

SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

S.J.C. DEPARTMENT OF

MAR 01 2020

COMMUNITY DEVELOPMENT

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designations: Two Map Corrections)

APPLICANT AND AGENT INFORMATION:	
Name of Applicant: Department of Community Development (DCD)	Name of Agent: Adam Zack, Planner III
Address: 135 Rhone Street	Address: _____
City, State, Zip: Friday Harbor WA 98250	City, State, Zip: _____
Phone Number: 360-376-2354	Phone Number: 360-370-7580
Email: _____	E-mail: adamz@sanjuanco.com

PROPERTY OWNER INFORMATION:	
Name of Owners: _____	Phone Number: _____
Address: _____	E-mail: _____
City, State, Zip: _____	

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Correction Area 1:		
Tax Parcel Number: 35139251000	Land Use/Shoreline Designation: RR/N/A	Parcel size: 0.68 acres
Tax Parcel Number: 35139251000	Land Use/Shoreline Designation: RR/N/A	Parcel size: 0.39 acres
Correction Area 2:		
Tax Parcel Number: 351491902000	Land Use/Shoreline Designation: RFF and FHUGA/N/A	Parcel size: 60.83 acres
Tax Parcel Number: 351491617000	Land Use/Shoreline Designation: RFF and FHUGA/N/A	Parcel size: 0.5 acres

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

DESCRIPTION OF PROPOSAL:
 Correct two areas in the Friday Harbor UGA on the Comprehensive Plan Official Maps for consistency with Ordinance 47-2007. That ordinance set the current Friday Harbor Urban Growth Area (UGA) boundary and included correction areas 1 and 2 in the UGA.

CHECK ALL THAT APPLY:

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

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

Tax Parcel Number: See Attached Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

General location of property: **In and around the Friday Harbor UGA.**

Island: **San Juan** Total acres of proposal: **1.37**

List all existing use(s) on property: **See Attached**

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land **n/a**

Describe existing and proposed method of sewage disposal **Areas served by Town of Friday Harbor Sewer.**

Describe existing and proposed water supply **Areas served by Town of Friday Harbor Water**

Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____
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PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?
Two map corrections are proposed to correct irregularities and/or scrivener’s errors on the Comprehensive Plan Official Maps (Official Maps). The Official Maps must be made consistent with the UGA boundaries adopted in Phase I of the UGA Expansion described in Ordinance 47-2007. More details are provided in the attached proposal description.

2. How would the map amendment benefit the public health, safety, or welfare?
The correction to the Official Maps will resolve mapping errors in and around the Friday Harbor Urban Growth Area (FHUGA). This will benefit the public welfare by clarifying the regulations that apply in these areas.

<p>3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.</p> <p>The proposed amendments will resolve demonstrable errors that were adopted with the Official Maps when other changes were made to the FHUGA. Proof of the correct map designation is provided in the attached proposal description.</p>		
<p>4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.</p> <p>Analysis of the consistency between the proposed amendments and the designation criteria are provided in the attached proposal description.</p>		
<p>5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.</p> <p>The proposal does not include new map designations but rather, corrects the maps to reflect the UGA boundary adopted by Ordinance 47-2007. More information is provided in the attached proposal description.</p>		
<p>6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.</p> <p>The proposal does not include new map designations but rather, corrects the maps to reflect Ordinance 47-2007. More information is provided in the attached proposal description.</p>		
<p>7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?</p> <p>This description is provided in the attached proposal description.</p>		
8. Does this proposal include an Urban Growth Area (UGA) expansion?	Yes	X No
9. If yes, which UGA?		
<p>10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)</p> <p>Attachment B</p>		
<p>11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)</p> <p>Attachment A</p>		
<p>12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.</p> <p>Not Attached</p>		
<p>13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.</p> <p>Attachment A</p>		

Attachments

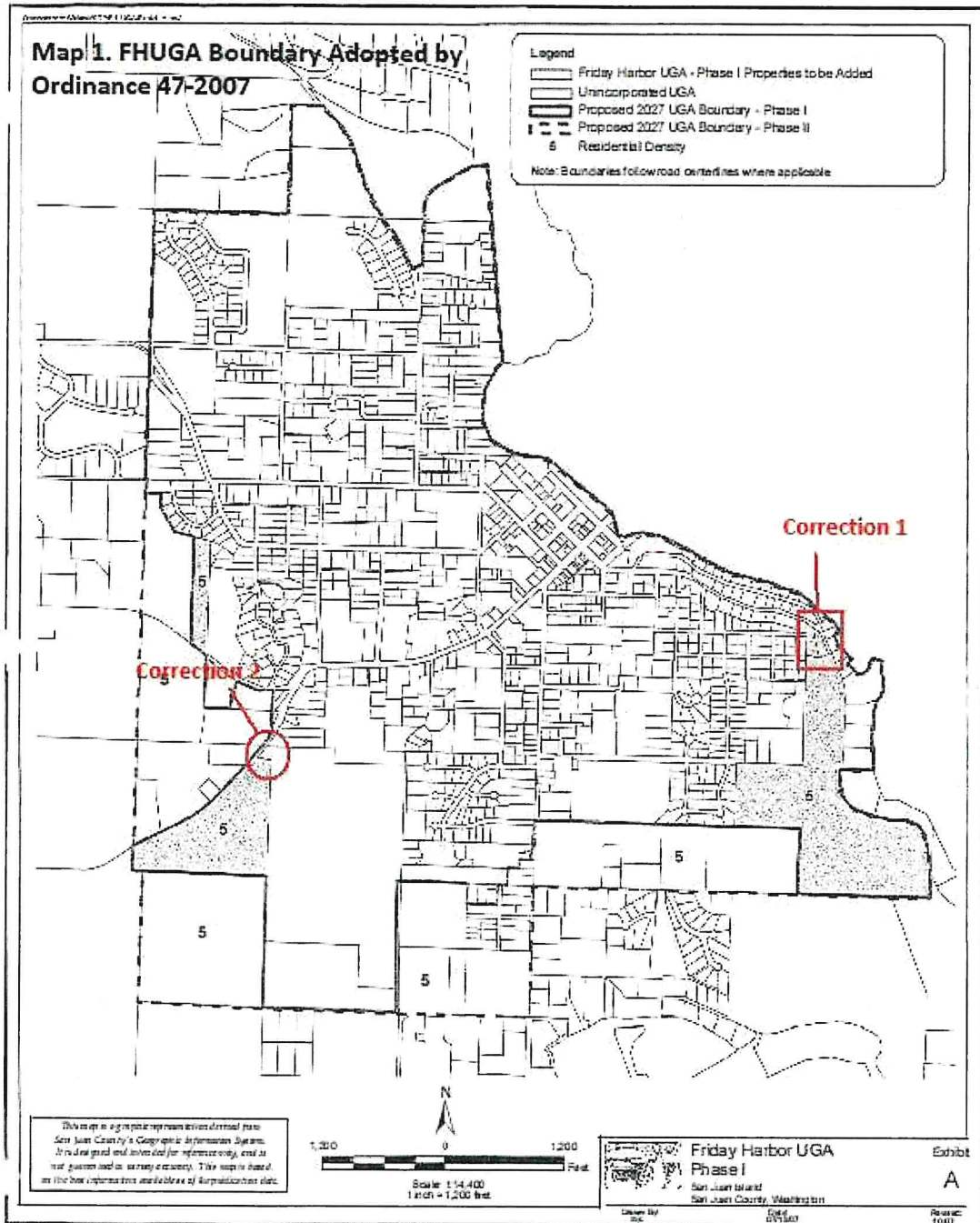
- A. Proposal Summary
 - 1. Description
 - 2. Analysis of Corrections
 - 3. Legal Description of Properties in Correction Areas (does not include the deeds)
 - 4. List of Property Owners Within 300 Feet of Correction Areas
- B. Correction Area Maps
- C. Ordinance 47-2007
- D. Town of Friday Harbor Ordinance 1392

