



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

STAFF REPORT ADDENDUM

PREDES-19-0001

REPORT DATE: July 19, 2019

TO: San Juan County Planning Commission

CC: San Juan County Council
Mike Thomas, County Manager

FROM: Linda Kuller, AICP, DCD Deputy Director
Adam Zack, Planner III *[Signature]*

SUBJECT: PREDES-19-0001, Site-Specific Re-Designation for Cornelius Holdings LLC.

ADDENDUM TO: July 3, 2019 Staff Report

FOR MEETING OF: August 16, 2019

ISSUE: Four (4) additional exhibits for the July 3, 2019 staff report are attached. The staff report addresses the proposed site-specific re-designation file number PREDES-19-0001. The following exhibits are provided to supplement the record.

Exhibit No.	Description of Item	Submitted By	Date	Number of Pages
16	Legal Advertisement for Planning Commission Public Hearing	Planner	Published: July 10, 2019	4
17	SEPA determination, distribution and register posting. SEPA number: 201903894	Planner	July 10, 2019	24
18	Posting and mailing submittal from the applicant.	Applicant	Posted: July 9, 2019 Mailed: July 9, 2019	8
19	Public Comment from Associate Director for Academics and the Environment, Friday Harbor Labs, Dr. Meagan Dethier	Public	July 12, 2019	3

LEGAL ADVERTISEMENT

To: The Journal of the San Juan Islands and Islands Sounder
From: Lynda Guernsey, Clerk of the San Juan County Planning Commission
Bill To: Department of Community Development
Publish: 1 Time – Wednesday, July 10, 2019

**NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NONSIGNIFICANCE ON
PREDES-19-0001, A REQUEST FOR A SITE-SPECIFIC RE-DESIGNATION FROM RURAL
GENERAL USE TO TOWN OF FRIDAY HARBOR UNINCORPORATED URBAN GROWTH
AREA ON THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAP.**

Notice is hereby given that the San Juan County Planning Commission will conduct a public hearing on August 16, 2019, to receive testimony on PREDES-19-0001. This is a request for site-specific re-designation of a five-acre parcel, TPN 351444005000, from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map. The parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is re-designated FH UUGA.

The parcel will remain under the jurisdiction of the County until it is annexed. Under the Friday Harbor Urban Growth Area Management Agreement (agreement), Appendix 2 of the SJC Comprehensive Plan, the Town of Friday Harbor must consider annexing property from the FH UUGA before considering any other annexations. The agreement also limits the allowed uses in the FH UUGA. The primary reason the property owners are pursuing re-designation is to enable their business to connect to Town water and sewer services on the subject property. Under the agreement, the Town cannot extend water and sewer service beyond the urban growth area.

How to comment: The hearing will begin at or after 8:30 am, August 16, 2019, in the County Council Chambers, 55 Second Street, Friday Harbor. Interested parties are encouraged to attend and provide comment. To allow for distribution to Planning Commissioners, written comments submitted prior to the hearing should be received by 1:00 p.m. August 15, 2019, or please bring ten (10) copies to the meeting for distribution. Written comments must be submitted to Adam Zack, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or adamz@sanjuanco.com. Subject line: PREDES-19-0001 comments.

State Environmental Policy Act (SEPA) Review: An Environmental Checklist for the proposed site-specific re-designation was submitted with the application. After reviewing the checklist and related documents, it was determined that the proposal will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030 (2)(c). Under WAC 197-11-340 (2), a Determination of Non-Significance (DNS) was issued on July 10, 2019. Comments on this determination must be submitted to the Department of Community Development by July 25, 2019. Following a final decision, this determination may be appealed with the underlying action to the Growth Management Hearings Board as provided in RCW 36.70A.290. The appeal period is 60 days from publication of the notice of ordinance adoption.

Copies of the PREDES-19-0001 application materials, SEPA checklist, SEPA DNS Determination and other associated documents are available on the County website at <https://www.sanjuanco.com/1179/Annual-Docket>. Please contact Adam Zack at (360) 370-7580 or email adamz@sanjuanco.com if you have questions.

SAN JUAN COUNTY LEGAL NOTICES

San Juan County, as an Equal Opportunity Employer, does not discriminate on the basis of race, sex, color, religion, national origin, age, disability, or veteran status in the provision of services, in programs or activities or employment opportunities and benefits. Direct inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.



NOTICE OF A SAN JUAN COUNTY COUNCIL PUBLIC HEARING TO HEAR TESTIMONY ON THE 2019 ANNUAL DOCKET OF PROPOSED TEXT AMENDMENTS TO THE SAN JUAN COUNTY COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE

The San Juan County Council will hold a public hearing to receive testimony on the 2019 Annual Docket. The Annual Docket is a process that allows members of the community to request changes to the County's Comprehensive Plan and Unified Development Code. For a complete description of the process, see San Juan County Code 18.90.020. Annual docket items are considered for addition to the Department of Community Development (DCD) work program.

The hearing will begin at or after 9 a.m. Tuesday, July 23, 2019 at the County Council Chambers, 55 Second Street, Friday Harbor, WA. Interested parties are encouraged to attend the hearing, and submit written or oral comments regarding the staff recommendation.

The staff report, including copies of the 2019 Annual Docket requests, is filed at the Department of Community Development (DCD), 135 Rhone Street, Friday Harbor, WA and posted on the DCD webpage. Please review the staff report dated April 1, 2019, at <https://www.sanjuan-co.com/1179/Annual-Docket>. The staff report may be obtained from DCD during business days between 8:00 a.m. and 4:30 p.m. and upon request will be mailed without charge.

How to Comment: The official comment period is Wednesday, July 10, 2019 through Tuesday, July 23, 2019, unless the County Council extends the comment period. Written comments about particular docket requests should refer to the project number identified in the staff report (i.e., 19-0001). Written comments submitted prior to 12:00 p.m. on July 22 will be copied for the County Council and Planning Commission members unless they wish to review comments on-line. You may comment.

• Via Mail: Prior to the hearing date, mail written comments to Adam

Zack, Department of Community Development PO Box 947 Friday Harbor, WA 98250 or deliver them to the DCD office at 135 Rhone Street Friday Harbor during business hours.

• Via Email: Email comments to dcd@sanjuanco.com. Please title the email subject line: 2019 Docket Comments from (your last name or agency name). For the record, include your full address in all correspondence.

• Via Oral Testimony: The public is invited to provide comment on the 2019 Annual Docket requests at the joint public hearing. Copies: Please provide five (5) copies of written comments if you submit them to DCD after 12:00 p.m. on July 22, 2019, or if you distribute them to DCD at the hearing.

For questions, please contact Adam Zack at (360) 370-7580 or adamz@sanjuanco.com. Published: Journal of the San Juan Islands

July 10, 2019

Legal #: JSJ863798



NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF PREDES-19-0001, A REQUEST FOR A SITE-SPECIFIC RE-DESIGNATION FROM RURAL GENERAL USE TO TOWN OF FRIDAY HARBOR UNINCORPORATED URBAN GROWTH AREA ON THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAP

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cannot consider annexation before the parcel is re-designated FH UUGA.

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How to comment: The hearing will begin at or after 8:30 a.m. August 16, 2019, in the County Council Chambers, 55 Second Street, Friday Harbor, WA 98250 or adamz@sanjuanco.com. Subject line: PREDES-19-0001 comments.

Subject: State Environmental Policy Act (SEPA) Review: An Environmental Checklist for the proposed site-specific re-designation was submitted with the application. After reviewing the checklist and related documents, it was determined that the proposal will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030 (2)(c). Under WAC 197-11-340 (2), a Determination of Non-Significance (DNS) was issued on July 10, 2019. Comments on this determination must be submitted to the Department of Community Development by July 25, 2019. Following a final decision, this determination may be appealed with the underlying action to the Growth Management Hearings Board as provided in RCW 36.70A.290. The appeal period is 60 days from publication of the notice of ordinance adoption.

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adamz@sanjuanco.com if you have questions. Published: Journal of the San Juan Islands July 10, 2019 Legal #: JSJ864359



NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION NAMING THE DECATUR ISLAND FIRE DISTRICT, APPROVING BOUNDARIES, CALLING FOR AN ELECTION FOR THE FORMATION OF THE DISTRICT AND CALLING FOR A SPECIAL ELECTION OF DISTRICT COMMISSIONERS

NOTICE IS HEREBY GIVEN that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a resolution to call for an election for the formation of the Decatur Island Fire District and to call for the special filing period for election of commissioners.

The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Tuesday, July 23, 2019 beginning at 09:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice. The proposed boundaries of the district lie within San Juan County, Washington. Decatur Island is legally described as being an island located within the following sections: Sections 15, 16, 17, 20, 21, 22, 23, 27, 28, and 33, Township 35N, Range 1W, W.M.

