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**LANDUSE-22-0045 GTB FARMS LLC  
SITE SPECIFIC REDESIGNATION**

COMMUNITY DEVELOPMENT

S.J.C. DEPARTMENT OF

FEB 28 2022

COMMUNITY DEVELOPMENT

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

<b>APPLICANT AND AGENT INFORMATION:</b>			
Name of Applicant:	<u>GTB Farms LLC</u>	Name of Agent:	<u>Nicole Fuenzalida</u>
Address	<u>3501 Beaverton Valley Road</u>	Address	<u>3501 Beaverton Valley Road</u>
City, State, Zip	<u>Friday Harbor, WA. 98250</u>	City, State, Zip	<u>Friday Harbor, WA 98250</u>
Phone Number	<u>360-622-2330</u>	Phone Number	<u>360-622-2330</u>
Email	<u>nicole@dancingseedsfarm.com</u>	E-mail	<u>nicole@dancingseedsfarm.com</u>

<b>PROPERTY OWNER INFORMATION:</b>			
Name of Owners:	<u>GTB Farms LLC</u>	Phone Number	<u>360-622-2330</u>
Address	<u>1100 5<sup>th</sup> Avenue West</u>	E-mail	<u>nicole@dancingseedsfarm.com</u>
City, State, Zip	<u>Seattle, Washhington 98119</u>		

<b>PROPERTY INFORMATION:</b>			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	<u>350814001</u>	Land Use/Shoreline Designation:	<u>RFF /</u> Parcel size: <u>16.18 ac</u>
Tax Parcel Number:	<u>                    </u>	Land Use/Shoreline Designation:	<u>      /      </u> Parcel size: <u>      </u>
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<b>PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)</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. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)								
DocuSigned by: <u>Geof Barker</u> BDC440F8B2B94D1...	<u>Geof Barker, Manager GTB Farms LLC</u>	<u>2/28/2022</u>						
Signature	Printed Name	Date						
Signature	Printed Name	Date						
Signature	Printed Name	Date						
<table border="0"> <tr> <td><b>For DCD Use Only</b></td> <td>Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td></td> </tr> <tr> <td>Amt. Paid: <u>\$3,950.</u></td> <td>Date Received: <u>2/28/22</u></td> <td>Receipt Number: <u>0000</u></td> </tr> </table>			<b>For DCD Use Only</b>	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO		Amt. Paid: <u>\$3,950.</u>	Date Received: <u>2/28/22</u>	Receipt Number: <u>0000</u>
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Amt. Paid: <u>\$3,950.</u>	Date Received: <u>2/28/22</u>	Receipt Number: <u>0000</u>						

**DESCRIPTION OF PROPOSAL:**

**The Applicant is seeking an amendment to the Comprehensive Plan to change the land use designation for the property located at 3501 Beaverton Valley Road (TPN 350814001) ("the Property") from Rural Farm Forest ("RFF") to Rural Commercial ("RC").**

**CHECK ALL THAT APPLY:**

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

**PROPERTY INFORMATION:**

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

Tax Parcel Number: <u>350814001</u>	Land Use/Shoreline Designation: <u>RFF/</u> _____	Proposed Density: <u>1/10ac</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property: <u>Beaverton Valley Road</u>	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____		

Island: <b>San Juan</b>	Total acres of proposal: <b>16.18</b>
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List all existing use(s) on property:	<b>Agricultural Activities</b>
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List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	<b>N/A</b>
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Describe existing and proposed method of sewage disposal	<b>See Attached Addendum.</b>
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Describe existing and proposed water supply	<b>See Attached Addendum.</b>
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Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes – which year?	_____
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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?

See Attached Addendum.

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

See Attached Addendum.

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.

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

8. Does this proposal include an Urban Growth Area (UGA) expansion?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. If yes, which UGA?		
10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)		
11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)		
12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.		
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.		