A.1 Proposal Description

The Friday Harbor Urban Growth Area (FHUGA) boundary shown on the Comprehensive Plan Official Maps (Official Maps) is not consistent with the boundary adopted by San Juan County Ordinance 47-2007 (Attachment C). The inconsistency is due to a scrivener's error that occurred at some point after the adoption of Ordinance 47-2007. This Ordinance expanded the UGA boundary to include an area east of the Town of Friday Harbor (TOFH) and west of Turn Point Road. Correction areas 1 and 2 described below were never re-designated on the Official Maps to be consistent with the FHUGA boundary set by Ordinance 47-2007.

This proposal recommends two map corrections in and around FHUGA for consistency with Ordinance 47-2007. The boundary adopted by that Ordinance is shown in Map 1 below. The two correction areas are outlined in red.

Attachment A: Proposal Summary
 FHUGA Map Corrections



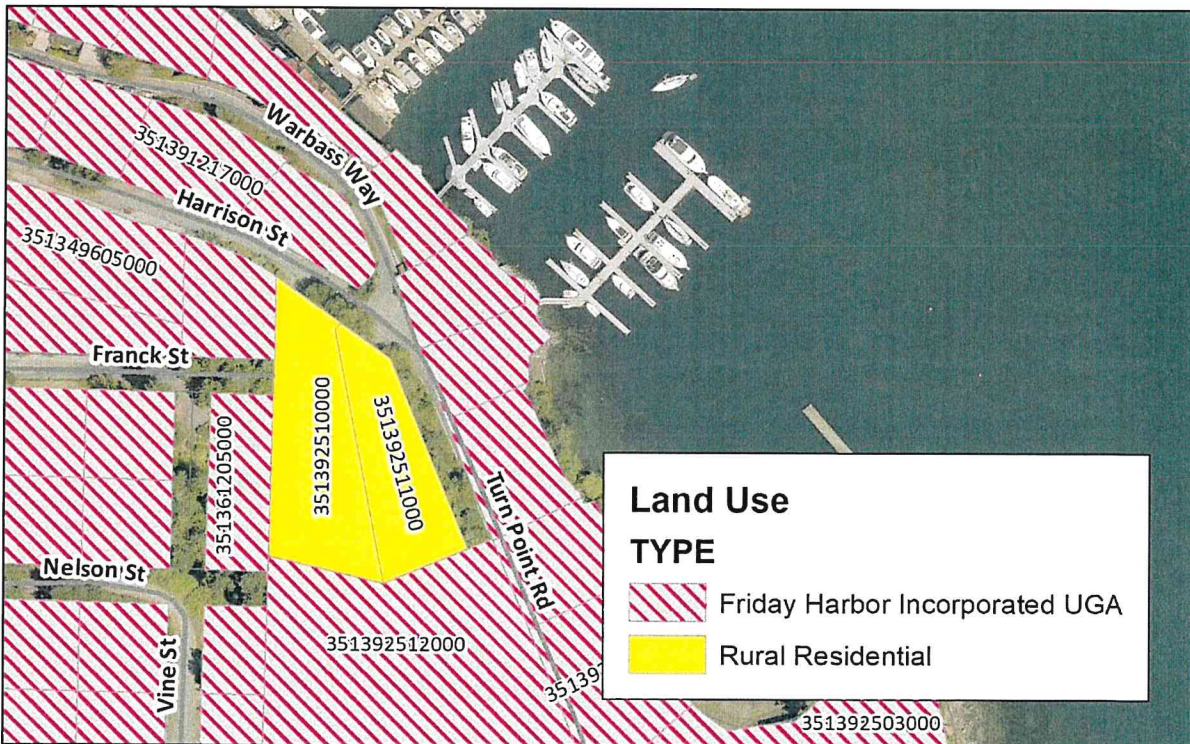
Correction 1 Area Description

Correction 1 will change the designation on two adjacent parcels (TPN 351392510000 and 351392511000) from RR to FHUGA on the Official Maps. The two parcels total 1.07 acres. TPN 351392511000 is developed with a parking lot and is platted as a common area in the Friday Island Plat, dedicated 1962. TPN 351392510000 is developed with a private parking lot. The parcels are shown in yellow on Map 1 below.