At the hearing, members of the public will be invited to speak and/or provide written statements regarding the proposed resolution. After the public testimony portion of the hearing has ended, the County Council will deliberate and consider modifications to the resolution that are proposed by members of the public, the county employees and officials, or the Council members. The proposed resolution may then be adopted with or without modification. All persons wishing to be heard on this matter are encouraged to attend. Written comments may be submitted in advance of the hearing by mail/email or at the hearing by deliv-

ery in person. Please mail 5 copies of all written comments to the Clerk of the San Juan County Council at 350 Court Street #1, Friday Harbor, WA or deliver to 55 Second Street Friday Harbor, WA 98250. All e-mail should be sent to the Clerk of the County Council, at ingridg@sanjuanco.com so that it may be included as part of the County file. The complete resolution may be inspected and copies obtained 24 hours a day at the County website at www.sanjuanco.com or by request at the Council offices during each business day. For more information, please contact the Clerk of the County Council (360) 378-2898.

Published: Journal of the San Juan Islands July 3, 10 and 2019 Legal #: JSJ862176



NOTICE OF PUBLIC HEARING TO CONSIDER CHANGES TO SAN JUAN COUNTY CHARTER TO PERMIT BIENNIAL BUDGETING

NOTICE IS HEREBY GIVEN that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a proposed ordinance to submit an amendment to the San Juan County Home Rule Charter regarding biennial budgeting to the voters in November 2019. The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Tuesday, July 23, 2019 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice.

At the hearing, members of the public will be invited to speak and/or provide written statements regarding the proposed ordinance. After the public testimony portion of the hearing has ended, the Council will deliberate and consider modifications to the ordinance that are proposed by members of the public, county employees or the Council. The proposed ordinance may then be adopted with or without modifications.

SUMMARY: The ordinance proposes to submit a charter amendment to the voters of San Juan County at the general election in 2019. The

NOTICE OF APPLICATIONS AND PUBLIC HEARINGS

(County Council = CC; Planning Commission = PC; Hearing Examiner = HEX; County Council Hearing Room = CCHR)

Permit Number	Description	Tax Parcel Number Project Location, & Island	Applicant/Agent Name and Address	Date of Application	Date Complete	Other Req Permits, If known	Existing Environmental Documents	SEPA Threshold DET	SEPA Comment End Date	Project Comment End Date	Hearing Body	Hearing Place	Hearing Date
LANDUSE-19-0074	Revision of Shoreline Permit for VR	352650009000 3 581 Golf Course Rd San Juan	Dianna Padilla, 61 Washington St Poquott, NY 11733	6/13/19	6/13/19	-	NA	Exempt	-	7/31/19	-	-	-
LANDUSE-19-0037	Hard Shoreline Armoring	162150049000 & 162150044000 Obstruction	Obstruction Island Club c/o D. Helleson, po Box 505 Olga, WA 98279	5/15/19	5/15/19	HPA; ACOE; DOE Sec 401	Geotech Report, Critical Areas Report, Environmental Checklist	MDNS	7/24/19	8/7/19	HEX	CCHR	8/28/19
LANDUSE-19-0077	Business Park	352331007000, Daniel Lane San Juan	Stone Kiac LLC c/o Francine Shaw, PO Box 868 Friday Harbor, WA 98250	6/18/19	6/20/19	Building Permit	SWMP; MDNS; Clear & Grade Permit	Adopt MDNS Issued 11/18/18	-	7/31/19	HEX	CCHR	8/28/19
LANDUSE-19-0082	Vacation Rental	173051069000 828 Discovery Way Orcas	Ronald Claybourn & Jacqueline Daigle, 828 Discovery Way Eastsound, WA 98245	6/28/19	6/28/19	-	NA	Exempt	-	7/31/19	HEX	CCHR	8/28/19

LAND USE DECISIONS: Hearing Examiner decisions: <http://www.sanjuanco.com/cdp/hearingdecisions.aspx>. Planning Commission decisions: <http://www.sanjuanco.com/planning/planningcommissiondecisions.aspx>. County Council decisions: <http://www.sanjuanco.com/council/councildecisions.aspx> and <http://www.sanjuanco.com/council/resolutions.aspx>

BUILDING PERMITS ISSUED: Permits issued by the Department of Community Development are searchable at <https://services.sanjuanco.com/Default.asp>. Select "Citizen Services," then "Permits and Inspections," then "Permits Inquiry" and enter search parameters to search a date range, use two periods between the date entries, i.e., after "Issue Date," enter 1/1/2014 and after "Permit Status," select "Issued." This will return a table of permits issued for the date range in question. There is no need to enter a permit type, unless you want to narrow your search. There are also links available on our website. (San Juan County is providing this information as a public service, in recognition that there will be occasional down times due to system updates.)

APPLICATION COMMENTS: Any fee may be examined by appointment during regular business hours at the Community Development, located at 135 Rhone Street, Friday Harbor. Comment on Notices of Application can be submitted in writing to Community Development at P.O. Box 947, Friday Harbor, WA 98250, no later than the end date for project comments specified above. Requests for copies of project decisions or staff reports or requests to provide testimony in a public hearing for a project, may be made by contacting Community Development: (360) 378-2564 / (360) 378-2116 / Fax (360) 378-9822 dc@sanjuanco.com

NOTICE OF PUBLIC HEARINGS: Hearing Examiner meetings on San Juan Island start at 10:00 a.m. in the County Council Hearing Room, 55 Second Street, Friday Harbor. Planning Commission meetings begin at 8:45 a.m. in the County Council Hearing Room, 55 Second Street, Friday Harbor. Any person desiring to comment prior to the hearing should submit a written statement to Community Development, PO Box 947, Friday Harbor, WA 98250. Written comments may also be submitted at the hearing. A copy of the staff report for a hearing may be obtained from Community Development seven days prior to the hearing.

NOTICE OF PERMITS: Information regarding all land use and building permits is available on the County's website. A link is available on the Community Development homepage at: sanjuanco.com/dcd

LEGAL NO. SJ2391661 Published: The Journal of the San Juan Islands, The Islands' Sounder, JULY 10, 2019

Employment General

Funhouse Commons

Mentor & Volunteer Coordinator

The Funhouse, a youth focused community center, is looking for a Mentor & Volunteer Coordinator.

They are responsible for the development and implementation of the youth mentoring program which matches adult volunteer mentors with youth in a one-to-one relationship and group mentoring projects, attracting and coordinating Funhouse volunteers, and coordinating small group programs. The Mentor & Volunteer Coordinator has strong organizational, communication, leadership, multitasking and computer skills. Requires the ability to be honest, caring, compassionate, and respectful of confidentiality for the kids and families we serve. The job includes administrative duties, interfacing with children, families, and the community. Full time, salaried position.

Please send resume and cover letters to info@funhousecommons.org

Download full job description at www.funhousecommons.org/jobs

Salary is DOE.

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Employment General

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Massage Therapist
Housekeeper
Dish Washer
Cooks

Email resume to info@rosariosort.com or stop by front desk

San Juan County is seeking a **Building Inspector I, II, or III (DOO)** for Community Development. Details at www.sanjuanco.com or call 360-370-7402. Closes 7/17/19. EOE.

San Juan County is seeking a **Financial Clerk II** for Health & Community Services. Details at www.sanjuanco.com or call 360-370-7402. Open until filled with first screening on 7/19/2019. EOE.

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Employment Restaurant

Roses Bakery Cafe

Positions open Right Now!

Cafe Dishwasher PT or FT, Daytime
Baker: Early Morning to support bread production, PT

Contact John 360-376-5805 Or come by: 382 Frune Alley, Eastsound

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Employment Skilled Trades/Construction

Construction & Maintenance Project Specialist for Moran State Park. For complete position information and application visit www.careers.wa.gov Use reference number 06100 when searching for the job announcement.

www.SoundClassifieds.com Local jobs in print and on-line

Employment Skilled Trades/Construction

Rainshadow Solar

INSTALLER/ELECTRICAL TRAINEE

Rainshadow Solar is Hiring! We looking to expand our top-notch electrical team with a Solar Installer / Electrical Trainee. We are a local-owned business working to bring renewable energy solutions to our community in the San Juan Islands and beyond. Key responsibilities include: working under the supervision of our Journeyman-level electricians and installing solar photovoltaic modules on rooftops and on ground mounts. We offer a competitive compensation package, with salary dependent on experience. Health and dental insurance, paid time off (vacation/holiday), tool allowance, and other company benefits available after 90 days.

EMAIL YOUR RESUME AND COVER LETTER TO info@rainshadow.com (no calls, please).

