare from the finished project be a safety hazard or interfere with views? No .

c. What existing off-site sources of light or glare may affect your proposal? None .

d. Proposed measures to reduce or control light and glare impacts, if any: None .

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? None

b. Would the proposed project displace any existing recreational uses? If so, describe. No .

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None .

13. Historic and cultural preservation [\[help\]](#)

- 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. No .

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No .

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. GIS data .

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None

14. Transportation [\[help\]](#)

- 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. County Road .

- 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? No .

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None .

- 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). No .

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No .

- 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? None—only residential.
- 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. No.
- h. Proposed measures to reduce or control transportation impacts, if any: No.

15. Public Services [\[help\]](#)

- 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. No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: Power, water, telephone, septic system, propane. electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. See Above.

C. Signature

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

Signature: _____
 Name of signee _____
 Position and Agency/Organization _____
 Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(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?

Not likely to increase any of these things. This will be typical residential use and wells, septic systems etc will be implemented per county regulations.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No affect on plants, animals, fish, etc.

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? No impact.

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? No impact on sensitive areas.

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? No impact on shoreline or create any incompatibility.

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? No impact on transportation or public services.

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. No conflict with local, state or federal laws.

WHEREAS, the County, in addition to civil and criminal sanctions available by law desires to enforce the rights and interests of the public by this concomitant agreement.

NOW, THEREFORE, the parties hereto agree as follows:

Handwritten notes:
M.S.
P.J.
P.K.S.
M.C.A.
S.P.
A.P.
R.S.

1. The County agrees to grant the redesignation application filed by the "Sandwith Children", thus increasing the designation from R-10 to R-5. The "Sandwiths" agree to transfer eight (8) residential density units from the 150-acre "Sandwith" property to the 200-acre "Sandwith Children" property as described in the redesignation application. This will result in a total ^{potential} residential density of 40 units within the said 200-acre parcel. Provided, however, that all of the following requirements are met:

Handwritten initials: E.H.K.S.

- A. Clustering shall be encouraged;
- B. All County and State requirements for domestic water and sewage disposal must be met;
- C. Road access and surface water drainage must meet County standards; and
- D. All applicable State and County requirements and codes shall be complied with.

2. The "Sandwiths" agree to limit residential development within the west half of the northwest quarter of Section 8, Township 35 North, Range 3 West, W.M., to not more than four (4) single family residences and to limit new residential development on that portion of the north half of the southwest quarter of Section 8, Township 35 North, Range 3 West, W.M., now owned by them, to eight (8) units, it being understood and agreed that such development shall be in addition to the existing two residential units.

A. The "Sandwiths" covenant and agree that development within the entire 150-acre parcel be designed and located so as to avoid areas now devoted to agricultural use, thus placing any structures in treed areas or among rock outcroppings found adjacent to the agricultural fields. Further, whenever possible, development shall be screened from public view. In order to accomplish these goals, clustering of said structures is encouraged.

B. Exhibit A, attached hereto and by this reference made a part hereof as though fully set forth herein, is a photocopy of an aerial photograph of the 150-acre "Sandwith" parcel. Boundaries have been drawn on said photocopy dividing the parcel into three separate areas ("A", "B", and "C").

a. Within the parcel designed as Area A, there shall be no more than four (4) single family residences and normal accessory structures.

b. Within area designated "B", no additional residential structures shall be built, the two residential structures now located within said parcel shall continue to be lawful residences.

c. That portion of Area "C" ^{CURRENTLY} owned by the "Sandwiths" shall be restricted to a maximum of eight (8) single family residential units and normal accessory structures thereto.

Handwritten initials: J.O.L. E.H.K.S.

3. In the event that any term or clause of this agreement conflicts with existing applicable law, such conflict shall not affect other terms of this agreement which can be given affect without the conflicting term or clause, and to this end, the terms of this agreement are declared to be severable.

4. Any amendments or modifications of this agreement shall be valid only if mutually agreed upon by the County and the "Sandwiths", their heirs, successors and assigns, as to any conditions applying to the 150-acre parcel owned by the "Sandwiths" and the "Sandwith Children", their heirs, successors and assigns, as to any conditions applying to the 200-acre parcel of land subject to redesignation and owned by the "Sandwith Children". Any such modification or amendment must be in writing and recorded with the San Juan County Auditor. Provided, however, that in no event shall this agreement be amended to increase or decrease the number of dwelling units for the property owned by either the "Sandwiths" or the "Sandwith Children" for a period of twenty (20) years from the date hereof. Any amendment to this agreement shall be approved by the owners of at least two-thirds (2/3rds) of the area involved, or lots, if the property is subdivided.

5. The County reserves the right to review all building permits and other development applications for compliance with the terms of this agreement.

6. Any party to this agreement or successor in interest may, at its discretion, bring a lawsuit to compel the specific performance of the terms and conditions of this agreement. In any such proceeding, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees incurred.

7. This agreement is intended to be permanent and shall be binding upon the heirs, successors and assigns of the parties hereto in and to the property owned by the "Sandwith Children" as more particularly described in the attached Exhibit "B" and that property owned by the "Sandwiths" as more particularly described in the attached Exhibit "C". The covenants created herein shall be deemed covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 18th day of December 1984.

SANDWITHS:

SAN JUAN COUNTY:

By Perry Sandwith Commissioner

By Mildred Sandwith Commissioner

By Colin S. Sandwith Commissioner

By Patricia Sandwith Orazio Approved as to Form:

By Michael C. Sandwith By E.H. Knapp, Jr. 12/21/84
E. H. Knapp, Jr.

By Roger B. Sandwith Prosecuting Attorney for
San Juan County

By Perry K. Sandwith

STATE OF WASHINGTON)
) ss.
COUNTY OF SAN JUAN)

On this _____ day of _____, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

_____ and E. H. KNAPP, JR., to me known to be the County Commissioners and Prosecuting Attorney, respectively, of SAN JUAN COUNTY, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the
State of Washington, residing
at Friday Harbor.

STATE OF WASHINGTON)
) ss.
COUNTY OF SAN JUAN)

On this day personally appeared before me PERRY SANDWICH and MILDRED SANDWICH, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of October, 1984.

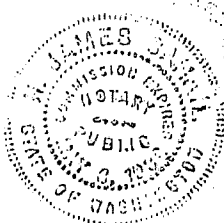


James L. Chisholm
NOTARY PUBLIC in and for the
State of Washington, residing
at Friday Harbor.

STATE OF WASHINGTON)
) ss.
COUNTY OF San Juan)

On this day personally appeared before me COLIN J. SANDWICH, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of October, 1984.



James L. Chisholm
NOTARY PUBLIC in and for the
State of Washington, residing
at Friday Harbor.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Comprehensive Plan Map Amendment Application
 (Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:

Name of Applicant:	<u>Myrna & Richard Fant DBA Nexco, Inc.</u>	Name of Agent:	_____
Address	<u>PO Box 1743</u>	Address	<u>S.J.C. DEPARTMENT OF</u>
City, State, Zip	<u>Eastsound, WA 98245-1743</u>	City, State, Zip	<u>JAN 22 2018</u>
Phone Number	<u>360-317-4941</u>	Phone Number	_____
Email	<u>myrnaorcas@gmail.com</u>	E-mail	<u>COMMUNITY DEVELOPMENT</u>

PROPERTY OWNER INFORMATION:

Name of Owners:	<u>Myrna & Richard Fant</u>	Phone Number	<u>360-317-4941</u>
Address	<u>PO Box 1343</u>	E-mail	<u>myrnaorcas@gmail.com</u>
City, State, Zip	<u>Eastsound, WA 98245-1343</u>		

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number:	<u>271143012000</u>	Land Use/Shoreline Designation:	<u>65</u> / _____	Parcel size:	<u>1.0408 Acres</u>
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	____ / ____	Parcel size:	_____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	____ / ____	Parcel size:	_____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	____ / ____	Parcel size:	_____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)

I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)

<u>Myrna Fant</u> Signature	<u>Myrna Fant</u> Printed Name	<u>Jan. 22, 2018</u> Date
<u>[Signature]</u> Signature	<u>Richard Fant</u> Printed Name	<u>JAN 22, 2018</u> Date
_____ Signature	_____ Printed Name	_____ Date

For CD&P Use Only

Complete Application: YES NO

Amt. Paid:

Date Received:

Receipt Number: 0000

DESCRIPTION OF PROPOSAL:

To amend the zoning for a site-specific designation for this property (Airport Center, 1286 Mt. Baker Rd) to allow for 2 residential units and 1 restaurant in an existing building under Service Light Industrial.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other Allow a restaurant to support businesses in this area.

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary:

Tax Parcel Number: <u>271143012000</u>	Land Use/Shoreline Designation: <u>65</u> / _____	Proposed Density: <u>2</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____ / _____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____ / _____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____ / _____	Proposed Density: _____

General location of property:	<u>1286 Mt. Baker Rd., the NW corner of Mt. Baker Rd & Lovers Lane in Eastsound, Orcas Island.</u>
-------------------------------	--

Island: <u>Orcas Island</u>	Total acres of proposal: <u>Existing 1.0408 acres</u>
-----------------------------	---

List all existing use(s) on property:	<u>2 building office complex</u>
---------------------------------------	----------------------------------

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	<u>None</u>
--	-------------

Describe existing and proposed method of sewage disposal	<u>Serviced by Eastsound Sewer & Water District (ESWD)</u>
--	--

Describe existing and proposed water supply	<u>Water supply is from Eastsound Water User Assc Permit #286</u>
---	---

Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____
---	--	--	--	----------------------	-------

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

The needs of the community and my tenants have been requesting ancillary housing near their office space and complimentary food service near their office as well so they can thrive on the island.

2. How would the map amendment benefit the public health, safety, or welfare?

Many businesses and tenants are trying to attract apprenticeships that are affordable and near their offices and less reliance on an automobile. This would encourage walking from a very short area to/from work and the ability to walk to the village.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

The island has changed since this property was first built and affordable housing and more flexibility for our tenants could help their current needs. Having a place to house an intern or apprentice with a food service nearby would help them continue to serve the island needs.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

Commerical/Residential mixed use is a good option for this property and with a limit of just 2 residential units, it could make good use of the little over 1 acre of land in this limited supply of Service Light Industrial zone. Adding the option of a single restaurant would enhance the area for the houses within walking distance of these buildings, no need to drive to get a quick bite to eat.

S.J.C. DEPARTMENT OF

JAN 22 2018

COMMUNITY DEVELOPMENT

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

This will enable local businesses to find qualified employees and have some nearby housing close to their facility and a larger community to service it's residents.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

This addresses issues of increasing the low-cost housing units by making available a couple more housing options to businesses in the area.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

This is a reuse of existing buildings; nothing in this proposal suggests new construction just allowing remodeling of an exisiting building but providing a community need.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA?

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.

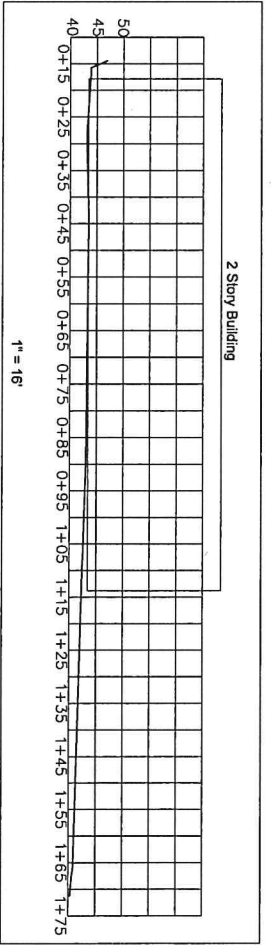
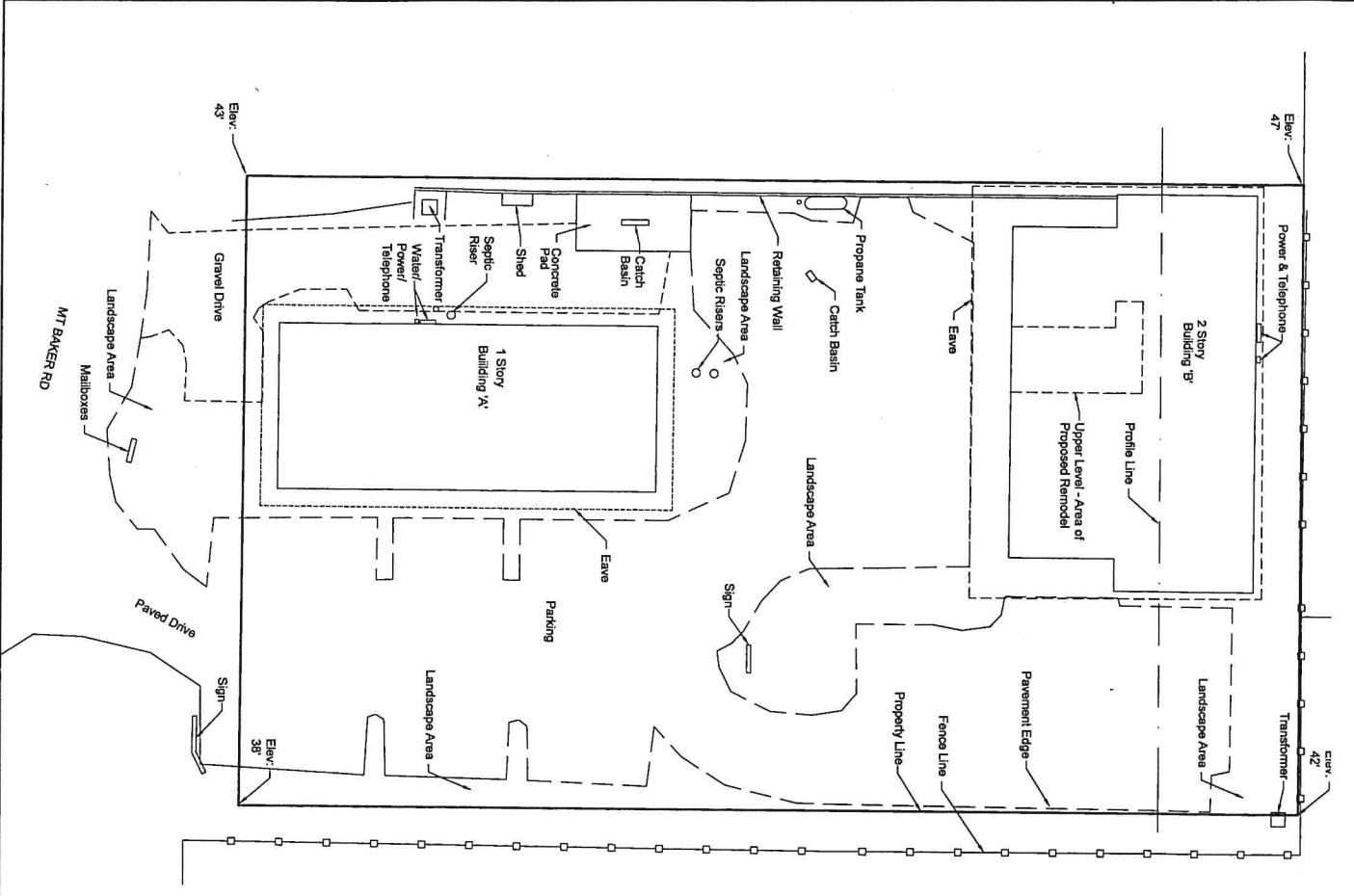
APPROVED BY:

DATE:

SIGNED BY:

Site Plan

On Orcas Island
San Juan County, Washington



S.J.C. DEPARTMENT OF
JAN 22 2018
COMMUNITY DEVELOPMENT

Elevations based on NAVD98

	Site Plan for the exclusive use of Myrna Fant
	GW WHITE Inc. Land Surveying 531 Fern Street, PO Box 375 Eastsound, WA 98245 (360) 376-3036

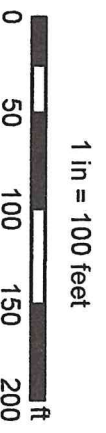
January 2018 1" = 20' file 372110118

Parcel Number: 271143012000
 Owner: NEXCO INC
 Address:
 PO BOX 1743
 EASTSOUND WA 98245-1743

Short Legal Description:
 W1/2 OF S300 OF SW-SE EX CO RD E83 OF S300 OF SE-SW
 Sec 11, T 37N, R 2W
 Gross Area: 1.04 ac



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



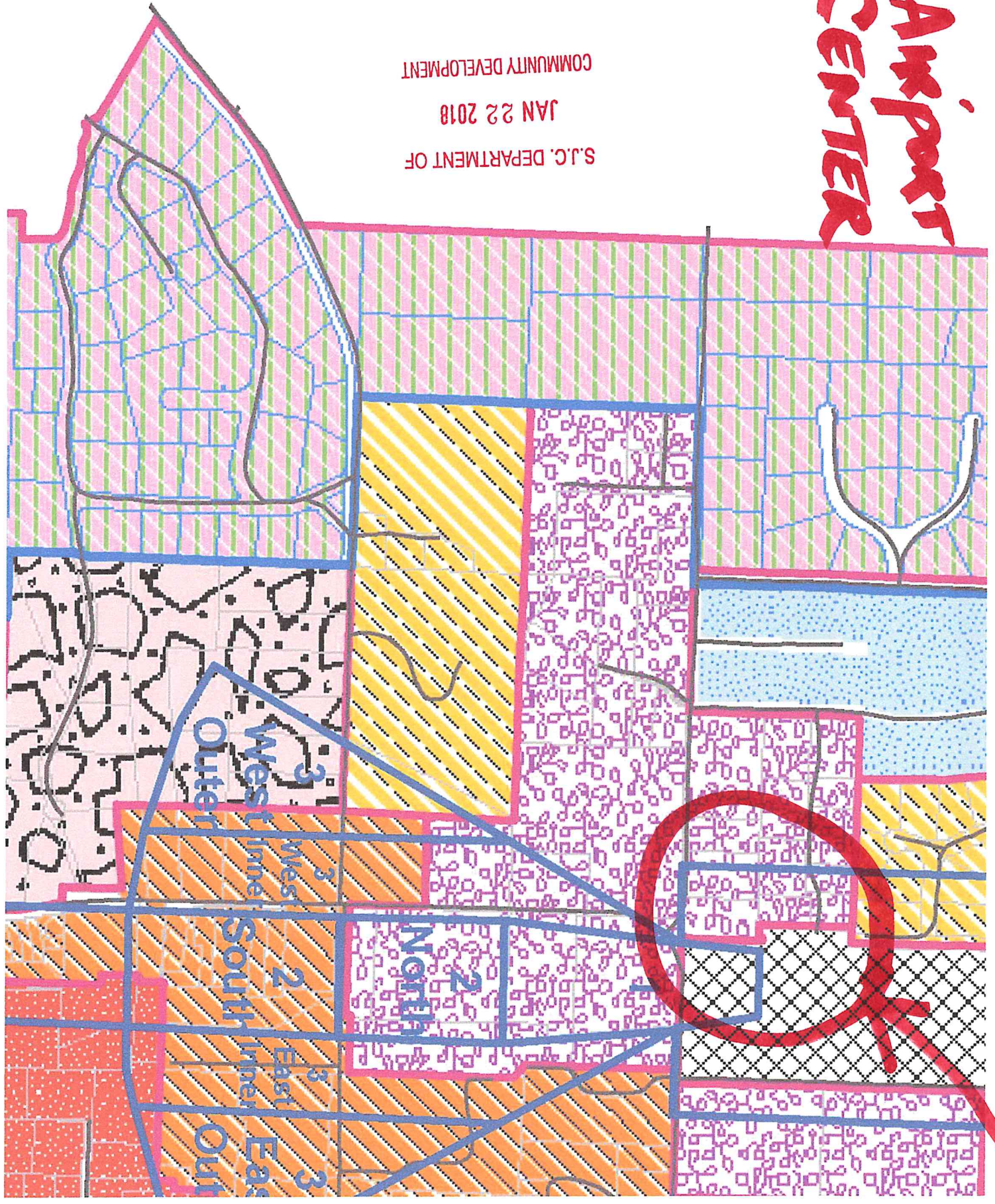
My Map

San Juan County GIS, Pictometry International Corp., San Juan County Assessor's Office

S.J.C. DEPARTMENT OF
 JAN 22 2018
 COMMUNITY DEVELOPMENT
 Date: 12/4/2017

Airport Center

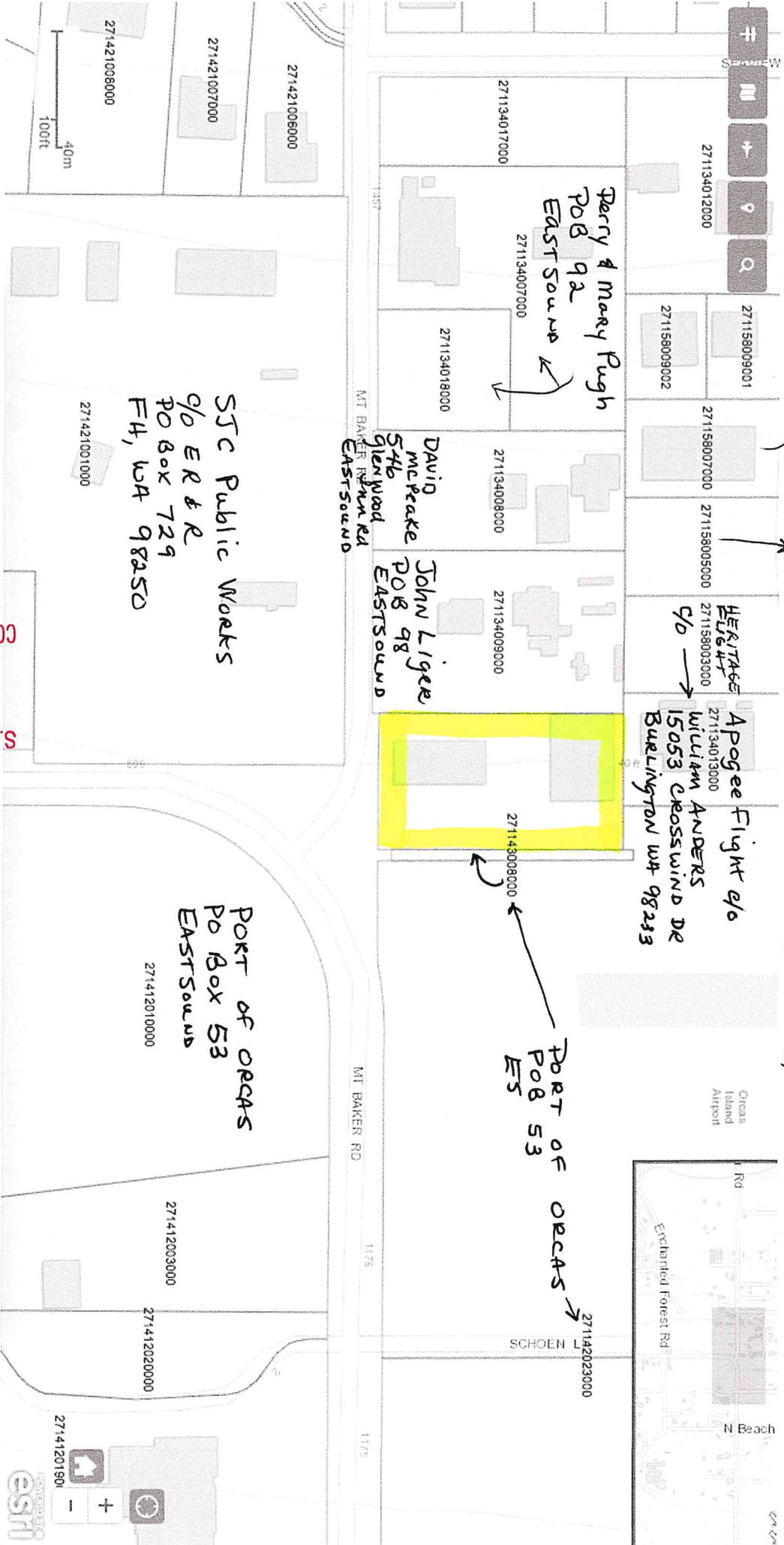
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COMMUNITY DEVELOPMENT
JAN 22 2018



RMMW Assoc.
470 Shooting Star Ln
EastSound

DBH LLC
c/o MCTSP
8383 Wilshire Blvd, #500
Beverly Hills, CA 90211

Airport Center
271143012000
1286 Mt. Baker Rd
EastSound, WA



Neighbors within 300 Feet.

S.J.C. DEPARTMENT OF
COMMUNITY DEVELOPMENT
JAN 22 2018

SEPA ENVIRONMENTAL CHECKLIST

S.J.C. DEPARTMENT OF

JAN 22 2019

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.

A. Background [HELP]

1. Name of proposed project, if applicable:
AIRPORT CENTER SITE-SPECIFIC MAP REDESIGNATION
2. Name of applicant:
MYRNA & RICHARD FANT
3. Address and phone number of applicant and contact person:
OWNERS – MYRNA & RICHARD FANT, 115 AEROVIEW LANE, PO BOX 1343,
EASTSOUND, WA 98245; 360-317-4941
4. Date checklist prepared:
JANUARY 15, 2018
5. Agency requesting checklist:
SAN JUAN COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT
6. Proposed timing or schedule (including phasing, if applicable):
PROJECTED PROJECT START MAY 2018
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
NONE
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.
NO
10. List any government approvals or permits that will be needed for your proposal, if known.
SAN JUAN COUNTY APPROVAL NEEDED FOR SITE-SPECIFIC MAP
REDESIGNATION.
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.)
REQUESTING A SITE-SPECIFIC MAP REDESIGNATION MODIFICATION TO SERVICE
LIGHT INDUSTRIAL ZONE FOR AIRPORT CENTER BUILDINGS TO ALLOW FOR 2
RESIDENTIAL UNITS AND ONE RESTAURANT IN EXISTING BUILDINGS ON SITE.

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.

1286 MT. BAKER RD., EASTSOUND WA 98245 TPN271143012000
NW CORNER OF MT. BAKER ROAD AND LOVERS LANE, ON ORCAS ISLAND
W102 OF S300 OF SW-SE EX CO RD E63 OF S300 OF SE-SW Sec 11, T 37N, R 2W

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

LESS THAN 3% SLOPE PER SITE MAP.

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.

PER POLARIS MAP SOILS ARE EVERETT SANDY LOAM AND SHOLANDER SPIEDEN COMPLEX.

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

NO, STABLE.

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.

EXISTING BUILDINGS, INTERIOR REMODEL, NO EXCAVATION REQUIRED.

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

NO

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

NO CHANGE TO IMPERVIOUS SURFACES.

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

N/A

2. Air [help]

- 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.

EXHAUST FROM RESTAURANT COOKING FACILITIES.

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

NO

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

RESTAURANT EXHAUST EMISSIONS AS PER COMMERCIAL CODE.

3. Water [help]

- a. Surface Water: [help]

- 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.

NO SURFACE WATER ON 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.

N/A

- 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.

N/A

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

NO

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

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NO, EASTSOUND WATER USER PERMIT # 286

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NO DISCHARGE, EASTSOUND SEWER & WATER DISTRICT PERMIT.

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.

RAINWATER IS COLLECTED BY BUILDING GUTTERS AND DISCHARGED INTO SWALE ON EAST EDGE OF PROPERTY

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
NO

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

NO

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

NO CHANGE TO EXISTING RAINWATER MANAGEMENT

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

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?

NO CHANGE

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

NONE

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

NO CHANGE

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

NONE

5. **Animals** [\[help\]](#)

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 _____

LOCAL BIRDS, DEER.

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

NONE

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

UNKNOWN

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

NONE

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

NONE

6. **Energy and Natural Resources** [\[help\]](#)

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.

EXISTING ELECTRICAL FACILITIES

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

NO

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
ENERGY EFFICIENT APPLIANCE AND LIGHTING UTILIZED WITH ANY REMODEL.

7. Environmental Health [\[help\]](#)

- 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.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

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

N/A

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

N/A

b. Noise

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

NO CHANGE TO EXISTING

- 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.

NONE

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

N/A

8. Land and Shoreline Use [\[help\]](#)

- 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.

OFFICE COMPLEX. NO AFFECT ON NEARBY.

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?

NO

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

c. Describe any structures on the site.

TWO EXISTING OFFICE BUILDINGS.

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

NO

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

SERVICE LIGHT INDUSTRIAL

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

SERVICE LIGHT INDUSTRIAL

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

N/A

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

NO

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

30

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

0

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

N/A

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

UTILIZING COUNTY PLANNING PROCESS.

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

NO CHANGE.

9. Housing [\[help\]](#)

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

ADDITIONAL ONE LOW-INCOME HOUSING UNIT.

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

NONE ELIMINATED

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

ONLY ONE NEW RESIDENTIAL UNIT, NO IMPACT.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NO CHANGE TO EXISTING, 24 FEET.

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

NONE

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

NONE

11. Light and Glare [\[help\]](#)

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

NO CHANGE TO EXISTING

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

NO CHANGE TO EXISTING

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

NONE

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

NONE

12. Recreation [\[help\]](#)

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

ADJACENT TO AIRPORT

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

NO

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

NONE

13. Historic and cultural preservation [help]

- 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.

NO

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NO

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- 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.

N/A

14. Transportation [help]

- 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.

NO CHANGE TO EXISTING MT. BAKER ROAD.

- 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?

NO

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

NO CHANGE TO EXSITING PARKING

- 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).

THIS IS A PRIVATE BUILDING, NO CHANGE.

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

NO

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?

N/A

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.

NO

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

N/A

15. Public Services [\[help\]](#)

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.

NO CHANGE

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

N/A

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

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

EXISTING CONNECTIONS FOR WATER, SEWER, ELECTRICITY, TELEPHONE ARE ON SITE.

c. 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.

NO CHANGE TO EXISTING.

S.J.C. DEPARTMENT OF

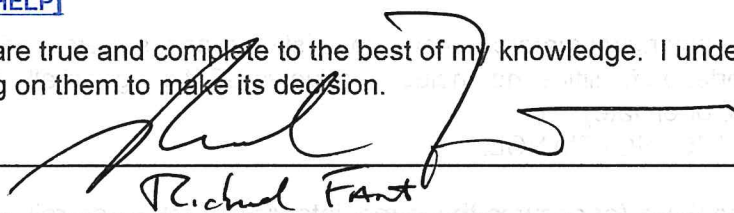
JAN 22 2018

COMMUNITY DEVELOPMENT

C. Signature [\[HELP\]](#)

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

Signature: _____



Name of signee _____

Richard Fant

Position and Agency/Organization _____

President - Nexco, INC

Date Submitted: _____

JAN 22, 2018

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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.

