



# 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 TO THE HEARING EXAMINER

**REPORT DATE:** July 7, 2020  
**HEARING DATE:** July 22, 2020  
**PROJECT PLANNER:** Julie Thompson *JT*  
**FILE #:** LANDUSE-20-0086, Tarte Compound long plat and Company House short plat  
**PROJECT DESCRIPTION:** Plat alteration to merge a portion of Lot 1 into Lot 2 in the Tarte Compound long subdivision  
**STAFF RECOMMENDATION:** Approval with conditions

PROJECT DATA	
Island:	San Juan Island
Parcel Number(s):	461455002000 and 461455001000
Owner(s):	Harbortyme LLC and Chandler Family Trust
Agent:	San Juan Surveying PO Box 611 Friday Harbor, WA 98250
Land Use Designation:	Rural residential
Existing Land Use:	Residential and undeveloped residential
Surrounding Land Use:	Developed and undeveloped residential and subdivision common area
Land Division Status:	Tarte Compound subdivision and Company House short subdivision
Water Purveyor:	Roche Harbor Community System
Sewage Disposal:	Individual on-site septic

### DESCRIPTION OF THE PROPOSAL

This proposal is to merge a portion of Lot 1 of the Tarte Compound subdivision into Lot 2 of the same subdivision. The other portion of Lot 1 would be merged into Lot 3 of the Company House short subdivision, which will be reviewed as a separate alteration of a short subdivision.

### DESCRIPTION OF THE SITE

Lot 1 is an undeveloped, tree covered lot in the Tarte Compound subdivision, a nine lot subdivision originally platted in 1991. Lot 2 is a fully developed residential lot in the same subdivision. Both lots are mostly in the 200 foot shoreline jurisdiction.

### APPLICATION PROCESSING PROCEDURES

- Date Application Submitted: April 28, 2020

- Date Complete: May 19, 2020

### **NOTICING**

- Published: June 3, 2020
- Mailed: June 2, 2020
- Site Posted: June 3, 2020

### **APPLICABLE POLICIES AND REGULATIONS**

San Juan County Code, Unified Development Code

18.70.080 Alteration and vacation of subdivisions.

### **FINDINGS**

#### **18.70.080 Alteration and vacation of subdivisions.**

##### A. Subdivision Alterations.

1. Alteration Applications. Alterations of subdivisions shall be processed in accordance with RCW 58.17.060 and 58.17.215 through 58.17.218. Alteration applications shall contain the signatures of the majority of those persons having an ownership interest in lots, tracts, parcels, sites or divisions in the subject subdivision or portion to be altered.

If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof (RCW 58.17.215).

*There are no restrictive covenants which would be violated by this proposed alteration.*

2. Notice and Public Hearing. Notice of alterations shall be consistent with the notice provisions (SJCC 18.80.030) of this code. Mailing notification shall also include owners of each lot or parcel of property within the subdivision to be altered. A public hearing (SJCC 18.80.040) shall be required for long subdivision alteration proposals.

*The application was advertised on June 3, 2020, Exhibit 2. It was mailed to neighbors on June 2, 2020 and posted on the property on June 3, 2020, Exhibit 3. This hearing is scheduled because it is an alteration of a long subdivision.*

3. Decisionmaking Authority. The director is authorized to take action on proposed alterations of short subdivisions. The hearing examiner is vested with authority to hear and decide proposals for the alteration of subdivisions pursuant to Chapter 18.80 SJCC and RCW 58.17.330.

*The Hearing Examiner will make a decision on this proposal.*

4. Criteria for Approval. The alteration of a subdivision shall be approved only if:
- a. The application meets the requirements of this chapter, and complies with the applicable policies and requirements of RCW 58.17.330, the Shoreline Master Program, the State Environmental Policy Act, and the Comprehensive Plan;

*The applicant has provided the information necessary to review the proposal under the requirements of SJCC 18.70.080.*

*RCW 58.17.330 authorizes a county or city to adopt a hearing examiner system to make decisions on subdivisions. The County has adopted such a system so the Hearing Examiner will be making the decision.*

*This proposal is in the shoreline so there are applicable requirements in the Shoreline Master Program. However, since it eliminates a residential lot between two other residential lots, no further development will occur.*