Health Care Employment General

Two new positions for Dr. Triplett's rapidly growing practice

Dental Hygienist (RDH)

Dental Assistant (chairside)

Are you the personable, detail-oriented, energetic people we are looking for? Hours, salary, benefits negotiable. Reply in confidence to mgr@ident.com

domestic services

Domestic Services Adult/Elder Care

A PLACE FOR MOM has helped over a million families find senior living. Our trusted, local advisors help find solutions to your unique needs at no cost to you. Call 855-415-4148.

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pets/animals

Dogs

MINI & TOY Australian Shepherd Purebred Puppies

Raised with family, Smart and loving! 1st shots, wormed. - Many colors - \$600-\$1,200 Call (360)726-7736

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transportation

Marine Power

17' Olympic Runabout 90 HP Evinrude, (1 Rebuilt 2017), GPS/ depth sounder, VHF, EZ Loader trailer, 2 Canon downriggers- and gear. \$3,500. (360) 317-8349

Vehicles Wanted

DONATE YOUR CAR TO CHARITY. Receive maximum value of write off for your taxes. Running or not! All conditions accepted. Free pickup. Call for details, 855-635-4229.

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San Juan County Public Notices

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Direct Inquiries to Administrative Services at (360) 378-3870. TTD relay at 1-800-833-6388.

SAN JUAN COUNTY WASHINGTON

NOTICE OF A SAN JUAN COUNTY COUNCIL PUBLIC HEARING TO HEAR TESTIMONY ON THE 2019 ANNUAL DOCKET OF PROPOSED TEXT AMENDMENTS TO THE SAN JUAN COUNTY COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE

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The hearing will begin at or after 9 a.m. Tuesday, July 23, 2019, at the County Council Chambers, 55 Second Street, Friday Harbor, WA. Interested parties are encouraged to

attend the hearing, and submit written or oral comments regarding the staff recommendation. The staff report, including copies of the 2019 Annual Docket requests, is filed at the Department of Community Development (DCD), 135 Rhone Street, Friday Harbor, WA and posted on the DCD webpage. Please review the staff report dated April 1, 2019, at <https://www.sanjuan-co.com/1179/Annual-Docket>. The staff report may be obtained from DCD during business days between 8:00 a.m. and 4:30 p.m. and upon request will be mailed without charge.

How to Comment: The official comment period is Wednesday, July 10, 2019 through Tuesday, July 23, 2019, unless the County Council extends the comment period. Written comments about particular docket requests should refer to the project number identified in the staff report (i.e. 19-0001). Written comments submitted prior to 12:00 p.m. on July 22 will be copied for the County Council and Planning Commission members unless they wish to review comments on-line. You may comment:

- Via Mail: Prior to the hearing date, mail written comments to Adam Zack, Department of Community Development PO Box 947 Friday Harbor, WA 98250 or deliver them to the DCD office at 135 Rhone Street Friday Harbor during business hours.
- Via Email: Email comments to dcd@sanjuanco.com. Please title the Email subject line: 2019 Docket

Comments from (your last name or agency name) in the record, include your full address in all correspondence.

- Via Oral Testimony: The public is invited to provide comment on the 2019 Annual Docket requests at the joint public hearing. Copies: Please provide five (5) copies of written comments if you submit them to DCD after 12:00 p.m. on July 22, 2019, or if you distribute written comments at the hearing. For questions, please contact Adam Zack at (360) 370-7580 or adamz@sanjuanco.com. Published: Islands' Sounder July 10, 2019 Legal #: ISJ863796

SAN JUAN COUNTY WASHINGTON

NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NONSIGNIFICANCE ON PREDES-19-0001, A REQUEST FOR A SITE-SPECIFIC RE-DESIGNATION FROM RURAL TO GENERAL USE TO TOWN OF FRIDAY HARBOR

UNINCORPORATED URBAN GROWTH AREA ON THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAP.

Notice is hereby given that the San Juan County Planning Commission will conduct a public hearing on August 16, 2019, to receive testimony on PREDES-19-0001. This is a request for site-specific re-designation of a five-acre parcel, TPN 351444005000, from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map. The parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is re-designated FH UUGA.

The parcel will remain under the jurisdiction of the County until it is annexed. Under the Friday Harbor Urban Growth Area Management Agreement (agreement), Appendix 2 of the SJC Comprehensive Plan, the Town of Friday Harbor must consider annexing property from the FH UUGA before considering any other annexations. The agreement also limits the allowed uses in the FH UUGA. The primary reason the property owners are pursuing re-designation is to enable their business to connect to Town water and sewer services on the subject property.

Under the agreement, the Town cannot extend water and sewer service beyond the urban growth area. How to comment: The hearing will begin at or after 8:30 a.m. August 16, 2019, in the County Council Chambers, 55 Second Street, Friday Harbor. Interested parties are encouraged to attend and provide comment. To allow for distribution to Planning Commissioners, written comments submitted prior to the hearing should be received by 1:00 p.m. August 15, 2019, or please bring ten (10) copies to the meeting for distribution. Written comments must be submitted to Adam Zack, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or adamz@sanjuanco.com. Subject line: PREDES-19-0001 comments. State Environmental Policy Act (SEPA) Review: An Environmental Checklist for the proposed site-specific re-designation was submitted with the application. After reviewing the checklist and related documents, it was determined that the proposal will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030 (2)(c). Under WAC 197-11-340 (2), a Determination of Non-Significance (DNS) was issued on July 10, 2019. Comments on this determination must be submitted to the Department of Community Development by July 25, 2019. Following a final decision, this determination may be appealed with the underlying action to the Growth Management Hearings

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Board as provided in RCW 36.70A.290. The appeal period is 60 days from publication of the notice of ordinance adoption.

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Published: Journal of the San Juan Islands
July 10, 2019
Legal #: ISJ864360



NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION NAMING THE DECATUR ISLAND FIRE DISTRICT, APPROVING BOUNDARIES, CALLING FOR AN ELECTION FOR THE FORMATION OF THE DISTRICT AND CALLING FOR A SPECIAL ELECTION OF DISTRICT COMMISSIONERS.

NOTICE IS HEREBY GIVEN that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a resolution to call for an election for the formation of the Decatur Island

Fire District and to call for the a special filing period for election of commissioners.

The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Tuesday, July 23, 2019 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice.

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At the hearing, members of the public will be invited to speak and/or provide written statements regarding the proposed resolution. After the public testimony portion of the hearing has ended, the County Council will deliberate and consider modifications to the resolution that are proposed by members of the public, the county employees and officials, or the Council members. The proposed resolution may then be adopted with or without modification.

All persons wishing to be heard on this matter are encouraged to attend. Written comments may be submitted in advance of the hearing by mail/email or at the hearing by delivery in person. Please mail 5 copies of all written comments to the Clerk of the San Juan County Council at 350 Court Street #1, Friday Harbor, WA or deliver to 55 Second Street, Friday Harbor, WA 98250. All e-mail should be sent to the Clerk of the County Council, at ingridg@sanjuan-co.com so that it may be included as part of the County file. The complete resolution may be inspected and

copies obtained 24 hours a day at the County website at www.sanjuan-co.com or by request at the Council offices during each business day. For more information, please contact the Clerk of the County Council (360) 378-2898.

Published: Islands' Sounder
July 3, 10 and 2019
Legal #: ISJ862177



NOTICE OF PUBLIC HEARING TO CONSIDER CHANGES TO SAN JUAN COUNTY CHARTER TO PERMIT BIENNIAL BUDGETING.

NOTICE IS HEREBY GIVEN that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on a proposed ordinance to submit an amendment to the San Juan County Home Rule Charter regarding biennial budgeting to the voters in November 2019. The public hearing will be held in the Council Hearing Room at 55 Second Street, Friday Harbor, Washington on Tuesday, July 23, 2019 beginning at 9:15 AM. The hearing may be continued from time to time and place to place as may be desired by the Council without additional written notice.

At the hearing, members of the public will be invited to speak and/or provide written statements regarding the

proposed ordinance. After the public testimony portion of the hearing has ended, the Council will deliberate and consider modifications to the ordinance that are proposed by members of the public, county employees or the Council. The proposed ordinance may then be adopted with or without modifications.

SUMMARY: The ordinance proposes to submit a charter amendment to the voters of San Juan County at the general election in 2019. The amendment, if adopted by the voters, would change Article 7 of the Charter to permit the County to budget on a biennial basis.

All persons wishing to be heard on this matter are encouraged to attend. Written comments may be submitted in advance of the hearing by mail or at the hearing by delivery in person. Please deliver 5 copies of all written comments to the Clerk of the San Juan County Council at 55 Second Street, Friday Harbor or mail to 355 Court Street #1, Friday Harbor, WA 98250. The Ordinances are filed at the Office of the County Council, 55 Second Street, Friday Harbor, WA and may be inspected and copies obtained at the Council offices during each business day between the hours of 8:30 a.m. and 4:30 p.m.