Auditor File #: 2003 1231002

D/T

Recorded at the request of:

SAN JUAN TITLE INSURANCE

on 12/31/2003 at 09:53

Total of 4 page(s) Fee: \$ 23.00

SAN JUAN COUNTY, WASHINGTON

SI A. STEPHENS, AUDITOR

RHONDAP

AFTER RECORDING MAIL TO:
Richard J. Fant and Myrna D. Fant
PO Box 1743
Eastsound, WA 98245

Reference No.:

Filed for Record at Request of:
Lane 3 Escrow Services
Escrow Number: R-100324

1003-97-1

DEED OF TRUST

(For use in the State of Washington only)

Grantor(s): Nexco, Inc.
Beneficiary: Richard J. Fant and Myrna D. Fant
Trustee: San Juan Title Company
Abbreviated Legal: SW Qtr of the SW Qtr of the SE Qtr in Sec 11, Twnp 37 N, R 2 W., W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 271143012000

S.J.C. DEPARTMENT OF

JAN 22 2018

COMMUNITY DEVELOPMENT

THIS DEED OF TRUST, made this 31st day of December, 2003 between Nexco, Inc., a corporation, GRANTOR, whose address is PO Box 1743, Eastsound, WA 98245-1743, San Juan Title Company, TRUSTEE, whose address is P.O. Box 29, Eastsound, WA 98245 and Richard J. Fant and Myrna D. Fant, BENEFICIARY, whose address is PO Box 1743, Eastsound, WA 98245.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in trust, with power of sale, the following described real property in San Juan County, Washington:

See Exhibit "A" attached

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of **THREE HUNDRED FORTY FIVE THOUSAND AND NO/100 Dollars (\$ 345,000.00)** with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property herein above described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.


4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

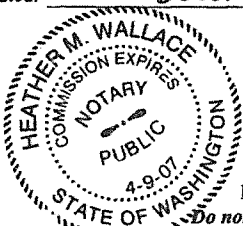
Nexco, Inc. 
By: Richard J. Fant

State of Washington
County of San Juan } SS:

I certify that I know or have satisfactory evidence that Richard J. Frant, President of Nexco, Inc.

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 19 2003



Heather M. Wallace
~~Kelly M. Boetger~~ Heather M. Wallace
Notary Public in and for the State of Washington
Residing at: Eastsound, WA
My appointment expires: ~~8/19/2006~~ 4/9/07

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____,

Mail reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.

EXHIBIT "A"

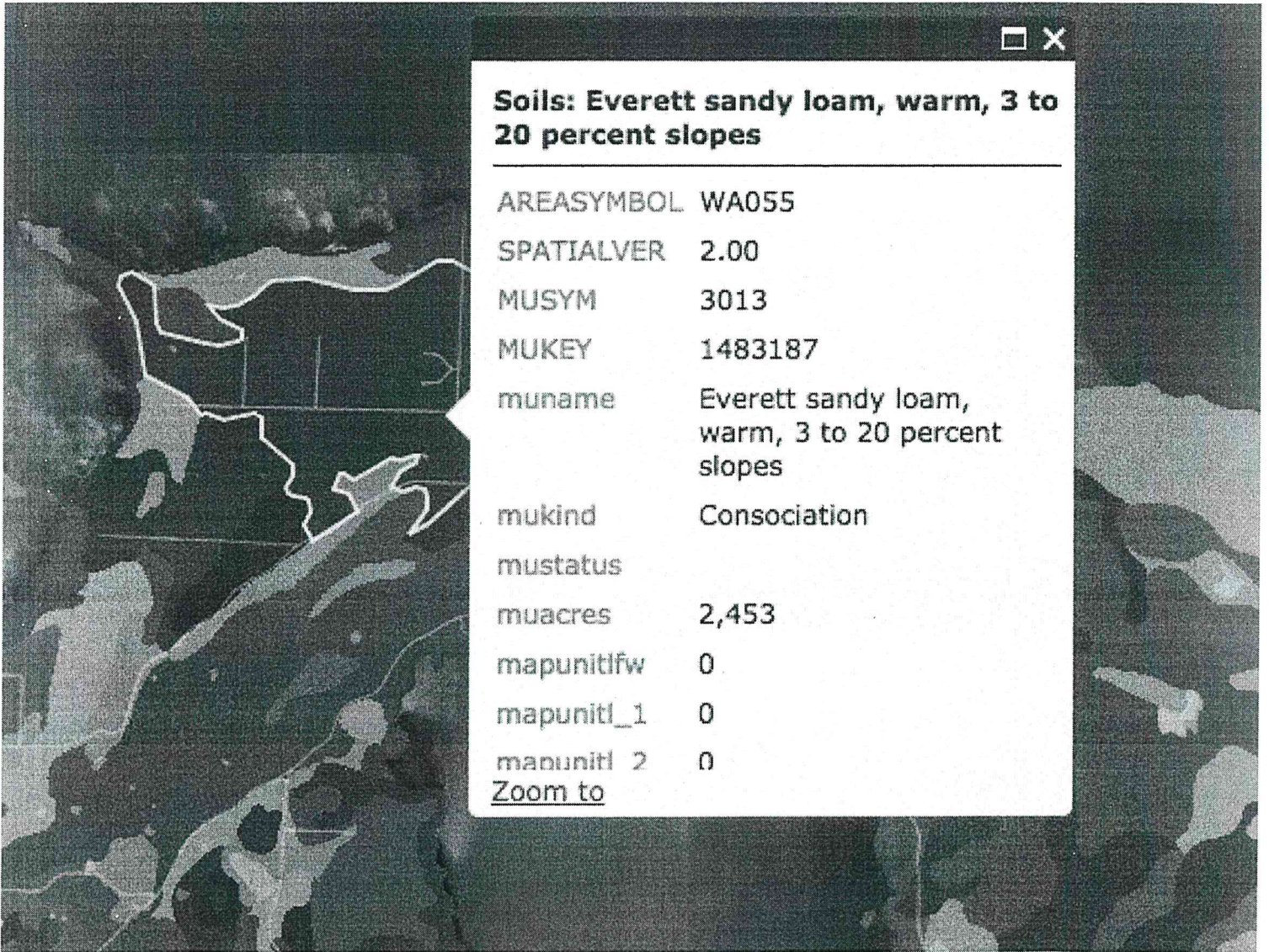
LEGAL DESCRIPTION

That portion of the South half of the Southeast Quarter of the Southwest Quarter and of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter in Section 11, Township 37 North, Range 2 West of the W.M., described as follows:

Beginning at a point 500 feet West of the Northeast corner of said Southwest Quarter of the Southwest Quarter of the Southeast Quarter; thence South 0°25' West, 360 feet; thence North 89°35' West, 70 feet to the TRUE POINT OF BEGINNING; thence continue North 89°35' West, 153.00 feet; thence South 0°25' West, 300 feet, more or less, to the South line of Section 11; thence South 89°35' East, along the section line for 153 feet; thence North 0°25' East, 300 feet, more or less, to the true point of beginning.

Situate in San Juan County, Washington.

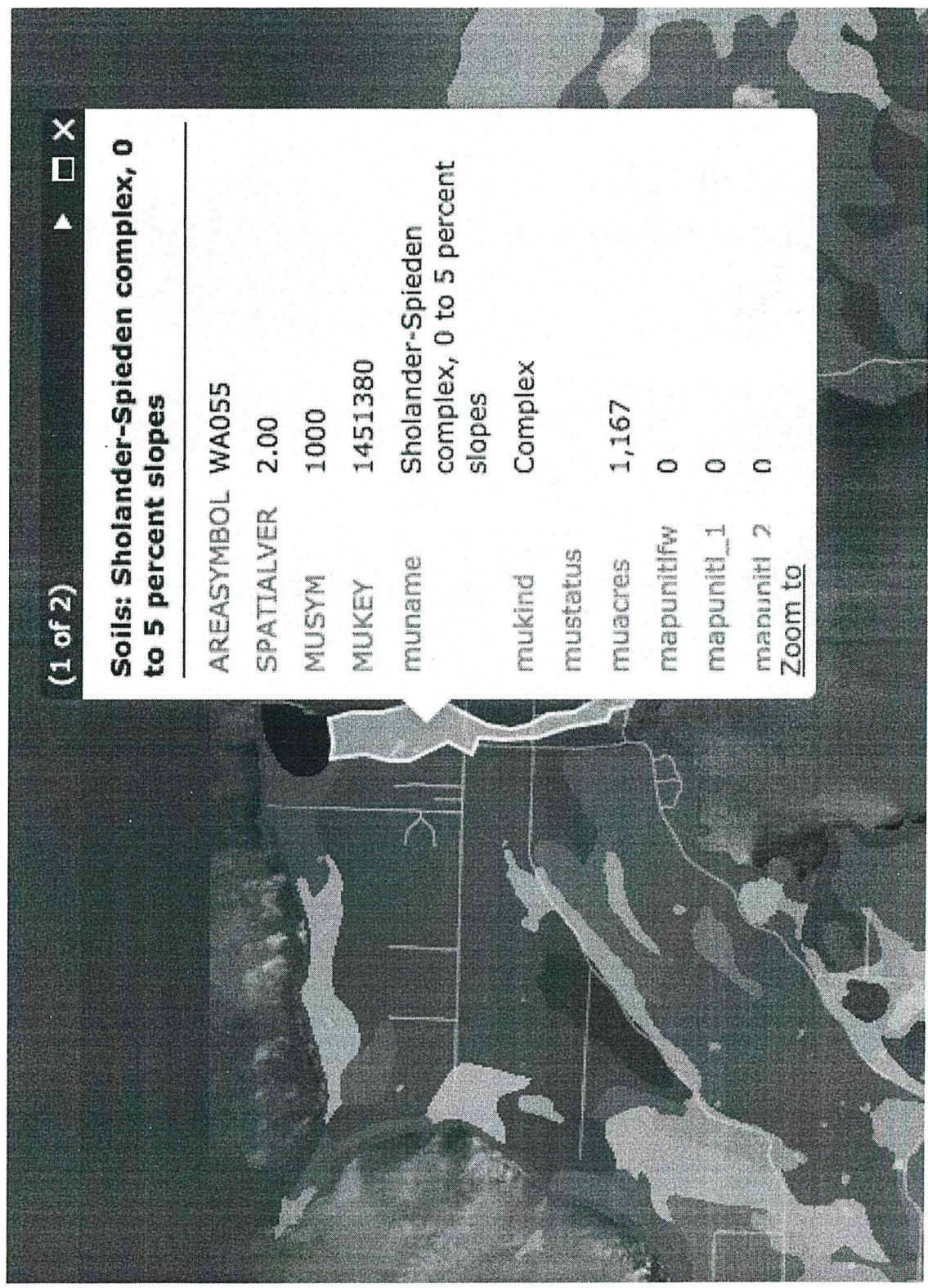
Unofficial
Copy



(1 of 2) ▲ □ X

Soils: Sholander-Spieden complex, 0 to 5 percent slopes

AREASYMBOL	WA055
SPATIALVER	2.00
MUSYM	1000
MUKEY	1451380
muname	Sholander-Spieden complex, 0 to 5 percent slopes
mukind	Complex
mustatus	
muacres	1,167
mapunitfw	0
mapunit_1	0
mapunit_2	0
<u>Zoom to</u>	





SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

S.J.C. DEPARTMENT OF
 JAN 09 2018
 COMMUNITY DEVELOPMENT

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:	
Name of Applicant: Wayne T & Deborah Eshelman	Name of Agent: _____
Address 1104 Wold Rd	Address _____
City, State, Zip Friday Harbor, WA 98250	City, State, Zip _____
Phone Number 360-370-5957	Phone Number _____
Email dhecpa@centurytel.net	E-mail _____

PROPERTY OWNER INFORMATION:	
Name of Owners: Wayne T & Deborah Eshelman	Phone Number 360-370-5957
Address 1104 Wold Rd	E-mail dhecpa@centurytel.net
City, State, Zip Friday Harbor, WA 98250	

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number: <u>351914001000</u>	Land Use/Shoreline Designation: <u>R10/</u>	Parcel size: <u>18.3 A</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
	Wayne T Eshelman	1/8/18
Signature	Printed Name	Date
	Deborah Eshelman	1/8/2018
Signature	Printed Name	Date
Signature	Printed Name	Date
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid:	Date Received:	Receipt Number: 0000

DESCRIPTION OF PROPOSAL:
 To change the density on part of the west side of Wold Rd. to match the density of the east side of Wold Rd as well as the actual density of parts of Wold that are designated R10 but have less than 10 acre parcels. As outlined in the attached "Wold Road Density" map, we suggest extending the R5 designation south of Kiehl Rd to Stehekin Way and west from Wold Rd to Kiehl Rd and along the east side of Woods Reservoir.
 See Exhibit A

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:
 List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: 351914001000 Land Use/Shoreline Designation: R10 / _____ Proposed Density: 5 acre

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____ / _____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____ / _____ Proposed Density: _____

General location of property: 1104 Wold Rd

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____ / _____ Proposed Density: _____

Island: **San Juan** Total acres of proposal: **18.3**

List all existing use(s) on property:	Residential				
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	none				
Describe existing and proposed method of sewage disposal	No change				
Describe existing and proposed water supply	No change				
Did you attend a pre-application meeting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes -- which year?	N/A

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?
 Our home is an anomaly in our area, as the only large parcel among much smaller parcels. Also, two of our four children have indicated a desire to move back home in 7-8 years after getting further experience in their fields (teaching and nursing) but they would not be able to afford housing. This is a problem for many young families considering jobs in service professions locally. Changing our density to R5 would allow us to subdivide, helping to alleviate housing pressure and bring our land into line with others in our neighborhood.

2. How would the map amendment benefit the public health, safety, or welfare?
 Home prices are increasing beyond the reach of moderate income families, which will have a significant impact on the demographic of our community and the services we need. Young families with jobs in essential services (nursing, teaching, law enforcement, retail sales and services) will be unable to afford to live here. Unaffordable housing makes it difficult to attract and retain workers in essential services.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

The vision in our Comprehensive Plan states a Land Use need of “There is housing for people of all incomes” and we believe a change to R5 will facilitate that vision while maintaining the rural, residential character of this neighborhood.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

Projected annual population growth rates indicate a need for affordable housing opportunities for middle-income families that will allow these families to live and work in our community. Changing our designation from R10 to R5 would allow us to divide our land, with a designation for a smaller lot. The market rate of a smaller lot would, by the nature of its size, allow a middle-income family to buy and build in our community.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

See notes on attached Wold Road Density map. Despite R10 designation, the majority of the parcels in the area we suggest be R5 are already below 10 acres. Here is the list of parcels that would be in the suggested area, along with parcel size: Parcel 35191100500 is 7.43 acres; Parcel 351911004000 is 7.14 acres; Parcel 351911003000 is 7.13 acres; Parcel 351911001000 is 5.3 acres; Parcel 352022007000 is 2.82 acres; Parcel 351911008000 is 5.12 acres; Parcel 351911002000 is 4.95 acres; Parcel 351914003000 is 10.06 acres; Parcel 351914001000 (our parcel) is 18.32 acres; Parcel 351941002000 is 6.53 acres; Parcel 351941003000 is 7.15 acres; Parcel 351941004000 is 2.42 acres (marked on Exhibit A)
In addition, all parcels across the street are R5 and mostly visually open. Housing options on the east side of Wold Rd, including the La Pastora short plat (parcel 352022011000) which has been divided from 21.57 acres to 4 lots with the smallest at 2.42 acres and Parcels 352032002000 and 352031001000 which have been combined into 80 acres and subdivided into 16 lots (see attached land advertisement Exhibit B).

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

Our parcel has several locations that could be designated building envelopes that would provide housing opportunities for a middle-income family, yet would maintain the physical and visual character we currently have in this neighborhood. For all practical purposes, this neighborhood is already R5 without the designation. We don’t believe there is significant adverse impacts of this proposed change.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

The Growth Management Act requires fast growing counties to develop a comprehensive plan to manage population growth. San Juan County is experiencing population growth in lower and middle income families, with members of those families providing essential services in education, nursing, law enforcement, as well as retail sales and service. We realize a need to join this conversation and do what we can to assist with these needs.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA?

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.) **Attached Exhibits C for Density designations & D 2016 Air Photo showing existing buildings, roads, water bodies**

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted) **Parcel 351914003000 is owned by Daniel S Mayes & Helen Machin-Smith, 1062 Wold Rd, Friday Harbor, WA 98250**

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions. **Not required**

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested. **Exhibit E**

**1604 Wold Rd,
Friday Harbor, WA
98250**

80 acres

LOT/LAND

\$2,997,000

Listed by:



Amazing development opportunity. Prospect Mountain has 16 building sites with astounding views. 80 + acre development, first time offered. Preliminary plat approval granted. Price is for finished plat. Most lots are 5 acres. Water, power, phone, + future fiber line. Secluded private estate or developers dream. Views to Straights, Olympics, Cascades, Mt Baker, San Juan Valley, Zylstra Lake , with cleared building sites and a gorgeous mix of maple, Madrona, and fir, amidst varying landscapes

EXHIBIT B

Auditor File #: 2003 0109021

AFTER RECORDING MAIL TO:
Mr. and Mrs. Wayne Eshelman
3868 South 250 East
Nibley, UT 84321

SWD

Recorded at the request of:

ISLAND TITLE COMPANY

on 01/09/2003 at 14:31

Total of 3 page(s) Fee: \$ 21.00

SAN JUAN COUNTY, WASHINGTON
SI A. STEPHENS, AUDITOR

DFG

SAN JUAN COUNTY WASH.

REAL ESTATE EXCISE TAX

AMOUNT PAID \$ 10,221.20

059176

JAN 9 2003

Kathy Turnbull

COUNTY TREASURER

STATUTORY WARRANTY DEED

Escrow No. 20023479-NCF
Title Order No. SJ-45755

THE GRANTOR RODNEY B. SWEARINGEN and LANA J. SWEARINGEN, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration and as part of an Internal Revenue Code Section 1031 Tax Deferred Exchange

in hand paid, conveys and warrants to WAYNE T. ESHELMAN and DEBORAH H. ESHELMAN, Husband and Wife

the following described real estate, situated in the County of San Juan, State of Washington:

Legal Description (abbreviated): Ptn SE-NE, S19, T35N, R3W, W.M.

additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 351914001

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH FULLY SET FORTH.

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B" and by this reference made a part hereof:

Dated: January 9, 2003

RODNEY B. SWEARINGEN

LANA J. SWEARINGEN

State of Colorado

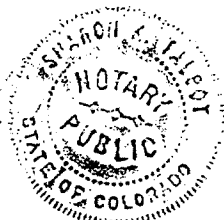
}ss.

County of LA PLATA

I certify that I know or have satisfactory evidence that RODNEY B. SWEARINGEN and LANA J. SWEARINGEN are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/8/2003

Sharon K. Jallat
Notary Public in and for the State of Colorado
Residing at 15 Long Hollow Ln Durango Co 81301
My appointment expires 5/28/03



LPB-10

EXHIBIT - E

Escrow No. 20023479-NCF

EXHIBIT "A"

The Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 West, W.M., San Juan County, Washington;

EXCEPT any portion lying within that certain manmade pond as measured from a line which would be the level of the lake if the same were full to the overflow line of the trickle tube, and a 10-foot wide strip of land surrounding the same, as more fully described by that certain instrument recorded under Auditor's File No. 113709, records of said County;

ALSO EXCEPT any portion of said Southeast Quarter of the Northeast Quarter lying easterly of the Wold County Road No. 12, as conveyed to San Juan County under Auditor's File No. 109826;

ALSO EXCEPT the following described parcel:

That portion of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 West, W.M., San Juan County, Washington, more particularly described as follows:

Commencing at the northeast corner of said Section 19,
THENCE along the east line of the Northeast Quarter of said Section South 00°00'00" East for a distance of 1323.04 feet to the northeast corner of said Southeast Quarter of the Northeast Quarter;
THENCE North 89°59'09" West for a distance of 40.18 feet along the north line of said Southeast Quarter of the Northeast Quarter to the TRUE POINT OF BEGINNING at the intersection with the west boundary of the county right of way, as described in Auditor's File No. 109826 records of said county;
THENCE along said west right of way the following courses South 06°50'29" West for a distance of 31.24 feet;
THENCE along a curve to the left having a radius of 1225.00 feet and an arc length of 132.79 feet, being subtended by a chord of South 03°44'10" West for a distance of 132.73 feet;
THENCE South 00°37'49" West for a distance of 235.64 feet;
THENCE leaving said right of way North 89°59'09" West for a distance of 672.43 feet;
THENCE North 00°00'00" East for a distance of 174.09 feet;
THENCE North 89°59'09" West for a distance of 490.91 feet;
THENCE South 00°05'42" West for a distance of 392.99 feet to the intersection with the 10' offset line around the lake (shown on book 11, page 56A said records as running from point X to point Y);
THENCE along said line the following courses North 67°04'03" West for a distance of 17.43 feet;
THENCE North 65°56'21" West for a distance of 47.70 feet;
THENCE North 56°23'46" West for a distance of 19.97 feet;
THENCE North 16°51'16" West for a distance of 27.16 feet;
THENCE North 04°22'09" West for a distance of 52.20 feet;
THENCE North 18°17'29" East for a distance of 39.08 feet;
THENCE North 47°52'39" West for a distance of 19.24 feet;
THENCE South 53°36'38" West for a distance of 11.86 feet;
THENCE North 89°54'18" West for a distance of 0.09 feet to the west line of said Southeast Quarter of the Northeast Quarter;
THENCE along said west line North 00°05'42" East for a distance of 459.70 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter;
THENCE South 89°59'09" East for a distance of 1277.92 feet along the north line of said Southeast Quarter of the Northeast Quarter to the TRUE POINT OF BEGINNING.

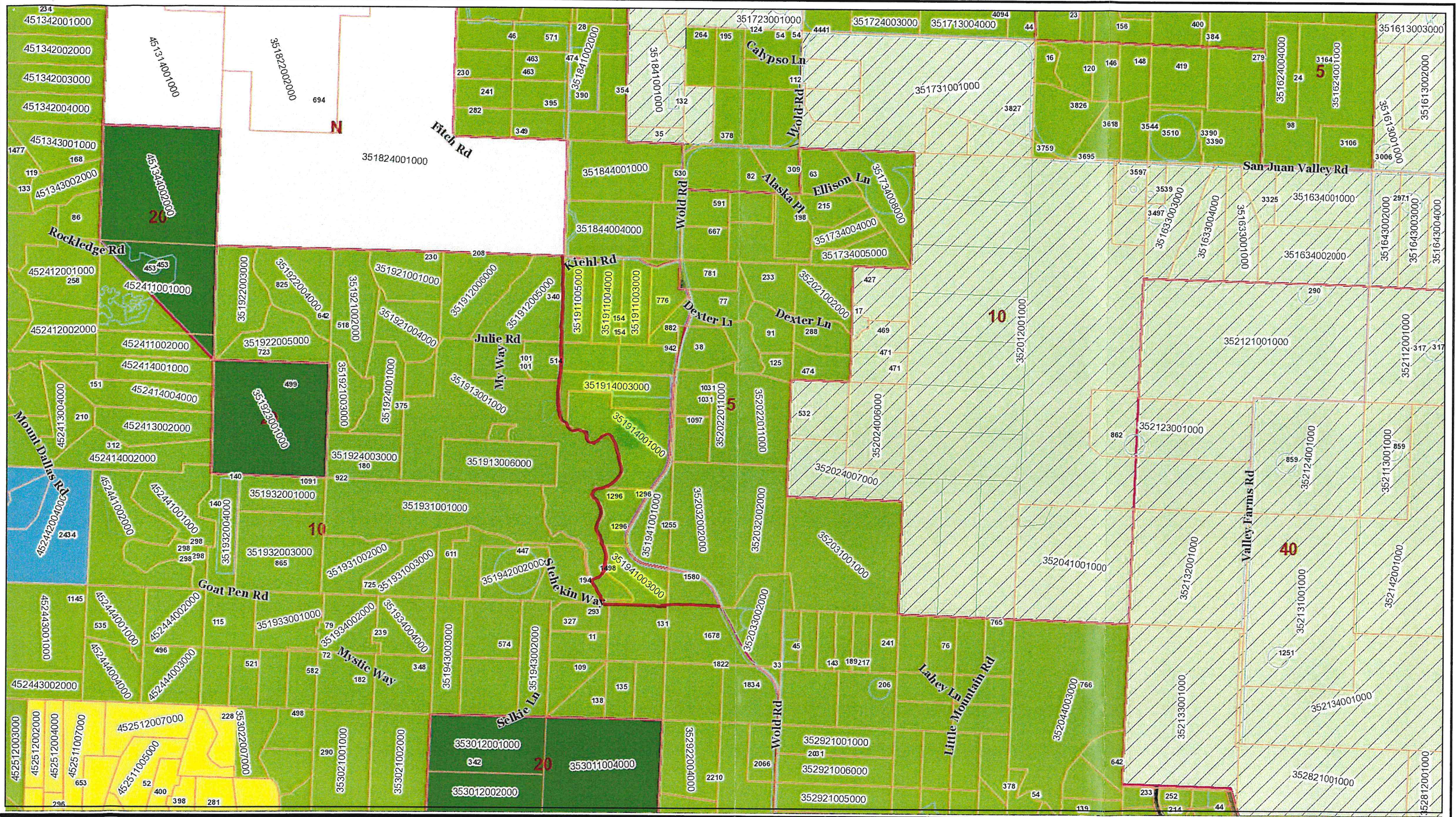
Escrow No. 20023479-NCF

EXHIBIT "B"

SUBJECT TO:

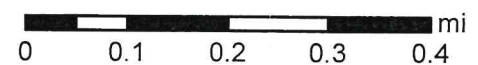
1. Notice of location of westerly boundary of subject premises as shown by surveys recorded September 8, 1989 and May 1, 1991 at Book 9 of Surveys, page 85 and Book 11, page 56, records of San Juan County, Washington.
2. Easement, including the terms, covenants, and provisions thereof, disclosed by instrument
Recorded: November 6, 1992
Auditor's No.: 92183372, records of San Juan County, WA
For: Well, well access and waterline
Affects: A portion of said premises
3. Terms and conditions of that certain water use agreement recorded November 6, 1992 under Auditor's File No. 92183372, records of San Juan County, Washington.
4. Terms and conditions contained in instrument
Recorded: November 6, 1992
Auditor's No.: 92183372, records of San Juan County, WA
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well

Unofficial
Copy



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.

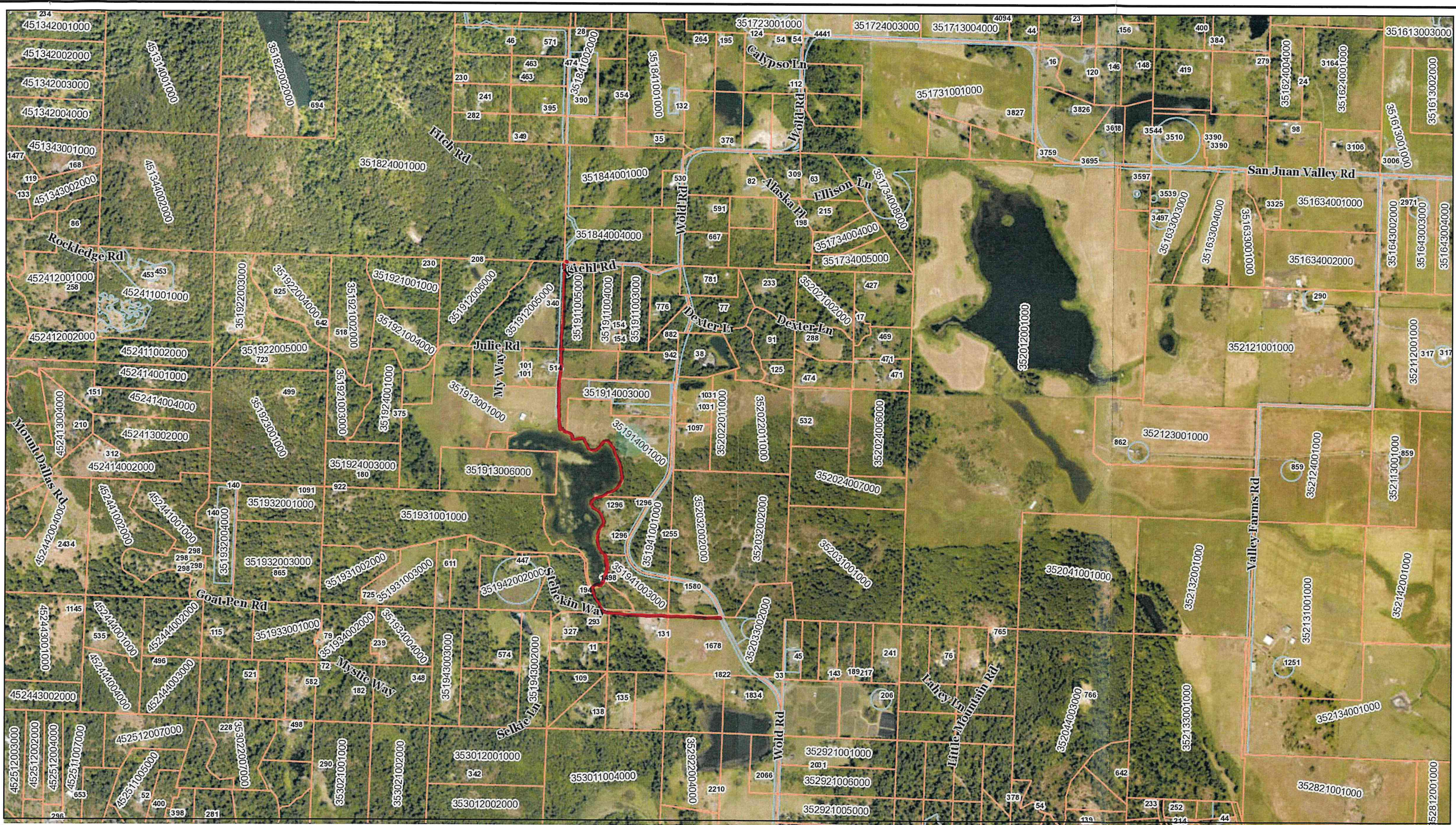
1 in = 1,000 feet



PROPOSED CHANGE IN RED

Wold Road CP Map

EXHIBIT C



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.