*Plat alterations are not subject to the State Environmental Policy Act.*

*There is no mention of plat alterations in the Comprehensive Plan. SJCC 18.70.010(A) lists general provision for the land division chapter of the UDC. It says:*

*“Purpose. To further the purposes and objectives of the San Juan County Comprehensive Plan established pursuant to Chapter 36.70A RCW, to provide specific standards and administrative arrangements as an official control relating to the division of land in the unincorporated areas; to promote the public health, safety, and general welfare by requiring the division of land to proceed in accordance with controls, standards and procedures set forth in this code; to facilitate the appropriate development of land in accordance with the ability of the natural resources of the County to accommodate such development; to prevent the overcrowding of land with development; to lessen congestion in the streets and highways; to facilitate adequate provision for water supply, drainage, access, sewage disposal, fire protection, schools and other capital requirements; and to require uniform monumentation and conveyancing by accurate legal description.”*

*Since the land division regulations were created to further the purposes and objectives of the Comp Plan, and this application is consistent with the plat alteration requirements, it is in compliance with the Comp Plan.*

b. The application satisfactorily addresses the comments of the reviewing authorities and is in the public interest (RCW 58.17.100, 58.17.110, and 58.17.215);

*The application will remove an existing residential lot from further development. It adds a buffer for the existing residences from future development.*

c. Any outstanding assessments (if any land within the alteration is part of an assessment district) are equitably divided and levied against the remaining lots, parcels, or tracts, or are levied equitably on the lots resulting from the alteration; and

*There is no outstanding assessment on this parcel.*

d. Any land within the alteration that contains a dedication to the general use of persons residing within the subdivision is divided equitably.

*The owners of the three lots in these subdivisions have agreed to this alteration. There is no financial gain or loss to any persons residing in the subdivision. All covenants, conditions and restrictions that apply to Tarte Compound subdivision, as recorded in Volume 5 Page 50 and 50A of long plats, and the Company House short subdivision, recorded in Volume 6 Page 31 and 31A of short plats, still apply to the respective lots.*

5. Administrative Appeals. An administrative appeal may be filed if authorized by SJCC 18.80.140.

6. Approved Alterations. After approval of an alteration, the applicant shall produce a revised drawing of the approved alteration (cf. SJCC 18.70.050(C)(2)(l)(iii)), to be processed and recorded in the same manner as set forth in this code for final plats. All persons with an ownership or security interest in property to be altered must sign the altered plat. Altered plats shall only alter or supersede the original plat in the specific ways approved by the director or hearing examiner.

#### **PUBLIC COMMENT**

We received no public comment on this application.

#### **CONCLUSIONS**

The proposed merge a portion of Lot 1 into Lot 2 of the Tarte Compound subdivision and the other portion of Lot 1 in that subdivision into Lot 3 of the Company House short subdivision, thus eliminating Lot 1 of the Tarte Compound subdivision. This proposal meets the criteria for approval of a plat alteration and approval is recommended. A new map showing the altered locations shall be recorded as required in SJCC 18.70.080.

#### **EXHIBITS**

1. Application materials
2. Legal ad
3. Posting and notification verification
4. Permit receipt dated April 28, 2020

Land Division LANDUSE-20-0086 HARBORTYME/CHANDLER  
LONG SUBDIVISION ALTERATION

Approval EXHIBIT 1


<b>PROPERTY INFORMATION</b>			
Tax Parcel Number:	4 6 1 4 5 5 0 0 1 &	Comp Plan Designation:	461455002, 461442002
Island: SJ	Subdivision:	see attached cover letter	Lot Number:
Property Size:	(acres/ square feet)	Existing Use of Property:	residential
Comp Plan Designation:	RR		
Directions to Property:	Plat Alteration to eliminate the boundary between two lots		

SJC DEPARTMENT OF  
APR 28 2020  
COMMUNITY DEVELOPMENT

<b>OWNER AND AGENT INFORMATION:</b>			
Name of Owner:	Harbortyme LLC and Chandler	Name of Agent:	San Juan Surveying, Lee McEnery
Address	c/o San Juan Surveying, PO Box 611	Address	PO Box 611
City, State, Zip	Friday Harbor, WA 98250	City, State, Zip	Friday Harbor, WA 98250
Phone Number	360 378 2300	Phone Number	378 4852
Email		E-mail	Leemcenery@gmail.com