Correction 1. Two Rural Residential Parcels inside the FHUGA

The County expanded the Friday Harbor Urban Growth Area (FHUGA) to include these parcels with Ordinance 47-2007. The Town of Friday Harbor (TOFH) subsequently annexed these parcels with Ordinance 1392 (Attachment D). The two parcels in correction 1 were not changed on the Official Maps from Rural Residential (RR) to FHUGA despite being added to the FHUGA. This error has been adopted with subsequent iterations of the Official Maps.

Map 1. Rural Residential Parcels in the Town of FHUGA.



Source: 2019 SJC Official Maps.

Correction 1 Surrounding Land Uses and Land Use Designations

North: Residential, FHUGA
South: Undeveloped, FHUGA
East: Residential, FHUGA
West: Residential, FHUGA

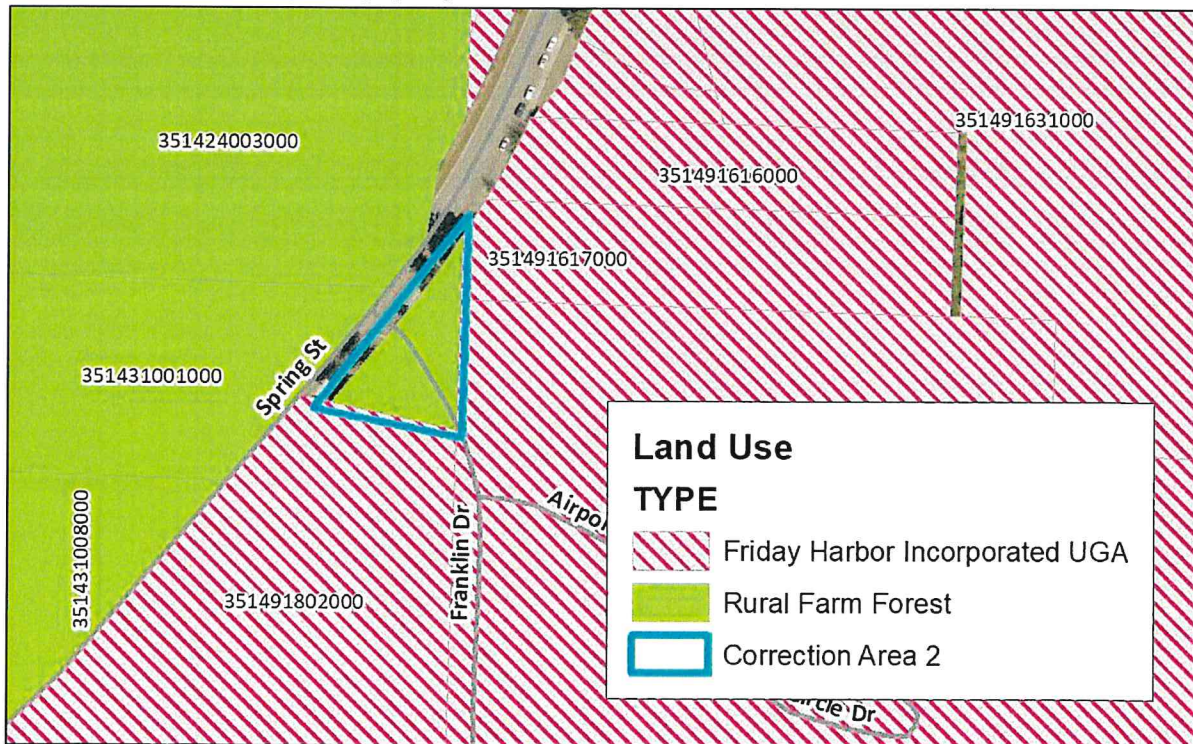
Correction 2 Area Description

Correction 2 is located on Spring Street at the entrance to the Friday Harbor Airport. The affected area is approximately on third of an acre. The area is a small portion of two larger parcels. It is already developed with Franklin Drive, a County road. This area is part of two properties owned by the Port of Friday Harbor (TPNs 351491902000 and 351491617000). These two parcels are currently split-designated on the Official Maps. Map 2 shows correction area 2 outlined in blue.

Correction 2. Area Along Spring Street

The area for correction 2 is a small triangle of land near the intersection of Franklin Drive and Spring Street. It is shown on the Official Maps as Rural Farm Forest (RFF). This area is shown as being within the FHUGA in Ordinance 47-2007. As with the previous mapping error, this error has been adopted on subsequent iterations of the Official Maps.

Map 2. FHUGA Boundary Along Spring Street.



Source: 2019 SJC Official Maps.

Correction 2 Surrounding Land Uses and Land Use Designations

North: Institutional (SJC Public Works office), FHUGA
South: Institutional (PeaceHealth Hospital), FHUGA
East: Transportation (Friday Harbor Airport), FHUGA
West: Residential, RFF

A.2 Analysis of Corrections

Land Use Designation Criteria (request form, question 4): The Comprehensive Plan (*Plan*) has policies for urban growth areas (UGAs) in Element B.2 Land Use Section 2.3.A. The related policies are provided below. Staff analysis of consistency with the policy is provided in bold.

Policy 2.3.A.1.a

“Towns are incorporated Urban Growth Areas with a full range of urban facilities and services, including high-density residential, general commercial, and general industrial uses, schools, and neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-oriented with compact development patterns. They have municipal sewage treatment facilities, municipal water systems and provide other urban governmental services. Towns are incorporated.”