1 in = 1,000 feet



PROPOSED CHANGE AREA IN RED

Wold Road 2016 Air Photo

EXHIBIT D



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

S.J.C. DEPARTMENT OF

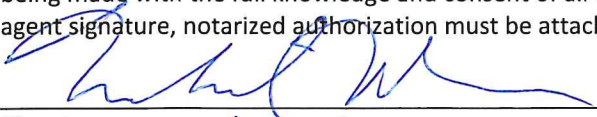
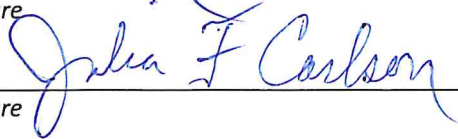
JAN 04 2018

Comprehensive Plan Map Amendment Application COMMUNITY DEVELOPMENT
 (Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Mike and Julie Carlson</u>	Name of Agent:	<u>Mike Carlson</u>
Address	<u>2165 West Valley Rd</u>	Address	<u>2165 West Valley Rd</u>
City, State, Zip	<u>Friday Harbor WA 98250</u>	City, State, Zip	<u>Friday Harbor WA 98250</u>
Phone Number	<u>360 378 4579</u>	Phone Number	<u>360 378 4579</u>
Email	<u>mcarlson@rockisland.com</u>	E-mail	<u>mcarlson@rockisland.com</u>

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>West Valley Holdings</u>	Phone Number	<u>360 378 4579</u>
Address	<u>2165 West Valley Rd</u>	E-mail	<u>mcarlson@rockisland.com</u>
City, State, Zip	<u>Friday Harbor WA 98250</u>		

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	<u>450113005</u>	Land Use/Shoreline Designation:	<u>RFF/10</u> Parcel size: <u>17.8</u>
Tax Parcel Number:	<u>450111003</u>	Land Use/Shoreline Designation:	<u>RFF /10</u> Parcel size: <u>20.24</u>
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	____/____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	____/____ Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
	<u>Michael W. Carlson</u>	<u>12/21/17</u>
Signature	Printed Name	Date
	<u>Julia F. Carlson</u>	<u>12/21/17</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	Receipt Number: 0000
Amt. Paid:	Date Received:	

DESCRIPTION OF PROPOSAL:

To revise the Comprehensive Plan Map from RFF10 to Mineral Resource Land. Both Parcels have historic rock Pits.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>450113005</u>	Land Use/Shoreline Designation: <u>RFF/10</u>	Proposed Density: <u>10</u>
Tax Parcel Number: <u>450111003</u>	Land Use/Shoreline Designation: <u>RFF /10</u>	Proposed Density: <u>10</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property:	Trevathan Hollow Rd. off of West Valley Rd.	
Island: San Juan	Total acres of proposal: 38.04	
List all existing use(s) on property:	Shale extraction, recycling of soil, rock, concrete and asphalt , green waste composting, timber growing, aggregate material, reduction, screening and storage	
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	none	
Describe existing and proposed method of sewage disposal	none	

Describe existing and proposed water supply		NONE			
Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes – which year?	_____

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

To amend the map to certify a currently “grandfathered” existing use of the land.

2. How would the map amendment benefit the public health, safety, or welfare?

There is a solid need for aggregate resources as well as a place to recycle and reuse concrete, misc. aggregate waste, and composted green waste. Reusing waste helps reduce the need for raw materials and reduces the amount of materials that would otherwise be imported from off island.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

The main reason for the map ammendment is because the current use of the properties has been occurring for close to 40 years. Revising the map will make the use consistant with its historic use.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

The subject properties are consistent in size and characteristics with SJC18.35.015 and the land has been historically used for over 40 years as such without issues.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

This area is undeveloped. There is one residence being built by a member of our family using Thevethan Hollow Rd. otherwise the only ownership beyond east property lines of TP450113001 and 450113004 is the 15 acres owned by the Boy Scouts of America Troop 90 for a camping and scouting activity location. Mineral resources are located where the mineral extraction (rock) and processing can be done. The current map disignation is RFF/10. The charictaristics of the parcels fit within the criteria specified under 18.35.015 Mineral resource lands district. The location is obscured by forest and access from public view.

<p>6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.</p> <p>Since mineral extraction activities are consistent with the characteristics of the rural landscape. The change to the Mineral Resource land designation would benefit the surrounding area by discouraging sprawl and further subdivision.</p>		
<p>7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?</p> <p>The properties fit all criteria of 18.35.015 in the San Juan County UDC and the historic activities of the subject parcels have a history of long term commercial significance as described in RCW 36.70.170</p>		
8. Does this proposal include an Urban Growth Area (UGA) expansion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. If yes, which UGA?		
10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor’s maps provide suitable base maps on which to provide this information.)		
11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)		
12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.		
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.		



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

S.J.C. DEPARTMENT OF

JAN 04 2018

Comprehensive Plan Map Amendment Application COMMUNITY DEVELOPMENT
 (Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Mike and Julie Carlson</u>	Name of Agent:	<u>Mike Carlson</u>
Address	<u>2165 West Valley Rd</u>	Address	<u>2165 West Valley Rd</u>
City, State, Zip	<u>Friday Harbor WA 98250</u>	City, State, Zip	<u>Friday Harbor WA 98250</u>
Phone Number	<u>360 378 4579</u>	Phone Number	<u>360 378 4579</u>
Email	<u>mcarlson@rockisland.com</u>	E-mail	<u>mcarlson@rockisland.com</u>

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>West Valley Holdings</u>	Phone Number	<u>360 378 4579</u>
Address	<u>2165 West Valley Rd</u>	E-mail	<u>mcarlson@rockisland.com</u>
City, State, Zip	<u>Friday Harbor WA 98250</u>		

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	<u>450113005</u>	Land Use/Shoreline Designation:	<u>RFF/10</u> Parcel size: <u>17.8</u>
Tax Parcel Number:	<u>450111003</u>	Land Use/Shoreline Designation:	<u>RFF /10</u> Parcel size: <u>20.24</u>
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/____ Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
	<u>Michael W. Carlson</u>	<u>12/21/17</u>
Signature	Printed Name	Date
	<u>Julia F. Carlson</u>	<u>12/21/17</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	Receipt Number: 0000
Amt. Paid:	Date Received:	

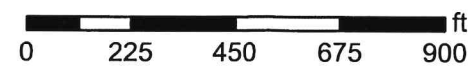


Pictometry International Corp., San Juan County Assessor's Office



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.

1 in = 400 feet



WV Holdings 450113003

DESCRIPTION OF PROPOSAL:

To revise the Comprehensive Plan Map from RFF10 to Mineral Resource Land. Both Parcels have historic rock Pits.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>450113005</u>	Land Use/Shoreline Designation: <u>RFF/10</u>	Proposed Density: <u>10</u>
Tax Parcel Number: <u>450111003</u>	Land Use/Shoreline Designation: <u>RFF/10</u>	Proposed Density: <u>10</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property:	Trevathan Hollow Rd. off of West Valley Rd.	
Island: San Juan	Total acres of proposal: 38.04	
List all existing use(s) on property:	Shale extraction, recycling of soil, rock, concrete and asphalt , green waste composting, timber growing, aggregate material, reduction, screening and storage	
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	none	
Describe existing and proposed method of sewage disposal	none	

Describe existing and proposed water supply		NONE			
Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes – which year?	_____

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

To amend the map to certify a currently “grandfathered” existing use of the land.

2. How would the map amendment benefit the public health, safety, or welfare?

There is a solid need for aggregate resources as well as a place to recycle and reuse concrete, misc. aggregate waste, and composted green waste. Reusing waste helps reduce the need for raw materials and reduces the amount of materials that would otherwise be imported from off island.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

The main reason for the map ammendment is because the current use of the properties has been occurring for close to 40 years. Revising the map will make the use consistant with its historic use.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

The subject properties are consistent in size and characteristics with SJC18.35.015 and the land has been historically used for over 40 years as such without issues.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

This area is undeveloped. There is one residence being built by a member of our family using Thevethan Hollow Rd. otherwise the only ownership beyond east property lines of TP450113001 and 450113004 is the 15 acres owned by the Boy Scouts of America Troop 90 for a camping and scouting activity location. Mineral resources are located where the mineral extraction (rock) and processing can be done. The current map disignation is RFF/10. The charictaristics of the parcels fit within the criteria specified under 18.35.015 Mineral resource lands district. The location is obscured by forest and access from public view.

<p>6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.</p> <p>Since mineral extraction activities are consistent with the characteristics of the rural landscape. The change to the Mineral Resource land designation would benefit the surrounding area by discouraging sprawl and further subdivision.</p>		
<p>7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?</p> <p>The properties fit all criteria of 18.35.015 in the San Juan County UDC and the historic activities of the subject parcels have a history of long term commercial significance as described in RCW 36.70.170</p>		
8. Does this proposal include an Urban Growth Area (UGA) expansion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. If yes, which UGA?		
10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)		
11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)		
12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.		
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.		

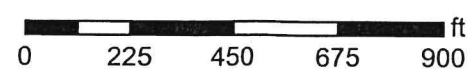


Pictometry International Corp., San Juan County Assessor's Office



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WV Holdings 450113003

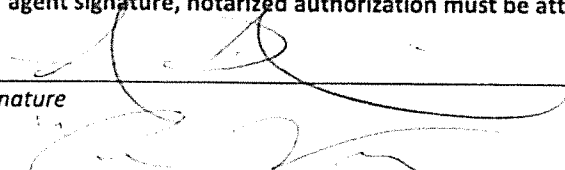
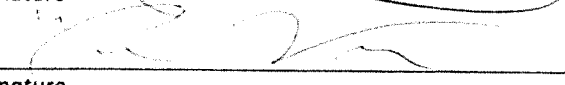
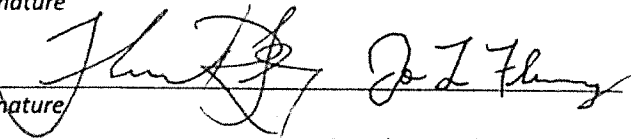
Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Andrew Fleming & Merriss Waters</u>	Name of Agent:	<u>Francine Shaw</u>
Address	<u>239 NW 48th St</u>	Address	<u>PO Box 2112</u>
City, State, Zip	<u>Seattle, WA 98107</u>	City, State, Zip	<u>Friday Harbor, WA 98250</u>
Phone Number	<u>206-679-6590</u>	Phone Number	<u>(360) 378-6278</u>
Email	<u>andrew.fleming@yahoo.com</u>	E-mail	<u>fshaw@rockisland.com</u>

PROPERTY OWNER INFORMATION:				
Name of Owners:	<u>Andrew Fleming, Merriss Waters, Thomas Fleming, Jo Fleming</u>		Phone Number	<u>206-679-6509</u>
Address	<u>176 Sea Breeze Ln</u>		E-mail	<u>andrew.fleming@yahoo.com</u>
City, State, Zip	<u>Friday Harbor, WA 98107</u>			

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	<u>351434001</u>	Land Use/Shoreline Designation:	<u>RFF/NA</u> Parcel size: <u>132.5</u>
Tax Parcel Number:	<u>351433002</u>	Land Use/Shoreline Designation:	<u>RFF/NA</u> Parcel size: <u>20.0</u>
Tax Parcel Number:	<u>352321001</u>	Land Use/Shoreline Designation:	<u>RFF/NA</u> Parcel size: <u>5.0</u>
Tax Parcel Number:	<u>352321002</u>	Land Use/Shoreline Designation:	<u>RFF/NA</u> Parcel size: <u>5.0</u>

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)			
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)			
	<u>Andrew P. Fleming</u>		<u>2/28/2018</u>
Signature	Printed Name		Date
	<u>Merriss C. Waters</u>		<u>2/28/2018</u>
Signature	Printed Name		Date
	<u>Thomas Fleming & Jo Fleming</u>		<u>2/28/2018</u>
Signature	Printed Name		Date
For CD&P Use Only		Complete Application:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Amt. Paid:	Date Received:	Receipt Number: 0000	

DESCRIPTION OF PROPOSAL:
The applicants propose to re-designate 162.5 acres on San Juan Island from Rural Farm Forest (RFF) to Rural General Use (RGU) while retaining the same allowable residential density of one unit per 5 acres.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation

- Redesignation of maximum allowable residential density

- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: See front page of application	Land Use/Shoreline Designation: RFF/NA	Proposed Density: 132.5
Tax Parcel Number: See front page of application	Land Use/Shoreline Designation: RFF/NA	Proposed Density: 20.0
Tax Parcel Number: See front page of application	Land Use/Shoreline Designation: RFF/NA	Proposed Density: 5.0
Tax Parcel Number: See front page of application	Land Use/Shoreline Designation: RFF/NA	Proposed Density: 5.0

General location of property:	County (unincorporated) land immediately south of San Juan Valley Rd and Peace Island Medical Center, immediately southwest of the Town of Friday Harbor, and immediately west of Friday Harbor airport.				
Island: San Juan	Total acres of proposal: 162.5				
List all existing use(s) on property:	Event center, B&B inn, single-family residence				
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	n/a				
Describe existing and proposed method of sewage disposal	Current: On-site sewage system (multiple septic systems) Proposed: No change				
Describe existing and proposed water supply	Current: Private well, with public water system under application Proposed: No change				
Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	n/a

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?

The amendment is proposed in order to allow for the subject property to host a somewhat wider range of commercial/institutional uses (e.g., resort/camp, school) if approved via the conditional use permit process.

2. How would the map amendment benefit the public health, safety, or welfare?

The welfare of San Juan County will benefit from an increase in reliable family-wage jobs, particularly if these businesses and job opportunities are appropriately sited near higher-density areas, on major collector roads, and buffered from less dense rural residential areas through increased setbacks and retention of native vegetation.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

San Juan Island has an insufficient amount of land designated Rural General Use, and is in need of additional appropriately sited land to accommodate business/economic growth to support or existing and future populations.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

2.2.B Economy

Goal: To support a broad-based, diversified, stable, year-round economy which provides a range of goods, services and employment opportunities serving the needs of County residents, while safeguarding the rural, residential, agricultural, and marine nature of the County.

Policies:

1. Provide a predictable development atmosphere for the local economy through the formulation of clearly defined land use designations, regulations and standards.
2. Allow the establishment of *home occupations* and *cottage enterprises* with appropriate performance standards.
3. Retain *resource-based activities* by:
 - a. Conserving agricultural, forest, and mineral resource lands;
 - b. Encouraging forest land owners to use best management practices and sustainable harvesting techniques;
 - c. Allowing resource-based processing and commercial activities to locate on resource lands and in some rural areas; and
 - d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to a personal residential use throughout the county.
4. Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the islands' natural environment, community livability, and the needs of county residents by establishing performance standards which address:
 - a. compatibility with surrounding area;
 - b. visual impact, including signage, light and glare;
 - c. storm drainage control;
 - d. traffic access and circulation;
 - e. outdoor storage and location of parking and loading;
 - f. noise abatement;
 - g. water and air pollution, including hazardous wastes, odor, and noxious fumes; and
 - h. Critical Areas.
5. Allow for tourism-related businesses and activities within the context of maintaining a diverse and balanced economy while minimizing the related negative impacts.
6. Commercial and industrial uses should be located only where directly accessible from a County Road, or from a private road if traffic and maintenance impacts to the private road are minimized.

The proposed amendment is consistent with key principles of the Comprehensive Plan; most importantly, providing economic opportunities for County residents while maintaining the islands' primarily rural character.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

The land in the vicinity of the subject property can be logically described in three categories: 1) rural general use (RGU) land to the East/Southeast; 2) institutional/industrial Town of Friday Harbor land to the North/Northeast, and rural farm forest (RFF) land to the West/Southwest. To the North/Northwest, San Juan Valley Road as well as the significant wetlands create a logical boundary between the subject property and agricultural resource land located Northwest of San Juan Valley Road.

The properties to the West and South are currently designated rural farm forest (RFF); these areas have been platted into generally smaller rural lots and would not be appropriate for RGU designation. Conversely, the subject property has not been platted and is geographically distinct (located on a hill approximately 100 feet above the surrounding land).

Land use in the Town of Friday Harbor land to the North/Northeast (institutional and light industrial) represents a more intensive use than the proposed RGU for the subject property.

Therefore, the subject property is substantially more similar to the RGU properties to the East/Southeast and to the Town of Friday Harbor properties to the North/Northeast than it is to the RFF properties to the West/Southwest. Hence, a distinction between the subject property and the nearby RFF properties is justified.

Furthermore, designating the subject property as RGU would provide an appropriately gradual transition from less intensive rural/agricultural uses to the West/Southwest to more intensive institutional/industrial uses to the North/Northeast, as well as to the urban growth area.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

The proposed amendment would allow for additional appropriately designed and scaled commercial and institutional uses via conditional use permit process, which would provide significant economic benefits to the area.

We expect that the required conditional use permit process would prevent any significant adverse impacts of additional uses. Adverse impacts are relatively easy to prevent in this location because the subject property is geographically isolated by heavy forest, wetlands, a major collector road, and the Friday Harbor Airport.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

Please see attached code analysis.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA? n/a

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

Please see attached maps.

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)

Please see attached list of property owners.

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

Please see attached SEPA checklist.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.

Please see attached copies of deeds and legal descriptions of subject property.

***Proposed Amendment to Comprehensive Plan Official Map
Rural Farm Forest to Rural General Use***

***TPNs 351434001, 351433002, 352321001 and 352321002
San Juan Island***

Project Data

Applicant: Andrew Fleming and Merriss Waters
239 NW 48th Street
Seattle, WA 98107
Phone: (206) 679-6509
Email: andrew.fleming@yahoo.com

Agent: Francine Shaw, Land Use Planner
Law Offices of Stephanie Johnson O'Day
P.O. Box 2112
Friday Harbor, WA 98250
Phone: (360) 378-6278
Email: fshaw@rockisland.com

Project Description: Andrew Fleming and Merriss Waters are requesting that the land use designation assigned to their four upland parcels be changed from "Rural Farm Forest" to "Rural General Use" as part of the San Juan County Comprehensive Plan update. No change to the residential density (1 DU/5 acres) is proposed.

Island: San Juan

Tax Parcel Numbers: The 162.5 acre project site consists of four tax parcels including TPN 351434001 (132.5 acres), TPN 351433002 (20.0 acres), TPN 352321001 (5 acres) and TPN 352321002 (5 acres).

Application Procedures and Regulatory Analysis

Section 18.90.030 of the San Juan County Code provides application procedures and criteria for approving amendments to the Official Comprehensive Land Use Maps. Amendments to the Comprehensive Plan Official Maps is the mechanism by which the Comprehensive Plan land use designation or density applicable to property can be amended to reflect such things as errors in designation assignment, changed circumstances, new land use needs, new land use policies, or inconsistency between

designations, area characteristics, and the goals, policies, and purpose and intent of the Comprehensive Plan.

The following analysis of the proposed re-designation is broken into two sections; one which addresses Application Procedures and the other which addresses Criteria for Approval.

I. Section 18.90.030(D) - Application Procedure

Section 18.90.030(D.1) SJCC - *The request shall be in writing, in a form approved by the planning director, and shall include the following information:*

- **Section 18.90.030(D.1.a)** – *Historic use of the property and adjoining lands;*

Prior to the purchase of the subject properties by the applicants in 2016, the land was used for grazing cattle and hay production. Since their purchase, the applicants have completed an exempt land division (parcels 40 or larger) and two Boundary Line Modifications (File No.s PBLM00-17-0045 and PBLM-17-0049), received approval of a building permit for construction of a new large barn (File No. BUILDG-17-0078) and applied for a conditional use permit for use of the barn as an events center and a new bed and breakfast inn is pending (File No. PCUP00-17-0029.).

Description of the Fleming/Waters Properties

The subject property has not been platted and is geographically distinct (located on a hill approximately 100 feet above the surrounding land).

TPN 351434001 is 132.5 acres in size and in which the other three parcels sit. This parcel remains undeveloped.

TPN 351433002 is approximately 20 acres in size and is occupied by a barn that was constructed in 1998, a non-residential well and the new barn permitted in 2016 under File No. BUILDG-17-0078. Commercial use of the new barn as an event center is pending approval under Conditional Use Permit File No. PCUP00-17-0029.

TPNs 352321001 and 352321002 are both 5 acres and currently undeveloped. A single-family dwelling comprised of a main residence and 5 appurtenant sleeping cottages was permitted in January 2018. Use of these structures as a Bed and Breakfast Inn is pending approval under Conditional Use Permit File No. PCUP00-17-0030.

Land use designations in the vicinity of the subject property vary but can be generally placed in four categories: 1) Rural General Use with a density allowance of 1 DU/5 Acres (RGU-5) to the East/Southeast; 2) institutional/industrial uses within the Town of Friday Harbor to the North/Northeast, 3) Rural Farm Forest with a density allowance of 1 DU/5

Acres (RFF-5) to the West/Southwest and 4) Agricultural Resource with a density allowance of 1 DU/10 acres (AR-5) to the north beyond San Juan Valley Road.

San Juan Valley Road as well as the significant wetlands create a logical boundary between the subject property and agricultural resource lands located Northwest of San Juan Valley Road.

The properties to the West and South have been platted into generally smaller rural lots and would not be appropriate for RGU designation.

Land use in the Town of Friday Harbor land to the North/Northeast (institutional and light industrial) represents a more intensive use than the proposed RGU for the subject property.

Therefore, the subject property is substantially more similar to the RGU properties to the East/Southeast and to the Town of Friday Harbor properties to the North/Northeast than it is to the RFF properties to the West/Southwest. Hence, a distinction between the subject property and the nearby RFF properties is justified.

Furthermore, designating the subject property as RGU would provide an appropriately gradual transition from less intensive rural/agricultural uses to the West/Southwest to more intensive institutional/industrial uses to the North/Northeast, as well as to the urban growth area.

- **Section 18.90.030(D.1.b)** – *Allowable population density of the surrounding area as measured by the maximum allowable residential density;*

This application is not requesting a change in density allowance. The Fleming/Waters property is assigned a residential density of one dwelling unit per five acres as are the properties located immediately to the south and west. To the north of San Juan Valley Drive and further west the density allowance decreases to 1 DU/10 acres.

- **Section 18.90.030(D.1.c)** – *Existing soil and sewage disposal conditions;*

Soil Conditions: The recently updated Soil Survey for San Juan County identifies seven different soil types on the Thurman property, including:

- 1000 – Sholander-Spieden complex, 0 to 5 percent slopes;
- 1004 – Limepoint-Sholander complex, 0 to 8 percent slopes;
- 1013 – Bazal-Mitchellbay complex, 0 to 5 percent slopes;
- 2004 – Mitchellbay gravelly sandy loam, 0 to 5 percent slopes;
- 3001 – Hoypus sandy loam, 3 to 25 percent slopes;
- 4000 – Roche-Killebrew-Rock Outcrop complex, 5 to 35 percent slopes;
- 4007 – Roche – Mitchellbay complex, 3 to 15 percent slopes;

Sewage Disposal Conditions: The project site is served by individual on-site septic systems.

- **Section 18.90.030(D.1.d)** – *Description of existing water supply;*

The property is served by a private well. A Group B system application is under review with San Juan County with this exempt private well as the source. A water right application is under review with WA DOH with two existing wells on the property as the proposed sources. A Group A system is planned for submittal after the water right approval is complete.

- **Section 18.90.030(D.1.e)** – *Suitability for agricultural and timber use;*

Most of the soil on site is suitable for farming except for the most northeasterly tip of the property. Mitchellbay gravelly sandy loam is considered prime farmland if irrigated. It also supports the growth of Douglas fir and Western red cedar.

Limepoint-Sholander complex and Bazal-Mitchellbay complex are considered prime farmland if drained.

Mitchellbay gravelly sandy loam and Roche – Mitchellbay complex are prime farmland and support the growth of Douglas fir and Western red cedar.

Hoypus sandy loam is farmland with statewide significance.

Roche-Killebrew-Rock Outcrop complex is neither prime farmland nor suitable for growing timber.

- **Section 18.90.030(D.1.f)** – *Known archaeology or historical resources on the property;*

There are no known archaeological or culturally significant sites on this property.

- **Section 18.90.030(D.1.g)** – *Natural resources involved;*

No formally designated forest, mineral or agricultural lands exist on the property.

- **Section 18.90.030(D.1.h)** – *Availability of existing public services and utilities; and*

The project site is served by a full range of public services and utilities including police and fire service, Orcas Power and Light electrical service and CenturyTel telephone service.

- **Section 18.90.030(D.1.i)** – *Names of abutting property owners.*

The applicants request that this application be considered as part of the County's Comprehensive Plan update that is currently under review. If this application is accepted as requested, public notice will be provided by the County.

- **Section 18.90.030(D.2)** – *Through the use of legal descriptions and maps, the application shall identify clearly the areas for which the change is requested. The reason or reasons for the request shall be clearly stated. The application shall describe how the proposed change meets all of the criteria for approval listed in subsection (F) of this section.*

As required above, maps and legal descriptions of the four parcels are attached to this application.

A consistency analysis with Subsection F is provided below

- **Section 18.90.030(D.3)** – *If a proposal would remove a resource land designation from property, the application must provide information demonstrating that the property is not appropriately designated as agricultural or forest land under RCW 36.70A.170*

Not applicable.

II. Section 18.90.030(F) – Re-designation Criteria

In order for the proposed re-designation to be approved the following five criteria must be met. The analysis below shows that the property meets the goals and policies for being designated “Rural General Use” under the County’s existing Comprehensive Plan. Considering the County is currently updating their Comprehensive Plan as required by the Growth Management Act (RCW 36.70A) and the update requires the County to provide enough land zoned for rural commercial and industrial uses, the applicants would like the County to consider re-designating their land to RGU to fill the shortage of available RGU land on San Juan Island.

- **Section 18.90.030(F.1)** - *Comprehensive Plan Official Map Amendments. The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:*

Criterion #1: Section 18.90.030(F.1.a) SJCC - *The change would benefit the public health, safety, or welfare.*

The SJCC does not define the term “public health, safety or welfare”. Individual definitions for “public health”, “public welfare” and “public safety” found in Black’s Law, a dictionary that defines terms based on legal context, are as follows.

“Public Health” - means the prevailing healthful or sanitary condition of the general body of people or the community in mass, and the absence of any general or widespread disease or cause of mortality.

“Public Safety” – A state may exercise its police power by enacting laws for the protection of the public from injury and dangers.

“Public Welfare” – The prosperity, well-being, or convenience of the public at large, or a whole community, as distinguished from the advantage of an individual or limited class. It embraces the primary social interests of safety, order, morals, economic interest, and non-material and political interests.

While the proposed re-designation does not specifically benefit public health or safety, it does benefit public welfare. The welfare of San Juan County will benefit from an increase in the number of acres on San Juan Island currently designated Rural General Use (RGU). There is insufficient land area on San Juan Island where commercial and industrial development can locate. An increase in Rural General Use will support the establishment of new businesses and reliable family-wage jobs to support our current and future populations. The location of the property is ideal for re-designation to RGU particularly due to its location next to higher-residential density areas, areas with higher intensity of development, adjacent to the Friday Harbor Airport, and on a major collector road. The applicant is not opposed to buffering non-residential uses on the site from less dense rural residential to the north, south and west through increased setbacks and retention of native vegetation.

Criterion #2: Section 18.90.030(F.1.b) SJCC - *The change is warranted because of one or more of the following; changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purpose, criteria and goals outlined in the comprehensive plan.*

The change is warranted due to a demonstrable need for additional land in the proposed Rural General Use land use designation.

Criterion #3: Section 18.90.030(F.1.c) SJCC *The change (to RFF) is consistent with the criteria for land use designations specified in the Comprehensive Plan.*

Rural General Use

The Goal of the Rural General Use designation is to provide flexibility for a variety of small-scale, low-impact uses to locate on rural lands.

The policies for the Rural General Use land use designation are as follows:

(1) *Areas which are characterized by the following criteria may be designated as Rural General Use on the Comprehensive Plan Official Maps:*

- i. There is an existing mix of residential development, scattered single family residences, small farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises, rural commercial and rural industrial uses;*

Existing development surrounding the property is diverse. There are institutional uses to the north (Peace Island Hospital and EMT facility), to the east is the Friday harbor Airport, to the south and west are rural residential properties. Across the street (San Juan Valley Road) from the property are agricultural resources lands.

- ii. Parcels are generally five to twenty acres in size; and*

The property includes a total of 162.5 acres and four parcels ranging between five and 132.5 acres in size. Subdivision of the 132.5-acre parcel is expected following water system approval.

- iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.*

Use of the property for intense commercial forestry use is marginal due to the time it takes to grow a harvestable tree and the lack of areas on the island to process harvested logs. It takes several generations to grow a harvestable tree (Douglas fir and Western Red cedar) on the islands. In addition, processing the logs into lumber or other wood bi-products requires the logs to be transported off island. The time constraint for growing harvestable trees and the transportation expense reduces the profit made from selling the timber on this land. It is not suitable for intense forestry use.

While the soils are suitable for agricultural uses they may not be suitable for intense commercial agricultural use. Agricultural uses produce dust, noise, odors, and other objectionable activities which do not belong near an urban environment where the property is located. The location of the property makes it prime for conversion to a use other than agricultural due the location adjacent to the corporate boundaries of the Town of Friday Harbor where existing development consists of a mix on industrial, institutional and commercial land uses with rural residential land uses with a development pattern of 1 DU/5 acres to the south and west.

(2) *Allow resource-based industrial and commercial activities, rural commercial, rural industrial, and cottage enterprise uses.*

San Juan County evaluated the types of uses that are suitable for developing on RGU lands when the Comprehensive Plan was originally adopted and through several updates to the Comprehensive Plan. The applicants' development proposal would abide by the San Juan County Code.

- (3) *Establish performance standards for the uses contained in Policy (2), above, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage control.*

San Juan County established performance standards for specific types of development. These can be found in SJCC 18.40. Development regulations for RGU lands are found in SJCC 18.60. Any development the applicants propose on this land will be required to comply with these standards and regulations.

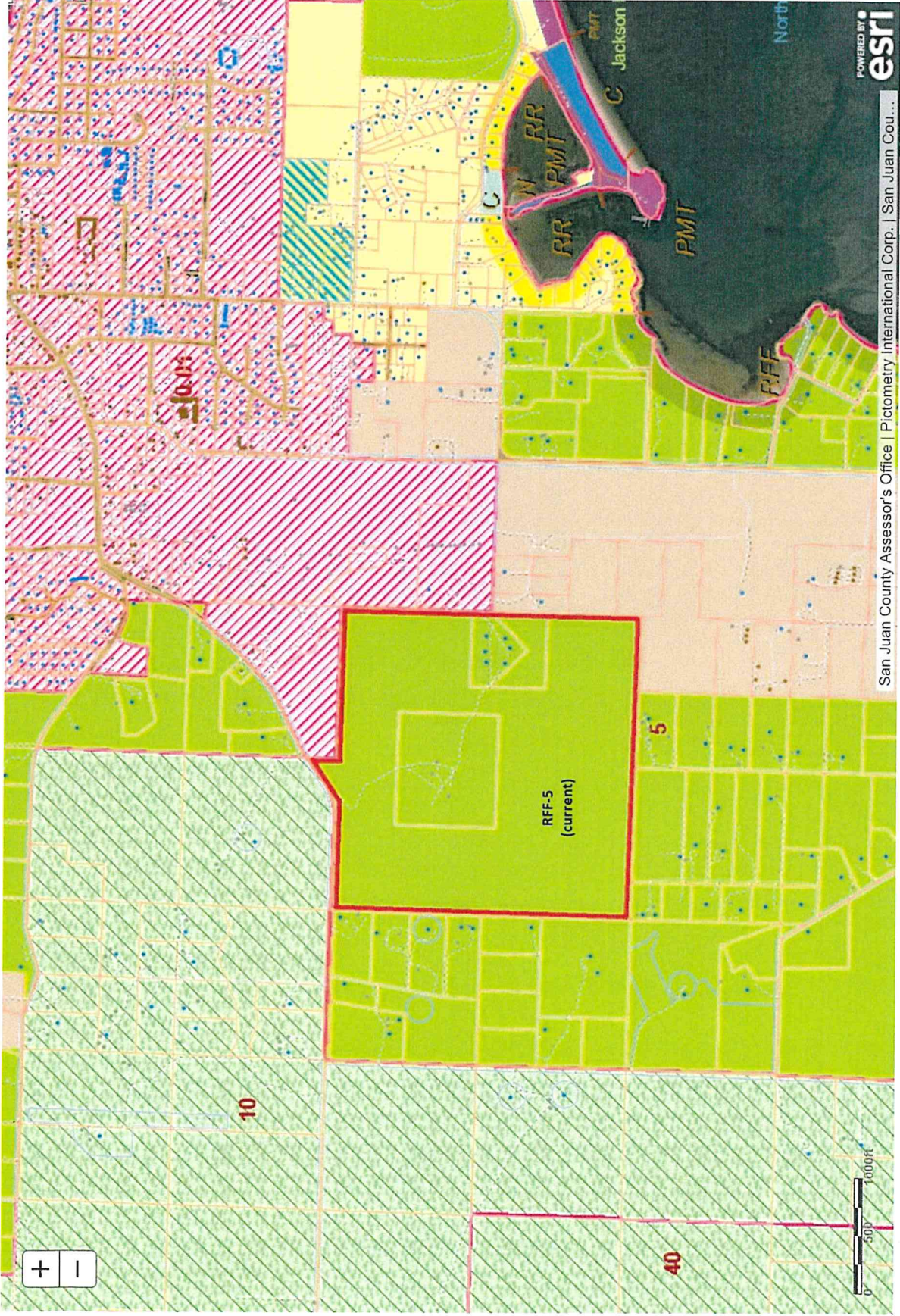
- (4) *Allowable uses should be compatible with the existing rural character and should not result in more than a minimal and manageable increase in demand on existing rural governmental services and facilities, utilities, community water systems, sewage disposal systems, and County roads.*

Most of the uses in RGU land use designation require the approval of a Conditional Use Permit (CUP) to assure compliance with this policy.