<b>DESCRIPTION OF PROPOSED USE (Include separate sheets as necessary)</b>			
Number of Existing Lots:	3	Number of Proposed Lots:	2
Proposed Method Of Sewage Disposal:	na		
Proposed Potable Water Source:	na		

4/28/20 \$3050. Receipt # LA20-00129

<b>PERMIT CERTIFICATION</b>	
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.	
	3/11-2020
Signature of Property Owner or Authorized Agent	Date
<b>For CD&amp;P Use Only</b>	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO

May 19, 2020



San Juan Community Development & Planning Department  
PO Box 947  
Friday Harbor, WA 98250

Reference: Long Plat Alteration of Lots 1 & 2 of Tarte Compound and  
Short Plat Alteration of Lot 3 of Company House, San Juan Island

Dear Permit Coordinator,

Attached hereto, please find the intent of the aforementioned Long Plat and Short Plat Alterations:

**To merge a portion of Lot 1, Plat of Tarte Compound with Lot 3, Short Plat of Company House, AND to merge a portion of said Lot 1, with Lot 2, said Plat of Tarte Compound.**

Please contact our office if you have any questions or need any further information regarding this application.

Sincerely,

*Scott Mapstead*

Scott Mapstead, LSIT  
Project Manager

Re: 14-055 Korrell

*San Juan Surveying*

**ADMINISTRATOR'S CERTIFICATE**

THIS SHORT PLAT CONFORMS TO THE REQUIREMENTS ESTABLISHED BY THE SAN JUAN COUNTY UNIFIED DEVELOPMENT CODE.

ADMINISTRATOR OF PLATS \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATE**

ALL TAXES AND ASSESSMENTS OF THE CURRENT YEAR, 20\_\_\_\_, AND ANY DELINQUENT TAXES OR ASSESSMENTS WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE. IF ANY PENALTY FEES ARE DUE UNDER THE PROVISIONS OF THE OPEN SPACE OR DEL LAW (84.33) AND (84.34RCW) THIS DOES NOT GUARANTEE THAT THEY HAVE BEEN PAID.

SAN JUAN COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATE**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SAN JUAN COUNTY SANITARIAN \_\_\_\_\_

**COUNTY ENGINEER'S CERTIFICATE**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SAN JUAN COUNTY ENGINEER \_\_\_\_\_

**RESTRICTIONS**

1. THIS SUBDIVISION HAS BEEN APPROVED BY THE RESPONSIBLE COUNTY OFFICIALS ON THE PREMISE THAT EACH LOT WILL BE OCCUPIED BY NO MORE THAN ONE SINGLE FAMILY DWELLING AND LAWFULLY RELATED OUTBUILDINGS. NO LOT SHALL BE OTHERWISE OCCUPIED UNLESS THE OWNER CAN FIRST DEMONSTRATE TO THE COUNTY'S SATISFACTION THAT THE PROVISIONS FOR WATER SUPPLY, SEWAGE DISPOSAL, CIRCULATION, LOT SIZE AND RELATED PLANNING CONSIDERATIONS ARE ADEQUATE TO DERIVE THE PROPOSED USE. COMPLIANCE WITH THIS PROVISION SHALL BE EFFECTED BY WRITTEN APPLICATION TO THE PLAT ADMINISTRATOR WHO SHALL BE RESPONSIBLE FOR COORDINATING THE REVIEW OF SUCH REQUESTS AND FOR MAKING THE REQUIRED DETERMINATION.
2. IF ANY PRIVATE DEED RESTRICTIONS ARE IN CONFLICT WITH THE RESTRICTIONS WHICH APPEAR ON THE FACE OF THIS PLAT, THE MORE RESTRICTIVE PROVISIONS SHALL GOVERN. HOWEVER, THE COUNTY SHALL NOT BE PARTY TO ANY PRIVATE RESTRICTIONS.
3. THIS PLAT ALTERATION IS SUBJECT TO THE TERMS, PROVISIONS AND GRANTS SET FORTH WITH THESE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS SET FORTH ON THE PLAT OF TARTE COMPOUND, VOLUME 5 OF PLATS, PAGES 50 AND 50A, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

**LAND DESCRIPTION**

THAT PORTION OF LOT 1 AS SHOWN HEREON, TARTE COMPOUND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 50 AND 50A, RECORDS OF SAN JUAN COUNTY, WASHINGTON;