The Ordinance may also be viewed 24 hours a day at the County website at <http://www.sanjuan-co.com/Council/PendingOrdinances.aspx>. A copy of the proposed Ordinance will be mailed without charge upon request. For more information please contact the Clerk of the County Council at 360-370-7472 and/or County Auditor Milene Henley at 360-370-7558.

Published: Islands' Sounder
July 10 & 17, 2019
Legal #: JSJ863632

SAN JUAN ISLANDS CONSERVATION DISTRICT ASSESSMENT RENEWAL PUBLIC HEARING

San Juan Islands Conservation District (SJICD) is holding a public hearing on a proposed renewal of its special assessment. The meeting will be held at the San Juan Island Grange, 152 First St N, Friday Harbor, on Wednesday, July 24 from 10:00-11:00 am. The SJICD and its Board of Supervisors are proposing a revised assessment based on RCW 89.08.405 system of rates and charges, recognizing that different land uses have differing conservation needs, receive differing benefits, and should be charged at differing rates. Current annual rate is a flat \$4.95/parcel plus \$.07/acre. Proposed rates will be a range of charges up to \$5/parcel plus up to \$.10/acre. The SJICD will present the assessment proposal and work plan and would like comments from San Juan County landowners regarding this proposal. For more information, contact SJICD at sjicd@sjicd.org or view the website at www.sanjuanislandsd.org.

Published: The Journal of the San Juan Islands, Islands' Sounder
July 10 & 17, 2019
Legal No.: ISJ863753

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NOTICE OF APPLICATIONS AND PUBLIC HEARINGS

(County Council = CC; Planning Commission = PC; Hearing Examiner = HEX; County Council Hearing Room = CCHR)

Permit Number	Description	Tax Parcel Number Project Location, & Island	Applicant/Agent Name and Address	Date of Application	Date Complete	Other Req Permits, If known	Existing Environmental Documents	SEPA Threshold DET	SEPA Comment End Date	Project Comment End Date	Hearing Body	Hearing Place	Hearing Date
LANDUSE-19-0074	Revision of Shoreline Permit for VR	352650009000 3 581 Golf Course Rd San Juan	Dianna Padilla, 61 Washington St Poquott, NY 11733	6/13/19	6/13/19	-	NA	Exempt	-	7/31/19	-	-	-
LANDUSE-19-0037	Hard Shoreline Armoring	162150049000 & 162150044000 Obstruction	Obstruction Island Club c/o D. Helleison, po Box 505 Olga, WA 98279	5/15/19	5/15/19	HPA; ACOE; DOE Sec 401	Geotech Report, Critical Areas Report; Environmental Checklist	MDNS	7/24/19	8/7/19	HEX	CCHR	8/28/19
LANDUSE-19-0077	Business Park	352331007000, Daniel Lane San Juan	Stone Kiac LLC c/o Francine Shaw, PO Box 988 Friday Harbor, WA 98250	6/18/19	6/20/19	Building Permit	SWMP; MDNS; Clear & Grade Permit	Adopt MDNS Issued 11/18/18	-	7/31/19	HEX	CCHR	8/28/19
LANDUSE-19-0082	Vacation Rental	173051069000 828 Discovery Way Orcas	Ronald Claybourn & Jacqueline Daigle, 828 Discovery Way Eastsound, WA 98245	6/28/19	6/28/19	-	NA	Exempt	-	7/31/19	HEX	CCHR	8/28/19

LAND USE DECISIONS: Hearing Examiner Decisions: www.sanjuanco.com/cd/hearingexaminerdecisions.aspx; Planning Commission Decisions: <http://www.sanjuanco.com/planning/planningcommissiondecisions.aspx>; County Council Decisions: <http://www.sanjuanco.com/council/councildecisions.aspx>

BUILDING PERMITS ISSUED: Permits issued by the Department of Community Development are searchable at <https://services.sanjuanco.com/Default.asp>. Select "Citizen Services," then "Permits and Inspections," then "Permits Inquiry" and enter search parameters to search a date range, use two periods between the date entries, i.e., after "Issue Date," enter "11/17/2014; 1/12/2014" and after "Permit Status," select "Issued." This will return a table of permits issued for the date range in question. There is no need to enter a permit type, unless you want to narrow your search. There are also links available on our website. (San Juan County is providing this information as a public service, in recognition that there will be occasional down times due to system updates.)

APPLICATION COMMENTS: Any file may be examined by appointment during regular business hours at the Community Development, located at 135 Rhone Street, Friday Harbor. Comment on Notices of Application can be submitted in writing to Community Development at P.O. Box 947, Friday Harbor, WA 98250, no later than the date and time for project comments specified above. Requests for copies of project decisions or staff reports or requests to provide testimony in a public hearing for a project, may be made by contacting Community Development, (360) 378-2554 • Fax (360) 378-2116 • info@sanjuanco.com

NOTICE OF PUBLIC HEARINGS: Hearing Examiner meetings on San Juan Island start at 10:00 a.m., in the County Council Hearing Room, 55 Second Street, Friday Harbor. Planning Commission meetings begin at 8:45 a.m. in the County Council Hearing Room, 55 Second Street, Friday Harbor. Any person desiring to comment prior to the hearing should submit a written statement to Community Development, PO Box 947, Friday Harbor, WA 98250. Written comments may also be submitted at the hearing. A copy of the staff report for a hearing may be obtained from Community Development seven days prior to the hearing.

NOTICE OF PERMITS: Information regarding all land use and building permits is available on the County's website. A link is available on the Community Development homepage at: sanjuanco.com/vod

LEGAL NO. SJ2391661 Published: The Journal of the San Juan Islands, The Islands' Sounder, JULY 10, 2019

LEGALS

ESWD EASTSOUND SEWER AND WATER DISTRICT PUBLIC NOTICE REQUEST FOR PROPOSALS FOR FUNDING ASSISTANCE IN OBTAINING FUNDING FOR FUTURE WASTEWATER TREATMENT PLANT EXPANSION PROJECTS

Eastsound Sewer and Water District is currently soliciting proposals from engineering firms and qualified organizations in accordance with RCW

39.80.030 for funding assistance on future wastewater treatment plant expansion projects. Services included in the proposals should include researching and identifying all appropriate funding sources for wastewater treatment plant projects which may include but are not limited to: various Department of Ecology and Department of Health grants and loans, Public Work Trust Fund grants and loans, state and local Community Development Block grants and loans. Determining fund-

ing cycles, application process and timelines for submitting applications for funding. Working with District staff to obtain information necessary for the application process and determining items that will be required for the application process such as environmental reports, etc. and submitting application forms. Firms and organizations wishing to respond shall send proposals to: Eastsound Sewer and Water District, P.O. Box 640, Eastsound, WA 98245 or email proposals to eastsoundsewer@rockisland.com

Proposals should include the firm's and organization's experience in applying for project funding. Board of Commissioners Eastsound Sewer & Water District Dated: June 24, 2019 Published: Islands' Sounder July 3 & 10, 2019 Legal #: ISJ862760

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State Environmental Policy Act (SEPA) Register

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201903894 - San Juan County

Lead Agency

San Juan County

File #

PREDES-19-0001

Contact

Adam Zack
(360) 370-7580
adamz@sanjuanco.com (mailto:adamz@sanjuanco.com)

County

SAN JUAN

Region

NW

SEPA #

201903894

Document Type

DNS

Date Issued

07/10/2019

Comments Due

07/25/2019

Proposal Description

Cornelius Holdings, LLC Request for Official Comprehensive Plan Map Amendment - propose re-designating TPN 351444005000 from the County's Rural General Use (RGU) land use designation to Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map.

The five-acre parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is redesignated FH UUGA.

Related Record**Notes****Location**

Address: located immediately east of Mui/Is Avenue, and south of and adjacent to the Town of Friday Harbor's corporate limits on San Juan Island.

Parcel: 351444005

Section/Town/Range

S14, T35N, R3W

Applicant

Cornelius Holdings, LLC

Applicant Contact

Stephanie Johnson O'Day

Documents

 2019-07-10_PREDES-19-0001_SEPA_DNS_Req for Review.pdf
(Document/DocumentOpenHandler.ashx?DocumentId=69989) (2 MB)

Please email SEPA Help (<mailto:sepahelp@ecy.wa.gov>) with any updates, problems, or questions about SEPA Register.

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San Juan County Community Development & Planning

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

REQUEST FOR REVIEW

Applicant Name and File #:

PREDES-19-0001

DATE:

July 10, 2019

Please review the application materials and return written comments to

Adam Zack

by July 25, 2019

If you request additional information or materials from the applicant, please notify SJC Community Development & Planning in writing.