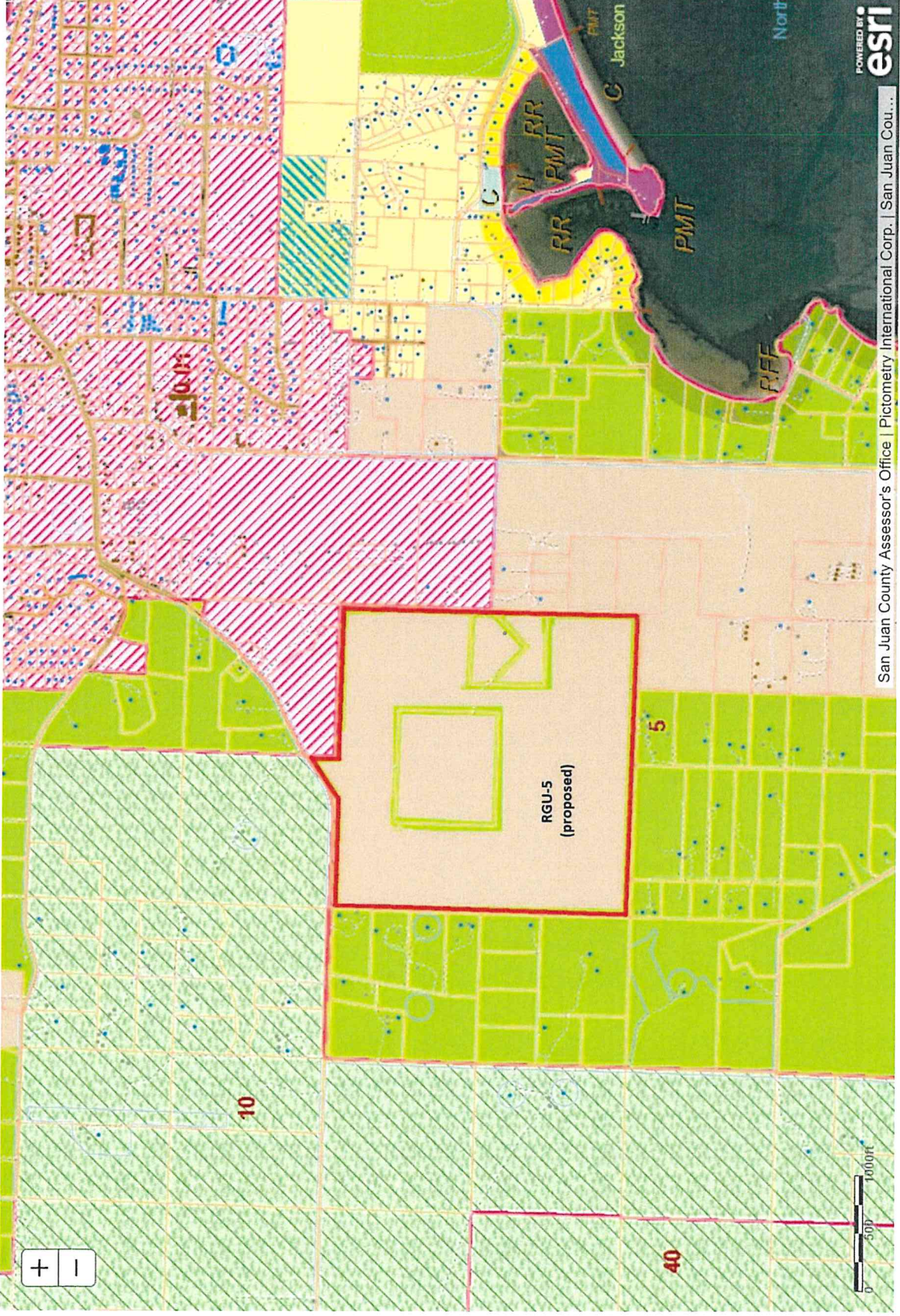
Criterion #4: Section 18.90.030(F.1.d) SJCC - The change, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies a different designation.

Criterion #5: Section 18.90.030(F.1.e) SJCC – The benefits of the change will outweigh any significant adverse impacts of the change.

As noted above, most developments within the RGU require CUP approval. During the CUP process, development is evaluated for adverse impacts ranging from the environment to transportation and conditioned to mitigate impacts. The fact is that there is a need for more Rural General Use on San Juan Island. This property is not significantly environmentally sensitive and is not located in a remote area on the island. It is near the heart of the Town of Friday Harbor, within walking distance to other businesses, restaurants, and transportation hubs (Ferry Terminal and Friday Harbor Airport)



Current Comprehensive Plan Designations (RFF = green, RGU = brown)



Proposed Comprehensive Plan Designations (RFF = green, RGU = brown)



Current Parcel Boundaries with Wetlands Overlay

All Property Owners Within 300 feet of Subject Property

Tax Parcel Number	Name of Owner	Mailing Address
352312016002	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312005	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312004	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312012	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312011	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312014	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352312015	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352324007	Port of Friday Harbor	PO Box 889 Friday Harbor, WA 98250-0889
352324002	Derek L. Steere & Lauren D. Cohen	450 Burton Lane Friday Harbor, WA 98250-0889
352351013	Lonnie T & Audrey G Acord	PO Box 516 Seaview, WA 98644-0516
352351006	Robert & Julie Ross II	PO Box 2968 Friday Harbor, WA 98250-2968
352351005	Jordan T Ross	PO Box 2968 Friday Harbor, WA 98250-2968
352214001	Sandra G. Richard	517 Douglas Rd Friday Harbor, WA 98250-8373
352211007	Ivan A & Jacquelyn Reiff	PO Box 2449 Friday Harbor, WA 98250-2449
352211001	Jill Irene Akins & Micky Mosher & Kevin Akins	198 Hudson Way Friday Harbor, WA 98250-7237
352211002	Jill Irene Akins & Micky Mosher & Kevin Akins	198 Hudson Way Friday Harbor, WA 98250-7237
351550004	Bard R & Laurie L Williamson	PO Box 368 Friday Harbor, WA 98250-0368
351550003	Roxanne Christensen	PO Box 1639 Friday Harbor, WA 98250-1639
351544004	Islands Community Church	PO Box 1346 Friday Harbor, WA 98250-1346
351544003	Robert & Ruth Ploghoft	1565 San Juan Valley Rd Friday Harbor, WA 98250-9413
351551007	Swan Valley Lot Owners	C/O SJC Treasurer PO Box 639 Friday Harbor, WA 98250-0639
351432001	Paula Jean Sundstrom	159 Davison Head Dr Friday Harbor, WA 98250-9160

351431003	Road Scholars Restorations LLC	1710 Page Rd Ext Durham, NC 27703-8911
351491802	PeaceHealth	Attn: James Lett 1115 SE 164TH Ave Dept 332 Vancouver, WA 98683-8003
351491803	PeaceHealth	Attn: James Lett 1115 SE 164TH Ave Dept 332 Vancouver, WA 98683-8003

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: n/a (no project proposed – re-designation only)
2. Name of applicant: Andrew Fleming
3. Address and phone number of applicant and contact person: Andrew Fleming: 206-679-6509
4. Date checklist prepared: 2/28/2018

5. Agency requesting checklist: [San Juan County](#)
6. Proposed timing or schedule (including phasing, if applicable): Work has begun with a building permit on the construction of a barn. Proposed Comprehensive Plan Amendment to be considered with current Comprehensive Plan Update.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No current plans.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. n/a
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. Yes: two Conditional Use Permits are pending approval with San Juan County. PCUP00-17-0029 (Event Center) and PCUP00-17-0030 (Bed & Breakfast Inn).
10. List any government approvals or permits that will be needed for your proposal, if known. n/a
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.)

The subject property is comprised of 162.5 acres among 4 parcels under the same ownership. The proposed update from rural farm forest (RFF) designation to rural general use (RGU) would allow for certain additional commercial and other uses via the Conditional Use Permit process. If approved, the owners may consider applying for uses such as a resort, camp, and/or school. Any specific proposals for additional use of the property would be developed following approval of the land use designation update.

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 subject property is located at 1339 San Juan Valley Road. Tax Parcel Numbers are: 351434001, 351433002, 352321001, and 352321002. Highlighted overhead maps have been included with the Plan Amendment application.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

Relatively flat, gradual slope, rising to approximately 100 feet above surrounding parcels

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

3 to 5 percent.

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.

The soils are classified by the USDA soil Survey as Unit 4007: Roche-Mitchellbay complex, 3 to 15%. The "farmland classification" is "prime farmland."

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

No. San Juan County has critical area overlays that include assorted categories of geological hazards, and none are present on the site.

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.

n/a – No proposed excavation/grading as part of this application.

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

n/a – No proposed clearing/construction as part of this application.

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

n/a – No proposed clearing/construction as part of this application.

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

n/a – No proposed clearing/construction as part of this application.

2. Air [\[help\]](#)

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.

n/a – No proposed construction or operations as part of this application.

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

n/a

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

n/a – No proposed construction or operations as part of this application.

3. Water [\[help\]](#)

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.
Yes, an unnamed year-round pond is located on the subject property. This pond flows into a wetland area and eventually into False Bay Creek. A few unnamed wetlands are also located on the property; these do not flow into a notable stream/river.
- 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.
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No discharge of waste material.

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.
Two wells are currently in use on the property. Based upon extensive pumping tests conducted in September, 2017, these two wells consistently produce over 45 gpm combined. A Group B water system is currently under review with San Juan County, and a water right application is under review with WA Dept. of Health. This water supply is adequate to meet significant additional demands on the subject property.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
No discharge of waste material.

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.
Current stormwater runoff is easily managed on-site, given the large size of the parcel and its extensive natural vegetation. No additional runoff is proposed in this application.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
n/a
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
n/a

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

Stormwater Management Plan in place for existing runoff. No additional runoff proposed in this application.

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

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

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

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

n/a

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

None.

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

n/a

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

None.

5. **Animals** [\[help\]](#)

- 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.

Traditional native birds, deer, and small mammals are on the property. No priority or protected species are listed as residing in the area.

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site.
None.
- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
n/a
- e. List any invasive animal species known to be on or near the site.
None.

6. **Energy and Natural Resources** [\[help\]](#)

- 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.
No proposed energy demands as part of this proposal. Currently, a large solar array located on the new barn produces enough electricity to offset all current electrical use on the subject property.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No construction is proposed in this application further, the subject property is sufficiently distant from other properties that it cannot have any affect on their potential use of solar energy.
- 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:
n/a

7. **Environmental Health** [\[help\]](#)

- 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?
n/a

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

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
n/a
- 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.
n/a
- 3) Proposed measures to reduce or control noise impacts, if any:
n/a

8. Land and Shoreline Use [\[help\]](#)

- 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.
To the east is the Friday Harbor Airport, including runway and hangars. To the north is San Juan Valley Rd and the Peace Island Medical Center. Other neighboring residences are ¼ mile or more away. To the southeast is rural general use land with multiple uses. To the south, southwest, and west is rural farm forest land composed of large residential parcels. The subject property is geographically isolated by topography, heavy forest, and wetlands, and is sufficiently large that any impacts on adjacent properties from additional uses requested via Conditional Use Permit pursuant to this proposal could be easily mitigated.

- 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?

None of the land is in a timber or farm open space program. No change in this status is expected.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are existing barn, shop, and shed buildings, approximately 1,800, 1,200, and 200 square feet, respectively. The new barn building has a footprint of approximately 4,800 square feet and new parking/driveway of around 1,000 square feet.

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

n/a

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

Rural Farm Forest (RFF), 1 residence per 5 acres.

- f. What is the current comprehensive plan designation of the site? Rural Farm Forest, 5. (RFF5)

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

n/a

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

Yes. Critical Aquifer Recharge area. This designation has been applied to all property in the county.

- i. Approximately how many people would reside or work in the completed project? n/a

- j. Approximately how many people would the completed project displace? None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: n/a

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

n/a

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

n/a

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. n/a
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any: n/a

10. Aesthetics [\[help\]](#)

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

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
n/a
- b. Could light or glare from the finished project be a safety hazard or interfere with views? n/a
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: n/a

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Jackson Beach, owned by Port of Friday Harbor. Dog Park on Mullis Street. Horse riding tours within a mile or so of the property entrance. The American Camp trail runs through Port of Friday Harbor land immediately adjacent to the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe. n/a
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: n/a

13. Historic and cultural preservation [\[help\]](#)

- 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. No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No. Archeology overlay was confirmed as negative by SJCC and DAHP.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. County was contacted and they reviewed DAHP provided Cultural Resource maps and confirmed that no areas of concern exist on the property.
- 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. n/a

14. Transportation [\[help\]](#)

- 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. Spring Street from Friday Harbor becomes San Juan Valley Road just beyond the Town of Friday Harbor Limits. Subject property entrance is on the south side of SJV road.
- 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? The WA state ferry dock is approximately 1.2 miles from the subject property.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? n/a
- 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). n/a
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? n/a
- 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? n/a
- 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. No.
- h. Proposed measures to reduce or control transportation impacts, if any: n/a

15. **Public Services** [\[help\]](#)

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

16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: on-site propane tanks
- g. 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. n/a

C. Signature [\[help\]](#)

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

Signature: _____
Name of signee _____
Position and Agency/Organization _____
Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[help\]](#)

(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?
Discharges of any future proposed use under a RGU designation would be comparable to that of residential and other uses currently allowed under RFF.

Proposed measures to avoid or reduce such increases are: Compliance with all current adopted regulations provides adequate mitigation of these increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Unlikely. Preservation of the majority of the site is anticipated regardless of land use designation. Site disturbance will be limited to a fractional of the overall available area.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Retaining most natural vegetation and forest.

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

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

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? Not likely.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Minimizing overall project area, retaining natural vegetation, implementation of approved stormwater controls.

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? No affect for shoreline. Proposed land use designation is compatible with surroundings and comprehensive plan.

Proposed measures to avoid or reduce shoreline and land use impacts are: n/a, aside from above listed impact reduction measures and implementation of stormwater controls.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Utility usage will be on par with residential and other uses currently allowed outright under RFF zoning. Transportation effects will be a nominal traffic increase on a major collector road.

Proposed measures to reduce or respond to such demand(s) are: Alternatives to passenger cars will be utilized and encouraged, including, taxis from the airport and ferry landing, walking from the ferry or airport, carpooling when practical, and possible private shuttle charter for larger groups.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts could be identified after a comprehensive review.

AFTER RECORDING MAIL TO:

ANDREW P. FLEMING and
MERRISS C. WATERS
THOMAS R. FLEMING
JO LINDA FLEMING
239 N.W. 48th Street
Seattle, WA 98107-3414



Recorded at the request of:
SAN JUAN TITLE

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$ 50,040^{PP}

DEC 09 2016
078217
RHONDA PEDERSON
COUNTY TREASURER

STATUTORY WARRANTY DEED

Escrow No. 161146
Title Order No. 04S-10435

THE GRANTOR(S) MARY C. DOSSETT, CHRISTINE HAGEN aka CHRISTINE P. WEBER and DENNIE A. CARTER, SUCCESSOR CO-TRUSTEES OF THE CORINNE CARTER MARITAL TRUST as to an undivided forty-nine percent (49%) interest and MARY C. DOSSETT, CHRISTINE HAGEN aka CHRISTINE P. WEBER and DENNIE A. CARTER, SUCCESSOR CO-TRUSTEES OF THE ALAN F. CARTER FAMILY TRUST as to an undivided fifty-one percent (51%) interest

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION AND IN COMPLETION OF AN INTERNAL REVENUE CODE SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys, and warrants to ANDREW P. FLEMING and MERRISS C. WATERS, husband and wife, as to an undivided ninety-nine percent (99%) interest and THOMAS R. FLEMING and JO L. FLEMING, husband and wife, as to an undivided one percent (1%) interest

the following described real estate, situated in the County of San Juan, State of Washington:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH FULLY SET FORTH.

SUBJECT TO AND TOGETHER WITH covenants, conditions and restrictions of record as set forth in attached Exhibit "B", which is incorporated herein by this reference as though fully set forth.

Abbreviated Legal: SE/NW/SW, 14-35-3

Tax Parcel Number(s): 351433002000

Dated: December 8, 2016

CORINNE CARTER MARITAL TRUST

By: Mary C. Dossett
Mary C. Dossett, Successor Co-Trustee

By: Dennie A. Carter
Dennie A. Carter, Successor Co-Trustee

By: Christine P. Hagen
Christine P. Hagen aka
Christine P. Weber, Successor Co-Trustee

ALAN F. CARTER FAMILY TRUST

By: Mary C. Dossett
Mary C. Dossett, Successor Co-Trustee

By: Dennie A. Carter
Dennie A. Carter, Successor Co-Trustee

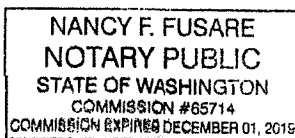
By: Christine P. Hagen
Christine P. Hagen aka
Christine P. Weber, Successor Co-Trustee

STATE OF WASHINGTON
COUNTY OF San Juan) ss.

I certify that I know or have satisfactory evidence that Mary C. Dossett is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was/she was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the CORINNE CARTER MARITAL TRUST and the ALAN F. CARTER FAMILY TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5th day of December, 2016.

Nancy F. Fusare
Notary Public for the State of Washington
Residing at Stacey Valley
My Commission Expires: 12/11/2019

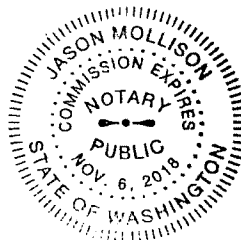


STATE OF WASHINGTON
COUNTY OF San Juan) ss.

I certify that I know or have satisfactory evidence that Dennie A. Carter is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was/she was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the CORINNE CARTER MARITAL TRUST and the ALAN F. CARTER FAMILY TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7th day of December, 2016.

Jason Mollison
Notary Public for the State of Washington
Residing at Eastwood WA
My Commission Expires: 11/6/2018



~~STATE OF WASHINGTON~~ Arizona
COUNTY OF Pima) ss.

I certify that I know or have satisfactory evidence that Christine C. Hagen is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was/she was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the CORINNE CARTER MARITAL TRUST and the ALAN F. CARTER FAMILY TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3 day of Dec, 2016.

Cathy M. Lamas
Notary Public for the State of ~~Washington~~ Arizona
Residing at Green Valley Ariz
My Commission Expires: 09-14-2018



EXHIBIT "A"

Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., Thence North 231 feet;
Thence South 45° West 330 feet along the median line of the County Road;
Thence East 235 feet to the Point of Beginning.

ALSO, the South half of the Southwest Quarter of Section 14;
The North half of the Northwest Quarter of Section 23, all in Township 35 North, Range 3 West, W.M.,

EXCEPTING THEREFROM that portion conveyed to the County of San Juan, State of Washington, for use of the public forever, as a public road and highway by Quit Claim Deed, recorded July 17, 1992, Volume 376 of Official Records, at page 93, Auditor's File No. 92181094, records of San Juan County, Washington.

Situate in San Juan County, Washington.

Unofficial
Copy

Handwritten initials: "JC" and "CJH"

EXHIBIT "B"

Subject to:

1. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
2. Covenants, Conditions and Restrictions imposed by instrument recorded on June 26, 1979, under Recording No. 107896
3. The terms and provisions contained in the document entitled Certificate of Water Right.
Recorded: December 4, 1985
Recording No.: 85137607
4. Covenants, Conditions and Restrictions imposed by instrument recorded on July 17, 1992, under Recording No. 92181094
5. Any and all offers of dedications, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed on the face of the plat recorded in Volume 47 of Plats at page(s) 47A.

Unofficial
Copy
-11111- JC CCH

Exhibit A
Legal Description of Parcel A

Parcel A

Those portions of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M. and of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M., described as follows:

Commencing at the Quarter Section Corner common to Sections 14 and 23, said Township and Range, from which bears the Section Corner common to Sections 14, 15, 22, and 23, North 88°15'58" West, 2669.14 feet; thence along the common boundary of said Sections 14 and 23, North 88°15'58" West, 904.59 feet to the True Point of Beginning; thence leaving the common boundary of said Sections 14 and 23 and parallel to the East boundary of said Section 14, North 01°38'51" East, 780.00 feet; thence parallel to the common boundary of said Sections 14 and 23, North 88°15'58" West, 990.00 feet; thence parallel to the East boundary of said Section 14, South 01°38'51" West, 780.00 feet to a point on the common boundary of said Sections 14 and 23; thence continuing South 01°38'51" West, in said Section 23, 100.00 feet; thence parallel to the common boundary of said Sections 14 and 23, South 88°15'58" East, 990.00 feet to a point which bears South 01°38'51" West, 100.00 feet from the True Point of Beginning; thence North 01°38'51" East, 100.00 feet to the True Point of Beginning.

Situate in San Juan County, Washington.

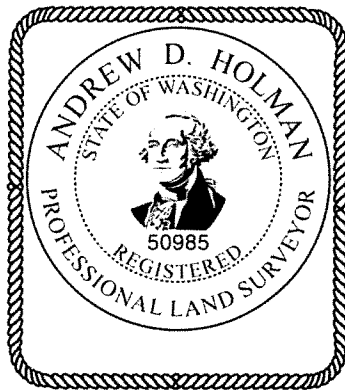


Exhibit B
Legal Description of Parcel B (Page 1 of 2)

Parcel B

The Southwest Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., San Juan County, Washington; AND

ALSO that portion of the Northwest Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., described as follows:

Commencing at the southeast corner of said Northwest Quarter of the Southwest Quarter; thence North $01^{\circ}48'58''$ East (also shown of record as North) 231 feet; thence South $46^{\circ}48'58''$ West, 330 feet (also shown of record as South 45° West) along the median line of the County Road; thence South $88^{\circ}08'56''$ East, 235 feet (also shown of record as East) to the Point of Beginning; AND

ALSO the Southeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M.; AND

ALSO the Northwest Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M.; AND

ALSO the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M.;

EXCEPT those portions of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M. and of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M., described as follows:

Commencing at the Quarter Section Corner common to Sections 14 and 23, said Township and Range, from which bears the Section Corner common to Sections 14, 15, 22, and 23, North $88^{\circ}15'58''$ West, 2669.14 feet; thence along the common boundary of said Sections 14 and 23, North $88^{\circ}15'58''$ West, 904.59 feet to the True Point of Beginning; thence leaving the common boundary of said Sections 14 and 23 and parallel to the East boundary of said Section 14, North $01^{\circ}38'51''$ East, 780.00 feet; thence parallel to the common boundary of said Sections 14 and 23, North $88^{\circ}15'58''$ West, 990.00 feet; thence parallel to the East boundary of said Section 14, South $01^{\circ}38'51''$ West, 780.00 feet to a point on the common boundary of said Sections 14 and 23; thence continuing South

Exhibit B

Legal Description of Parcel B (Page 2 of 2)

01°38'51" West, in said Section 23, 100.00 feet; thence parallel to the common boundary of said Sections 14 and 23, South 88°15'58" East, 990.00 feet to a point which bears South 01°38'51" West, 100.00 feet from the True Point of Beginning; thence North 01°38'51" East, 100.00 feet to the True Point of Beginning; AND

ALSO EXCEPT the South 165.00 feet of the East 660.00 feet of the Southeast Quarter of the Southwest Quarter of said Section 14; AND

ALSO EXCEPT the North 495.00 feet of the East 660.00 feet of the Northeast Quarter of the Northwest Quarter of said Section 23, Township 35 North, Range 3 West, W.M.; AND

ALSO EXCEPTING THEREFROM that portion conveyed to the county of San Juan, State of Washington, for use of the public forever, as a public road and highway by quit claim deed, recorded July 17, 1992, volume 376 of official records, at Page 93, Auditor's file no. 92181094, records of San Juan County, Washington.

Situate in San Juan County, Washington.

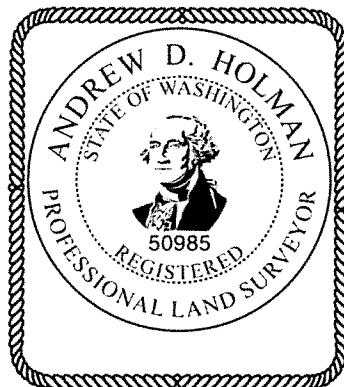


Exhibit C
Legal Description of Parcel C

Parcel C

The South 165.00 feet of the East 660.00 feet of the Southeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 3 West, W.M, San Juan County, Washington; AND

ALSO the North 495.00 feet of the East 660.00 feet of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M., San Juan County, Washington;

EXCEPT that portion of the Northeast Quarter of the Northwest Quarter of said Section 23 lying Southerly of the following described line:

Commencing at the Quarter Section Corner common to Sections 14 and 23, said Township and Range, from which bears the Section Corner common to Sections 14, 15, 22, and 23, North $88^{\circ}15'58''$ West, 2669.14 feet; thence along the common boundary of said Sections 14 and 23, North $88^{\circ}15'58''$ West, 659.82 feet to the True Point of Beginning of the line being described; thence leaving the common boundary of said Sections 14 and 23, South $43^{\circ}21'00''$ East, 467.37 feet; thence North $46^{\circ}39'00''$ East, 466.01 feet to said Quarter Section Corner common to Sections 14 and 23, and the terminus of said described line.

Situate in San Juan County, Washington.

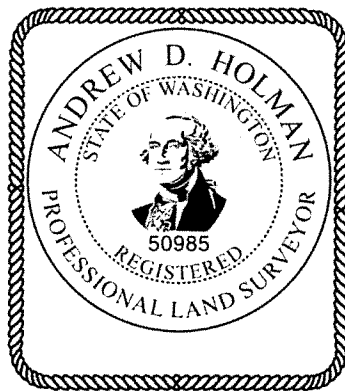


Exhibit D
Legal Description of Parcel D

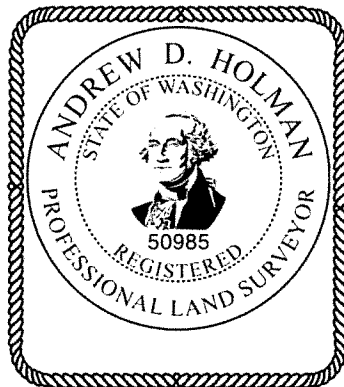
Parcel D

The North 495.00 feet of the East 660.00 feet of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 3 West, W.M., San Juan County, Washington;

EXCEPT that portion of the Northeast Quarter of the Northwest Quarter of said Section 23 lying Northerly of the following described line:

Commencing at the Quarter Section Corner common to Sections 14 and 23, said Township and Range, from which bears the Section Corner common to Sections 14, 15, 22, and 23, North 88°15'58" West, 2669.14 feet; thence along the common boundary of said Sections 14 and 23, North 88°15'58" West, 659.82 feet to the True Point of Beginning of the line being described; thence leaving the common boundary of said Sections 14 and 23, South 43°21'00" East, 467.37 feet; thence North 46°39'00" East, 466.01 feet to said Quarter Section Corner common to Sections 14 and 23, and the terminus of said described line.

Situate in San Juan County, Washington.





SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

SEE ATTACHED

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Foster Hildreth</u>	Name of Agent:	_____
Address	<u>95 Marguerite Rd</u>	Address	_____
City, State, Zip	<u>Eastsound</u>	City, State, Zip	<u>WA 98245</u>
Phone Number	<u>360.622.6339</u>	Phone Number	_____
Email	<u>foster.hildreth@icloud.com</u>	E-mail	_____

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>Foster Hildreth & Chantelle Hildreth</u>	Phone Number	<u>360.622.6339</u>
Address	<u>95 Marguerite Rd</u>	E-mail	<u>foster.hildreth@icloud.com</u>
City, State, Zip	<u>Eastsound, WA 98245</u>		

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary. SEE ATTACHED ILLUSTRATION (Two Pages)			
Tax Parcel Number:	<u>271433010000</u>	Land Use/Shoreline Designation: _____/_____	Parcel size: <u>1.3</u>
Tax Parcel Number:	<u>271433011000</u>	Land Use/Shoreline Designation: _____/_____	Parcel size: <u>1.4</u>
Tax Parcel Number:	<u>271433012000</u>	Land Use/Shoreline Designation: _____/_____	Parcel size: <u>1.8</u>
Tax Parcel Number:	<u>271433013000</u>	Land Use/Shoreline Designation: _____/_____	Parcel size: <u>1.7</u>

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
<u></u>	<u>Foster Hildreth</u>	<u>11/30/2017</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
Signature	Printed Name	Date
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid:	Date Received:	Receipt Number: 0000

Adam Zack

From: Erika Shook
Sent: Thursday, November 30, 2017 4:42 PM
To: Adam Zack
Cc: Linda Ann Kuller
Subject: FW: SJC Comprehensive Plan - Request to Adjust UGA Boundary for Fishing Bay Short Plan
Attachments: Request for UGA Boundary Adjustment - Fishing Bay Short Plat.pdf

Land use element

From: Foster Hildreth [mailto:foster.hildreth@icloud.com]
Sent: Thursday, November 30, 2017 4:37 PM
To: Erika Shook <erikas@sanjuanco.com>
Cc: Mike Thomas <miket@sanjuanco.com>; Rick Hughes <rickh@sanjuanco.com>
Subject: SJC Comprehensive Plan - Request to Adjust UGA Boundary for Fishing Bay Short Plan

Hi Erika,

Attached please find a formal SJC Comprehensive Plan adjustment request from the Hildreth family.