LOT 2, SAID PLAT;

EXCEPT THE 2 FOOT WIDE STRIP OF LAND COMPRISING 'EASEMENT A' AS SHOWN ON THE FACE OF SAID PLAT;

EXCEPT THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE BANK ABOVE THE BEACH, WHICH POINT IS MARKED BY A REBAR AND CONCRETE CORNER MONUMENT AND IS 41.95 FEET AND 1872.11 FEET WEST (ALSO DESCRIBE IN PLAT OF AFTERGLOW, VOL. 2 OF PLATS, PAGE 37, RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING PER AUDITOR'S FILE NO. 110228, SAID RECORD, AS 63.6 FEET NORTH AND 1873.9 FEET WEST) OF THE EAST QUARTER CORNER MONUMENT OF SAID SECTION 14; THENCE SOUTH 48°07'08" EAST 288.00 FEET (SOUTH 48°03' EAST 270.2 FEET PER A/M 110228); THENCE SOUTH 43°50'00" WEST 285.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 43°50'00" WEST 14.04 FEET; THENCE NORTH 88°27'09" EAST 21.51 FEET; THENCE NORTH 46°16'00" WEST 15.78 FEET TO THE TRUE POINT OF BEGINNING.

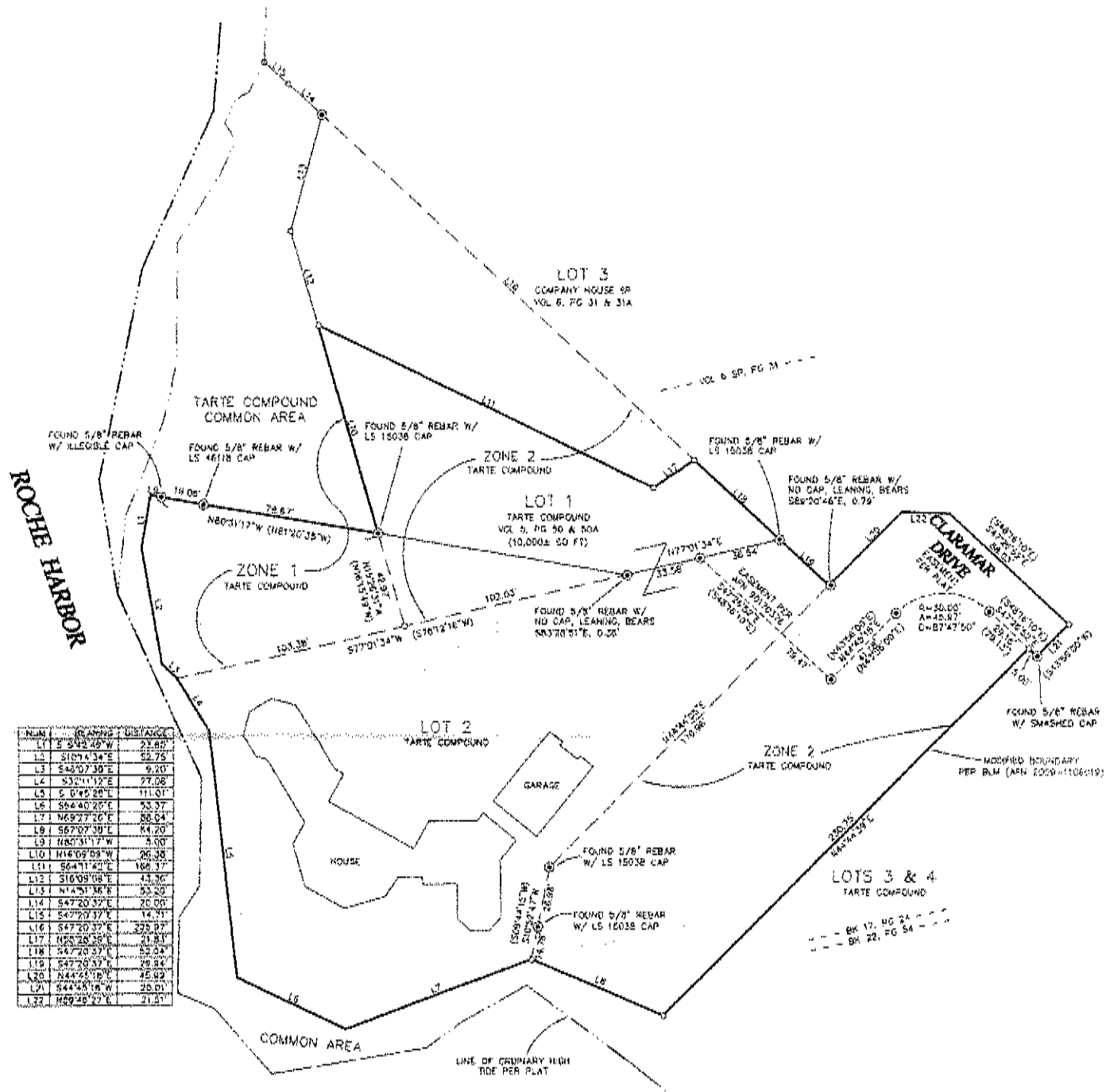
**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