State Agencies
Dept. of Archaeology
Dept. of Agriculture – Kelly McLain
✓ Dept. of Commerce
✓ Dept. of Ecology/SEPA
Dept. of Ecology/Shoreline – Chad Yunge
✓ Dept. of Fish and Wildlife – Marcus Reaves
✓ Dept. of Fish and Wildlife - SEPA
Dept. of Health – Kelly Cooper
Dept. of Health - Shellfish
✓ Dept. of Natural Resources – SEPA
✓ Dept. of Natural Resources – NW Region
Dept. of Social & Health Services –Terri Sinclair-Olson
Dept. of Transportation Env Svcs – Roland Storme
Dept. of Transportation – Ferries – Robert Price
Energy Facility Site Evaluation Council–Stephen Posner
Interagency Committee on Outdoor Recreation
Parks and Recreation Commission
✓ Puget Sound Partnership
✓ UW-Friday Harbor Labs, Director
UW-Real Estate Office, Property Rights Manager
Washington State Parks NW Region
Tribal Agencies
Lummi Historic Preservation Office
Lummi Natural Resources – Shoreline
Lummi Natural Resources - Biologist
Lummi Cultural Resources
Samish Indian Nation – Jackie Ferry
Swinomish Tribal Commission – Tim Hyatt
Tulalip, Natural Resources
County Agencies
✓ San Juan County Council
✓ San Juan County Planning Commission
✓ San Juan County Prosecutor – Amy Vira
San Juan County Assessor
San Juan County Community Development & Planning
Chief Building Official – Fred Schaller

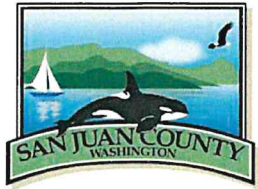
County Agencies (Cont.)
San Juan County Engineer – Eric Stone
San Juan County Health Dept – Kyle Dodd
San Juan County Parks Dept – Dona Wuthnow
San Juan County Dept of Emergency Management
San Juan County Fire Marshal – Richard Meyers
✓ Fire Districts (Indicate: #2, #3, #4, or all)
Town, Utilities, & Utility Districts
✓ Town of Friday Harbor – Mike Bertrand
Eastsound Sewer District
Eastsound Water Users
Fisherman Bay Sewer District
Fisherman Bay Water Association
Washington Water Service Company
OPALCO
CenturyLink
Schools and Libraries
School District: Lopez Orcas San Juan Shaw
✓ Libraries: Lopez Orcas San Juan Shaw
Other
San Juan Conservation District
SJC Noxious Weed Control Board
San Juan County Parks Board – Dona Wuthnow
Eastsound Planning Review Committee
Deer Harbor Plan Review Committee
Lopez Village Plan Committee
Agricultural Resource Committee

Distribution completed by:

Synda Greensey

Date:

7/9/19



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
dcd@sanjuanco.com www.sanjuanco.com

DETERMINATION OF NONSIGNIFICANCE

Date: July 10, 2019

File # PREDES-19-0001

Proposal: The applicants propose re-designating TPN 351444005000 from the County's Rural General Use (RGU) land use designation to Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map. The five-acre parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is re-designated FH UUGA.

Proponent: Cornelius Holdings LLC.
C/O Stephanie O'Day
PO Box 2112
Friday Harbor WA 98250

San Juan County, the lead agency for this proposal, determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required. Under WAC 197-11-340(2), a Determination of Nonsignificance was issued on July 10, 2019. The determination was made after a review of a completed environmental checklist and other information on file with the lead agency.

Copies of the application, SEPA checklist, SEPA Determination, and associated documents are available on the County website at <https://www.sanjuanco.com/1179/Annual-Docket>. They may be viewed during business hours at the Department of Community Development, 135 Rhone Street, in Friday Harbor. For more information, please contact Adam Zack at the DCD office or (360) 370-7580.

Comments on this determination must be submitted by July 25, 2019, to Adam Zack, Planner III, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or adamz@sanjuanco.com. Email subject line: Comments on SEPA PREDES-19-0001. For more information, please contact Adam Zack at the DCD office or (360) 370-7580.

Following a final decision, this determination may be appealed with the underlying action to Superior Court or State Boards as provided in RCW 36.70A, RCW 90.58, and RCW 36.70C. For appeals to Superior Court the appeal period is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.

Responsible Official: Erika Shook, AICP, Director
Department of Community Development
(360) 378-2354


By Adam Zack
Planner III

LEGAL ADVERTISEMENT

To: The Journal of the San Juan Islands and Islands Sounder
From: Lynda Guernsey, Clerk of the San Juan County Planning Commission
Bill To: Department of Community Development
Publish: 1 Time – Wednesday, July 10, 2019

NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NONSIGNIFICANCE ON PREDES-19-0001, A REQUEST FOR A SITE-SPECIFIC RE-DESIGNATION FROM RURAL GENERAL USE TO TOWN OF FRIDAY HARBOR UNINCORPORATED URBAN GROWTH AREA ON THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAP.

Notice is hereby given that the San Juan County Planning Commission will conduct a public hearing on August 16, 2019, to receive testimony on PREDES-19-0001. This is a request for site-specific re-designation of a five-acre parcel, TPN 351444005000, from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map. The parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is re-designated FH UUGA.

The parcel will remain under the jurisdiction of the County until it is annexed. Under the Friday Harbor Urban Growth Area Management Agreement (agreement), Appendix 2 of the SJC Comprehensive Plan, the Town of Friday Harbor must consider annexing property from the FH UUGA before considering any other annexations. The agreement also limits the allowed uses in the FH UUGA. The primary reason the property owners are pursuing re-designation is to enable their business to connect to Town water and sewer services on the subject property. Under the agreement, the Town cannot extend water and sewer service beyond the urban growth area.

How to comment: The hearing will begin at or after 8:30 am, August 16, 2019, in the County Council Chambers, 55 Second Street, Friday Harbor. Interested parties are encouraged to attend and provide comment. To allow for distribution to Planning Commissioners, written comments submitted prior to the hearing should be received by 1:00 p.m. August 15, 2019, or please bring ten (10) copies to the meeting for distribution. Written comments must be submitted to Adam Zack, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or adamz@sanjuanco.com. Subject line: PREDES-19-0001 comments.

State Environmental Policy Act (SEPA) Review: An Environmental Checklist for the proposed site-specific re-designation was submitted with the application. After reviewing the checklist and related documents, it was determined that the proposal will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030 (2)(c). Under WAC 197-11-340 (2), a Determination of Non-Significance (DNS) was issued on July 10, 2019. Comments on this determination must be submitted to the Department of Community Development by July 25, 2019. Following a final decision, this determination may be appealed with the underlying action to the Growth Management Hearings Board as provided in RCW 36.70A.290. The appeal period is 60 days from publication of the notice of ordinance adoption.

Copies of the PREDES-19-0001 application materials, SEPA checklist, SEPA DNS Determination and other associated documents are available on the County website at <https://www.sanjuanco.com/1179/Annual-Docket>. Please contact Adam Zack at (360) 370-7580 or email adamz@sanjuanco.com if you have questions.

Attorney & Counselor at Law
Stephanie Johnson O'Day, PLLC

540 Guard Street, Suite 160
Post Office Box 2112
Friday Harbor, WA 98250-2112

Telephone: (360) 378-6278 Fax: (360) 378-5066
E-Mail: sjoday@rockisland.com

February 11, 2019

Ms. Erika Shook; Director
San Juan County Department of Community Development
P.O. Box 947
Friday Harbor, WA 98250

**SJC DEPARTMENT OF
FEB 25 2019
COMMUNITY DEVELOPMENT**

RE: 2019 Docket Proposed Official Comprehensive Plan Land Use Map Amendment
Cornelius Holdings, LLC Request for Inclusion into the TFH UGA
TPN 351444005, San Juan Island

Dear Ms. Shook:

Please find enclosed an application for a proposed amendment to the Official Comprehensive Plan Land Use Map for TPN 351444005, a 5.1 acre property located immediately east of Mullis Avenue, and south of and adjacent to the Town of Friday Harbor's corporate limits, San Juan Island (TPN 351444005). The property owner would like to expand the existing TFH UGA to include this property for future urban development. Included are the following items:

1. San Juan County Comprehensive Plan Update Application;
2. SEPA Checklist and Non-Project Action Supplemental Sheets;
3. Statutory Warranty Deed (AFN 2017-0804006);
4. Existing Comprehensive Plan Official Land Use Map;
5. List of names and addresses of owners of property located within 300-feet of the site boundaries;
6. 2016 Aerial Photos;
7. 2018 Survey prepared by San Juan Surveying;
8. Proposed Site Development Plan;
9. Letter from Stephanie Johnson O'Day, Attorney for Cornelius Holdings, LLC to TFH Administrator Duncan Wilson; and
10. A check in the sum of \$2,300.00.