Thank you for everything you folks do for our wonderful island environment.

Foster Hildreth
95 Marguerite Road
Eastsound, WA 98245
(360) 622-6339 cell

Foster and Chantelle Hildreth
95 Marguerite Road, Eastsound, WA 98245
(360) 622-6339 cell

November 30, 2017

Ms. Erika Shook, Director
San Juan County Community Development
135 Rhone Street
Friday Harbor, WA 98250
(360) 378-2354

Dear Ms. Shook:

During the comprehensive plan review process, my wife and I wish to formally request that San Juan County re-categorize the four residential parcels contained in Eastsound's Fishing Bay Short Plat ("Fishing Bay Short Plat") as Eastsound UGA (from Eastsound Subarea - Rural Residential 1 unit/5 Acres) and be included in the adjoining Eastsound Residential 2/acre designation (from Eastsound Rural Residential 1 unit/5 acres) and be included in the Eastsound Sewer and Water District (LID). See attached exhibits #1 and #2. Note the existing westward edge of the Eastound UGA boundary serves as the easterly demarcation point for Fishing Bay Short Plat.

At the time that the UGA boundary was delineated (in 1981 and again in 1994), the ~6 acre parcel that now makes up the Fishing Bay Short Plat was not subdivided into the current four parcels. In ~ 2004, the property (Fishing Bay Short Plat) was subdivided and resulted in four parcels sized as 1.3 acres, 1.7 acres, 1.8 acres, and 1.4 acres, well below the current 1 unit per 5 acres designation of Eastsound Rural Residential. I am not aware of the particulars for why this parcel was allowed to be subdivided without re-designating the area from Rural Residential to Eastsound UGA. The original parcel should NOT have been subdivided into parcels dramatically less in size that the current land use designation of 1 unit per 5 acres if the goal was to keep the area as Rural Residential.

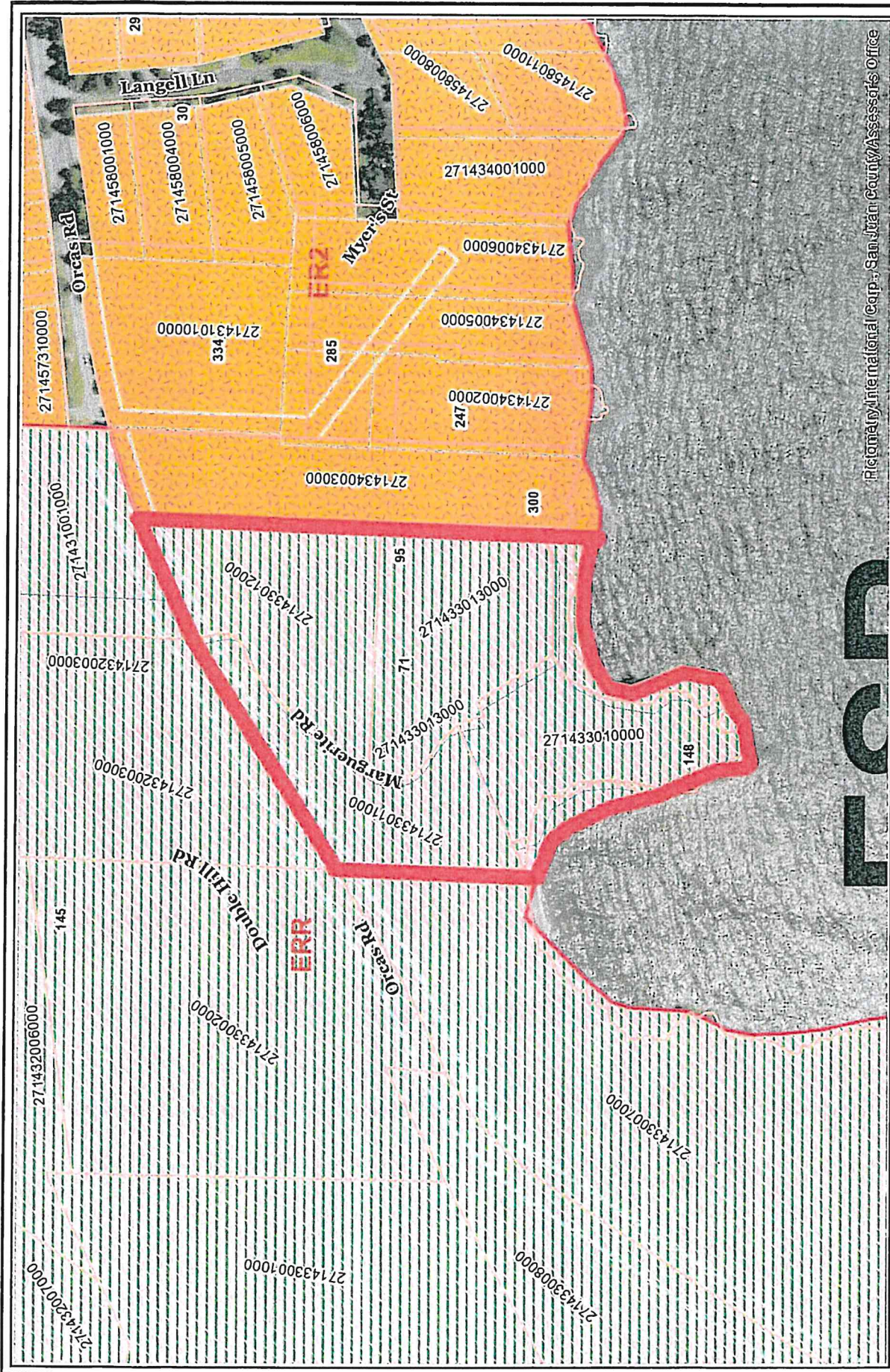
As SJC Eastound Subarea Plan document (Chapter 16.55) describes, tighter density requires shared services (water, sewer, fire protection, etc.) to keep our island environmental safe and healthy. Considering housing density, small parcel sizes, lack of rural symmetry, close proximity to Eastsound Village, environmental runoff concerns, etc., it's more appropriate to designate these parcels within the Eastsound UGA and serve them more effectively with shared services. Please note that Fishing Bay Short Plat is currently served by Eastsound Water, and has fire protection (hydrant) and Eastsound Sewer in very close proximity. Additionally, since Fishing Bay Short Plat is already served by Eastsound utilities (i.e. Eastsound Water), our properties should be considered within the UGA for both practical and future planning purposes (GMA capacity requirements).

At the moment, only two of the four lots have been developed, including septic systems with drain fields. While we have a certified and safe septic system, we don't believe there is enough land in the Plat for four separate septic systems. For the long-term health and environmental stewardship of our sensitive shoreline location, we want the opportunity for ourselves and our neighbors to hook up to Eastsound Sewer services.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Foster and Chantelle Hildreth', with a long, sweeping horizontal line extending to the right.

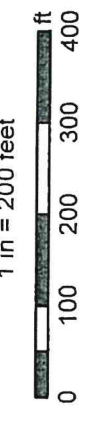
Foster and Chantelle Hildreth



Pictometry International Corp. - San Juan County Assessors Office



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



Additional UGA Boundary #1



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

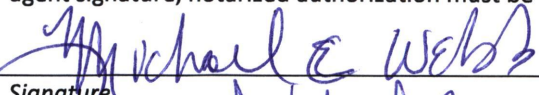

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Comprehensive Plan Map Amendment Application
 (Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	Michael & Roxanne Webb	Name of Agent:	_____
Address	114 Erisman Drive	Address	_____
City, State, Zip	Lopez, WA 98261	City, State, Zip	_____
Phone Number	208-620-0529	Phone Number	_____
Email	tangledwebb50@gmail.com	E-mail	_____

PROPERTY OWNER INFORMATION:			
Name of Owners:	Michael & Roxanne Webb	Phone Number	208-620-0529
Address	114 Erisman Drive	E-mail	tangledwebb50@gmail.com
City, State, Zip	Lopez, WA 98261		

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number: <u>252322003000</u>	Land Use/Shoreline Designation: <u>GRA/</u>	Parcel size: 9.0113
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
	Michael C. Webb	<u>4-13-18</u>
Signature	Printed Name	Date
	Roxanne A. Webb	<u>4-13-18</u>
Signature	Printed Name	Date
Signature	Printed Name	Date

For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	Receipt Number: 0000
Amt. Paid:	Date Received:	

DESCRIPTION OF PROPOSAL:

Proposal is to redesignate our 9.0113 acre parcel from the Lopez Village Growth Reserve area to the Lopez Village Growth Reserve Area. Our desire is to divide our property into additional parcels for our children to build a home and enjoy Lopez Island. We are now in a designated area that we cannot divide our property as the requirements are a 5-acre minimum.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: __252322003000	Land Use/Shoreline Designation: GRA/ _____	Proposed Density: 9.0113
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/ _____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/ _____	Proposed Density: _____

Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/ _____	Proposed Density: _____
--------------------------	--	-------------------------

General Location of property: Fisherman Bay	Erisman Drive, located off of Fisherman Bay Road, surrounds County Public Works properties.
--	--

Island: Lopez	Total acres of proposal: 9.0113
----------------------	--

List all existing use(s) on property:	Single Family Residence, includes timber and agriculture
---------------------------------------	--

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	None at this time
--	--------------------------

Describe existing and proposed method of sewage disposal	Fisherman Bay Sewer District
--	-------------------------------------

Describe existing and proposed water supply	Erisman Short Plat Water System. Class A System
---	--

Did you attend a pre-application meeting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes – which year?	Not allowed to apply
---	--	--	---	----------------------	-----------------------------

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

- Why is the amendment being proposed?
Our property is 9.0133 acres, which cannot be divided as the zone we are in now is a 5 acre minimm. We would like to be able to divide our property for our children to build and have homes on Lopez. Growth predictions and the redesignation area from reserve area to growth area is the natural progression of the UGA and would allow us to do this.
- How would the map amendment benefit the public health, safety, or welfare? Any additional parcels would be on sewer. Access would be from Erisman Drive.
- Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or

because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

Changing our property from the Lopez Village Growth Reserve Area to the Lopez Village Urban Growth Area would develop lots to benefit the growth predictions, the tax base and the utility companies. The Urban Growth Area is on all of the North side, the West side; our property surrounds the County Public Works, the Solid Waste and the Recycle Center. South of our property is the Curry farm and Gardens, and Green Architects. Further South is Island Marine Center and the Islander Lopez Resort. The addition of a few more parcels should not be an issue for this area.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

Our property borders the Urban Growth Area and being surrounded by urban and commercial properties it seems appropriate to develop the Fisherman Bay corridor and include this area for growth.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

If granted there would be no substantive difference in the properties that now surround this property. It will allow our children to be able to build and have property on Lopez Island, while enjoying opportunities and the privilege of working and living on Lopez Island.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

Should be no significant change, additional building sites and tax revenue for county. There are small parcels surrounding our property now. There are county shops and working farms and the Lopez Village Growth Area is the next parcels over from ours.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

This proposal is consistent with the Growth Management Act because our parcel is in the Lopez Village Growth Reserve Area. This is the area additional growth should be. We are already serviced by the Fisherman Bay Sewer District and our property borders the Lopez Village Urban Growth Area.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA? Lopez Village Urban Growth Area

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.) See Attachments No.

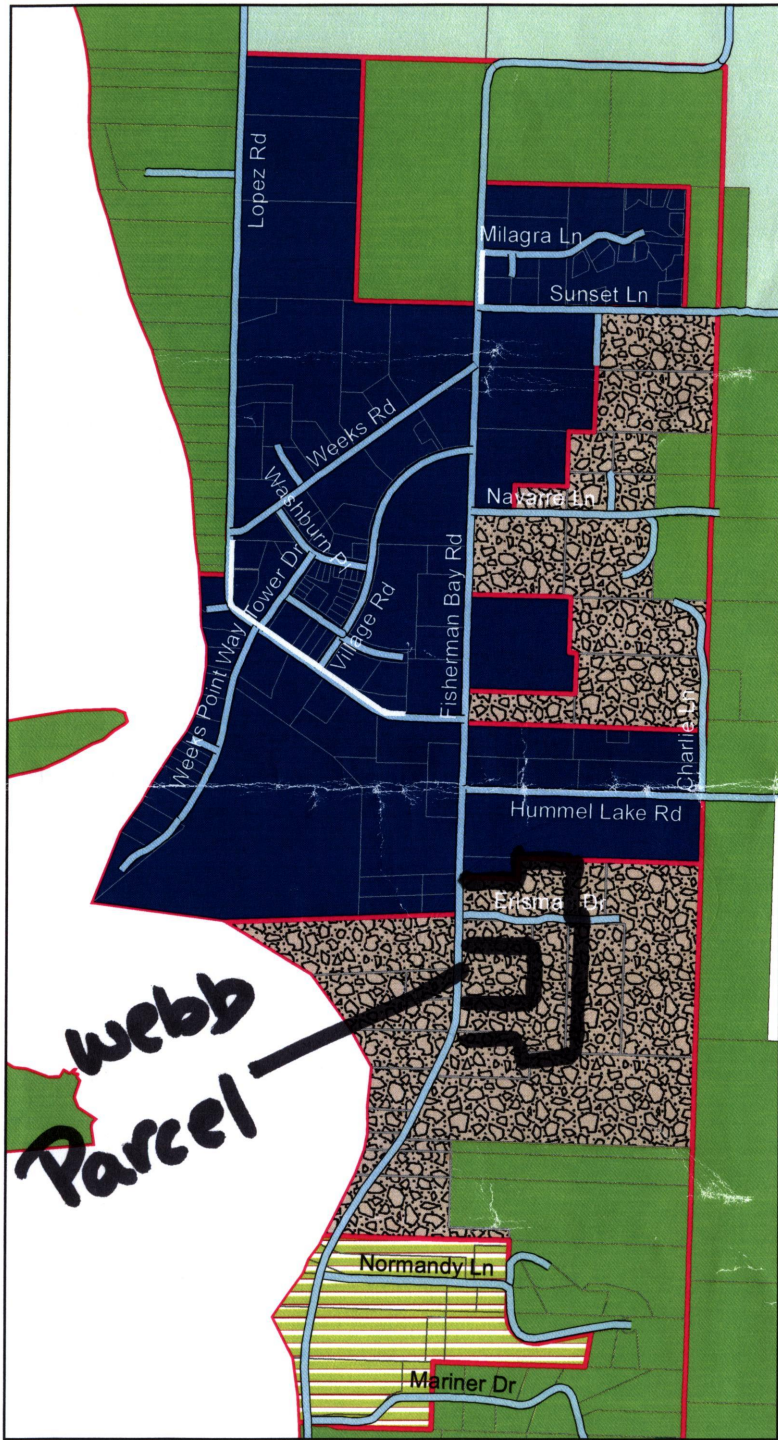
1

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted) See Attachment No. 2

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions. Not attached at this time.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested. See Attachment No. 3

Exhibit A



Legend

— Roads

□ Density Boundary

□ Agricultural Resource

■ Rural Farm Forest

■ Lopez Village Urban Growth Area

The Urban Growth Area is designated a Village Commercial (VC) Land Use District. Maximum density is four (4) units per acre, provided that a density bonus allowing up to a total of eight (8) units per acre may be granted by making application for a Planned Unit Development and by meeting the density bonus criteria set forth in SJCC 18.30.210.

■ Lopez Village Growth Reserve Area

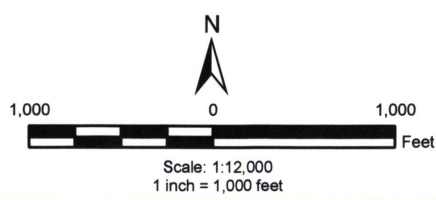
The growth reserve area is an overlay district. The provisions of the Rural Farm Forest (RFF) District generally apply to development in the growth reserve area, however additional special requirements for development in this area are included in SJCC 18.30.210. Maximum density is one (1) unit per five (5) acres.

■ Marine Center LAMIRD

The Marine Center LAMIRD is designated as a Village Commercial (VC) Land Use District. Maximum density is four (4) units per acre.

Webb Parcel

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. This map is based on the best information available as of the publication date.

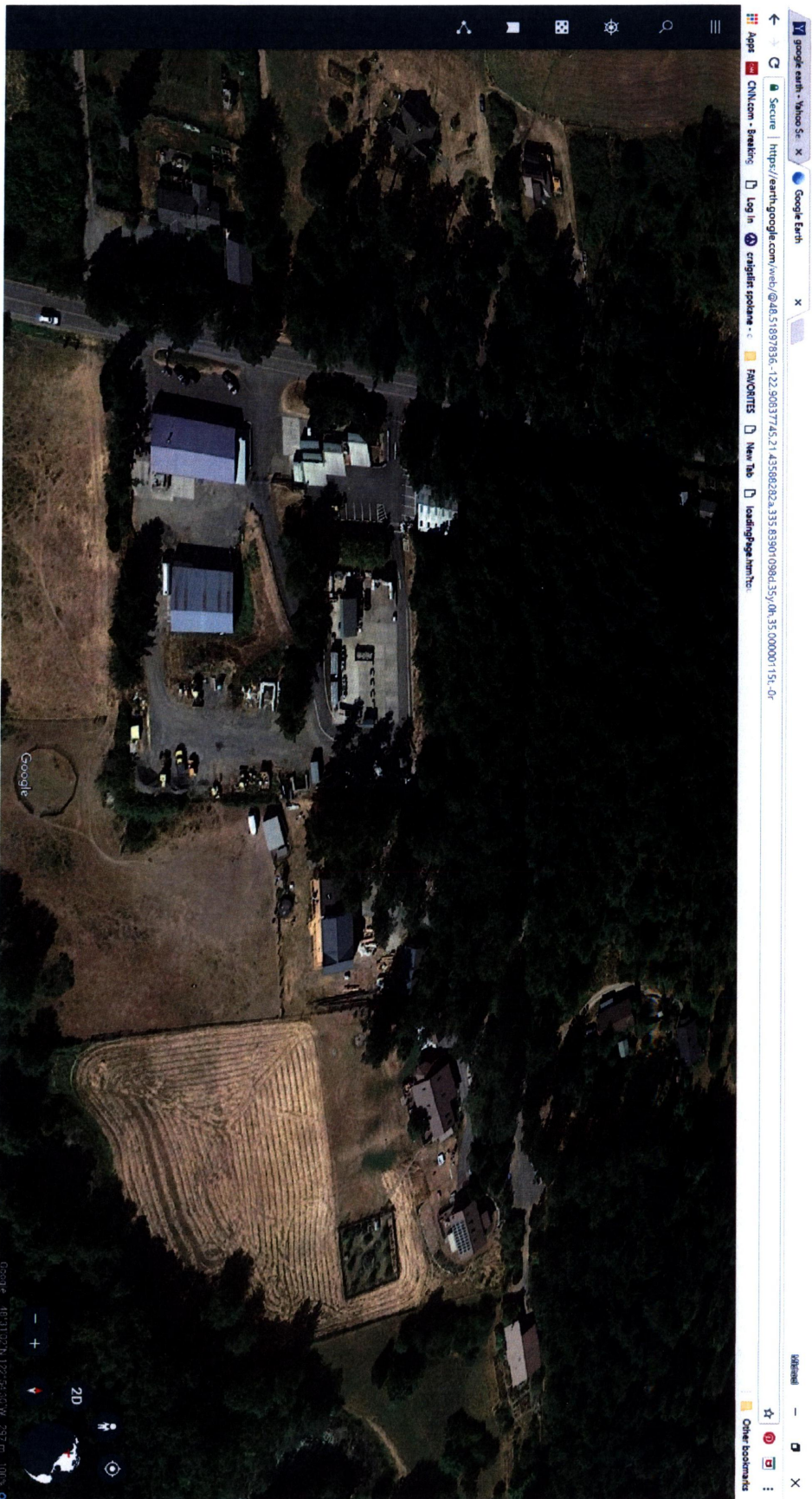


Lopez Village Urban Growth Area
Lopez Island
San Juan County, Washington

Exhibit
A

Attachment NO. 1

Webb property 2



Heading up Enisman Drive, Forest on left side;
Shop and residence on right side into driveway;
Beyond house is horse lean to and chicken coop;
Below house, south end of property is a pond.

Attachment No. 1

Webb Property – Single Family Residence, garage, horse barn and pond.



ATTACHMENT 1



Erisman

Erisman Drive



Frisman Drive

7



Erismans Drive into Webb driveway



From house looking west (County Shop)

Looking towards Pond



Attachment No. 2

11. List of names and mailing address for all owners of property within 330 feet of boundaries of the subject property:

1. Marie Ann Gallanger Forster – 15922 SE 42nd Place, Bellevue, WA 98006-1816
2. Delores A. Foss – PO Box 223, Lopez, WA 98261
3. Geoffrey A. Holmes – PO Box 134, Lopez, WA 98261
4. Katherine Mottola “As a life estate” – 175 Erisman Drive, Lopez, WA 98261
5. Thomas D. and Gayle Isbell Ruggles, TTEES – PO Box 191, Lopez, WA 98261
6. San Juan County Public Works %Solid Waste/ERR – 2419 Fisherman Bay Road, Lopez, WA 98261
7. San Juan County Public Works %Solid Waste – 2419 Fisherman Bay Road, Lopez, WA 98261
8. Peter L S and Elizabeth M. Currie – 99 Union Street; Unit 1806, Seattle, WA 98101-500
(5 parcels)
9. Gerald and Theresa Roth – 952 21st St. E., Seattle, WA 98112-4596
10. Henry N. and Patricia G Meacham – 2482 Fisherman Bay Road, Lopez, WA 98261
11. Ann Alberty and Milan Alberty – PO Box 243, Lopez, WA 98261-0243
12. John L. and Nancy L. Montgomery – 1174 NE Park Drive, Issaquah, WA 98029-7410
(2 parcels)
13. Lyn and Katherine Sorensen – 580 NW Everwood Drive, Issaquah, WA 98-27-2654
(2 parcels)
14. Weeks Barn LLC; Business Services Optimized – PO Box 230968, Tigard, OR 97281-0968
15. George F. and Stephanie G. LeBoutillier – 2606 Fisherman Bay Road, Lopez, WA 98261

Property Search Results > 7531 MICHAEL C & ROXANNE A WEBB for Year 2017 - 2018

Attachment No. 3

Property

Account

Property ID:	7531	Legal Description:	JOSEPH OF ERISMAN SH PLAT LT 1 & PR LOT 4 Sec 23, T 35N, R 2W
Tax Parcel #:	252322003000	Agent Code:	
Type:	Real		
Tax Area:	0445 - LOPEZ SEWER DIST	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	35	Section:	23
Range:	2	Legal Acres:	9.0113

Location

Address:	114 Erisman Dr LOPEZ ISLAND,	Map ID:	LOPEZ ISLAND
Neighborhood:	Lopez Village- Area 01-General	Map ID:	LOPEZ ISLAND
Neighborhood CD:	31011		

Owner

Name:	MICHAEL C & ROXANNE A WEBB	Owner ID:	50424
Mailing Address:	C/O JESSIE PATRICK 114 ERISMAN DR LOPEZ ISLAND, WA 98261-8360	% Ownership:	100.0000000000%

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2018 - 5768 (First Half/Next)	\$1777.80	\$36.31	\$0.00	\$0.00	\$1814.11
2018 - 5768 (Balance)	\$3555.55	\$72.51	\$0.00	\$0.00	\$3628.06

Total Amount to Pay: \$

Exhibit A



Legend

— Roads

□ Density Boundary

■ Agricultural Resource

■ Rural Farm Forest

■ Lopez Village Urban Growth Area

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■ Lopez Village Growth Reserve Area

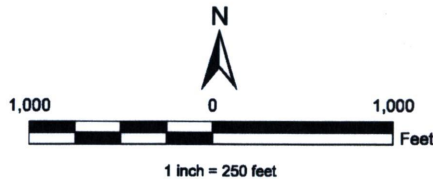
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■ Marine Center LAMIRD

The Marine Center LAMIRD is designated as a Village Commercial (VC) Land Use District. Maximum density is four (4) units per acre.

Webb Property Area

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Lopez Village Urban Growth Area
Lopez Island
San Juan County, Washington

Drawn By:
mjc

Date:
01/08

Exhibit

A

Revised:
00/00

Adam Zack

From: Comp Plan Update
Sent: Friday, September 15, 2017 9:33 AM
To: Colin Maycock; Comp Plan Update
Subject: FW: Request for review for Comprehensive Plan Update
Attachments: Letter to Planning Commission.docx; Lopez Village Urban Growth Area (PDF).pdf

From: Michael Webb [mailto:tangledwebb50@gmail.com]
Sent: Thursday, September 14, 2017 11:06 AM
To: Linda Ann Kuller <lindak@sanjuanco.com>; Jamie Stephens <jamies@sanjuanco.com>; sjpatrickfamily@gmail.com; Comp Plan Update <compplancomments@sanjuanco.com>
Subject: Request for review for Comprehensive Plan Update

Linda,

Please provide this letter for review for the Comp Plan Update. If there is a preferred way to address please let me know. There is a letter and also a map provided.

If you have any questions please contact Mike Webb at 208-691-7317 or through this email.

Thank you,
Roxanne Webb

tangledwebb50@gmail.com

September 14, 2017

Planning Commission
San Juan County
Department of Community Development
P.O. Box 947
Friday Harbor, WA 98250

Planning Commission and Staff,

Re: Request for review of Comprehensive Plan Update

When the Growth Management Area was in review we requested to be placed into the Urban Growth Area. Over the past years we have requested if there was a process to change from the Lopez Village Growth Reserve Area to the Urban Growth Area. We own the property directly south of the Urban Growth Area.

The GEO ID No. for our parcel is 252322003000 and our property address is 114 Erisman Drive. We have a total of 9 acres, including a portion of Erisman Drive which is five (5) acres South of Erisman Drive and (4) acres on the North of Erisman Drive. A portion of our property is also along Fisherman Bay Road and surrounds the County Shop and Recycle Center. (Map attached). We are connected to the Lopez Sewer District; we have a Class A water system and are adjacent to the Lopez Water District properties.

When GMA was first adopted, some property owners opted out of being placed into the urban area for different reasons. We asked to be taken from the Reserve to Urban to complete the GMA total acreage - but this was rejected, not knowing why.

Since that time, we have had several discussions with Community Development and there is no process for a zone change.

1. The Urban Growth Area is on all of the North side, the West side; our property surrounds the county facilities and the Curry property to our

South, which has Green Architects and Curry Farm and Gardens. Further to the South is Island Marine Center, the Lopez Islander Resort and other urban developments.

2. Changing our property to the urban designation would likely develop lots to benefit the growth predictions, the tax base and the utility companies with added growth.
3. With our property being on the cutoff from Urban Growth Area and being surrounded by urban and commercial properties it seems appropriate to develop the Fisherman Bay corridor and include this area for growth area.

We understand the philosophy of the original GMA and we were hoping when the need for additional housing was reviewed the reserve area would be the first choice. We have reviewed the growth predictions and would love to be included in the updated GMA.

We look forward to participating in the update for the Comprehensive Plan and invite you to visit our property and surrounding area.

Thank you for your consideration.

Sincerely,

Michael C. Webb
Roxanne A. Webb

Phone number: 208-691-7317

Mailing Address: 2645 W. Fairway Drive, Coeur d'Alene, ID 83815

Lopez Contact: Jessie Patrick (daughter)
114 Erisman Drive, Lopez, WA 98261
208-446-3836

cc: Jamie Stephens, District 3 County Council
Linda Kuller, Community Development
Jessie Patrick

Adam Zack

From: Linda Ann Kuller
Sent: Friday, March 30, 2018 9:52 AM
To: Adam Zack
Subject: FW: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Would you add to the Roxy file of paperwork? Thanks

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: Linda Ann Kuller
Sent: Wednesday, November 29, 2017 3:35 PM
To: 'Scott Poorman' <scott@poormanlegal.com>
Subject: FW: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Hi Scott,

Hi Scott,

http://parcel.sanjuanco.com/PropertyAccess/Property.aspx?cid=0&year=2016&prop_id=7531

Legal acres 9.01 Taxable 8.76
Located in the Lopez Village Resere Area land use designation
1 dwelling unit per five acre density

There is no more residential density allowed on this lot.

If divided by testamentary division the new lots would have no building rights.

Linda Kuller, AICP
Planning Manager
360-370-7572

NOTICE: All emails and attachments, sent to and from San Juan County are public records and may be subject to public disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: Linda Ann Kuller
Sent: Monday, May 4, 2015 3:20 PM
To: 'Roxy Webb' <rwebb@kcgov.us>
Subject: RE: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

I was not exactly sure who to send this to, I was given both of your names.

Good Morning,

We own the above property and I am hoping you can help me with a few questions. Presently there is a garage and an unfinished cabin on this property. We moved off the island years ago and did not finish with utilities for this cabin. Our daughter and her family has now moved to Lopez and would like to build a house on this property.

Option 1: To build a single family dwelling and obtain an accessory dwelling unit permit for the cabin. This subdivision does have a class A water system and we have paid into Lopez Sewer System for 2 parcels.

Option 2: Zone Change and have 2 buildable parcels.

We are trying to figure out the best options and have questions as follows:

1. Our parcel is located in the Lopez Village Growth Reserve Area and is 8.76 acres. Because the maximum density is 1 unit per 5 acres we cannot split it into 2 parcels. Is it possible to request a zone change into the Lopez Village Growth area to split it into 2 parcels, and
 2. If we were able to split it into 2 parcels would we be able to build single family residences in Lopez Village Urban Growth Area on each parcel? Please tell me where to find what the property options are?
 3. Would the single family residence be able to be built first or would the cabin issues need to be resolved first?
- We understand we would need to apply and have an accessory dwelling unit permit approved.

Any information you could help me with would be appreciated.

Thank you,

Roxanne Webb

Home email: mrwebb@roadrunner.com

Phone: 208-620-0529

From: Roxy Webb [<mailto:rwebb@kcgov.us>]
Sent: Wednesday, April 29, 2015 2:01 PM
To: Linda Ann Kuller
Subject: RE: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Linda,

I fully understand how busy you are, it's that time of year! I work for Kootenai County Community Development here in Coeur d'Alene.

We both appreciate your help. If you can't get to it this week I totally understand.

Roxy

Roxanne A. Webb

Code Compliance Officer II

Kootenai County Community Development

451 N. Government Way

P.O. Box 9000

Coeur d'Alene, ID 83816

Phone: 208-446-1075

Email: rwebb@kcgov.us

From: Linda Ann Kuller [<mailto:lindak@sanjuanaco.com>]
Sent: Wednesday, April 29, 2015 1:57 PM
To: Roxy Webb
Subject: RE: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Hi Roxy,

I will try to look at it Friday.

Linda

From: Roxy Webb [<mailto:rwebb@kcgov.us>]
Sent: Monday, April 27, 2015 3:33 PM
To: Linda Ann Kuller
Subject: FW: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Hi Linda,

Just wondering if you have been able to review our parcel and any information you may have.