AT THE REQUEST OF SAN JUAN SURVEYING, LLC

CLF NO \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_



**SURVEYOR'S NOTES**

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-050.
2. THIS SURVEY WAS PERFORMED TO MODIFY LOTS 1 AND 2, PLAT OF TARTE COMPOUND, VOLUME 5 OF PLATS, PAGES 50 AND 5A, RECORDS OF SAN JUAN COUNTY, WASHINGTON.
3. THE BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE. ON-SITE STATIC OBSERVATIONS WERE POST PROCESSED USING THE LEGRA PROPRIETARY PROGRAM WITH THE BASE STATION BEING AT THE SAN JUAN SURVEYING, LLC OFFICE LOCATED IN FRIDAY HARBOR, WASHINGTON.

**LEGEND**

- ⊙ FOUND REBAR OR IRON PIPE
- CALCULATED POINT - NEITHER SET NOR FOUND

**EQUIPMENT AND PROCEDURES**

EQUIPMENT: TOPCON ROBINO TOTAL STATION (PS1034)  
HIPER V GPS DUAL FREQUENCY GNSS RECEIVER W/ BASE STATION

PROCEDURE: FIELD TRAVERSE

**SURVEYOR'S CERTIFICATE**

I, ROBERT J. WILSON, REGISTERED AS A LAND SURVEYOR OF THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF \_\_\_\_\_, 20\_\_\_\_. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

ROBERT J. WILSON, M.S.  
CERTIFICATE NO. 46118



DRAWN BY: SWM	DATE: 4/6/20	SHEET: 1 OF 1
CHECKED BY: SWM	DATE: 4/6/20	SHEET: 1 OF 1

<b>San Juan Surveying</b>			
P.O. BOX 611 FRIDAY HARBOR, WA 98550 360.376.2320 WWW.SANJUANSURVEYING.COM			
QUARTER: NW/SE (GL-3)	SECTION: 14	TOWNSHIP: 36 NORTH	RANGE: 4 WEST

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, THE RECORD OWNERS AND THE BENEFICIARIES OF THE DEED OF TRUST OF THE LANDS DESCRIBED HEREON, DO HEREBY DECLARE THIS PLAT TO BE KNOWN AS \_\_\_\_\_ A PRIVATE SUBDIVISION.

THERE IS HEREBY CREATED AND GRANTED TO THE LOT OWNERS SUCH EASEMENTS AS APPEAR ON THIS PLAT, THE SAME BEING NON-EXCLUSIVE EASEMENTS FOR THE USES AND PURPOSES DESIGNATED HEREON FOR THE BENEFIT OF THE LOT OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HAROLD A. REBELL  
HARBORTIME, LLC

ANN-CHARLOTTE CHANDLER, TRST  
THE CHANDLER FAMILY TRUST

PATRICIA KORRELL  
HARBORTIME, LLC

KRISTINA CHANDLER, TRST  
THE CHANDLER FAMILY TRUST

**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANN-CHARLOTTE AND KRISTINA CHANDLER ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE DOCUMENT AND ACKNOWLEDGE IT AS TRUSTEES OF THE CHANDLER FAMILY TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

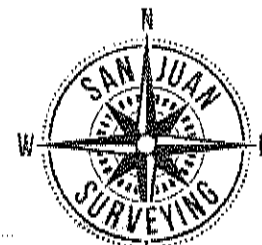
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAROLD AND PATRICIA KORRELL ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE DOCUMENT AND ACKNOWLEDGE IT AS TRUSTEES OF HARBORTIME, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DATED: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