The applicant is requesting, by and through this letter, that the county expand the TFH UGA boundary to include this five acre parcel on Mullis Street. The specific request does not include a change in Land Use Designation. The current designation is Rural General Use – 5. The proposed use is to relocate the Browne's Home Center Nursery

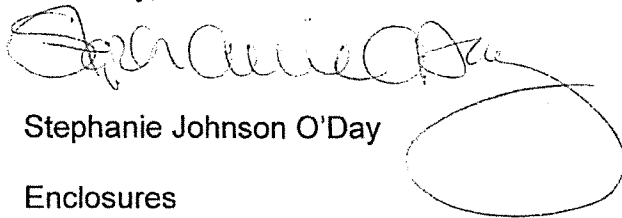
**PREDES-19-0001
HOLDINGS LLC, CORNELIUS**

from the east side of the abutting parcel (which IS in the TFH) to the west side of the five acre parcel. Inclusion in the UGA would allow future annexation into the Town limits, which will allow the project to pay for and hookup to Town utilities (water and sewer). I believe the Town of Friday Harbor is supportive of this request.

It may be wise for the County to propose inclusion of two additional properties within this request: the Fire Station property (owned by the Port of Friday Harbor) and the five acre parcel in between (TPN 351444001). This section of Mullis Street is all urban in nature – and is not suitable for rural use.

A similar application was submitted to the Department of Community Development in August, 2018. The current application is separate and distinct from the initial application. A discussion of affordable housing at this juncture on the property is irrelevant - and does NOT require a residential land use capacity analysis. Please include this application on the 2019 docket for amendments to the official Comprehensive Land Use Map. If you have any questions, need additional information or analysis for this application, please contact me by phone at (360) 378-6278 or by email at sjoday@rockisland.com at your earliest convenience.

Sincerely,



Stephanie Johnson O'Day

Enclosures

Cc. Cornelius Holdings, LLC
Graham Baba Architects; Susan Tilack
Town of Friday Harbor Administrator; Duncan Wilson
San Juan County Council
San Juan County Administrator, Mike Thomas



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 = 200 feet



**Cornelius Holdings parcel
BORDERING TFH**

Printed from Polaris Property Search - San Juan County WA

Date: 8/16/2018

Time: 10:25:46 AM

PREDES-19-0001
HOLDINGS LLC, CORNELIUS

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:

Cornelius Holdings, LLC Request for Official Comprehensive Plan Map Amendment

SJC DEPARTMENT OF
FEB 25 2019
COMMUNITY DEVELOPMENT

2. Name of applicant:

Cornelius Holdings, LLC

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

*Applicant: Cornelius Holdings, LLC
300 Lakeside Drive South
Suite 101
Seattle, WA 98144*

*Contact Person: Stephanie Johnson O'Day, Attorney
PO Box 2112
Friday Harbor, WA 98250
Phone: (360) 378-6278*

4. Date checklist prepared:

January 2019

5. Agency requesting checklist:

San Juan County Department of Community Development

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

If approved, the inclusion of this property into the Town of Friday Harbor's Urban Growth Area (UGA) will likely occur at the end of 2019.

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

Yes. A Conditional Use Permit Application is being considered by the property owner for relocating the existing nursery on the Browne's Home Center property, which is located immediately to the north of the subject site, onto this property.

In addition, if the Town of Friday Harbor's UGA is expanded to include this property, the applicant would apply for annexation into the corporate limits of the Town of Friday Harbor.

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

A wetland report was prepared for the property and it was determined that a small Category IV wetland is located on the property. This wetland, which is located adjacent to Mullis Avenue, has been artificially enhanced and enlarged from stormwater runoff that has been directed onto the site from Mullis Avenue and surrounding development.

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 no applications or other governmental approvals pending for development on this site.

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

The expansion of the Town of Friday Harbor's UGA will need the approval of the San Juan County Council and the adoption of an amended County Comprehensive Plan Map. It will also need to be approved by the Town of Friday Harbor.

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 proposal includes a request for an amendment to the San Juan County Comprehensive Land Use Map for the purpose of including the subject property into the Town of Friday Harbor's UGA. The proposal does not include a change of county zoning designation.

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 5.1 acre property is located immediately east of Mullis Avenue, and south of and adjacent to the Town of Friday Harbor's corporate limits on San Juan Island. There is no address assigned to this property at this time but it is identified as TPN 351444005 and is located in Section 14, Township 35 North, Range 3 West, WM, in San Juan County.

B. Environmental Elements

1. Earth

- 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)?

The steepest slope on the property does not exceed 5%.

- 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 site encompasses two soil types: 1) Mitchellbay gravelly sandy loam at 0 to 5% slopes and 2) Alderwood-Everett complex, warm at 5 to 15% slopes.

Mitchellbay gravelly sandy loam is considered prime farmland and Alderwood-Everett complex, warm is considered prime farmland, if irrigated.

The property is mostly undeveloped. When it is developed, it will remove land from the potential of producing agricultural crops. However, due to its small size and its location between developed urban properties (Browne's Home Center to the north, the dog park and fire station to the south, Mullis Avenue to the west and residential development to the east) the property is not suited for agricultural purposes.

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

Review of the San Juan County Critical Area Maps for geo-hazards indicates there are no unstable soils on this 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.

NA – this is a non-project action.

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

When the site is developed, there could be the potential for erosion when soils are exposed during construction.

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

Unknown at this time.

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

Erosion controls will be addressed at the time when building permits are submitted and the property is developed.

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.

Unknown. The types of emissions generated by development on this property will be evaluated at the time of development.

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

There are no noticeable odors from off-site emissions.

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

None proposed at this time.

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.

The site includes a Category IV wetland that has been enhanced and enlarged due to stormwater runoff generated along Mullis Avenue and surrounding development being directed to and disposed on this 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.

NA – this is a non-project action.

- 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.

There will be no dredging or filling of the wetland when the site is developed.

- 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 – this proposal is a non-project action.

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.

If the property is annexed into the Town of Friday Harbor, it will connect to the Town's municipal water system. The Town of Friday Harbor has confirmed they have the capacity to provide municipal water service to this parcel.

- 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 the property is annexed into the Town of Friday Harbor, it will connect to the Town's municipal sewage system. The Town of Friday Harbor has confirmed they have the capacity to provide municipal sewer service to this parcel.

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.

The source of runoff generated by this site is currently stormwater which is left to naturally absorb into the soils on site or flow into the Category IV wetland on site. Additional runoff may be generated when the site is developed. Runoff will be evaluated at that time when development plans are prepared.

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

No, not with this proposed Comprehensive Plan Map Amendment.

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

No – this is a non-project action.

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

None proposed at this time.

4. Plants

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

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.

- X 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?

There will be no vegetation removal with this non-project action. At the time of development native vegetation will be removed to accommodate structures, parking lots, etc. The extent of vegetation removal will be addressed at the time.

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

Review of the San Juan County Critical Area maps shows no threatened or endangered plant species on this property.

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

No new landscaping is currently proposed.

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

There are no noxious weeds or invasive plant species known to exist on this property.

5. Animals

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

Examples include:

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

mammals: deer, bear, elk, beaver, other: raccoons, rats, bats, fox

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

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

There are no threatened and endangered animal species known to be on or near the site as per the San Juan County Critical Areas Map.

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

The San Juan Islands are a migration route for Bald eagles. However, the property is not a significant migratory site.

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

None proposed at this time.

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

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

6. Energy and Natural Resources

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

If the site is developed as proposed, energy sources will include electricity, propane and, potentially, solar.

- 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:

Unknown. There are no specific development plans at this time.

7. Environmental Health

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

No, not with this proposed Comprehensive Plan Map Amendment.

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

Since the site remains primarily undeveloped, it is highly unlikely that there have been any contaminants introduced onto the property.

- 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.

NA

- 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.

Unknown at this time. Evaluation of toxic and hazardous chemical will be done when site development plans are prepared.

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

Use of the site for commercial purposes will not require "special" emergency services. Existing EMT, police and fire protection services will be adequate to serve the

property.

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

No measures are proposed at this time.

b. Noise

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

The primary noise sources that affect this property are generated by vehicular traffic traveling along Mullis Avenue and air traffic from the Friday Harbor Airport, both which are located just west of the property.

- 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.

When the property is developed, there would be short term noise generated during construction. Long term noise sources would be from vehicular traffic generated by those working and shopping on the property.

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

None proposed at this time.

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.

The property is currently occupied by an off-street parking area, one single-family residence and portions of a dog park. Adjacent land uses include Browne's Home Center to the north, single-family residential uses to the east, the remaining portion of the dog park and a fire station to the south, and Mullis Avenue and the Friday Harbor Airport to the west.

- 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 property has not been used as working farmland or forestland. It is not zoned for use as agricultural or forestland of long term commercial significance. It is not in a farmland or forestland tax deferred 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.

A single-family residence is located near the east property line, a parking lot is centrally located on the property and portions of a dog park lie within the property adjacent to the south property line.