Thank you,

Mike & Roxy Webb

From: Linda Ann Kuller [<mailto:lindak@sanjuanaco.com>]
Sent: Wednesday, April 15, 2015 8:30 AM
To: Roxy Webb
Subject: RE: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Thanks Roxy

From: Roxy Webb [<mailto:rwebb@kcgov.us>]
Sent: Tuesday, April 14, 2015 4:09 PM
To: Linda Ann Kuller
Cc: 'Shane & Jessie'; 'mrwebb@roadrunner.com'
Subject: Lopez Village Property, Michael Webb 114 Erisman Drive, Lopez, WA

Hi Linda,

My email will not send so will send a reply from my work email.

Information you requested is as follows:

Property Address: 114 Erisman Drive, Lopez, WA

Property ID: 7531

Tax Parcel No.: 252322003000

I assume Mike explained to you, if you have any further questions you can call him at 208-691-7317 or email back.
Appreciate any help or research you come up with!

Thank you, Mike and Roxy Webb



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

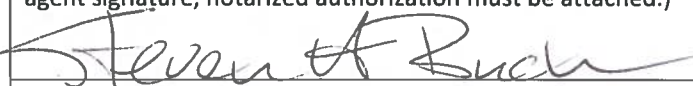

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Comprehensive Plan Map Amendment Application
 (Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	Steve Buck	Name of Agent:	_____
Address	PO Box 100	Address	_____
City, State, Zip	Friday Harbor, WA 98250	City, State, Zip	_____
Phone Number	360-472-0895 (c) 360-378-2101 (w)	Phone Number	_____
Email	steve@sanjuanislands.com	E-mail	_____

PROPERTY OWNER INFORMATION:				
Name of Owners:	Steve Buck & San Juan Properties, Inc. (Steve Buck, Owner)		Phone Number	360-472-0895 (cell) 360-378-2101 (office)
Address	PO Box 100	E-mail	steve@sanjuanislands.com	
City, State, Zip	Friday Harbor, WA 98250			

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	351424003	Land Use/Shoreline Designation:	R/5 Parcel size: 5.40
Tax Parcel Number:	351424004	Land Use/Shoreline Designation:	R/5 Parcel size: 13.98
Tax Parcel Number:	351424001	Land Use/Shoreline Designation:	R/5 Parcel size: 2.92
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/_____ Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
 Signature	Steven H. Buck Printed Name	04/03/2018 Date
 Signature	Steven H. Buck, President, SJP Printed Name	04/03/2018 Date
_____ Signature	_____ Printed Name	_____ Date
For CD&P Use Only Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO		

DESCRIPTION OF PROPOSAL:

Please see the attached: REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: <u>351424003</u>	Land Use/Shoreline Designation: <u>R/5</u>	Proposed Density: <u>Town</u>
Tax Parcel Number: <u>351424004</u>	Land Use/Shoreline Designation: <u>R/5</u>	Proposed Density: <u>Town</u>
Tax Parcel Number: <u>351424001</u>	Land Use/Shoreline Designation: <u>R/5</u>	Proposed Density: <u>Town</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property:

On Lampard Road across from County Village and on Spring Street across from the Entrance to the Airport.

Island: **San Juan**

Total acres of proposal: **22.30**

List all existing use(s) on property:

Residential and vacant land.

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land

NA

Describe existing and proposed method of sewage disposal

Septic system/s. Town of Friday Harbor sewer and water is what I hope To eventually have.

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Water supply amendment being proposed?					
Did you attend a pre-application meeting?	Yes No	Has this proposal been previously submitted?	Yes No	If yes – which year?	_____

2. How would the map amendment benefit the public health, safety, or welfare?
Please see the attached: REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
Please see the attached: REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.
Please see the attached: REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.
If these parcels are allowed into the UGA and then eventually annexed into the Town of Friday Harbor, they will have the same privileges and opportunities as other properties within the Town. The location is a bit special though having valley views; being easy walking distance to the hospital, the airport and the Town; having lots of sun exposure to take advantage of solar home designs. This could be a very “Green” housing area. Not only could the homes be very energy efficient, residents wouldn’t even have to have a car, or use them much if they did.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

The primary benefit would be helping to maintain a housing balance on San Juan Island. We need to provide areas for mid level and upper mid level housing too in order to achieve a balance. This would be an ideal area for mid and upper mid level housing. This location and design I have in mind would attract people in the mid and upper mid economic levels. This would not be happening fast. It has to be allowed to go into the UGA, then the Town has to agree to annex it, then it has to be designed and well planned out, then financing has to be put in place, and then, if the market is right, the roads, utilities, sidewalks, storm drains and all that is required to provide such housing has to be installed. Further, this will be done in probably three phases over many years so things won't change too fast while also providing an area for needed housing over a long course of time. There would not be much of a visual impact either since you can only see this property from small parts of Lampard Road and a small portion of San Juan Valley Road.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

It would provide housing near existing residential areas, rather than in the more rural farmland and forested areas. It would also help maintain a balance in housing.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA? NEXT TO THE TOWN OF FRIDAY HARBOR

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.

REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

- * The property I own between Lampard and San Juan Valley roads can currently be divided into 4 five acre parcels for four upper level homes or it can be housing for many mid level homes built out in phases over many years to come. I think it would be a miss-use of this property as R-5, a poor long term decision, and a lost opportunity that I believe would eventually be really regretted. That is essentially the choice though: Four estates or a great area for mid-level housing for many years to come.
- * It's the only practical option available in our community to provide an area for mid-level housing with valley views.
- * We have Town road access points off Lampard Road, across from Country Village, as well as directly across from the entrance to the airport on Spring Street. The Spring Street entrance would be our primary point of access. This would take potential pressure off of Lampard Road.
- * New water and sewer lines were recently brought in to Country Village along Lampard, adjacent to my property, and even more recently along where my property accesses Spring Street, across from the entrance to the airport. New fiber optic lines have also been installed there.
- * Our community truly needs and is going to be needing more mid-level housing for existing and future islanders. It's vitally important that we provide for all different primary types of housing. If we don't provide for mid level, mid level will buy up what would otherwise be starter level, making it difficult if not impossible to maintain a housing balance. (This is actually already happening.)
- * This property would be a great location for those working at the hospital, the county, the airport, the schools, and anywhere in town. It would also be an area that would attract those at the mid-level to live on San Juan Island.
- * It's an ideal location for energy efficient "green building" and living. It has southwest, west and northwest exposure for passive and active solar designs. It's tucked back in and is protected from much of the force of the direct winds that hit San Juan Valley. It's also walking distance to town, or a short drive or bike ride, so people don't have to use cars as much, or at all. As a side benefit, the valley views and sunsets from here are awesome too!

* It would be a consistent and dependable area for future housing as this location is within the natural flow of the existing Town growth pattern. It already adjoins the Town of Friday Harbor.

* This would be housing up above the valley looking out over the valley, rather than housing in the valley, as desired by many concerned about how growth occurs, and as is promoted by organizations such as the San Juan Preservation Trust. It's also almost unseen from main roads.

* This property was previously zoned one residence per ½ acre, which was fine with me, but when the GMA was first established, it designated my property in a blue zone for more increased future density. This met the intent of the GMA by placing single family homes closer to town on smaller parcels rather than having fewer homes on larger parcels or being dispersed in areas such as open farm land.

* Should my property be allowed to go into the UGA, I want to do something creative and well thought out with it. In fact, I want it to be the most creative and well thought out residential area on San Juan Island. This includes such things as how homes are placed, balanced landscaping, walking trails throughout, and a community facility with a joint use structure, (kitchen, living room, game/theater room), an outdoor barbeque, swimming pool and sport court. If I am allowed to do this I will also endeavor to find other creative ideas that can be included to make this a really cool and connected community that our island would be proud of.

* There is enough land under one ownership here to do something creative and I have the desire to do it. It's much harder to accomplish something like this with a number of owners. Some others might not care as much or even be willing to do something creative.

* According to Mike Bertrand and Duncan Wilson, the Town is not opposed to this property going into the UGA.

* Even during the recession, there was relatively very little existing land within the town that was available for sale. Now much of what was available has already been sold. If we don't provide for a variety of properties, existing lots and homes will become more and more expensive due to supply and demand factors. We have to have areas providing for most primary types of housing in order to be able to provide for balance in our community.

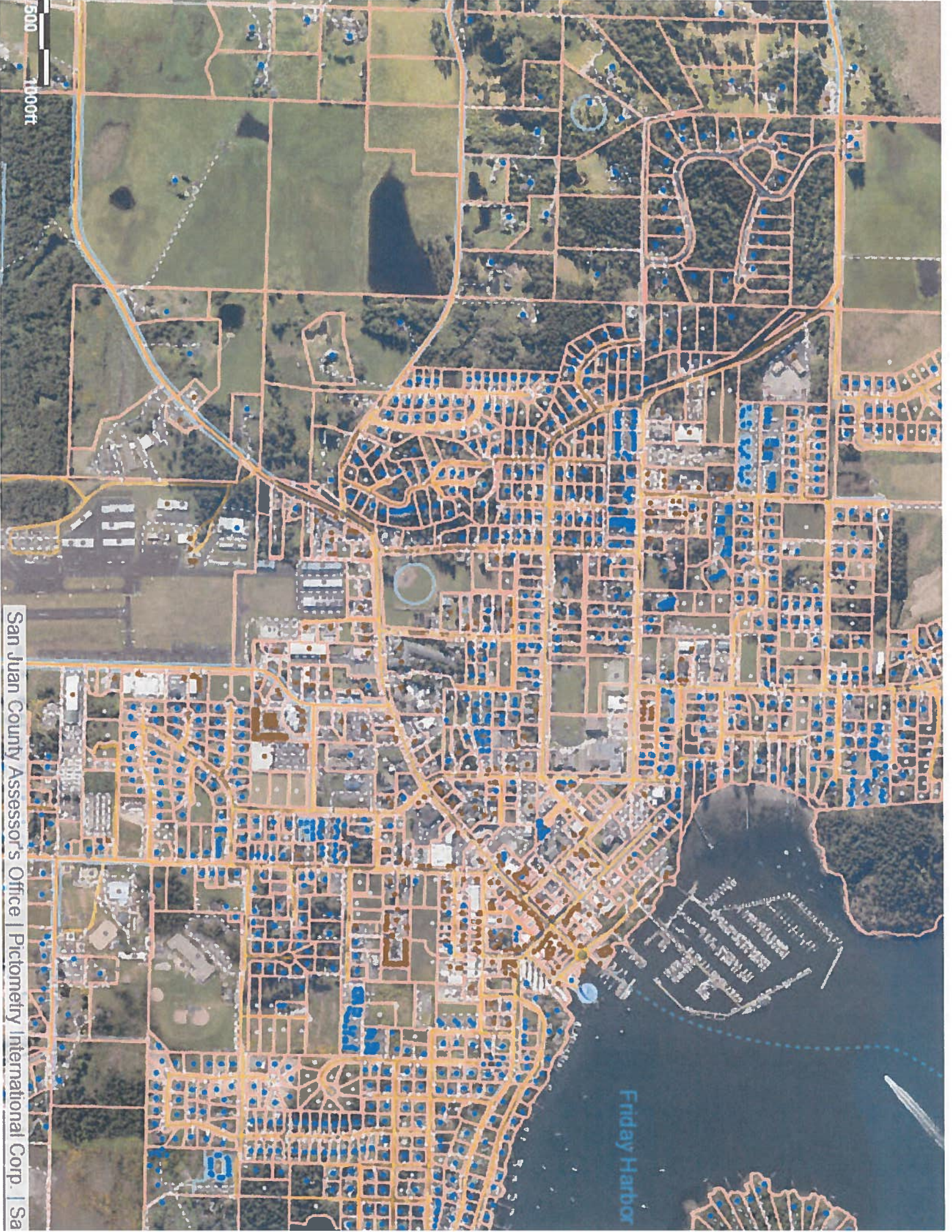
* It is great that we have the Homes for Islanders projects and the property to the east of town for the San Juan Community Home Trust. They are definitely going to help keep balance in our community and provide affordable homes for people who desire to live here who wouldn't otherwise be able to afford to own here and

stay long term. However, both of those housing organizations have limitations that many mid-level potential home buyers don't qualify for. Further, the rest of the property adjacent to the Community Home Trust property that was annexed will likely be too expensive for mid-level buyers primarily due to their marine views, but also with other desirable features such as being able to walk to the marina's and Jackson's Beach.

* For mid-level housing, I believe the best potential area we have is the property between Lampard and San Juan Valley roads. In fact, I feel that whole shelf should be included in the UGA. Its natural features, location and other things stated above make it ideally suited for that. We need to have property that will be affordable and also appealing to those at the mid level. It's crucial that we provide for this equally important segment of our community. I hope you will agree and include this property in the UGA. I think it would make a tremendous difference for our community over time.

* I first tried to get our property annexed into Friday Harbor in 1996, when it was zoned ½ acre per residence. One Town council member told me to be patient and that it would eventually happen. Hopefully the time is right now to get this done. It makes sense to do.

* I imagine, even with the powers that be desiring it, that it would take a long time before this area would actually be placed into the UGA. Then, following that, it takes years to plan out, finance and develop this kind of a creative project. Therefore, this is not something that is going to happen right away, so the sooner the better with respect to attempting to maintain a housing balance, to start with the process if the County and Town finds themselves in favor of it. Further, I would also intend to do this project in three to four phases, so in reality it will be a very long term project with gradual change. I'm hoping the County approves my request so that I can at least start the plan for providing some mid-level housing and hopefully help keep things in balance for decades to come.



PROPERTY OWNERS WITHIN 300 FEET OF TAX PARCELS 351424003,
351424004 AND 351424001.

Tax Parcel Number: 351423001000
Owner: NICHOLENE OTTINGER
Address:
2324 185TH PL SE
BOTHELL WA 98012-7910

Parcel Number: 351432001000
Owner: PAULA JEAN SUNDSTROM
Address:
159 DAVISON HEAD DR
FRIDAY HARBOR WA 98250-9160

Parcel Number: 351431008000
Owner: DANA & STACI BAKER
Address:
PO BOX 1009
FRIDAY HARBOR WA 98250-1009

Tax Parcel Number: 351431001000
Owner: PAUL & PATRICIA UPCHURCH TTEES
Address:
PO BOX 2905
FRIDAY HARBOR WA 98250-2905

Parcel Number: 351491802000
Owner: PEACEHEALTH
Address:
ATTN: JAMES LETT 1115 SE 164TH AVE DEPT 332
VANCOUVER WA 98683-8003

Tax Parcel Number: 351491617000
Owner: PORT OF FRIDAY HARBOR
Address:
PO BOX 889
FRIDAY HARBOR WA 98250-0889

Tax Parcel Number: 351491616000
Owner: SAN JUAN COUNTY PUBLIC WORKS
Address:

c/o PUBLIC WORKS DEPT PO BOX 729
FRIDAY HARBOR WA 98250-0729

Parcel Number: 351491643000
Owner: 897 SPRING ST LLC
Address:
PO BOX 164
FRIDAY HARBOR WA 98250-0164

Parcel Number: 351491614000
Owner: ROBERT WEISS & PATRICIA WEISS TTEES
Address:
2550 JACK PINE RD
HEALDSBURG CA 95448-9162

Parcel Number: 351424002000
Owner: HERBERT B MASON
Address:
PO BOX 68
FRIDAY HARBOR WA 98250-0068

Tax Parcel Number: 351491701000
Owner: CORP CHURCH JESUS CHRIST OF THE LATTER-DAY SAINTS
Address:
50 E NO TEMPLE ST RE:518-1097
SALT LAKE CITY UT 84150-9700

Parcel Number: 351462001000
Owner: ANDREW RONALD DUKE & LISA JANE DUKE
Address:
PO BOX 2005
FRIDAY HARBOR WA 98250-2005

Parcel Number: 351462013000
Owner: NATHAN J & ANNA M ANDERSON
Address:
580 BROWNE ST
FRIDAY HARBOR WA 98250-9029

Parcel Number: 351462039000
Owner: ROBERT K & REGINA M PENWELL
Address:

565 BROWNE ST
FRIDAY HARBOR WA 98250-9029

Parcel Number: 351462002000
Owner: SEAN GRIFFITH & CRYSTA CHEVALIER
Address:
553 ROSS LN
FRIDAY HARBOR WA 98250-9025

Parcel Number: 351462012000
Owner: DAVID CHURCH
Address:
542 BROWNE ST
FRIDAY HARBOR WA 98250-9029

Parcel Number: 351462038000
Owner: JILL A JAMIESON
Address:
525 BROWN RD
FRIDAY HARBOR WA 98250-9029

Tax Parcel Number: 351462037000
Owner: MICHAEL R HARTZELL
Address:
475 BROWNE ST
FRIDAY HARBOR WA 98250-9028

Tax Parcel Number: 351421002000
Owner: TERRY C BROWNE
Address:
PO BOX 858
FRIDAY HARBOR WA 98250-0858

Tax Parcel Number: 351422008000
Owner: ROBERT H & DEBORAH L STRASSER
Address:
1176 LAMPARD RD
FRIDAY HARBOR WA 98250-9003



Recorded at the request of:
**LAW OFFICES OF CHRISTON C.
SKINNER, P.S.**

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$
075732
JAN 13 2015

pb
RHONDA PEDERSON
COUNTY TREASURER

Return Address:

Steven Buck
PO Box 100
Friday Harbor, WA 98250

QUITCLAIM DEED

Reference No.:

Grantors:

Steven H. Buck and Laurie A. Buck,

Grantee:

Legal Description (abbrev.):

*Steven H. Buck, as his separate estate
Parcel A: Ptn of the SE ¼ of NW ¼ of Section
14, Township 35N, Range 3 WWM
Parcel B: Ptn of the SE ¼ of NW ¼ of Section
14, Township 35N, Range 3 WWM*

Full legals found:

Assessor's Tax Parcel ID#s:

*Pages 4 and 5
Parcel A 351424004
Parcel B 351424001*

The GRANTORS, STEVEN H. BUCK and LAURIE A. BUCK, for the consideration of division of property incident to a dissolution of marriage proceeding in San Juan County Superior Court Cause No. 12-3-5055-9, convey and quitclaim to STEVEN H. BUCK, as his separate estate, the following-described real estate situate in the County of San Juan, State of Washington, to-wit:

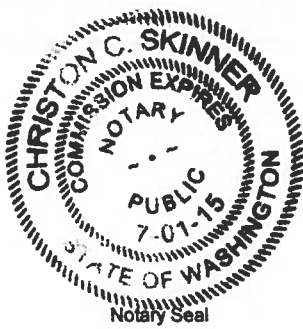
SEE ATTACHED EXHIBIT A
SEE ATTACHED EXHIBIT B
Situating in San Juan County, Washington.

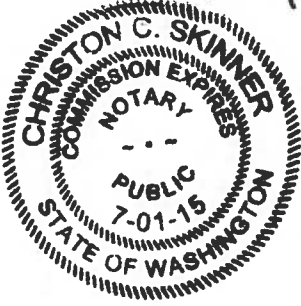

together with all after acquired title of the Grantors herein.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the 16th day of ~~June~~ ^{December} 2014.

[Signature]
STEVEN H. BUCK

[Signature]
LAURIE A. BUCK

STATE OF WASHINGTON) County of San Juan) ss.	
I certify that I know or have satisfactory evidence that Steven H. Buck is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.	
DATED <u>December 16, 2014</u> .	
	<u>[Signature]</u> NOTARY PUBLIC in and for the state of WA, residing in Oak Harbor. My appointment expires: <u>7/01/2015</u>

STATE OF WASHINGTON) County of San Juan) ss.	
I certify that I know or have satisfactory evidence that Laurie A. Buck is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.	
DATED 12/16/2014	
 Notary Seal	 NOTARY PUBLIC in and for the state of WA, residing in Oak Harbor. My appointment expires: 7/01/2015

Unofficial Copy

PARCEL A

All that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of Lampard Road and lying West of the centerline of vacated old County road No. 5, as said road was located at the time of its vacation on April 3, 1944; AND ALSO

EXCEPT any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county; AND ALSO

EXCEPT that portion lying easterly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South 88°58'25" East, 257.13 feet per said Short Plat; thence from said Southwest corner, South 7°32'46" West, 355.00 feet, more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter and the terminus of said described line; AND ALSO

EXCEPT that portion described as follows;

Commencing at said Southwest corner of Lot 2, Egeland Place Short Plat; thence along the West boundary of said lot 2, North 2°20'03" East, 297.94 feet to the True Point of Beginning; thence, leaving said West boundary, South 76°40'54" West 51.93 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing South 76°40'54" West 339.38 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 88°57'49" East 160.01 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 1°41'28" West 118.74 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 33°39'06" East 200.26 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 37°49'51" East 49.45 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence North 76°40'54" East 325.02 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing North 76°40'54" East 51.93 feet to a point on said West boundary; thence, along said West boundary, North 2°20'03" East 213.93 feet to the True Point of Beginning.

EXCEPT the East 50 feet of the above described parcel.



10/11/10



San Juan Surveying

P.O. Box 611 Friday Harbor, WA 98250
(360) 378-2300 FAX (360) 378-4140

PARCEL B

That portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of Lot 2, Egeland Place Short Plat as recorded in Volume 2 of Short Plats, pages 47 and 47A, records of said county; thence, along the West boundary of said lot 2, North 2°20'03" East 297.94 feet to the True Point of Beginning; thence, leaving said West boundary, South 76°40'54" West 51.93 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing South 76°40'54" West 339.38 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 88°57'49" East 160.01 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 1°48'28" West 118.74 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 35°39'06" East 200.26 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 87°49'51" East 49.45 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence North 76°40'54" East 325.02 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing North 76°40'54" East 51.93 feet to a point on said West boundary; thence, along said West boundary, North 2°20'03" East 283.93 feet to the True Point of Beginning.

EXCEPT the East 50 feet of the above described parcel.



10/11/10



San Juan Surveying

P.O. Box 611 Friday Harbor, WA 98250
(360) 378-2300 FAX (360) 378-4140

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$
067673
JAN 03 2008
JAN SEARS
COUNTY TREASURER

Auditor File #: 2008 0103009

SWD

Recorded at the request of:

SAN JUAN TITLE LLC

on 01/03/2008 at 13:59

Total of 4 page(s) Fee: \$ 45.00

SAN JUAN COUNTY, WASHINGTON
F. MILENE HENLEY, AUDITOR

DMT

AFTER RECORDING MAIL TO:

Name: **Steven H. Buck**
Address: **P.O. Box 100**
City/State **Friday Harbor, WA 98250**

RE-RECORDED

1207-39-1

Document Title:

Statutory Warranty Deed

Re-Record to Correct Legal Description

Reference Number of Original Document:

95092925

Grantor:

Ketter, David E., as Trustee of the Pater M. Bave Irrevocable Trust Agreement Dated May 22, 1989; Ketter, David E., as Trustee of the Marsha L. Bave Irrevocable Trust Agreement Dated August 31, 1989; each as to an undivided 50% interest.

Grantee:

Buck, Steven H. and Buck, Laurie A., Husband and wife

Abbreviated Legal Description as follows:

Ptn. Of the SE ¼ of the NW ¼, Section 14, Twn. 35 N., Rng. 3 W., W.M.

Assessor's Tax Parcel Number:

351424003



RECORDPA

INDEXED

95092925

SEP 29 1995

SAN JUAN COUNTY WASH
REAL ESTATE RECORDS SERVICE, INC.
REAL ESTATE RECORDS
AND LAND INFORMATION WASHINGTON 98250

RECEIVED FOR RECORD AT 312 M
VOLUME 573 PAGE 445-446
AT REQUEST OF ISLAND TITLE
SI STEPHENS, AUDITOR, SAN JUAN CO. WASH BY

25 SEP 29 1995
Afo 46207
586A.60

STATUTORY WARRANTY DEED

[Signature]

Kathy Turnbull
COUNTY TREASURER

THE GRANTOR, DAVID E. KETTER, as Trustee of the Peter M. Bave Irrevocable Trust Agreement Dated May 22, 1989; DAVID E. KETTER as Trustee of the Marsha L. Bave Irrevocable Trust Agreement Dated August 31, 1989; each as to an undivided 50% interest, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, conveys and warrants to STEVEN H. BUCK and LAURIE A. BUCK, husband and wife, the following described real estate, situated in the County of San Juan, State of Washington:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH FULLY SET FORTH.

SUBJECT TO terms, covenants and provisions contained in instrument recorded September 20, 1995, under Auditor's File No. 95092008, records of said County.

TOGETHER WITH a Town of Friday Harbor water hook-up, if any exists.

Dated: September 27, 1995

x *[Signature]* Trustee
DAVID E. KETTER, Trustee of the
Peter M. Bave Irrevocable Trust
Dated May 22, 1989

y *[Signature]* Trustee
DAVID E. KETTER, Trustee of the
Marsha L. Bave Irrevocable Trust
Dated August 31, 1989

STATE OF WASHINGTON)
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that DAVID E. KETTER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledge it as TRUSTEE OF THE PETER M. BAVE IRREVOCABLE TRUST AGREEMENT DATED MAY 22, 1989, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of September, 1995.

LAURA L. GREENE
STATE OF WASHINGTON
NOTARY -- PUBLIC
MY COMMISSION EXPIRES 5-04-99

[Signature]
Notary Public, State of Washington,
residing at Seattle
My commission expires: 5-4-99

STATE OF WASHINGTON)
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that DAVID E. KETTER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledge it as TRUSTEE OF THE MARSHA L. BAVE IRREVOCABLE TRUST AGREEMENT DATED AUGUST 31, 1989, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of September, 1995.

LAURA L. GREENE
STATE OF WASHINGTON
NOTARY -- PUBLIC
MY COMMISSION EXPIRES 5-04-99

[Signature]
Notary Public, State of Washington,
residing at Seattle
My commission expires: 5-4-99

RE-RECORDED

2008 0103009 PAGE 2 OF 4
SAN JUAN COUNTY, WASHINGTON

PAGE 445

SAN JUAN COUNTY
OFFICIAL RECORD VOL 523

95092925

EXHIBIT "A"

PARCEL A:

All that portion of the Southeast quarter of the Northwest quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington; lying South of Lampard Road and lying West of the centerline of vacated old County Road No. 5, as said road was located at the time of its vacation on April 3, 1944;

EXCEPT that portion, if any, lying Southeasterly of County Road No. 5 as it presently exists;

EXCEPTING THEREFROM any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, page 47 and 47A, records of said county; AND ALSO

EXCEPTING THEREFROM that portion of the above-described parcel lying Easterly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South 88°58'25" East, 257.13 feet per said short plat; THENCE from said Southwest corner, South 7°32'46" West, 355.00 feet, more or less, to a point on the South line of said Southeast quarter of the Northwest quarter and terminus of said described line.

PARCEL B:

All that portion of the Southeast quarter of the Northwest quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington; lying South of Lampard Road and lying West of the centerline of vacated old County Road No. 5, as said road was located at the time of its vacation on April 3, 1944;

EXCEPT that portion, if any, lying Southeasterly of County Road No. 5 as it presently exists;

EXCEPTING THEREFROM any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, pages 47 and 47A, records of said county, AND ALSO

EXCEPTING THEREFROM that portion of the above-described parcel lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South 88°58'25" East, 257.13 feet per said short plat; THENCE from said Southwest corner, South 7°32'46" West, 355.00 feet, more or less, to a point on the South line of said Southeast quarter of the Northwest quarter and terminus of said described line.

446

PG 3

523

SAN JUAN COUNTY
OFFICIAL RECORD VOL.

RE-RECORDED

Exhibit "A"

All that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of Lampard Road and lying West of the centerline of vacated old County road No. 5, as said road was located at the time of its vacation on April 3, 1944;

EXCEPT that portion, if any, lying Southeasterly of County Road No. 5 as it presently exists.

EXCEPTING THEREFROM that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Beginning at the intersection of the center line of Lampard Road, as conveyed to the County of San Juan by deeds recorded in Volume 16 of Deeds at pages 44 and 48, with the centerline of vacated County Road No. 5, as said road was located at the time of its vacation on April 3, 1944; thence along the centerline of said vacated County Road No. 5 South $38^{\circ}30'$ West, 217.4 feet; thence South $16^{\circ}30'$ West, 60 feet; thence leaving said centerline West, 640 feet; thence North 495 feet, more or less, to the centerline of Lampard Road; thence Easterly along said centerline of Lampard Road to the point of beginning;

EXCEPTING THEREFROM any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county; AND ALSO

EXCEPTING THEREFROM that portion of the above-described parcel lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South $88^{\circ}58'25''$ East, 257.13 feet per said short plat; thence from said Southwest corner, South $7^{\circ}32'46''$ west, 355.00 feet, more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter and the terminus of said described line.

Situate in San Juan County, Washington

**PBLM00-10-0024
BUCK**

San Juan County, WA
F. Milene Henley, Auditor
2010-1101012
11/01/2010 12:35 PM
BOUND
Pgs=7 KIRAS
Total: \$114.00

Recorded by:

Return to: Steve Buck
P.O. Box 100
Friday Harbor, WA
98250



Recorded at the request of:
STEVE BUCK

BOUNDARY LINE MODIFICATION

Because a boundary line modification is not a conveyance there is no Grantee. For purposes of recording a boundary line modification, the Auditor's Office treats all parties as both Grantors and Grantees.

Grantor(s) statement: I certify that all of the information submitted herewith is true and correct. I understand that this application is for boundary alterations between adjacent parcels and that approval does not constitute approval for creation of additional parcels or lots.

A. Grantor(s) Name Steven H. Buck Laurie A. Buck
and address: P.O. Box 100 P.O. Box 100
(please print) Friday Harbor, WA. 98250 Friday Harbor, WA. 98250

A. Grantor(s) signature: *Steven H. Buck* *Laurie A. Buck*

B. Grantor(s) Name S.J.C. COMMUNITY
and address:
(please print)

B. Grantor(s) signature: AUG 23 2010
 DEVELOPMENT PLANNING

Parcel Number	Abbreviated Legal Description	Auditor's File Number of Latest Deed	Existing Area	New Area
A. 351424004	PTN S14 T35N R3W	20100809018	6.51	14.27
B. 351424001	PTN S14 T35N R3W	20100809018	10.68	2.92
C.				

Has either parcel in the proposed change been involved in any way in a Simple Land Division in the last five years? Yes No
Is any of the property classified as "Open Space" or "Designated Forest Land" for taxation purposes? Yes No

ISLAND San Juan SUBMITTAL DATE _____
COMPREHENSIVE PLAN DESIGNATION RF SHORELINE DESIGNATION NA

S:\CORRESPONDENCE\2006 BUCK\BLM\BLM APPLICATION CHECKLIST.doc

Pd \$545.00 8/23/10 Rcpt# 00001459

Approval does not change ownership of land. If ownership is to be conveyed, the applicant shall effect an appropriate legal instrument for conveyance.