The areas in corrections 1 and 2 are both within the TOFH incorporated limits, as shown on their official maps. These areas are served by municipal sewage and water systems and TOFH already provides urban governmental services there. These areas meet the definition of town growth areas provided in the *Plan*.

Policy 2.3.A.2

“Growth Areas should be designated on the *Comprehensive Plan* Official Maps where existing or proposed uses and services will meet the above definitions. Growth Areas designated on the *Comprehensive Plan* Official Maps are identified in Table 1, below.

Table 1. Summary of Urban Growth Areas.

Location	Designation
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

The areas in corrections 1 and 2 meet the definition of a Town UGA. The areas are contiguous with the TOFH incorporated limits. These areas were shown as within the FHUGA in Ordinance 47-2007. Both corrections are consistent with Policy 2.3.A.2.

**Attachment A: Proposal Summary
FHUGA Map Corrections**

Title 18 San Juan County Code (Request form, questions 2, 3, 5, and 6): The criteria of approval for changes to the Official Maps is provided in San Juan County Code (SJCC) 18.90.030(F). These criteria are provided with staff analysis in bold below.

SJCC 18.90.030(F) Amendments to Comprehensive Plan Official Maps.

“F. Criteria for Approval. These actions are reviewed for conformance with the applicable provisions of the Comprehensive Plan, the UDC, and as follows:

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

a. The changes would benefit the public health, safety, or welfare.”

The change would benefit the public welfare by correcting two errors on the Official Maps, clarifying the jurisdictional boundary between the County and TOFH.

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

The change is warranted because it will correct a demonstrable error on the Official Maps. Correction areas 1 and 2 were added to the FHUGA by Ordinance 47-2007.

“c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.”

As explained in the previous section of this document, the change is consistent with the criteria specified in the *Plan*. The proposed change is consistent with *Plan Policies 2.3.A.1.a and 2.3.A.2.*

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

The proposed change will not create an enclave of property owners enjoying greater privileges than surrounding property owners because the change will not confer new rights to property owners. The proposed changes will resolve an error on the Official Maps.

“e. The benefits of the change will outweigh any significant adverse impacts of the change.”

No adverse impacts are expected because the proposed change is a correction of an error on the Official Maps.

“2. Map Change. Following approval of a Comprehensive Plan Official Map amendment, the County shall amend the official maps to reflect the change. The County shall also indicate on the official maps the number of the ordinance adopting the change.”

This requirement will be resolved during implementation of the requested change.

“3. Concomitant Agreement. The County is specifically authorized to enter into a concomitant agreement as a condition of any Comprehensive Plan Official Map amendment. Through that agreement, the County may impose development conditions designed to mitigate potential impacts of the use or development that may occur as a result of such an amendment.”

A concomitant agreement is not included with this proposal.

Growth Management Act (Request form, question 7): The Growth Management Act (GMA) requirements for changes to the Official Maps is provided Chapter 36.70A Revised Code of Washington (RCW) and Chapter 365-196 Washington Administrative Code (WAC). The GMA requirements are provided with staff analysis in bold below.

RCW 36.70A.030(25)

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

The areas of the proposed change are largely undeveloped. The area of corrections 1 and 2 fit the definition of “characterized by urban growth” because they are located either within the UGA (correction 1) or adjacent to lands with existing urban growth (Correction 2). Correction 1 would apply to an area of land on two parcels within the FHUGA. Correction 2 would apply to an area adjacent to the UGA. One of these parcels is the location of the Friday Harbor Airport and the other is undeveloped but owned by the Port of Friday Harbor.

RCW 36.70A.110(1)

“Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350.”

The County has the authority to designate a UGA and thus, make the proposed changes to the Official Maps.

RCW 36.70A.110(3)

“Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.”

Both areas of the proposed change are characterized by urban growth and have adequate urban-level service capacities. The proposed changes do not expand the UGA beyond adopted UGA boundaries and existing service areas.

WAC 365-196-310(2)(b)

“Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city.”

The proposed Changes are located within the TOFH limits.

A.3 Legal Description of Properties in Correction Areas

Correction 1

TPN 351392511000

PR GL 4 - PARKING LOT COMMON AREA FOR FRIDAY ISLAND PLATS Sec 13, T 35N, R 3W

TPN 351392510000

PR GL 4 Sec 13, T 35N, R 3W

Correction 2

TPN 351491902000

PRS NW-SE, SW-SE & NE-SW; PR FRIDAY HARBOR AIRPORT IN TOWN OF FH Sec 14, T 35N, R 3W

TPN 351491617000

FRIDAY HARBOR TRACTS PR 16-17 PR SW-NE 14-35-3 Sec 14, T 35N, R 3W

A.4 Property Owners Within 300 Feet of Correction Areas

Correction 1

Friday Harbor Homeowner's Association
PO Box 608
Friday Harbor WA 98250

Rebecca and Robert Oorthuys
1025 Boylston Ave E
Seattle WA 98102

Caprons Landing Upland Property LLC
c/o Philip Macbride
PO Box 2177
Friday Harbor WA 98250

Carolyn Norman, Jay Boreen, Vincent Buck
c/o Carolyn Norman
1009 Kingswood Dr
Camano Island WA 98282

Tri-Point Development LLC
PO Box 7
Friday Harbor WA 98250

Pamela and John Rogers
17543 102nd Ave NE #102
Bothell WA 98011

Seattle Yacht Club INC
ATTN General Manager
1807 E Hamlin St
Seattle WA 98112

Jan and Jonathan Murphy
518 Vine St.
Friday Harbor WA 98250

**Attachment A: Proposal Summary
FHUGA Map Corrections**

Robin and Richard Corak
4920 Sumner Hts Dr E
Edgewood WA 98372

Mary Johnston and Jeffrey Roddick
540 Maple St
Friday Harbor WA 98250

Virginia Beaudoin
PO Box 1784
Friday Harbor WA 98250

Raymon Glantz
606 Nelson St
Friday Harbor WA 98250

Susan and William Kyte
1225 Villanova Dr
Davis CA 95616

Lindsay Holloway and Charles Dalldorf
617 Franck St
Friday Harbor WA 98250

Marta and Steven Masters
29247 188th Ave SE
Kent WA 98042

Portofino Condominium Owners Association
c/o Dorothy Hepp
615 Franck St #6
Friday Harbor WA 98250