# ADDENDUM TO APPLICATION FOR AMENDMENT TO COMPREHENSIVE PLAN MAP

Dancing Seeds Farm / Beaverton Valley Farms  
3501 Beaverton Valley Road

S.J.C. DEPARTMENT OF

FEB 28 2022

COMMUNITY DEVELOPMENT

## 1. Why is the amendment being proposed?

The subject Property is a 16.18 acre working farm located in the heart of San Juan Island. The current land use designation for the Property is Rural Farm Forest (“RFF”). Under the RFF designation the agricultural activities that can occur on the Property are limited. The Applicant seeks to expand its present agricultural activities to include additional agricultural activities that will support the Island’s agricultural economy and enhance the community’s food security by changing the land use designation from RFF to Rural Commercial (“RC”). With such a change in designation, and as an example, the Applicant would be able to offer regularly scheduled farm-to-table dinners to showcase farm products, as well as those produced by other farmers in San Juan County. The Applicant would also be allowed to engage in retail sales of farm products and other agricultural goods produced by County farmers and artisans. Both of which examples are arguably prohibited in the RFF designation.

The known history of ownership and use of the subject property is as follows:

Daniel B Shull Farm- 1895 Daniel Bair Shull (served as San Juan County Commissioner), Emma Shade (wife)

Howard Shull (1886-1923) son of Daniel B and Emma Shull- Dairy farm, Loretta Mary Newhall (wife). In 1902 the Shull Family obtained what is now Beaverton Valley Farm.

“Once a dairy farm and homestead in the early 1900s, this historic farm became Glad Acres in the mid-20th century with a communal living setting. In the 1980s, it was the Moon and Sixpence Bed and Breakfast. And shortly after the start of the 21st century, the property became a biointensive organic farm known as Synergy Farm.” - Dancing Seeds Website

Moon and Sixpence - Evelyn “Ev” Tuller, property sold in 2004

Synergy Farm - Peter Corning, Susan Corning

Heart of the Island/Dancing Seeds - John and Gail Kretchmer

Beaverton Valley Farm - Geof Barker, Anne Barker

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

Public health, safety, and welfare would be benefitted by allowing a more robust localized food system and supply. The additional agricultural activities that could occur on the Property as a result of the change in designation would directly support the County's local agricultural economy and would also compliment San Juan County's status as a popular tourist destination. The proposed change in designation would encourage Island tourists to explore the heart of San Juan Island and be able to directly experience the agricultural products and services being offered by San Juan County farmers and artisans.

3. The proposed amendment is warranted due to changed circumstances.

Under the existing San Juan County Code provisions certain agricultural activities, specifically farm-to-table dinners, are arguably prohibited in the RFF designation. This prohibition conflicts with the Land Use Element of the Comprehensive Plan's stated purpose for RFF designation. Agricultural activities like retail sales of agricultural goods and products and farm-to-table dinners are allowed, following the appropriate approvals, under the RC designation, but are prohibited in the RFF designation. The ability of small-scale agricultural operations to remain viable in San Juan County, particularly in light of the County's tourism-based economy, require that farm operators be allowed to pursue more creative activities and operations, which are not clearly contemplated by the current language contained in the San Juan County Code for properties designated as RFF. The proposed amendment is more consistent with the purposes, criteria, and goals outlined in the Land Use and Economic Development elements of the County's Comprehensive Plan. For example, the proposed amendment will allow for the creation of jobs through a community-friendly industry, promote tourism and leisure opportunities consistent with the County's rural and agricultural heritage, strengthen the community's traditional agricultural industry, and allow for expanded farming activities that will allow the farm to remain a commercially viable farming operation.