SCALE IN FEET  
1" = 30'  
0 30 60 90  
ELEVATION DATUM: NAVD83 (09)

SJD DEPARTMENT OF  
APR 27 2020  
COUNTY CLERK

**CALL FOR BIDS**  
**SAN JUAN COUNTY FAIRGROUNDS ON-SITE SOLAR PROJECT**  
 Project Number: FAC-44  
 First Advertised June 3rd, 2020

**Project Summary**  
 Description of Work: The County wishes to have installed an on-site solar photovoltaic energy generation system on the roof of the Main Exhibit Hall on the County Fairgrounds located at 849 Argyle Ave. in Friday Harbor, San Juan Island. The contractor will provide all equipment, materials and labor to design and install on-site grid-tied solar energy generation and storage. Proposals should include all costs for complete 156.42 kW AC solar photovoltaic energy generation

**Bid Information**  
 Contract Provisions and Plans: The Contract Provisions and Plans are available for viewing in person at the San Juan County Facilities Department Office at 1609 Beaveron Valley Road and online at: <https://www.sanjuanco.com/278/Clerk>

**Notice of Public Hearing to Change San Juan County Adopted Budget for 2020**  
 NOTICE IS HEREBY GIVEN that the San Juan County Council will conduct a public hearing for the purpose of receiving testimony on 3 proposed Ordinances: An Ordinance Revising the 2020-2021 County Budget for Beginning Cash Balances; an Ordinance Revising the 2020-2021 County Budget for Emergency Appropriations; and an Ordinance Revising the 2020-2021 County Budget for Supplemental Appropriations and Transfers. The public hearing will be held in the Emergency Appropriations results in a net increase to County appropriations in various funds by about \$4.5 million. The Ordinance Revising the 2020-2021 County Budget for Supplemental Appropriations adds grant revenue and expenditures of about \$750,000. 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.

# HARBOR LEGAL NOTICES

**ORDINANCE NO. 1692**  
 rezoning a portion of Tax Parcel No. 351491631 located at 27 Airport Circle Drive, Friday Harbor, Washington was adopted by the Town Council on Thursday, May 21, 2020. The full text of this ordinance shall be mailed upon request to the town clerk, POB 219, Friday Harbor, Washington, 98250 / (360) 378-2810. LEGAL No. J899004 Pub. The Journal of the San Juan Islands June 3, 2020

57 RCW), school districts and educational service districts (Title 28A RCW), fire districts (Title 52 RCW), transit agencies (e.g., Ch. 35.58 RCW, Ch. 36.57A RCW, Ch. 36.73 RCW, Title 81 RCW), and public utility districts (Title 49 RCW), for their projected needs for small public works estimated to cost \$350,000 or less, and for consulting services throughout MRSC additionally, MRSC advertises on behalf of some local government for their projected needs for vendor services throughout 2020. Interested businesses may apply at any time by visiting the MRSC website at [www.mrscostates.org](http://www.mrscostates.org). For questions about

er District, Snohomish County, Island County, Emergency Services (Central Fire District #1 (Carmano Island Fire & Rescue), Juniper District, Water District, Beach School District, No. 415, King Conservation District, King County Fire District #3, King County No. 2, King County Housing Authority, King County Library System, King County Water District #90, King County Water District No. 54, Lacey Fire District 3, Lake Stevens Sewer District, Lake Washington School District #414, Lake Whatcom Water & Sewer District, Lakeraven Water and Sewer District,

MRSC Rosters: Alderwood Water & Waste District, Avling School District #16, Cedar River Water & Sewer District, Central Pierce Fire & Rescue, Rural Fire District #1 (Carmano Island Fire & Rescue), Juniper District, Water District, Beach School District, No. 415, King Conservation District, King County Fire District #3, King County No. 2, King County Housing Authority, King County Library System, King County Water District #90, King County Water District No. 54, Lacey Fire District 3, Lake Stevens Sewer District, Lake Washington School District #414, Lake Whatcom Water & Sewer District, Lakeraven Water and Sewer District,