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

Unknown. The old house on the east side of the property may be demolished in the future.

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

Rural General Use

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

Rural

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

NA

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

Yes, the property encompasses a Category IV wetland and is entirely a Critical Aquifer Recharge Area (CARA) as is all of San Juan County.

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

Unknown at this time.

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

None.

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

None proposed at this time.

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

This request for an amendment to the official San Juan County Comprehensive Plan Map is simply for the expanding of the Town of Friday Harbor's UGA to include this property. It is not for the purpose of changing its land use designation. The property is currently zoned Rural General Use, and if the UGA boundary is expanded as requested, it will remain zoned Rural General Use until is annexed into the Town of Friday Harbor at some unknown time in the future.

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

None. This land is not considered agricultural or forest lands of long-term commercial significance.

9. Housing

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

NA – this is not a housing project.

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

None at this time.

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

NA – this is a non-project action.

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?

Unknown at this time.

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

There are no views in the area that would be altered or obstructed when the property is developed.

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

Unknown at this time.

11. Light and Glare

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

NA - this is a non-project action. Light and glare will be addressed when the property is developed.

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

Unknown at this time, but likely "no."

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

There are currently no off-site light sources affecting this property other than lighting of the Friday Harbor Airport landing strip which is very evident at night.

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

None proposed at this time.

12. Recreation

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

The dog park located on and to the south of this property provides passive recreational opportunities to dogs and their owners.

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

No, not with this non-project action.

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

Unknown at this time.

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.

Unknown.

- 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 has been no methods used to assess potential impacts to cultural and historic resources on or near the project site with this request for map amendment.

- 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 proposed at this time.

14. Transportation

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

The property is currently accessed at two separate points including direct access from Mullis Avenue to the west and access from the north via a parking lot located on the south side of the Browne's Home Center.

- 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 – there is no public transit available on San Juan Island.

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

Unknown at this time.

- 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).

Unknown at this time.

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

The property lies across Mullis Avenue to the east of the Friday Harbor Airport.

- 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?

Unknown at this time.

- 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 proposed or required at this time.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Unknown at this time.

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

None proposed.

16. Utilities

- a. Circle utilities currently available at the site:

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

- 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.

If and when the property is annexed into the Town of Friday Harbor, it will be served by the Town's municipal water and sewer service. Construction activities required to extend utilities to the property are unknown at this time.

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: Francine Shaw

Name of signee: *Francine Shaw, Land Use Consultant*

Position and Agency/Organization: *Planning and Permit Services, LLC*

Date Submitted: 2-11-19

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Stormwater run-off will be generated by impervious surfaces placed on the property at the time of development which will require the development and implementation of a stormwater drainage plan. There are no specific development plans prepared at this time, so it is difficult to determine what emissions to the air will be generated by future development or what types of, if any, toxic or hazardous substances will be stored on the property. Noise will be generated when the property is developed, primarily by traffic generated by the site

Proposed measures to avoid or reduce such increases are:

To be determined at the time of development.

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

Existing vegetation will be removed in areas other than where the wetland and wetland buffers are located to accommodate future development. Animals using this vegetation will likely be unaffected due to the retention of vegetation in and around the wetland.

There is no fish or marine life on this property.

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

As noted above, vegetation in and around the Category IV Wetland on this property will be retained and may even be enhanced at the time of development.

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

There will be absolutely no depletion of energy or natural resources if this property is more fully developed in the future.

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

Structure constructed on this site will be required to comply with the Energy Code for Washington State.

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?

Unknown at this time.

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

To be determined at the time of development.

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?

If the requested map amendment to extend the Town of Friday Harbor's UGA boundary to include this property is approved and the land is annexed into the Town, it will allow the relocation of the Brownes Home Center nursery on Mullis Street. It may also result in the construction of multi-family housing on the east side of the property.

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

This is not a shoreline parcel but an upland parcel. Development of the property will require compliance with the applicable development codes which are intended to avoid and reduce land use impacts.

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

There is no indication that there will be increased need for public services if the property is included in the Town of Friday Harbor's UGSA. Existing services will have the capacity to serve the site. This specific proposal will bring the parcel into the UGA, but keep the same

RGU zoning designation. If the property is annexed, the Browne Lumber nursery can be relocated. The increase in traffic will be negligible.

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

None proposed or required.

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

The proposed Comprehensive Plan Map Amendment, in and of itself, will have no impact on the environment.

Environmental impacts are better addressed at the time of development.



**SAN JUAN COUNTY
COMMUNITY DEVELOPMENT & PLANNING**

Location: 135 Rhone Street •
Mailing address: P.O. Box 947 • Friday Harbor, Washington 98250
360/378-2354 • 360/378-2116 • Fax 360/378-3922
permits@sanjuanco.com

Instructions for Mailing the Legal Notice and Posting the Sign

Mailing the Notice

Enclosed is a copy of the legal notice for your project.

Highlight your application on the **Combined Notice of Application and Public Hearing** and mail the highlighted table to all owners of property located within 300 feet of the exterior boundaries of the property on which the proposed project will be located. Use the names and addresses shown on the tax assessment rolls on the date the project permit application was submitted. Please do the mailing within 5 days of the date you receive this notice.

Please **sign and return this form** to Community Development and Planning along with a list of those individuals to whom the "Combined Notice of Application & Public Hearing" was mailed. All notices which are returned to the applicant must be submitted to the administrator for inclusion in the file. Your permit may be delayed if notification is incomplete.

Permit number: PREDES-19-0001 Applicant: Cornelius Holdings LLC Agent: St. Dominic Day

I followed the mailing instructions of SJCC 18.80.030(A)(2)(b) for the "Combined Notice of Application and Public Hearing"

Signature: [Signature] Date Mailed: 7/9/19

S.J.C. DEPARTMENT OF

JUL 09 2019

COMMUNITY DEVELOPMENT

Posting the Sign

In addition to mailing the Notice of Application and Hearing Table to neighboring property owners, **a signboard purchased from Community Development and Planning** must be filled out with the information contained in the notice and posted as follows.

The signboard:

- shall be posted at the midpoint of the site road frontage, 5 feet inside the street property line, and between 5 and 8 feet above grade as measured from the top of the notice. If a private road serves the property, the notice shall also be located at the nearest intersection of the private road with a public road.
- must be completely visible to pedestrians and vehicles.
- must be filled out with waterproof ink.
- must be in place at least 30 days prior to the date of hearing, maintained in good condition during the notice period
- must be removed within 15 days after the end of the notice period.

Also submit a photograph showing the location(s) of the posting. Please do the posting within five days of the date you receive this notice. **Sign and return this form.** If you have questions, please contact Community Development and Planning.

Permit number: PREDES 19-0001 Applicant: Cornelius Holdings LLC Agent: St. Dominic Day

I followed the posting instructions of SJCC 18.80.030(A)(2)(c) and agree to maintain the posting for at least 30 days prior to the hearing date and remove it within 15 days after the end of the notice period.

Signature of person posting the site: [Signature] Date Posted: 7/9/19

Application & Hearing (2/3/4) N/Ads

LEGAL ADVERTISEMENT

To: The Journal of the San Juan Islands and Islands Sounder
From: Lynda Guernsey, Clerk of the San Juan County Planning Commission
Bill To: Department of Community Development
Publish: 1 Time – Wednesday, July 10, 2019

NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION OF NONSIGNIFICANCE ON PREDES-19-0001, A REQUEST FOR A SITE-SPECIFIC RE-DESIGNATION FROM RURAL GENERAL USE TO TOWN OF FRIDAY HARBOR UNINCORPORATED URBAN GROWTH AREA ON THE SAN JUAN COUNTY COMPREHENSIVE PLAN OFFICIAL MAP.

Notice is hereby given that the San Juan County Planning Commission will conduct a public hearing on August 16, 2019, to receive testimony on PREDES-19-0001. This is a request for site-specific re-designation of a five-acre parcel, TPN 351444005000, from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (FH UUGA) on the San Juan County Comprehensive Plan Official Map. The parcel is located adjacent to Browne's Home Center (Browne's) and fronts on Mullis Street. It is currently used by Browne's for outdoor storage and parking. Re-designation to FH UUGA does not annex the property into the Town. The Town cannot consider annexation before the parcel is re-designated FH UUGA.

The parcel will remain under the jurisdiction of the County until it is annexed. Under the Friday Harbor Urban Growth Area Management Agreement (agreement), Appendix 2 of the SJC Comprehensive Plan, the Town of Friday Harbor must consider annexing property from the FH UUGA before considering any other annexations. The agreement also limits the allowed uses in the FH UUGA. The primary reason the property owners are pursuing re-designation is to enable their business to connect to Town water and sewer services on the subject property. Under the agreement, the Town cannot extend water and sewer service beyond the urban growth area.