4. The proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan. While the RFF and RC designations have significant overlap, the RC designation allows for more flexibility in how agricultural operations can become and remain commercially viable. The goal of the RC designation is to provide areas rural oriented commercial uses that complement rural character and development. Pursuant to the Land Use Element of the Comprehensive Plan, areas that are characterized as lands with an existing or historical commitment to rural commercial uses (like the Property), lands with direct access to a public roadway classified as a major or minor arterial (like the Property), and lands where on-site physical features and parcel size can protect surrounding rural land uses from negative impacts (like the Property), are appropriate for RC designation. Small scale commercial operations, like country inns and restaurants, are allowed in RC designated areas, and it is these kinds of activities that farmers in San Juan County need to be able

to pursue to remain viable operations. The proposed amendment will benefit the County's tourism-based economy, improve the quality and profitability of farm goods and services, and allow for the addition of value added farm products.

5. The proposed 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, since many neighboring properties are also engaged in low impact commercial enterprises such as, raising livestock, small-scale farming, and cottage enterprises. In fact, the property located immediately to the east of the subject property presently operates as a public storage facility. There is an existing mix of residential development, scattered single family residences, small farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises, rural commercial and rural industrial uses already occurring within the vicinity. Moreover, the subject property has a long legacy as a working farm, and as farmers struggle to find ways to remain commercially viable, the uses that will be allowed under the RC designation will simply allow for more enhanced and creative agricultural activities to occur on the subject property.
6. The benefits of the proposed amendment will be significant, while the adverse impacts, if any, will be minimal and can be appropriately controlled and mitigated by conditions of approval imposed upon any subsequent application filed by the Applicant. For example, farm-to-table dinners would arguably be considered an "eating establishment," which is a conditional use under the RC designation (prohibited by RFF). Allowing the Applicant to apply to hold regular farm-to-table dinners on the subject Property would provide gainful employment for many in the community, would enhance and showcase agricultural goods and products from the farm (as well as from other community farms), and would complement the Island's tourism-based economy. Any potential adverse impacts from such use can and would be appropriately limited and/or mitigated during the application process, and through conditions of approval.
7. The proposed amendment is consistent with the Growth Management Act. For example, RCW 36.70A.177 states that a county or city may use a variety of innovative zoning techniques to conserve agricultural lands and encourage the agricultural economy. Agricultural zoning that allows accessory uses, including nonagricultural accessory uses and activities, that support, promote, or sustain agricultural operations and production is allowed and encouraged. Accessory uses shall be located, designed, and operated to support the continuation of the overall agricultural use of the property, and include without limitation storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences (like farm-to-table dinners), or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these kinds of activities. The Applicant's ability to host farm-to-table dinners on the Property, and to engage in retail sales of farm products, under the RC designation would all comport with the Growth Management Act, and can be appropriately conditioned as part of any subsequent application process.

8. The proposal does not include an Urban Growth Area expansion.
9. N/A
10. Please see attached maps of the property showing existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, and soil types.
11. List of names and mailing addresses for all property owners within 300ft:

350811007000- Nicholas Power & Penelope Haskew- 3660 Beaverton Valley Rd, Friday Harbor, WA 98250-7066

350811003000- William Arthur Karges Jr TTEE (Trustee)- PO Box D-1 Carmel, CA 93921-0729

350923002000- Thomas B & Deborah M Nolan- 14 Fieldstone Rd, Friday Harbor, WA 98250-9714

350922006000- Mary Jane Anderson- PO Box 1304, Friday Harbor, WA 98250-1304

350922005000- Mary Jane Anderson- PO Box 1304, Friday Harbor, WA 98250-1304

350923005000- San Juan Storage LLC % Dan Galt Jr- PO Box 809, Friday Harbor, WA 98250-0809

350923004000- John M & Janice A Hagey CO-TTEES (co-trustees)- 167 Evans Way, Friday Harbor, WA 98250- 8955

350950013000- Daniel D & Barbara A Gimlett- 3812 Creek View Dr, Medford, OR 97504-9121

350932008000- Gudrun S Zimney & Carl F Hassel- PO Box 2316, Friday Harbor, WA 98250-2316

350932005000- Gary Pulkka- PO Box 2511, Friday Harbor, WA 98250-2511

350841001000- David C Geist & June Hart, 221 Private PL, Friday Harbor, WA 98250-4924