Unit Owners of Portobello Condominium
c/o Tanya Marracci
PO Box 396
Friday Harbor WA 98250

Lot Owners of Portofino Townhomes Condos
c/o Michael Odonnell
2427 Turn Point Rd
Friday Harbor WA 98250

Sandra Richard
517 Douglas Rd
Friday Harbor WA 98250
Walrod Apartments LLC
c/o Laurie Baker
316 La Jolla Dr
Newport Beach CA 92663

Dubbels Properties LLP
PO Box 1817
Friday Harbor WA 98250

Friday Island Homeowners Association
PO Box 608
Friday Harbor WA 98250

LXI LLC
685 Spring St #181
Friday Harbor WA 98250

Correction 2

Peacehealth
ATTN: James Lett
1115 SE 164th AVE Dept 332
Vancouver WA 98683

Dana and Staci Baker
PO Box 1009
Friday Harbor WA 98250

Paul and Patricia Upchurch
PO Box 2905
Friday Harbor WA 98250

San Juan Properties INC
PO Box 100
Friday Harbor WA 98250

Town of Friday Harbor
PO Box 219
Friday Harbor WA 98250

San Juan County Public Works
PO Box 729
Friday Harbor WA 98250

897 Spring ST LLC
PO Box 1022
Friday Harbor WA 98250

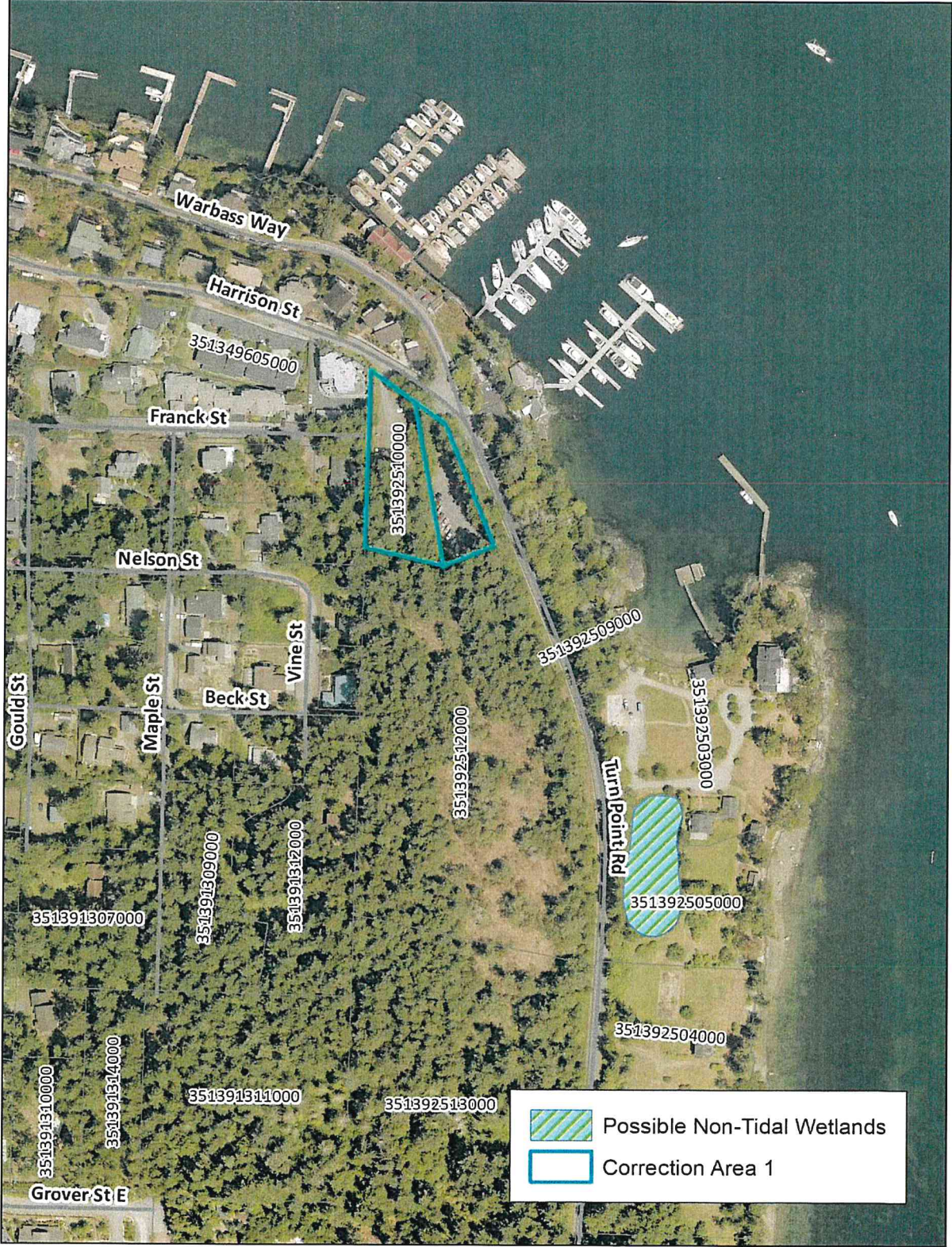
Port of Friday Harbor
PO Box 889
Friday Harbor WA 98250

Patricia and Robert Weiss
2550 Jack Pine Rd
Healdsburg CA 95448

Map 3. Correction Area 1 Aerial Photo.



Map 4. Wetlands Near Correction Area 1.



Map 5. Correction Area 2 Aerial Photo.



Map 6. Wetlands near Correction Area 2.