## 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 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
APPEAL-20-0003	Appeal Boundary Line Modification Determination	161650106000, 1945	Obstruction Pass Rd, Orcas	Richard Williams and David Baxter c/o Shawn Alexander, PO Box 359, Olga, WA 98279	4/15/20	None	NA	Exempt	NA	NA	HEX	CCHR	6/24/20
LANDUSE-20-0088	Vacation Rental	353623002000, 194	Halsey Rd, San Juan	Colibri LLC c/o Jane Sawyer, 257 Lost Way, Friday Harbor, WA 98250	4/28/20	None	NA	Exempt	NA	6/24/20	-	-	-
LANDUSE-20-0086	Plat Alteration	461455001000 & 461442002000, 98 & 105	Claramar Rd, San Juan	Harbortyme LLC & Chandler c/o San Juan Surveying, PO Box 611, Friday Harbor, WA 98250	4/28/20	None	NA	Exempt	NA	6/24/20	HEX	CCHR	7/22/20
LANDUSE-20-0087	Plat Alteration	461455001000 & 461455002000, 98 & 105	Claramar Rd, San Juan	Harbortyme LLC & Chandler c/o San Juan Surveying, PO Box 611, Friday Harbor, WA 98250	4/28/20	None	NA	Exempt	NA	6/24/20	-	-	-
LANDUSE-20-0085	Env. Review	Near 271413019000 et al, Enchanted Forest Rd, Orcas		SJC Public Works c/o Jeff Sharp, PO Box 729, Friday Harbor, WA 98250	4/23/20	None	Env. Checklist	DNS	6/17/20	6/24/20	-	-	-
LANDUSE-20-0090	Env. Review of Forest Practices	240333004000, Burt Rd, Lopez		Samantha Dillingham, PO Box 361, Lopez, WA 98261	4/16/20	Forest Practice	Env. Checklist	DNS	6/17/20	6/24/20	-	-	-
LANDUSE-20-0098	Vacation Rental	252550007000, 461	Sunrise Rd, Lopez	Jeramy & Carrie Peters, 18375 47 <sup>th</sup> PINE, Lake Forest Park, WA 98155	5/20/20	None	NA	Exempt	NA	6/24/20	HEX	CCHR	7/22/20

**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, 11/21/2014" 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 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) 378-2354 / (360) 378-2116 \* Fax (360) 378-3922 [occl@sanjuanco.com](mailto:occl@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.

**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/idx](http://sanjuanco.com/idx)



**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](mailto: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: Landuse-20-0086 Applicant: Harbortyne Chandler Agent: San Juan Surveying

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

Signature: [Handwritten Signature] Date Mailed: 6/2/20

SJC DEPARTMENT OF  
JUN 04 2020  
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: Landuse-20-0086 Applicant: Harbortyne Chandler Agent: San Juan Surveying

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: [Handwritten Signature] Date Posted: 6/3/20

SJC DEPARTMENT OF  
JUN 04 2024  
COMMUNITY DEVELOPMENT

TANGNEY MEMORIAL DR AFTERGLOW DR

PRIVATE PROPERTY  
NO TRESPASSING  
*Residents Only*

NOTICE OF PROPOSED DEVELOPMENT

NOTICE OF PROPOSED DEVELOPMENT





Community Development  
 135 Rhone Street P.O. Box 947  
 Friday Harbor, WA 98250

(360) 378-2354  
 dcd@sanjuanco.com

Receipt Number: **EXHIBIT 4**  
 LA20-00129

**Payer/Payee:** HARBORTYME LLC  
 3333 ALLEN PARKWAY#2708  
 HOUSTON TX 77019-1851

**Cashier:** Lynda Guernsey

**Date:** 04/28/2020

**LANDUSE-20-0086    LONG SUBDIVISION ALTERATION    105 Claramar Dr**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Long Subdivision Alteration w/o Division	\$2,800.00	\$2,800.00	\$0.00
Public Works Stormwater Fee	\$200.00	\$200.00	\$0.00
Technology Surcharge Fee	\$50.00	\$50.00	\$0.00
	<b>\$3,050.00</b>	<b>\$3,050.00</b>	<b>\$0.00</b>

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	147	\$3,000.00
CHECK	1530	\$50.00
<b>Total Paid:</b>		<b>\$3,050.00</b>

**Notes :**

04/28/2020      PORTION OF FEE PAID BY HARBORTYME LLC CK#147 \$3000.00  
 PORTION OF FEE PAID BY SAN JUAN SURVEYING INC. CK#1530 \$50.00