350850009000- Kellie Dawn Leblond & Kenneth Leblond, PO Box 1551, Vancouver, WA 98668-1551

350850010000- Tamara Weaver- PO Box 1192, Friday Harbor, WA 98250-1192

350850011000- Friday Harbor LLC- Lk Edna Estates HOA % Mark Fleming- 61 Timber Ln, Friday Harbor, WA 98250-6822

12. Please see attached SEPA Environmental Checklist, including Supplement for Non-Project Actions.

13. Please see attached deed, including legal description, of the property for which the amendment is being requested.

**SEPA ENVIRONMENTAL CHECKLIST**

S.J.C. DEPARTMENT OF  
 FEB 28 2022  
 COMMUNITY DEVELOPMENT

***Purpose of checklist:***

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

***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

***Instructions for Lead Agencies:***

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

***Use of checklist for nonproject proposals:***

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

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

1. Name of proposed project, if applicable:

Beaverton Valley Farm (f/k/a Dancing Seeds Farm) Comprehensive Plan Amendment Application

2. Name of applicant:

GTB Farms LLC

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

Nicole Fuenzalida  
3501 Beaverton Valley Road  
Friday Harbor, WA 98250  
360-622-2330  
nicole@dancingseedsfarm.com

4. Date checklist prepared:

February 21, 2022

5. Agency requesting checklist:

San Juan County

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

See Comprehensive Plan Amendment process timetable.

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

Yes. If the proposal is approved, the Applicant intends to seek permits for enhanced and expanded agricultural activities allowed in the Rural Commercial land use designation, which will have to be independently reviewed and permitted in accordance with existing provisions of the San Juan County Code.

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

No environmental information has been prepared directly related to this proposal, but the application contains a variety of information related to the subject property's features, including critical areas, infrastructure, and soils.

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

No other applications are pending at this time.

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

The San Juan County Council will have to approve of the proposed amendment to the County's Comprehensive Plan, which will change the land use designation for the subject property from Rural Farm Forest to Rural Commercial.

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 seeks to amend the Comprehensive Plan such that, if approved, the Rural Commercial land use designation will apply to the subject property.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Please see maps, deeds, and legal description appended to the Application with which this checklist is related. The property is located at 3501 Beaverton Valley Road, Friday Harbor, Washington, 98250 (Tax Parcel No. 350814001).

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

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

a. General description of the site:

Gradual slope.

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

16%

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.

Soil types: Roche-Kilbrew complex 90.9% (14.7 acres of property, where all current and future agricultural operations located, currently ~2 acres in production), Roche-Kilbrew-Rock outcrop complex 5.9%, Cady-Rock Outcrop complex 3.1%, Semiahmoo muck .1%

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A – none proposed.

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

N/A – none proposed.

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

N/A – none proposed at this time.

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

N/A - no impacts anticipated.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A – no emissions would result from the requested amendment.

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

No.

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

N/A – NO EMISSIONS OR IMPACTS ANTICIPATED.

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

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a 1.2 million gallon capacity irrigation pond on the subject property. San Juan County's wetland inventory suggests existence of a wetland on a small portion of the property, but no delineation or investigation has been performed to confirm the accuracy or existence of any wetland on the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – none proposed.

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

No.

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

No.

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

No.

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Well water is presently used for drinking and sanitation purposes. There are two separate water systems on the farm. One potable water system is served by two wells: one in the well pump house (about 1 gpm at about 380 feet deep) and the other in the pasture (about 6.5 gpm at 67 feet deep). The water flows directly into a 1000 gallon holding tank. It then flows through a pressure tank inside the pumphouse to pressurize and distribute. The potable water distribution system includes one line that goes through a back-flow valve system to serve existing infrastructure on the property, and to provide a backup water supply for the vegetable garden hydrants. A second and third line services other existing infrastructure and fire suppression equipment on the property. Additional groundwater will not be withdrawn nor will any water be discharged to groundwater as a part of this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A – NO WASTE MATERIAL WILL BE DISCHARGED AS A PART OF THIS PROPOSAL.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There is no new source of runoff proposed as part of this proposal. Existing infrastructure and facilities are the only sources of runoff, and no change is being proposed at this time.