Approvals of boundary line modifications shall expire if the authorized deeds transferring property ownership, together with a copy of the approved boundary line modification and map, are not recorded within six months of the approval, unless the application identified the modification as subject to a pending development permit application as a documented contingency agreement between the prospective land seller and purchaser. In that event, the recordings required above shall be filed within 30 days of the effective date of the approved development permit or shall become void upon the denial of a development permit. Documentation authorizing the transfer of property ownership may be placed on the original boundary line map along with the legal descriptions of those portions of land being transferred. (SJCC 18.70.030G)

LAND DIVISION ADMINISTRATOR'S CERTIFICATE: Pursuant to SJCC 18.70.030 Community Development & Planning has reviewed this application and found it in compliance with the codes applicable at the time of the application. All boundary line modifications are subject to SJCC 18.70.030(A)5 " Pursuant to RCW 58.17.060 the property subject to this authorization may not be divided in any manner within a period of five (5) years without the filing of an application for a long subdivision unless eligible for redivision by short plat in accordance with state law.

TREASURER'S CERTIFICATE: All taxes and assessments of the current year, 2010, including advance taxes per RCW 58.08.040, for current year tax not yet levied or certified and any delinquent taxes or assessments which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any penalty fees are due under the provisions of the Open Space or DFL Law (84.33 and 84.34 RCW) this does not guarantee that they have been paid.

Approved Denied

[Signature] 10/14/10
Administrator Date

[Signature] 11/1/2010
San Juan County Treasurer Date

see note below

NOTE: This modification is not valid unless it is recorded with the San Juan County Auditor within 6 months of the approval date, together with a map (8 1/2"X11") containing an original approval stamp signed by the Director of Community Development & Planning or designee.

Date received: _____ **Receipt Number:** _____

2.08 acres of the 14.27 acre parcel (Parcel A) do not count for density purposes in future divisions. That acreage is the balance of the 5-acre average density that was not used in creating the 2.92 acre parcel (Parcel B).

EXISTING LAND DESCRIPTION OF
PARCEL A
BEFORE BOUNDARY LINE MODIFICATION

All that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of Lampard Road and lying West of the centerline of vacated old County road No. 5, as said road was located at the time of its vacation on April 3, 1944; AND ALSO

EXCEPT any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county; AND ALSO

EXCEPT that portion of the above-described parcel lying easterly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 1 lies South $88^{\circ}58'25''$ East, 257.13 feet per said Short Plat; thence from said Southwest corner, South $7^{\circ}32'46''$ West, 355.00 feet, more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter and the terminus of said described line; AND ALSO

EXCEPT the South 700 feet.

Situate in San Juan County, Washington.

EXISTING LAND DESCRIPTION OF
PARCEL B
BEFORE BOUNDARY LINE MODIFICATION

The South 700 feet of that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of Lampard Road and lying West of the centerline of vacated old County road No. 5, as said road was located at the time of its vacation on April 3, 1944; AND ALSO

EXCEPT any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county; AND ALSO

EXCEPT that portion of the above-described parcel lying easterly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South $88^{\circ}58'25''$ East, 257.13 feet per said Short Plat, thence from said Southwest corner, South $7^{\circ}32'46''$ West, 355.00 feet, more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter and the terminus of said described line; AND ALSO

Situate in San Juan County, Washington.

MODIFIED LAND DESCRIPTION OF
PARCEL A
AFTER BOUNDARY LINE MODIFICATION

All that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of Lampard Road and lying West of the centerline of vacated old County road No. 5, as said road was located at the time of its vacation on April 3, 1944; AND ALSO

EXCEPT any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county; AND ALSO

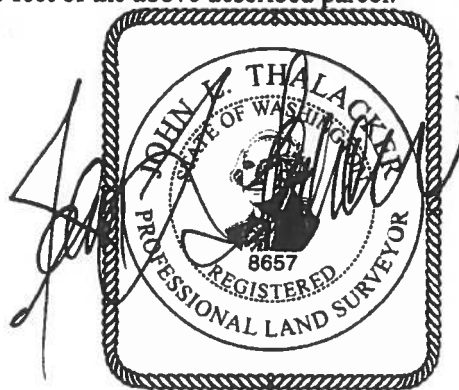
EXCEPT that portion lying easterly of the following described line:

Beginning at the Southwest corner of Lot 2 of said Egeland Place Short Plat from which the Southeast corner of said Lot 2 lies South $88^{\circ}58'25''$ East, 257.13 feet per said Short Plat; thence from said Southwest corner, South $7^{\circ}32'46''$ West, 355.00 feet more or less, to a point on the South line of said Southeast Quarter of the Northwest Quarter and the terminus of said described line; AND ALSO

EXCEPT that portion described as follows;

Commencing at said Southwest corner of Lot 2, Egeland Place Short Plat; thence along the West boundary of said lot 2, North $2^{\circ}20'03''$ East 297.94 feet to the True Point of Beginning; thence, leaving said West boundary, South $76^{\circ}40'54''$ West 51.93 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing South $76^{\circ}40'54''$ West 339.38 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South $88^{\circ}57'49''$ East 160.01 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South $1^{\circ}48'28''$ West 118.74 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South $35^{\circ}29'06''$ East 200.26 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South $8^{\circ}49'51''$ East 49.45 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence North $76^{\circ}40'54''$ East 325.02 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing North $76^{\circ}40'54''$ East 51.93 feet to a point on said West boundary; thence, along said West boundary, North $2^{\circ}20'03''$ East 283.93 feet to the True Point of Beginning.

EXCEPT the East 50 feet of the above described parcel.



10/11/10



MODIFIED LAND DESCRIPTION OF
PARCEL B
AFTER BOUNDARY LINE MODIFICATION

That portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of Lot 2, Egeland Place Short Plat as recorded in Volume 2 of Short Plats, pages 47 and 47A, records of said county; thence, along the West boundary of said lot 2, North 2°20'03" East 297.94 feet to the True Point of Beginning; thence, leaving said West boundary, South 76°40'54" West 51.93 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing South 76°40'54" West 339.38 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 88°57'49" East 160.01 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 1°48'28" West 118.74 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 35°39'06" East 200.26 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence South 87°49'51" East 49.45 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence North 76°40'54" East 325.02 feet to a 5/8" rebar with an LS 8657 aluminum cap; thence continuing North 76°40'54" East 51.93 feet to a point on said West boundary; thence, along said West boundary, North 2°20'03" East 283.93 feet to the True Point of Beginning.

EXCEPT the East 50 feet of the above described parcel.



10/11/10



San Juan Surveying

P.O. Box 611 Friday Harbor, WA 98250
(360) 378-2300 FAX (360) 378-4140

**SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX**

AMOUNT PAID \$
051685
SEP 16 1998

Island Title Company has placed this document
for recording as a customer courtesy and accepts
no liability for its accuracy or validity

Auditor File #: 1998 0916026

QCD

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ISLAND TITLE COMPANY

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Total of **2** page(s) Fee: \$ **9.00**

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POST OFFICE BOX 623
FRIDAY HARBOR, WASHINGTON 98250

OP
Kathy Turnbull
COUNTY TREASURER

TPN: 351424003

Short Legal: **Ptn SE/NW, S14, T35N, R3W, W.M.**

for recording as a customer courtesy and accepts
no liability for its accuracy or validity

SAN JUAN COUNTY, WASHINGTON
SI A. STEPHENS, AUDITOR

QUIT CLAIM DEED

JR

THE GRANTOR, STEVEN H. BUCK and LAURIE A. BUCK, husband and wife for
and in consideration of transfer to family corporation (WAC 458-61-375) conveys and quit
claims to SAN JUAN PROPERTIES, INC., a Washington corporation, the following
described real estate, situated in the County of San Juan, State of Washington, together
with all after acquired title of the grantor therein:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL
DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
THIS REFERENCE AS THOUGH FULLY SET FORTH.

Dated: September 14, 1998

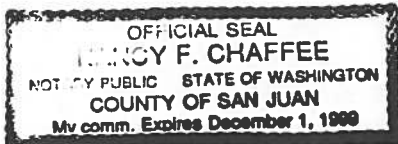
Steven H. Buck
STEVEN H. BUCK

Laurie A. Buck
LAURIE A. BUCK

STATE OF WASHINGTON)
) ss.
COUNTY OF SAN JUAN)

On this day personally appeared before me STEVEN H. BUCK and LAURIE A.
BUCK to me known to be the individuals described in and who executed the within and
foregoing instrument, and acknowledged that they signed the same as their free and
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of September, 1998.



Nancy F. Chaffee
Notary Public in and for the State of
Washington residing at Friday Harbor
My commission expires: 12/1/99

EXHIBIT "A"

All that portion of the Southeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington; lying south of Lampard Road and lying west of the centerline of vacated old County Road No. 5, as said road was located at the time of its vacation on April 3, 1944;

EXCEPT that portion, if any, lying southeasterly of County Road No. 5 as it presently exists;

EXCEPTING THEREFROM that portion of the Southwest Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Beginning at the intersection of the center line of Lampard Road, as conveyed to the County of San Juan by deeds recorded in Volume 16 of Deeds, Pages 44 and 46, with the centerline of vacated County Road No. 5, as said road was located at the time of its vacation on April 3, 1944; thence along the centerline of said vacated County Road No. 5 South $36^{\circ}30'$ West, 217.4 feet; thence South $16^{\circ}30'$ West, 60 feet; thence leaving said centerline West, 640 feet; thence North 495 feet, more or less, to the centerline of Lampard Road, thence easterly along said centerline of Lampard Road to the point of beginning;

EXCEPTING THEREFROM any portion of the Egeland Place Short Plat as recorded in Volume 2 of Short Plats, Pages 47 and 47A, records of said county, AND ALSO

EXCEPTING THEREFROM that portion of the above-described parcel lying westerly of the following described line:

Beginning at the southwest corner of Lot 2 of said Egeland Place Short Plat from which the southeast corner of said Lot 2 lies South $88^{\circ}58'25''$ East, 257.13 feet per said short plat; thence from said southwest corner, South $7^{\circ}32'46''$ West, 355.00 feet, more or less, to a point on the south line of said Southeast Quarter of the Northwest Quarter and terminus of said described line.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Westward View (may be changed)
2. Name of applicant: Steven H Buck; San Juan Properties, Inc., Steven H Buck President

3. Address and phone number of applicant and contact person: Steven H Buck; PO Box 100, Friday Harbor, WA. 98250 360-472-0895

4. Date checklist prepared: 4/13/18

5. Agency requesting checklist: San Juan County Department of Community Development

6. Proposed timing or schedule (including phasing, if applicable): Est. 2-5 years for 1st phase. 2nd phase will depend on demand. 3rd phase in the distant future.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Nothing other than what is being proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. There's nothing I know of.

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. Not that I know of.

10. List any government approvals or permits that will be needed for your proposal, if known. This is the initial stage requesting inclusion into the UGA. I don't know yet all that will be required. If this property is allowed into the UGA and then allowed to be annexed into the Town of Friday Harbor, everything that is required by the Town of Friday Harbor for development will apply.

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.) Please see the attached: REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

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. Please see the attached maps showing tax parcels 351424003; 351424004 and 351424001.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: Slightly sloping land going from the east to the west with a mixture of trees, rock outcroppings and grassy areas. Lots of sun exposure from the south and west. Housing would be the best use of this property.

b. What is the steepest slope on the site (approximate percent slope)? Please see the attached contours map. Regarding parcel 351424003: Other than the large rock outcropping at the eastern portion, the land slopes gently down, but just steep enough so that it should be great for positioning homes so that most or all can have valley views. Regarding parcel 351424004. With the exception of a small rock outcropping, the southeasterly portion is fairly level with a little bit of slope. The northern portion then it levels out in most of the southwesterly portion,. The middle and northeasterly portion has gentle slopes that are also ideal for positioning of homes. The northwesterly portion is mostly treed with a large rock outcropping and good slopes for housing as well. Parcel 351424001 is mostly level in the middle and then has some gently sloping to the easterly and westerly portions.

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. Where there aren't rock outcroppings the ground has a little bit of top soil and then mostly dirt, gravel, clay, and sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.

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. I had a pond made years ago. The soils weren't very good though so it leaked. I then had it lined. The contours map shows it looking dry because we had drained it into Sundstroms pond (with permission) in order to prep it for the liner.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not much if any erosion would occur I think because the land slopes gently and it already has a natural path for water to flow. Also, the make up of the land is a variety of rock outcroppings, grassy areas and sparse trees so there isn't much area that could erode. I've been living there since 1998 and have yet to see any erosion even during heavy rain storms.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? That will depend on the lot sizes allowed and what the requirements will be should I be able to get the property annexed into the Town of Friday Harbor. I am hoping to be able to do approximately 1/3rd acre lots with no on street parking and a nice amount of area between each home.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: I don't think erosion is going to be much of an issue due to the type of ground and lay of the land. If it turns out there would be a potential erosion problem then I will have it designed so that there won't be.

2. Air [\[help\]](#)

- 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. Because this property is located adjacent to the Town of Friday Harbor, the creation of emissions should be far less than say a project far out of Town since it's more central, therefore trucks and people working there would be coming from closer locations on average. Also, when more materials are needed, the lumber yard and other stores are only a short distance away. Since this property is also in such a sunny location and literally walking distance to town, the green homes and people living here would have a much smaller environmental impact.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. As I said previously, I've lived here since 1998. This property is just a short distance from the airport so on rare occasion, when there are certain planes at the airport and the wind is just right, you can smell some exhaust, but I would guess that's maybe about 1% of the time. Planes are also becoming more fuel efficient so that should improve over time.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: My desire is for this area to be one of the nicest, most environmentally friendly and cost efficient communities in San Juan County. Due to great sun exposure homes could have passive or active solar energy from windows to roofing. Because it's close to town, electric cars, bikes and walking make a lot of sense. And even if someone drives a fossil fuel propelled car, they don't have far to go for work, groceries, etc so they won't be using much fuel. I also plan to have walking trails throughout to encourage walking and a friendly community.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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 are two man made ponds. One I had built for recreation and fire protection. The other is the Sundstrom pond that comes onto my property in the northwestern corner. It was built for irrigation purposes for the Sundstrom farm.
- 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. Since this property hasn't been accepted into the UGA yet, or further yet annexed into the Town of Friday Harbor, I have no plans to provide. In the foreseeable future, the only body of water that would be within 200 feet would be the pond I had built on parcel 351424001, which is less than ½ in size. I don't plan on developing the northern ½ of parcel 351424004 for many years. It will be the last portion to be developed.

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

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No withdrawals. Perhaps diversions if erosion is an issue at all, and then I would have the ability to divert to the pond in the northwestern corner, but I don't expect there would be much if any of that.

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

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

b. Ground Water: [\[help\]](#)

- 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. If this property is allowed to be annexed into the Town of Friday Harbor then Town water and sewer hook ups will be used.

- 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. If this property is allowed to be annexed into the Town of Friday Harbor then Town sewer hook ups will be used.

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. I expect a storm water plan to be part of the project and will do whatever is necessary to accommodate it. Storm water currently flows in primarily two areas from this property onto the property to the west, which includes a low spot in the middle that flows onto the Sundstrom farmland and where the irrigation pond is in the northwestern corner. If need be, a storm water system

could be designed so that the vast majority of run off goes to the irrigation pond in the northwestern corner and then that water would flow just as it does now during the winter so there should be no additional impact.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not that I can think of.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The drainage patterns should be essentially the same unless the storm water plan requires that I divert it.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The design and layout of the community with adequate spacing between the homes should absorb most of the runoff. The amount of runoff should end up being not much different than it is now.

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

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

b. What kind and amount of vegetation will be removed or altered? Much of the ground is rocky or has rocky soils and grass. There are some evergreen trees and frankly a lot of scotch broom and hawthorns that keep coming back. All of the scotch broom will be removed eventually and what trees will be removed will depend on how the development lays out. There is one maple tree that will never be removed.

c. List threatened and endangered species known to be on or near the site. None that I know of.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will definitely be required, as will maintenance of landscaping to keep things looking nice. I plan to encourage and provide information regarding low water use native plants. The cost of Town water will also be an incentive.

- e. List all noxious weeds and invasive species known to be on or near the site. Scotch broom is the only one I know of.

5. Animals [help]

- 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.

Birds typically found on the island including hawks, eagles, herons, ducks, geese, hummingbirds, robins, woodpeckers, finch. Animals are mostly deer, lots of deer. There are bass in the irrigation pond.

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site. None that I know of.

- c. Is the site part of a migration route? If so, explain. Not that I know of.

- d. Proposed measures to preserve or enhance wildlife, if any: It all seems fine as it is and I expect that won't change.

- e. List any invasive animal species known to be on or near the site. None that I know of.

6. Energy and Natural Resources [help]

- 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. I expect electricity will be the primary source of energy. I'm hoping solar will be a big part of that. Ideally by the time homes would be built here I would love to see Tesla solar tile roofs on each home that would take care of most of the electrical energy needs as well as potentially the electric cars in their garages that will easily be able to get around on daily charges so no fossil fuels would be needed living here.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. Hopefully it would encourage it. There is an upfront cost, but a hopefully not too long term payout that will prove it's the way to go.
- 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: Solar roofing is the primary contributor of electrical energy and therefore the greatest source of conservation. In addition, solar windows are possible as well as newer wind generators for homes that require less average wind speeds. Then of course, there are construction practices such as tighter building, design, insulation, and construction materials. Everything that Green construction recommends. Fortunately, this property, this location, new technologies and peoples desire for cost efficient, eviormentally friendly designed homes can make this a reality.

7. Environmental Health [\[help\]](#)

- 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.
- 1) Describe any known or possible contamination at the site from present or past uses.
None that I know of.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None that I know of.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None that I know of.
 - 4) Describe special emergency services that might be required. This is also a great location if there is an emergency being right next to the new hospital, the EMT's and the airport.
 - 5) Proposed measures to reduce or control environmental health hazards, if any: Making sure contractors keep sites clean and picked up during construction processes.
- b. *Noise*
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? I don't think any noise will affect the project. It's pretty quiet here, even being adjacent to the airport because we're beside the airport, not under the flight path, and we're over the hill from it. Lampard road is pretty quiet. We're also over the hill from Spring Street so we don't get hardly any noise from there.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Construction equipment and the construction process, but those noises would be periodic and temporary.

3) Proposed measures to reduce or control noise impacts, if any: Mostly just asking contractors to be considerate and be as quiet as possible.

8. Land and Shoreline Use [\[help\]](#)

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. The current use is residential R-5. The adjoining property to the north is in the Town of Friday Harbor and is a residential development. The property to the east is in the Town of Friday Harbor and has a combination of residential and commercial uses. The property to the west is farmland. The property to the south is a combination of residential and commercial. The hospital is right across the street from that.

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? No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No, the only equipment that's ever on the farmland to the west is haying equipment in the summer and that's interesting to watch. We don't affect their access at all. They come in from San Juan Valley road.

c. Describe any structures on the site. There's a house and one shed on 351424001. There is a house and two sheds on 3351424004.

d. Will any structures be demolished? If so, what? The sheds will probably be demolished eventually.

e. What is the current zoning classification of the site? R-5

f. What is the current comprehensive plan designation of the site? R-5 residential. When the Growth Management Act first came about, it was in the blue zone for potential high density zoning. Prior to the GMA it was zoned for one house per ½ acre. The County told me at the

time that under the GMA they were going to keep the zoning at ½ acre per parcel, or that it would be higher density. That's why I didn't apply for a development plat back then.

- g. If applicable, what is the current shoreline master program designation of the site? NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Not that I know of.
- i. Approximately how many people would reside or work in the completed project? It depends on if it gets into the County UGA, then annexed into the Town of Friday Harbor. My desire is to have 1/3 acre parcels.
- j. Approximately how many people would the completed project displace? No one. In fact, it would help provide places for people in our community to help retain balance.
- k. Proposed measures to avoid or reduce displacement impacts, if any: This project would provide housing for people potentially displaced elsewhere on the island so they wouldn't have to leave.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This property is ideal for housing. It is the best possible use for this land.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: This property fits right in with the goals of the Growth Management Act. It would provide housing up on the mostly rocky shelf above the farmland with views looking out over the farmland.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. I don't know how many homes yet and won't until it gets accepted into the UGA and annexed into the Town. If it does, this property will likely end up being for middle and upper middle housing. That actually ends up helping starter level housing because if you don't provide for the middle, the middle will buy what they can afford, which means they would absorb what should have been starter level housing. Middle and upper middle level housing is also important for hopefully maintaining the balance in our community too. (That should be one of our biggest concerns.)

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: I think the affect would be absolutely positive. We need more housing in the low income, starter, mid level and upper mid levels.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The heights will be determined by building codes. Exterior building materials will be determined when the project is designed. My concept is good quality, good looking, clean, environmentally friendly and cost efficient to install and maintain.
- b. What views in the immediate vicinity would be altered or obstructed? Most of the views come from within the property. Some view from a small portion of Lampard Road may be obstructed by homes someday but those could be obstructed anyway if I decided to plant trees along the line, for instance.
- b. Proposed measures to reduce or control aesthetic impacts, if any: Most of this property is tucked away, only partially seen by a small portion of a major county road, (San Juan Valley Road). While a small portion of Lampard Road may lose a part of their view someday, the housing that will be created I think will also be pleasant to look at.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? It would be housing so whatever light housing creates in general. It's a good question though and one that should be considered when creating the CC&R's.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? I imagine there would be more of a sense of safety.
- c. What existing off-site sources of light or glare may affect your proposal? The church next door has a bright security light, but it's no big deal.
- d. Proposed measures to reduce or control light and glare impacts, if any: It's a good question and one that should be considered when creating the CC&R's. Perhaps less bright LED exterior lights would be a good idea.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Everything that San Juan and the San Juan Islands offer.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: It is possible that this project would have a community facility. That hasn't been determined yet.

13. Historic and cultural preservation [\[help\]](#)

- 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. NO
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. There's nothing here or nearby of historic or cultural significance.
- 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. NA

14. Transportation [\[help\]](#)

- 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. This property is accessed by Lampard Road on the north side will be accessed by Spring Street, just across from the airport on the east side. The east access will be the primary or perhaps only access for the first and second phases of the development.
- 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? We don't have public transit here other than tourism vehicles and cabs.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The amount created would depend on the size of parcels allowed. None would be eliminated.
- 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). No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Just that transportation that's already available on San Juan Island.
- 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? That will depend on the size of parcels allowed.
- 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. No.
- h. Proposed measures to reduce or control transportation impacts, if any: NA

15. Public Services [\[help\]](#)

- 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. Yes, to the extent of the number of parcels and homes allowed.
- b. Proposed measures to reduce or control direct impacts on public services, if any. There could be an actual net improvement in services due to property tax income from new homes in this community as well as from the people within the community.


16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other Electricity, telephone, fiber, refuse and hopefully water and sewer via the Town of
 Friday Harbor. _____

- 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. Electricity, telephone, fiber, refuse and hopefully water and sewer via the Town of Friday Harbor.

C. Signature [\[HELP\]](#)

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

Signature: 
Name of signee TERENCE H. BUCK
Position and Agency/Organization _____
Date Submitted: 4-13-18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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:

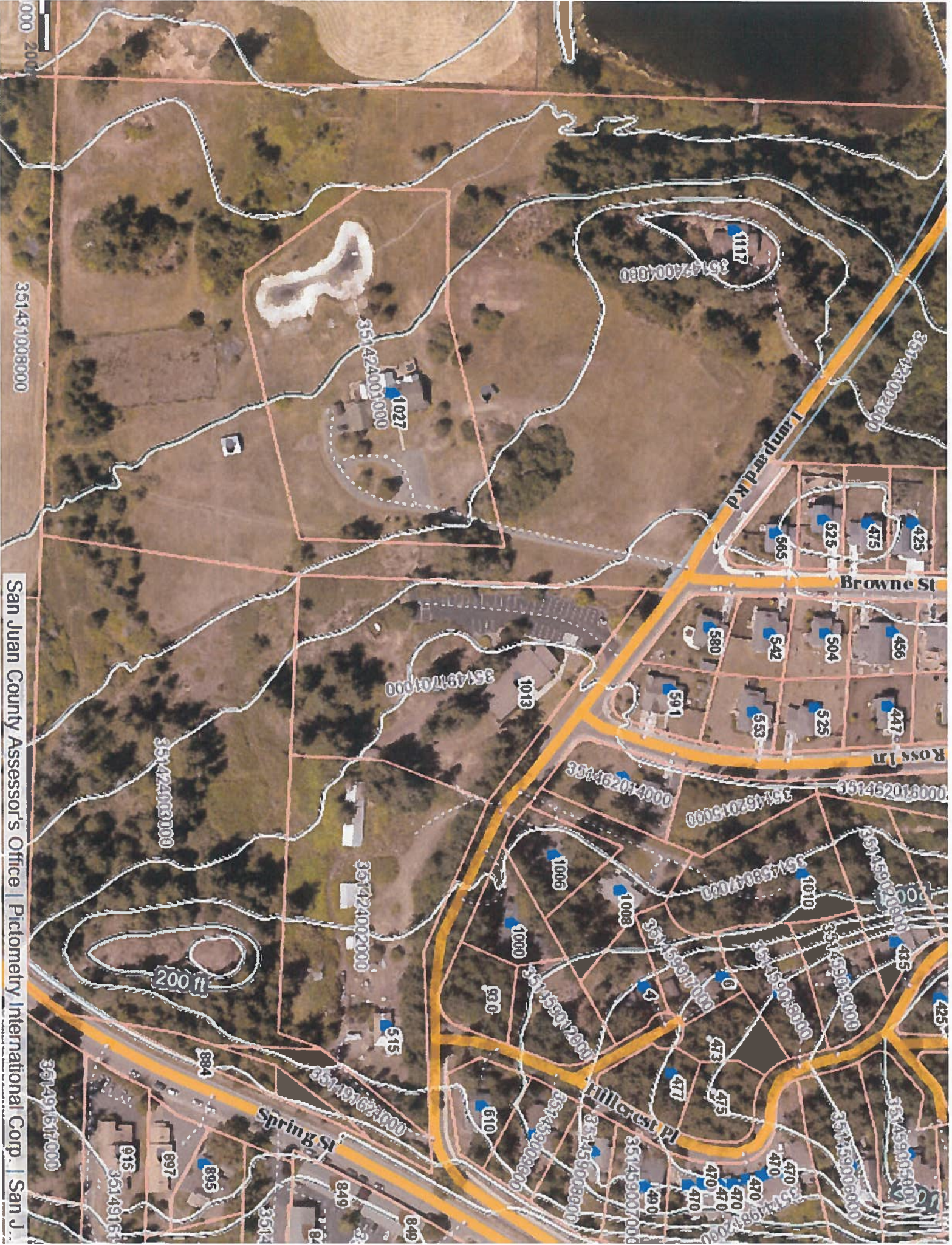
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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.



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San Juan County Assessor's Office | Pictometry International Corp. | San J...

Linda Ann Kuller

From: Steve Buck <steve@sanjuanislands.com>
Sent: Wednesday, July 5, 2017 2:32 PM
To: Erika Shook
Cc: Rick Hughes; Linda Ann Kuller
Subject: RE: Steve Buck request for inclusion into the UGA

Hi Erika,

Thanks for your quick response. How about if we do "A.)" for now and see how that goes. And then I'll do "B.)" by March 1, 2018?

Steve
360-472-0895

From: Erika Shook [mailto:erikas@sanjuanco.com]
Sent: Wednesday, July 05, 2017 12:45 PM
To: 'Steve Buck'
Cc: Rick Hughes; Linda Ann Kuller
Subject: RE: Steve Buck request for inclusion into the UGA

Hello,

Thanks for your comments. There are two ways to have your request considered:

- A) We can add these to the comments that we've received on the Comprehensive Plan Update and consider this as we evaluate the need for additional land inside of the UGA. These are treated as comments, and there isn't an official notification process, application number or any type of formal review of the request; or
- B) To officially have these considered as an application to change the land use designation, you would need to submit an application for the Docket. The next opportunity for the Docket is March 1, 2018, and there is a fee for that application. More information here: <http://sanjuanco.com/1179/Annual-Docket>.

Please let me know how you would like to proceed.

Erika Shook, Director - Direct Line (360) 370-7571
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Steve Buck [mailto:steve@sanjuanislands.com]
Sent: Wednesday, July 5, 2017 11:35 AM
To: Erika Shook <erikas@sanjuanco.com>
Cc: Rick Hughes <rickh@sanjuanco.com>
Subject: Steve Buck request for inclusion into the UGA

July 5, 2017

TO: Erika Shook, San Juan County Planning Director

Dear Erika,

I would like to formally request that tax parcels 352424001, 351424003 and 351424005, (area between 1027 Lampard Road and San Juan Valley Road – see attached maps), be placed into the San Juan County Urban Growth Area. Please see the reasons for this request below.

Please let me know what you think, any questions you might have and anything else I should be doing to try to accomplish this. I would be happy to take you out and show you the property too.

Thank you.

Sincerely,

Steve Buck

360-472-0895 (cell. anytime)

REASONS TO PLACE THE PROPERTY BETWEEN LAMPARD AND SAN JUAN VALLEY ROADS INTO THE UGA.

- * The property I own between Lampard and San Juan Valley roads can currently be divided into 4 five acre parcels for four upper level homes or it can be housing for many mid-level homes built out in phases over many years to come. I think it would be a miss-use of this property as R-5, a poor long term decision, and a lost opportunity that I believe would eventually be really regretted. That is essentially the choice though: Four estates or a great area for mid-level housing for many years to come.
- * It's the only practical option available in our community to provide an area for mid-level housing with valley views.
- * We have Town road access points off Lampard Road, across from Country Village, as well as directly across from the entrance to the airport on Spring Street. The Spring Street entrance would be our primary point of access. This would take potential pressure off of Lampard Road.
- * New water and sewer lines were recently brought in to Country Village along Lampard, adjacent to my property, and even more recently along where my property accesses Spring Street, across from the entrance to the airport. New fiber optic lines have also been installed there.
- * Our community truly needs and is going to be needing more mid-level housing for existing and future islanders. It's vitally important that we provide for all different primary types of housing. If we don't provide for mid-level, mid-level will buy up what would otherwise be starter level, making it difficult if not impossible to maintain a housing balance. (This is actually already happening.)
- * This property would be a great location for those working at the hospital, the county, the airport, the schools, the nursing home and anywhere in town. It would also be an area that would attract those at the mid-level to live on San Juan Island.

* It's an ideal location for energy efficient "green building" and living. It has southwest, west and northwest exposure for passive and active solar designs. It's tucked back in and is protected from much of the force of the direct winds that hit San Juan Valley. It's also walking distance to town, or a short drive or bike ride, so people don't have to use cars as much, or at all. As a side benefit, the valley views and sunsets from here are awesome too!

* It would be a consistent and dependable area for future housing as this location is within the natural flow of the existing Town growth pattern. It already adjoins the Town of Friday Harbor.

* This would be housing up above the valley looking out over the valley, rather than housing in the valley, as desired by many concerned about how growth occurs, and as is promoted by organizations such as the San Juan Preservation Trust. It's also almost unseen from main roads.