Attachment C

ORDINANCE 47 - 2007

AN ORDINANCE DESIGNATING PHASE I OF THE FRIDAY HARBOR URBAN GROWTH AREA

WHEREAS, under the Growth Management Act (GMA), RCW 36.70A, San Juan County adopted a Comprehensive Plan and Official Comprehensive Plan Maps; and

WHEREAS, RCW 36.70A.110 (1) requires San Juan County to designate an Urban Growth Areas (UGA) for cities in the County; and

WHEREAS, RCW 36.70A. 110 (2) holds that UGA's must be based on the population projection for the County from the Office of Financial management; and

WHEREAS, RCW 36.70A.215 requires evaluation and review of existing patterns of growth and whether or not there is sufficient land available for the projected population growth; and

WHEREAS, San Juan County and the Town of Friday Harbor created an UGA in 1998; and

WHEREAS, the unbuilt parcels within the current Friday Harbor Urban Growth Area are not sufficient to meet the county's population projection from the Office of Financial Management; and

WHEREAS, the Town of Friday Harbor published a UGA analysis on May 16th, 2007 and showed that 74.3 acres were required to meet the projected population growth; and

WHEREAS, San Juan County published a UGA analysis on August 2nd, 2007, showing that 128.5 acres were required; and

WHEREAS, a public information meeting was held on August 24th, 2007; and

WHEREAS, representatives of the Town of Friday Harbor and San Juan County agreed to expand the UGA in two (2) phases; and

WHEREAS, a SEPA determination of non-significance was published on October 17, 2007 and was unchallenged during the appeal period; and

WHEREAS, the San Juan County Planning Commission held a properly notified public hearing to discuss the phase 1 expansion of the Friday Harbor UGA on Wednesday, November 7, 2007; and

WHEREAS, the San Juan County Planning Commission made findings of fact and recommendations to the San Juan County Council; and

WHEREAS, the County Council carefully considered the section of the Staff Report for the August 24, 2007 meeting entitled Affordable or Workforce Housing when making their decision; and

ORIGINAL: PROCEEDINGS 11/27/07
CC: PAZ
CAI
TOWN OF FH
CDPD
ASSESSOR
AUDITOR
PUBLIC WORKS
11/29/07 LT

WHEREAS, it is imperative that San Juan County meet the goals of the GMA by allocating population to the UGA's and, in accordance with WAC 365-195-310:

- Identify sufficient land for housing;
- Evaluate the extent to which the existing and projected market can provide housing at various costs and for various income levels;
- Estimate the extent of populations which require assistance;
- Evaluate the capacity of local public and private entities to produce housing to meet the identified needs;
- Identify the share of affordable housing to be provided by the jurisdiction and how it will be achieved.

WHEREAS, Phase 1 of the Friday Harbor UGA does not entirely address the needs of San Juan County in regards to population numbers, affordable housing needs and land supply; and

WHEREAS, the San Juan County and Town of Friday Harbor Management Agreement does not address the Phase 1 Friday Harbor UGA expansion parcels; and

WHEREAS, after publishing the public hearing notice and the generalized text of the draft ordinance one time on November 14th, 2007, in the County's official newspaper, the County Council held a duly advertised public hearing on November 27th, 2007; and

WHEREAS,

1. Representatives of both the Town of Friday Harbor and the San Juan County agreed to expand the Town of Friday Harbor Urban Growth Area in two phases.
2. Phase I of the Town of Friday Harbor Urban Growth Area expansion includes only those territories identified by the Town of Friday Harbor in its July 12, 2007 transmittal letter.
3. Phase I of the Town of Friday Harbor Urban Growth Area expansion is limited to no more than seventy four point three (74.3) acres
4. Phase II of the Town of Friday Harbor Urban Growth Area expansion would include those additional territories identified by San Juan County in the August 24, 2007 Staff Report.
5. Phase II of the Town of Friday Harbor Urban Growth Area expansion would only be brought forward for consideration by the San Juan County Council after the agreed upon infrastructure analyses were complete.
6. Phase II of the Town of Friday Harbor Urban Growth Area expansion will be no less than an additional fifty four (54) acres.
7. The San Juan County and Town of Friday Harbor Management Agreement controlling development within the Town of Friday Harbor Urban Growth Area will be updated and amended in 2008.

8. The public was provided notice and an opportunity to review and comment upon Phase 1 of the Friday Harbor UGA expansion in conformance with *Comprehensive Plan* Section D.3, SJCC 18.90.010, SJCC 18.90.020, SJCC 18.80.050, and RCW 36.70.A.140.

NOW, THEREFORE, BASED ON THE ABOVE FINDINGS BE IT ORDAINED AS FOLLOWS:

Section 1. The Official Land Use Maps of the San Juan County Comprehensive Plan, Appendix 3, Friday Harbor Urban Growth Area, Figure One, are amended by adopting the amendment as shown in Exhibit A.

Section 2. The Chair of the San Juan County Council is hereby authorized to sign the amendments to the Official Land Use Maps of the San Juan County Comprehensive Plan, as set forth in Exhibit A attached hereto, on behalf of the Council.

COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON

ATTEST: Clerk of the Council

Signed
Bob Myhr, Chair
District 6, Lopez/Shaw

By: Signed
Laura Tuttle - Clerk
Date:

Signed
Howard Rosenfeld, Vice-Chair
District 3, Friday Harbor

REVIEWED BY COUNTY
ADMINISTRATOR

Signed
Kevin M. M. Ranker, Member
District 1, San Juan South

Signed
Pete Rose
Date:

APPROVED AS TO FORM ONLY
RANDALL K. GAYLORD






Signed
Rich Peterson, Member
District 2, San Juan North

By: Signed
Date

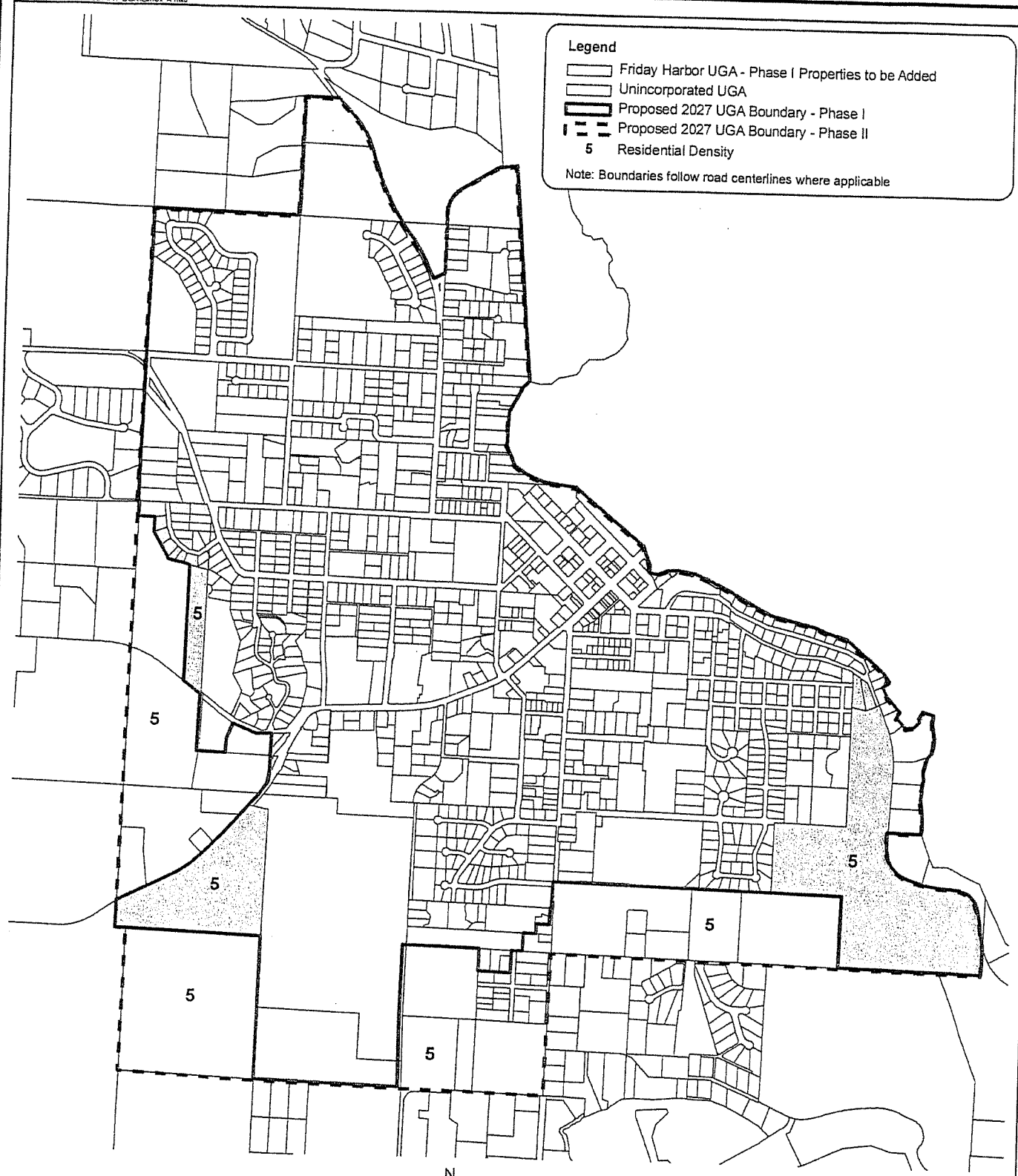
Signed
Alan Lichter, Member
District 4, Orcas West/Waldron

Signed
Gene Knapp, Member
District 5, Orcas East

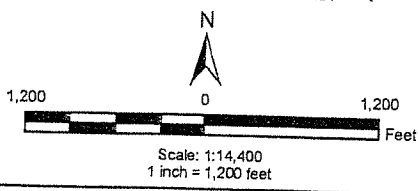
Legend

-  Friday Harbor UGA - Phase I Properties to be Added
-  Unincorporated UGA
-  Proposed 2027 UGA Boundary - Phase I
-  Proposed 2027 UGA Boundary - Phase II
-  Residential Density

Note: Boundaries follow road centerlines where applicable



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



**Friday Harbor UGA
Phase I**
San Juan Island
San Juan County, Washington

Exhibit
A

Drawn By:
mjc

Date:
07/13/07

Revised:
1007

Attachment D

ORDINANCE NO. 1392

AN ORDINANCE approving the Petition For Annexation, filed with the Town of Friday Harbor on August 19, 2008, concerning certain real property, portions of which are commonly referred to as "The Buck Property".

WHEREAS, on August 19, 2008, the Town received a Petition For Annexation of certain real property (hereinafter "the Property"), located adjacent to the Town's present corporate limits, said Property being legally described in Exhibit A hereto; and

WHEREAS, a very substantial portion of the Property is owned by members of the Buck family (hereinafter "the Bucks"), who wish to develop the same in a manner that, according to professional studies provided to the Town, would have unacceptable impacts on the Town's utilities and streets; and

WHEREAS, the Bucks, in order to mitigate the unacceptable impacts that would result from an unconditional annexation of the Property, voluntarily offered to enter into a binding legal agreement (hereinafter "the Development Agreement") that would impose limitations and conditions on their rights to develop their portion of the Property if it was annexed; and

WHEREAS, by adoption of Resolution No. 1712, the Town Council approved the Development Agreement proposed by the Bucks, and authorized the Mayor to sign the same if the Bucks were to execute and return to the Town two originals by a date not later than September 15, 2009; and

WHEREAS, the Bucks have executed two originals of the Development Agreement and returned both to the Town on June 3, 2009; and

WHEREAS, pursuant to the provisions of Resolution No. 1712, the Mayor has signed both originals of said Agreement on June 3, 2009; and

WHEREAS, pursuant to Section 2 of Resolution No. 1712, the Town Council is now obligated to adopt an ordinance annexing the Property, with said ordinance to have an effective date that is Forty-Five (45) days after its adoption.