How to comment: The hearing will begin at or after 8:30 am, August 16, 2019, in the County Council Chambers, 55 Second Street, Friday Harbor. Interested parties are encouraged to attend and provide comment. To allow for distribution to Planning Commissioners, written comments submitted prior to the hearing should be received by 1:00 p.m. August 15, 2019, or please bring ten (10) copies to the meeting for distribution. Written comments must be submitted to Adam Zack, San Juan County DCD, PO Box 947, Friday Harbor, WA, 98250 or adamz@sanjuanco.com. Subject line: PREDES-19-0001 comments.

State Environmental Policy Act (SEPA) Review: An Environmental Checklist for the proposed site-specific re-designation was submitted with the application. After reviewing the checklist and related documents, it was determined that the proposal will not have a significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030 (2)(c). Under WAC 197-11-340 (2), a Determination of Non-Significance (DNS) was issued on July 10, 2019. Comments on this determination must be submitted to the Department of Community Development by July 25, 2019. Following a final decision, this determination may be appealed with the underlying action to the Growth Management Hearings Board as provided in RCW 36.70A.290. The appeal period is 60 days from publication of the notice of ordinance adoption.

Copies of the PREDES-19-0001 application materials, SEPA checklist, SEPA DNS Determination and other associated documents are available on the County website at <https://www.sanjuanco.com/1179/Annual-Docket>. Please contact Adam Zack at (360) 370-7580 or email adamz@sanjuanco.com if you have questions.

CORNELIUS HOLDINGS BORDERING PARCELS

W/in 300'

SJC DEPARTMENT OF

FEB 25 2019

COMMUNITY DEVELOPMENT

351444001

R&TB LLC
P.O. Box 742
Friday Harbor, WA 98250

351454303

CLARK D. CASEBOLT
12003 - 23RD Ave. N.E.
Seattle, WA 98125-5249

351454304

R. STEPHEN & LYNNE M. BARNES
P.O. Box 1451
Friday Harbor, WA 98250

351454401

JERRY L. & CONNIE L. BLACK
P.O. Box 2832
Friday Harbor, WA 98520

351454402

TIMMONS CALSTATE LLC
P.O. Box 2181
Friday Harbor, WA 98250

351454403

TIMMONS CALSTATE LLC
P.O. Box 2181
Friday Harbor, WA 98250

351454404

TIMMONS CALSTATE LLC
P.O. Box 2181
Friday Harbor, WA 98250

351454405

JERRY L. & CONNIE L. BLACK
P.O. Box 2832
Friday Harbor, WA 98520

351454406

JERRY L. & CONNIE L. BLACK
P.O. Box 2832
Friday Harbor, WA 98520

351491902

PORT OF FRIDAY HARBOR
P.O. Box 889
Friday Harbor, WA 98250

351492017

CORNELIUS HOLDINGS LLC
c/o TAL Holdings LLC
9300 Vancouver Mall Dr., Suite 101
Vancouver, WA 98662-7935

351492023

CALVIN & MARY KAREN RYAN
739 Telegraph Lane
Friday Harbor, WA 98250

351492024

RUSSELL L. SAMPLES
P.O. Box 4156
Roche Harbor, WA 98250

351492026

CRAIG & MARIANNE STARR
P.O. Box 961
Friday Harbor, WA 98250

351492027

JIMMIE R. LAWSON & DONALD A. GALT
P.O. Box 222
Friday Harbor, WA 98250

351492025

CALVIN & MARY KAREN RYAN
739 Telegraph Lane
Friday Harbor, WA 98250

351492029

JIMMIE R. LAWSON & DONALD A. GALT
P.O. Box 222
Friday Harbor, WA 98250

351492601

LISA BROWN
14 Apple Tree Lane
Friday Harbor, WA 98250

351492603

TIMOTHY A. & SALLY A. THOMSEN
745-C Larsen Street
Friday Harbor, WA 98250

351492604

AARON & JODI ROCK
28 Apple Tree Lane
Friday Harbor, WA 98250

PREDES-19-0001

HOLDINGS LLC, CORNELIUS

NOTICE OF PROPOSED DEVELOPMENT

Project Name: [Illegible]
Project Number: [Illegible]
Project Location: [Illegible]
Project Description: [Illegible]
Project Status: [Illegible]
Project Contact: [Illegible]
Project Date: [Illegible]

For more information, please contact the project manager at [Illegible] or visit the project website at [Illegible].

Project Manager: [Illegible]
Project Engineer: [Illegible]
Project Designer: [Illegible]
Project Surveyor: [Illegible]
Project Photographer: [Illegible]

Project Date: [Illegible]



Adam Zack

From: Adam Zack
Sent: Monday, July 15, 2019 8:54 AM
To: 'Stephanie Johnson O'Day'
Subject: RE: Cornelius Holdings LLC

Hi Stephanie,

The access point on Cedar is not to the Dog Park. The access point provides the driveway to the existing home (Red circle). See screenshot below.



One of the requirements is that notice is posted in accordance with SJCC 18.80.030 (A)(2)(c):

If the property is served by a private road, an additional notice board shall be located at the nearest intersection of the private road with a public road. Where a notice board cannot be placed as indicated or would not provide effective notice, the administrator shall determine a suitable location for posting.

If that access point will not work, please post additional notice at the Browne's parking entrance on the north side of the property (blue circle).

Let me know if you need any additional information.

Thanks,

Adam Zack

Planner III

Department of Community Development

San Juan County, WA

360-370-7580

adamz@sanjuanco.com

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From: Stephanie Johnson O'Day <sjoday@rockisland.com>

Sent: Friday, July 12, 2019 3:32 PM

To: Adam Zack <adamz@sanjuanco.com>

Subject: Cornelius Holdings LLC

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Hi Adam. We picked up the second sign for the UGA expansion proposal, and filled it out. However, upon closer look the subject parcel has no legal access through the larger dog park parcel to Cedar Street. Cedar Street is a public road, but no legal easement runs with the title to 351444005. Therefore, I don't think posting is appropriate. What say you?

Stephanie Johnson O'Day

Attorney at Law

Post Office Box 2112

Friday Harbor, WA 98250

360.378.6278

In matters of style, swim with the current;
In matters of principle, stand like a rock"

Thomas Jefferson

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FRIDAY HARBOR LABORATORIES

UNIVERSITY of WASHINGTON

College of the Environment

Adam Zack, Planner
San Juan County Community Development and Planning
P. O. Box 947
Friday Harbor, WA 98250

July 12, 2019

Comment on PREDES-19-0001 Cornelius

At this time, I do not envision this land use change having any impact on aquatic or marine resources.

For an eventual project application for this site, I suspect there will be concern about impacts of any new building, especially a nursery using fertilizers and pesticides, on the small wetland described in the current application.

Thank you for giving FHL the opportunity to comment on this application.

Sincerely,

Dr. Megan Dethier
Associate Director for Academics and the Environment
Friday Harbor Laboratories

Adam Zack

From: Megan Dethier <mdethier@uw.edu>
Sent: Friday, July 12, 2019 8:16 AM
To: Lynda Guernsey; Adam Zack
Subject: Re: Request for Review - PREDES-19-0001 Cornelius for SEPA Determination
Attachments: RezoneBrowneLumber.doc

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Attached please find a brief comment letter on this application.

On Tue, Jul 9, 2019 at 2:56 PM Lynda Guernsey <LyndaG@sanjuanco.com> wrote:

From: Adam Zack <adamz@sanjuanco.com>
Sent: Tuesday, July 9, 2019 11:33 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: SEPA Determination Request for Review

Hi,

Please see the email below from Adam Zack, Planner III – adamz@sanjuanco.com

Regards,

Lynda

RE: San Juan County DNS PREDES-19-0001

A request for site-specific re-designation from Rural General Use to Town of Friday Harbor Unincorporated Urban Growth Area on the San Juan County Comprehensive Plan Official Map.

Attached in one PDF are:

- San Juan County's Determination of Nonsignificance for PREDES-19-0001;
- Public Hearing Notice for PREDES-19-0001;
- Application Narrative;

- Map showing the parcel; and
- SEPA checklist.

The proposal is a request for site-specific re-designation of a five-acre parcel from Rural General Use to Town of Friday Harbor Unincorporated Urban Growth Area. The proposal was submitted as a part of the 2019 Annual Docket of proposed amendments to the SJC Comprehensive Plan and Unified Development Code.

Notice of this determination will be published on July 10, 2019.

Comments on the SEPA determination will be accepted until July 25, 2019.

A staff report with detailed information, including the full application, can be accessed on the County's website at: <https://www.sanjuan.co.com/DocumentCenter/View/18748>

Please let me know if you have any additional questions.

Thanks,

Adam Zack

Planner III

Department of Community Development

San Juan County, WA

360-370-7580

adamz@sanjuan.co.com

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