* This property was previously zoned one residence per ½ acre, which was fine with me, but when the GMA was first established, it designated my property in a blue zone for more increased future density. This met the intent of the GMA by placing single family homes closer to town on smaller parcels rather than having fewer homes on larger parcels or being dispersed in areas such as open farm land.

* Should my property be allowed to go into the UGA, I want to do something creative and well thought out with it. In fact, I want it to be the most creative and well thought out residential area on San Juan Island. This includes such things as how homes are placed, balanced landscaping, walking trails throughout, and a community facility with a joint use structure, (kitchen, living room, game/theater room), an outdoor barbeque, swimming pool and sport court. If I am allowed to do this I will also endeavor to find other creative ideas that can be included to make this a really cool and connected community that our island would be proud of.

* There is enough land under one ownership here to do something creative and I have the desire to do it. It's much harder to accomplish something like this with a number of owners. Some others might not care as much or even be willing to do something creative.

* According to Mike Bertrand and Duncan Wilson, the Town is not opposed to this property going into the UGA.

* Even during the recession, there was relatively very little existing land within the town that was available for sale. Now much of what was available has already been sold. If we don't provide for a variety of properties, existing lots and homes will become more and more expensive due to supply and demand factors. We have to have areas providing for most primary types of housing in order to be able to provide for balance in our community.

* It is great that we have the Homes for Islanders projects and the property to the east of town for the San Juan Community Home Trust. They are definitely going to help keep balance in our community and provide affordable homes for people who desire to live here who wouldn't otherwise be able to afford to own here and stay long term. However, both of those housing organizations have limitations that many mid-level potential home buyers don't qualify for. Further, the rest of the property adjacent to the Community Home Trust property that was annexed will likely be too expensive for mid-level buyers primarily due to their marine views, but also with other desirable features such as being able to walk to the marina's and Jackson's Beach.

* For mid-level housing, I believe the best potential area we have is the property between Lampard and San Juan Valley roads. In fact, I feel that whole shelf should be included in the UGA. Its natural features, location and other things stated above make it ideally suited for that. We need to have property that will be affordable and also appealing to those at the mid-level. It's crucial that we provide for this equally important segment of our community. I hope you will agree and include this property in the UGA. I think it would make a tremendous difference for our community over time.

* I first tried to get our property annexed into Friday Harbor in 1996, when it was zoned ½ acre per residence. One Town council member told me to be patient and that it would eventually happen. Hopefully the time is right now to get this done. It makes sense to do.

* I imagine, even with the powers that be desiring it, that it would take a long time before this area would actually be placed into the UGA. Then, following that, it takes years to plan out, finance and develop this kind of a creative project. Therefore, this is not something that is going to happen right away so the sooner the better, with respect to attempting to maintain a housing balance, to start with the process if the County and Town finds themselves in favor of it. Further, I would also intend to do this project in three to four phases, so in reality it will likely be a very long term project with gradual change. I'm hoping the County approves my request so that I can at least start the plan for providing some mid-level housing and hopefully help keep things in balance for decades to come.

Please let me know if you have any questions.
Sincerely,

Steve Buck
360-472-0895 (cell, anytime)

Francine Shaw, Land Use Consultant
Planning and Permit Services, LLC

365 Spring Street, Suite E-1
Post Office Box 868
Friday Harbor, WA 98250-0868

Telephone: (360) 298-4449

E-Mail: francine@rockisland.com

April 6, 2018

Ms. Linda Kuller: Planning Manager
San Juan County Department of Community Development
PO Box 947
Friday Harbor, WA 98250

Re: Request for Consideration of Land Use De-Designation
Agricultural Resource to Rural General Use
TPN 36193100; Rouleau Road, San Juan Island

S.J.C. DEPARTMENT OF
APR 06 2018
COMMUNITY DEVELOPMENT

Dear Ms. Kuller:

This letter is to request your consideration of de-designating my client's property located at the NE corner of the intersection of Roche Harbor and Rouleau Roads from Agricultural Resource-10 to Rural General Use-10 during the Comprehensive Land Use Plan update. WAC 395-190-050(1) does not allow for this de-designation to occur as a site specific request but rather must be evaluated through a county-wide process as noted below..

WAC 365-1990-050(1)

*(1) In classifying and designating agricultural resource lands, counties must approach the effort as a **county-wide** or area-wide process. Counties and cities should not review resource lands designations solely on a **parcel-by-parcel** process. Counties and cities must have a program for the transfer or purchase of development rights prior to designating agricultural resource lands in urban growth areas. Cities are encouraged to coordinate their agricultural resource lands designations with their county and any adjacent jurisdictions.*

Property Information

This undeveloped property is 20 acres in size and was once part of a larger 200 acre parcel (TPN 361911001) that has historically been used for agricultural purposes (growing hay and running cattle) and which is currently zoned "Agricultural Resource." In 2014, the property owner, Mr. Frank Rouleau, divided off these 20 acres under Simple Land Division File No. PSLD00-14-0020 and subsequently sold them to Mr.

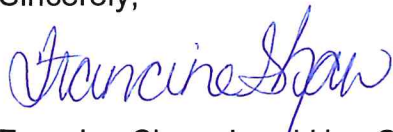
ARC further recommended to the San Juan County Council to adopt a “no-net-loss” policy for Agricultural Resources lands. The thought was to provide a mitigation procedure should land be taken out of Ag Resource by de-designation. The policy would require designating an appropriate area of adjacent farmland to Ag Resource in order to maintain the base acreage of this land. The ARC mapped parcels that could serve in this regard and found that there are more than enough parcels available (652 parcels already zoned and 952 potential parcels). This is illustrated in Figure 5 of the attached report.

Conclusion

My client and I encourage San Juan County to closely evaluate this property during its land quantity analysis of Agricultural Resource Lands and Rural General Use Lands during the Comprehensive Plan update. The McCutcheon property is heavily forested, for the most part, and would require extensive clearing of brush to run cattle or other stock, and complete clearing to grow a viable commercial agricultural crop. In addition, the soil on this land is only good for farmland if it is irrigated. Considering the limited amount of water we have available on the island, there is the potential for depleting our drinking water source should the land be used for the growth of agricultural crops that require irrigation. There are other properties that are better suited for use as Ag Resources lands than the forested McCutcheon property, as per the ARC study. The County should look at the lands that are available and suited for agricultural use, as illustrated in the study, and rethink which lands shown on the Comprehensive Land Use Map plan should be retained or included in this land use designation and which ones should be removed. We believe that you will find that the McCutcheon property is not appropriately zoned Ag Resource and warrants a de-designation to Rural General Use to fill the obvious need for additional property in the sparsely available Rural General Use category.

Please keep me informed of any public comment period or public hearings held to discuss Agricultural Resource lands during the Comprehensive Plan Update. It is my desire to participate in this process and appropriately represent my client. I can be reached by phone at (360) 298-4449 or by email at francine@rockisland.com.

Sincerely,

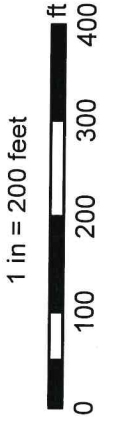


Francine Shaw, Land Use Consultant

CC. Mark McCutcheon; M-E-M Enterprises



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



2016 Aerial Photo

Pictometry International Corp., San Juan County Assessor's Office

Mapping Agricultural Land in San Juan County, Washington



Crow Valley, Orcas

A study prepared by the Agricultural Resources Committee of San Juan County

For the San Juan County Council

Funded by the Office of Farmland Preservation

July 2009

This report is written to fulfill requirements of a grant from the Washington State Office of Farmland Preservation to the Agricultural Resources Committee of San Juan County.

Summary

During the first six months of 2009, the Agricultural Resources Committee of San Juan County (ARC) finished a mapping project begun in 2008, funded by a grant from the Washington State Office of Farmland Preservation (OFP). The project looked for patterns of farmland loss by mapping all agriculturally viable parcels within the county. Aerial photos, Geographical Information Systems (GIS), and windshield surveys were the main tools used to achieve these goals. Three primary factors account for most farmland loss: 1) when larger parcels are subdivided into smaller parcels, they often fall out of agricultural use, turn fallow, become populated with shrubs and eventually return to forest; 2) forest gradually encroaches upon larger parcels; and 3) Urban Growth Areas can intrude into farmland.

Background

In January 2008, the Washington State Office of Farmland Preservation awarded a grant for public education and outreach on farmland preservation to the ARC of San Juan County. The goals of that grant included preliminary work to map farmland within the county. In the fall of 2008, a second grant was awarded to the ARC to finish the mapping project and to determine local areas of concern for farmland preservation. The goals included mapping agricultural areas down to two acres, which is considered the smallest viable farming unit for this area. San Juan County encompasses only 111,941 acres, which made the goal attainable. Also helpful was the county's recent acquisition of aerial photographs covering all the major islands.

Methods

The San Juan County Public Works GIS Team donated aerial photos, GIS software, and mapping data. The data covered parcels, shorelines, land use zoning, roads, and the latest online soil survey from the Natural Resources Conservation Service (NRCS) (online at www.websoilsurvey.nrcs.usda.gov). The GIS software used was ArcGIS 9.3 from ESRI. Aerial photos were taken in June of 2008 at a resolution of six inches per pixel. At this resolution it is possible to pick out individual fence posts.

The first task was to define agricultural soils. In San Juan County's Uniform Development Code, the definition of agricultural soils (Chapter 18.20.010) was written using a soil survey from 1963 and is out of date. The criteria for soils classification are more closely defined in the latest soil survey, and some criteria have changed.

As an alternative, a system entitled "Farmland Classification" in the new soil survey rates soils by their physical and chemical characteristics related to the production of crops. This is the classification system recommended for the new Farm and Agricultural Conservation section in the county's Open Space public benefit rating system. Another possible system is that chosen by Pierce County in their agricultural mapping project, which rated soils by the amount of hay harvested per acre. Neither of these systems is completely satisfactory for this study, since each leaves out soil types that are currently farmed in San Juan County. This project included all of the 55 soil types present in San Juan County, that were productive with common farming practices, which limited the number to 29 soil types. Once the soil types were defined, GIS was used to combine the different soil types into an agricultural soil group. Parcels were considered if they contained at least one acre of agricultural soil and encompassed at least two acres of land, to allow housing. The resulting map included 4,675 parcels out of a total of 16,958 parcels in the county. Next, aerial photos for each of these parcels were visually examined, and the major land uses and active agricultural areas for each parcel were noted. The aerial photo segment consumed most of the time spent on the project. Maps were generated and land use patterns became apparent on both visual and statistical levels.

Several decisions made during the course of the project influenced the results. First, the decision to include all soil types that are currently farmed may have led to including more parcels of forested land with pockets of agricultural soils. This would lead to a higher total parcel area, and a higher percentage of forested land. As an example, Moran State Park was included (a 4,900 acre parcel) in the project, even though it has only forty acres of agricultural soil. Another problem lay in the reliance on aerial photos. While these are very good photos (see Figure 1.), the sheer number of parcels called for quick, subjective decisions on land use, and the tree canopy often obscured any underlying detail. Thus it was almost impossible to tell whether a woodlot was grazed, and the extent of agricultural use. To compensate, local knowledge of several islands was very useful. For San Juan Island, windshield surveys were employed to figure out such puzzles as medium sized mowed areas, many of which were lawns, instead of agricultural fields.

In addition, most parcels are managed in more than one way. Sixteen basic land use categories produced forty-six common combinations (Table 1, and Figure 2). These forty-six categories were collected into four groups: agriculture, fallow, forest, and commercial. These groups are related to the likelihood of farmland loss. It was assumed that parcels in the commercial group were not going to be used for agriculture in the foreseeable future. Parcels in the forest group would be unlikely to be used for agriculture, due to the costs of land clearing. Fallow parcels could more easily return to agricultural production, but they could also continue the along the path into shrub and then forestland, and therefore are most at risk of farmland loss. Parcels in the agriculture group have varying chances of staying in agriculture, which is reflected by the

shading shown in Figure 2. For example, the darker green of Forage is a more stable agricultural use than the lighter green of Forage/Forest. Also, the darker red of Fallow/Forest indicates a more likely permanent loss of agricultural use than the pink of Fallow/ Lawn.

Home gardens, as well as larger market gardens, were included for another project by the ARC. A decision was made that gardens encompassing more than one-quarter acre would be counted as agricultural, while those under a quarter acre would be classified either as fallow or forest using other information.

Results

Looking at the attributes of parcels with at least one acre of agricultural soil, several trends stand out (Table 2). Parcels in the fallow, commercial, and agricultural groups have similar percentages of agricultural soils on average (73%, 73% and 79%, respectively). But mean parcel size for fallow or commercial land is less than half that of agricultural parcels. The difference between the groups has more to do with their size than their soil, leading to the conclusion that, for these three groups, land use is linked to parcel size. This becomes evident on a more intuitive level when looking at the maps (Figure 3), which show many smaller fallow parcels surrounding and occasionally encroaching on larger agricultural parcels. Land in the forest group contains a much smaller percentage of agricultural soils (49%), so it is more likely that these parcels are better suited to that land use.

The mean size of agricultural parcels (22.4 acres) in this study is very different from the average in the 2007 USDA Agricultural Census (74 acres). Only the largest commercial farms that filed Schedule F income tax statements also volunteered to be surveyed by the USDA, while this project covered many small, noncommercial farms. A more comprehensive overview is an advantage to the more inclusive definition of agriculture used in this study.

The maps lead to several conclusions. As mentioned, fallow lands tend to be smaller parcels around agricultural parcels. Urban Growth Areas lie next to agricultural areas, which is not surprising when you realize that towns grew up around some of the county's most productive farms (Figure 4). While there are arguments that agricultural land adjacent to Urban Growth Areas can be beneficial (see *City of Redmond v. Central Puget Sound Growth Management Hearings Board*, 136 Wn.2d at 58), it is undeniable that there is more development pressure on these lands. As the Washington State Growth Management Hearings Board has said, "Both experience and common sense indicate that conversion of agricultural resource lands to nonagricultural uses is a one-way ratchet. To suggest that designated agricultural resource lands, once given over to intensive uses demanded by an ever-increasing urban population, could ever be "retrieved" is simply not credible." (*Green Valley*, 98-3-0008c, FDO, at 18.)

Next Steps

The ARC has recommended to the County Council that San Juan County adopt a policy of “No Net Loss of Agricultural Resource Lands”. The policy would provide a procedure for mitigation should any Agricultural Resource Land (ARL) be taken out of ARL by de-designation. The policy would require designating an appropriate area of adjacent farmland to ARL zoning in order to maintain a base acreage of ARL. This project was able to map parcels that could serve in this regard (Figure 5), and found that there are more than enough parcels available (652 parcels already zoned ARL, and 952 potential parcels). The adoption of a “No Net Loss” policy and the enforcement of planning policies already on the books would increase awareness of the importance of farmland preservation. Once the policy is adopted, it would seem prudent to educate alternative ARL parcel owners about the advantages of agricultural zoning.

San Juan County is the only county in the state whose voters have endorsed the concept of a Land Bank, where a small tax on land sales funds the acquisition of exemplary lands, including agricultural lands. Local citizens have also endorsed farmland preservation through the San Juan Preservation Trust, the first nonprofit land trust in the state. Both these organizations work aggressively to preserve farmland through acquisition and conservation easements. Further incentives to decrease development rights would help preserve the larger farms that seem better able to stay in agricultural production.

The promotion of more intensive agricultural models would help the smaller parcels that seem to be in greater jeopardy of farmland conversion. Again, San Juan County is a leader with such programs as the Lopez Locavores’ Evening Meals at the School (www.lopezlocavores.org), the Islands Certified Local program (www.sjcarc.org), and the San Juan Islands Agricultural Guild (www.sjiagguild.com). Another possibility would be a study of the food system of San Juan County, detailing the food consumed, grown, exported, and imported. Such a study would be more easily done in a county with only one portal (i.e., the ferry) for imports and exports. The results could detail new marketing opportunities for specific agricultural commodities.

Conclusions

From this study, it appears that the greatest threat to farmland in San Juan County is small parcel sizes. Smaller parcels tend to have more fallow land, which leads to forestation and consequent loss of farmland. Reducing the sales of small pieces of larger farms would slow that loss. Thus, enabling programs to purchase the development rights of larger farms might be the most effective path to farmland preservation in this county.

Another avenue would be support for smaller, more intensive farms. Education, recruitment of innovative farmers, opening new markets, and a less onerous regulatory environment could

lead to a renewal of agriculture in the county. There does not seem to be a lack of farmland for small farms.

Indeed, saving all the farmland in the county will not guarantee the existence of farms. To achieve that goal, farming must be profitable. In the 2002 USDA Census of Agriculture, San Juan County was one of only three Washington state counties to have an average net loss of income for farming operations. By 2007, five other counties had joined the club. Now is the time to provide education, business skills, and regulatory reform for farmers to help them make a profit. If farming were more profitable, less land would be sold for residential development. Farmland preservation requires natural resources, the economic support of a profitable enterprise and the social support of a community. Milking stools don't have one leg.

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The Washington State Office of Farmland Preservation has supported this project from its inception. The staff at the Agricultural Resources Committee of San Juan County worked to procure the grant and to see it finished. The San Juan County GIS Team gave time, software, and help whenever needed. The San Juan Islands Conservation District provided office space, administrative assistance, brainpower, and encouragement. Special thanks go to the San Juan County Land Bank, the San Juan Preservation Trust, and WSU Extension for San Juan County—our Farmland Preservation Partnership.

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Ibid., Redmond, 136 Wn.2d at 58

Table 1.
Category Grouping

<u>Commercial</u>	<u>Fallow</u>	<u>Forest</u>	<u>Agriculture==</u>
Commercial	Fallow	Forest	Forage
Road	Golf Courses	Wetland/Forest	Orchard
Cemetery	Lawn	Wet/Fallow/Forest	Nursery
Airport	Fallow/Forest	Gar<.2A/Wet/Forest	Vineyard
School	Fallow/Lawn	Gar<.2A/Lawn/Forest	Gardens > 0.2 Acres
Wetland	Road/Fallow	Commercial/Forest	Equine
	Wet/Fallow	Garden<.2A/Forest	Equine/Fallow
	Garden<.2A/Fallow	Gar<.2A/Fal/Forest	Forage/Fallow
	Gar<.2A/Lawn	Lawn/Forest	Forage/Forest
		Wet/Lawn/Forest	Forage/Lawn
			Forage/Wetland
			Garden/Equine
			Garden/Forage/Forest
			Garden/Forage
			Garden/Forage/Fal
		Garden/Orchard	
		Gar>.2A/Wetland	
		Nursery/Forest	
		Orchard/Forage	
		Orchard/Forest	
		Vineyard/Forage	

Table 2.

Land use of parcels containing one acre of agricultural soil in San Juan County

<u>Category</u>	<u># Parcels</u>	<u>Mean Size</u>	<u>Ag Soil Area</u>	<u>Parcel Acres</u>	<u>%</u>
Commercial	128	9.5	868	1,215	2
Fallow	983	10.0	6,956	9,835	13
Agricultural	1,115	22.5	19,908	25,069	34
Forest	<u>2,449</u>	<u>15.2</u>	<u>18,060</u>	<u>37,140</u>	<u>51</u>
Total	4,675	---	45,792	73,259	100
San Juan County	16,958	6.5		111,941	
USDA Census	291	74 (average)		21,472	
ARL Zoning	652	21.3		13,891	
Alternate ARL	952	22.7		21,566	

This study found 45,792 acres of agricultural soil in San Juan County, and 13,463 acres of active agricultural land.

Figure 1. Farm Aerial Photo



Figure 2. San Juan County Farmland Use

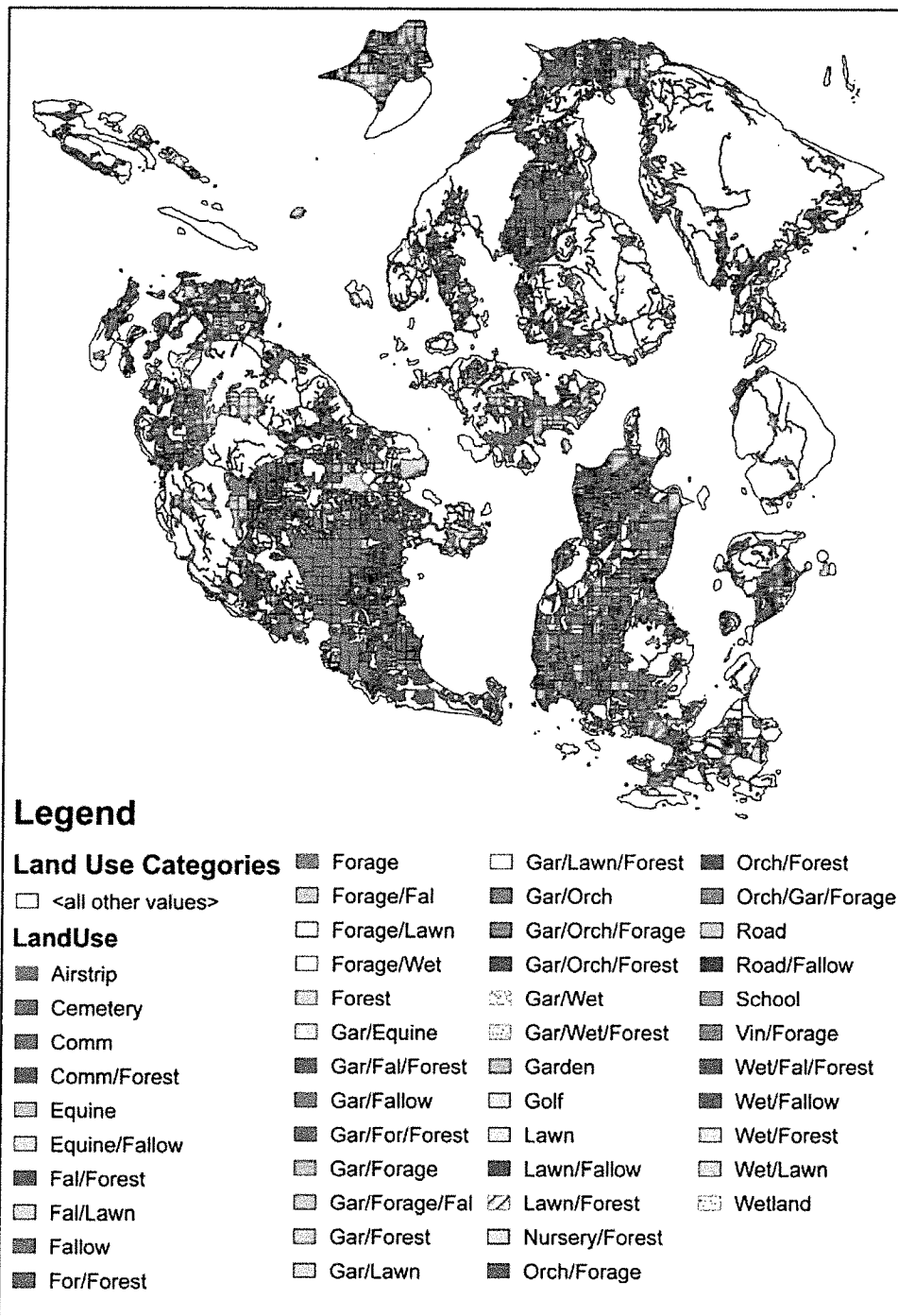


Figure 3. San Juan County Farmland Use

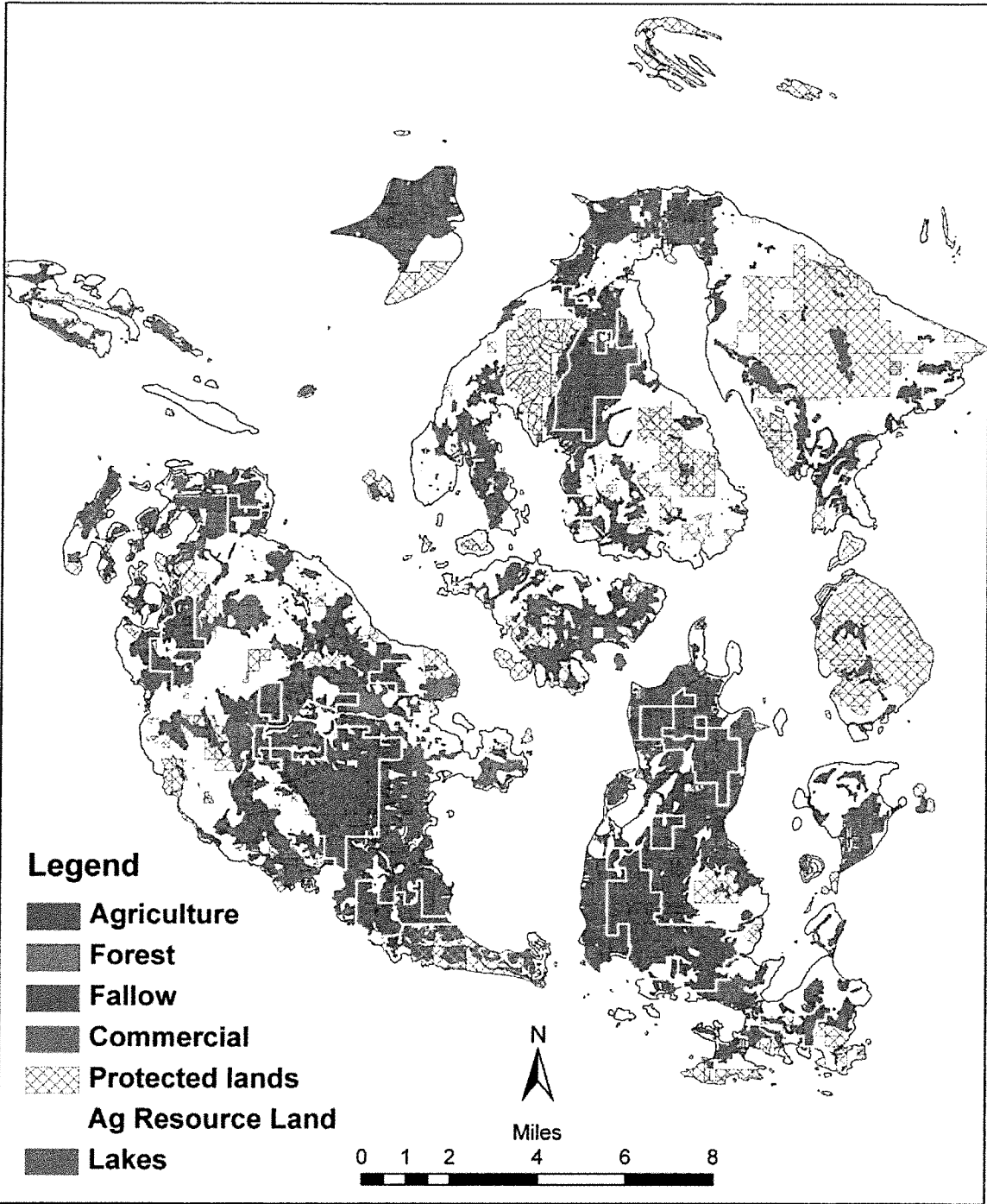
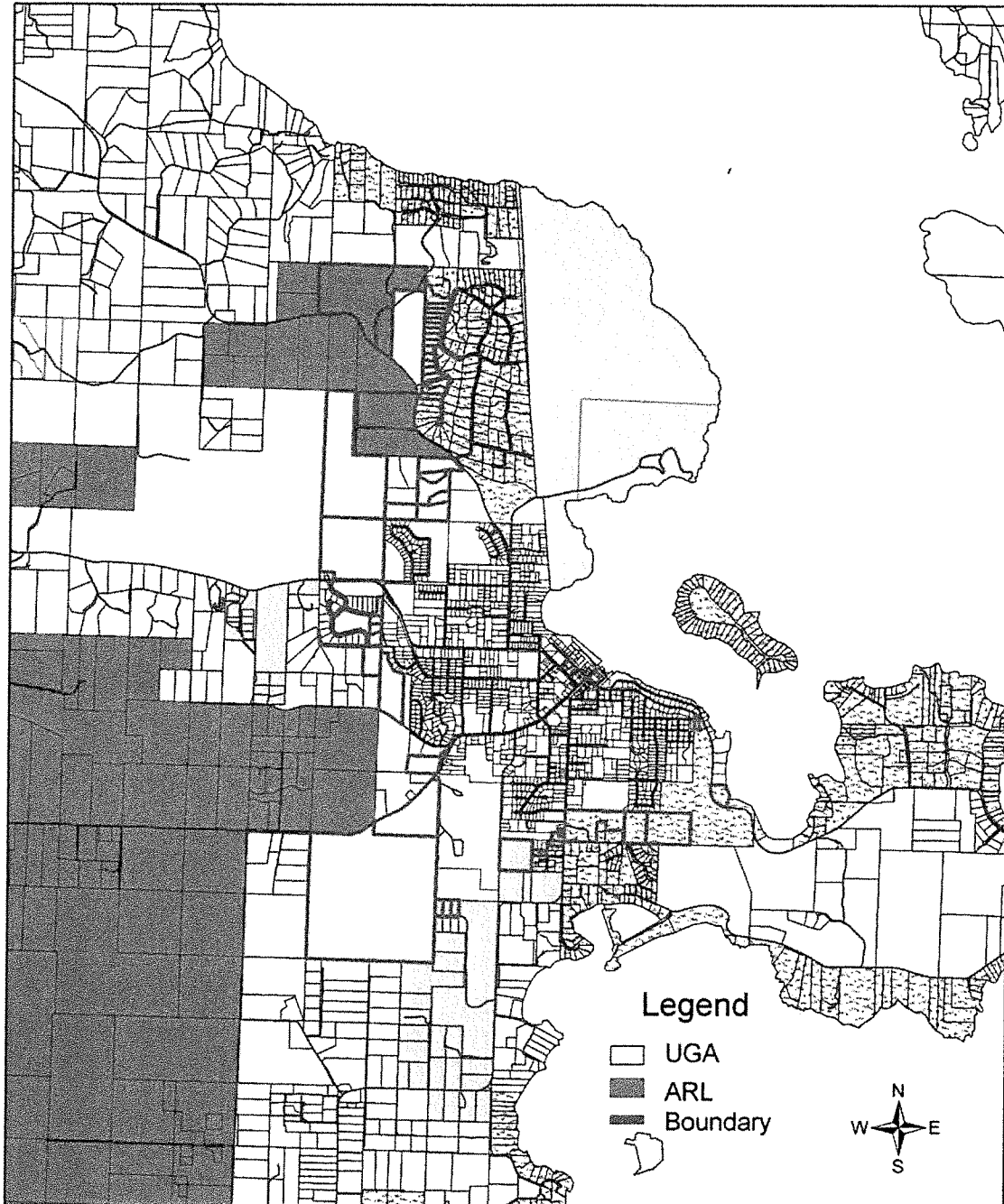


Figure 4. Friday Harbor UGA and ARL Boundaries



**Figure 5.
Future Possibilities for Ag Resource Zoning**