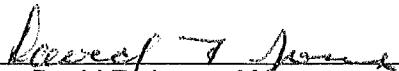
NOW THEREFORE BE IT ORDAINED by the Council of the Town of Friday Harbor, as follows:

SECTION 1. Annexation - The Petition For Annexation filed with the Town of Friday Harbor on August 19, 2008 is hereby approved and the entirety of the real property that is described in Exhibit A hereto shall become annexed into and become a part of the Town of Friday Harbor on the effective date set forth in Section 2, below.

SECTION 2. Effective Date - This ordinance shall become effective on August 2, 2009, and the real property described in Exhibit A hereto shall, for all purposes, be included within the corporate boundaries of the Town of Friday Harbor on and after that date.

ADOPTED this 18th day of June, 2009.

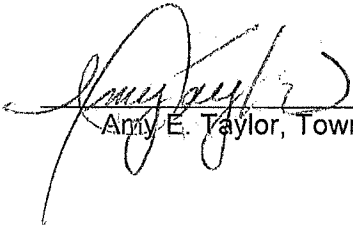
TOWN OF FRIDAY HARBOR



David F. Jones, Mayor

SEAL of the
Town of Friday Harbor

ATTEST:



Amy E. Taylor, Town Clerk

EXHIBIT A

1. TAX PARCEL 351313005 :

That portion of Government Lots 4 and 5 in Section 13, Township 35 North, Range 3 West, W.M. which lies Westerly and Southerly of the existing County Road, County Road #6, known locally as Turn Point Road; EXCEPT that portion of said lot 4 heretofore conveyed to and for the benefit of Friday Island Estates, Inc. for a parking lot; and

The north half of the East half of the Northeast quarter of the Southwest quarter (N $\frac{1}{2}$, E $\frac{1}{2}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$) of Section 13 herein described.

2. TAX PARCEL 351313002

A portion of Government Lot 4, Section 13, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of the tract deeded to the University of Washington on April 10, 1910 by deed recorded at page 479 of Volume 11 of Deeds, records of San Juan County, Washington which corner is marked by an iron pipe driven four inches above the ground and described in various deeds as being 1,065.96 feet South and 2,239.58 feet East of the corner common to Sections 11, 12, 13, and 14 of said Township and Range; in other deeds as being 1,065.96 feet South and 2,359.58 feet East of said corner and still in others as being 1,108.71 feet South and 2,335.75 feet East of said corner, run thence South 64°15' East 189.1 feet to the Northwest corner of a certain tract land described by deed at page 342 of Volume 21 of Deeds, Records of San Juan County, Washington;

THENCE along the boundary of said certain tract South 60°27' East 42.8 feet;

THENCE, South 50°30' East 93.9 feet;

THENCE, South 52.6 feet to an old stake in a mound of rock in the one sixteenth line between Government Lots 3 and 4 of said Section 13 and the TRUE POINT OF BEGINNING of the following described parcel of land;

THENCE, from said TRUE POINT OF BEGINNING South 224.6 feet along the West boundary of said Government Lot 4;

THENCE, South 77°50' East 133.4 feet;

THENCE, North 12°04' West 292.7 feet;

THENCE, North 50°30' West 90 feet more or less to a point on the said West Boundary of said Government Lot 4;

THENCE, South along said West Boundary 92 feet more or less to the said POINT OF TRUE BEGINNING;

EXCEPT any portion lying within Harrison Street along the North line thereof;

AND TOGETHER WITH, an easement over and across a 30 foot strip of land for roadway purposes only, said strip extending from and lying Northerly of the Southerly boundary of a certain tract of land described by deed recorded at page 420 of Volume 36 of Deeds, Records of San Juan County, Washington, said Southerly boundary line having a beginning at the most Southerly point of said parcel and running thence North 66°37' East 145 feet more or less to the County Road.

3. TAX PARCEL 351313003

A portion of Government Lot 4, Section 13, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of the tract deeded to the University of Washington on April 10, 1910, by deed recorded at Page 479 of Volume 11 of Deeds, records of San Juan County, Washington which corner is marked by an iron pipe driven four inches above the ground and described in various deeds as being 1,065.96 feet South and 2,329.58 feet East of the corner common to Sections 11, 12, 13, and 14 of said township and range; in other deeds as being 1,065.96 feet South and 2,359.58 feet East of said corner and still in others as being 1,108.71 feet South and 2,355.75 feet East of said corner; run thence South 64°15' East 189.1 feet to the Northwest corner of a certain tract of land described by deed at Page 342 of Volume 21 of Deeds, records of said county;

THENCE, along the boundary of said certain tract South 60°27' East 42.8 feet;

THENCE, South 50°30' East 93.9 feet;

THENCE, South 52.6 feet to and old stake in a mound of rock in the sixteenth line between Government Lots 3 and 4 of said Section 13;

THENCE, from said stake South 224.6 feet;

THENCE, South 77°50' East 133.4 feet to the TRUE POINT OF BEGINNING of the following described parcel of land;

THENCE, from said TRUE POINT OF BEGINNING North 66°37' East 145.0 feet;
THENCE, North 23°22' West 210.5 feet;

THENCE, North 23°23'30" West 103.5 feet;

THENCE, Westerly 10 feet, more or less, to the most Easterly corner of an addition tract of land deeded on the above said page 342;

THENCE, South 45° West 84.0 feet;

THENCE, South 12°04' East 292.7 feet to said TRUE POINT OF BEGINNING;
EXCEPT portion lying Easterly or Northerly of County Road as conveyed to San Juan County under Auditor's File No. 67532, records of said county.