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

N/A – none proposed as part of this proposal.

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

No.

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

N/A – no new impacts will result as part of this proposal.

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

No change is proposed as part of this proposal.

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

[https://wdfw.wa.gov/sites/default/files/2021-10/statelistedcandidatespecies\\_10132021.pdf](https://wdfw.wa.gov/sites/default/files/2021-10/statelistedcandidatespecies_10132021.pdf)

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

None proposed at this time.

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

Old Man's Beard, English Ivy, English Hawthorn, Canada Thistle, Bull Thistle, Tansy Ragwort, Gorse, Scots Broom, Himalayan Blackberry, Yellow Archangel, Garlic Mustard, Herb-Robert

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

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

Birds: hawks, eagles, owls, songbirds, herons, geese, chickens, ducks  
Mammals: deer, domesticated animals: dogs, cat livestock: pigs, sheep, chicken  
Fish: none.

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

Northern spotted owl.

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

No.

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

NO IMPACTS TO WILDLIFE WILL OCCUR AS A RESULT OF THIS PROPOSAL.

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

Unknown.

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

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

N/A – the proposal will not require any additional energy sources.

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:

N/A – the proposal will not require any energy nor have any impacts.

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

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

N/A – the proposal is requesting an amendment to the Comprehensive Plan and no environmental health hazards will result from any such amendment.

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

Unknown.

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

N/A.

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

N/A.

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

N/A.-

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

N/A.

b. *Noise*

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

Noise from existing agricultural activities and traffic along Beaverton Valley Road presently exist.

- 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.

No noise would be created or associated with the proposal.

- 3) Proposed measures to reduce or control noise impacts, if any:  
N/A.- No noise would be created or associated with the proposal.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is presently used as commercial farm. Neighboring properties are engaged in commercial activities (public self-storage), single family residences, cottage enterprises, hobby farming, and raising of livestock.

- 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?

Yes, the property has been historically operated as a commercial farm. The proposal will not result in the conversion of any agricultural land, and will allow for increased agricultural activities to occur on the property.

- 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:

The proposal will allow for additional agricultural activities to occur on the property. The uses of oversized equipment, application of pesticides, tilling, and harvesting that already occur will not be changed by the proposal.

- c. Describe any structures on the site. Farm house, water tower, bunk house, studio, barn, chicken coop/feedhouse

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

No.

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

Rural Farm Forest.

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

Rural Farm Forest.

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

N/A. – The site is not part of the shoreline master program

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

The County has identified a potential wetland on the subject property, but this has not been confirmed or verified by any on-site inspection or qualified expert.

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

N/A- housing is not part of the proposal

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

N/A.- the completed project will not displace any people

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

N/A.

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

The proposal seeks to change the existing land use designation to Rural Commercial.

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

The proposal will not have any impact on agricultural and forest lands of long-term commercial significance, but if approved, would allow the Applicant to expand commercial agricultural activities and remain commercially viable.

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

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

N/A. – housing is not proposed as part of this proposal

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

N/A. none.

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

N/A.

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

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

N/A – no structures proposed as part of this proposal.

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

N/A – the proposal will not alter or obstruct any views.

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

N/A.

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

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

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

Unknown.

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

No.

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

N/A.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Barn, farm house, water tower

- 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. San Juan Islands Conservation District- July 2018 – Bruce Gregory, SICD

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

N/A – no impacts to cultural and historic resources on or near the site will occur.

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

N/A.

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

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

See maps and plans appended to project proposal Application.

- c. 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.

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

N/A- parking is not proposed as part of this proposal

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

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No trips per day will be generated by the proposal.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

N/A

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

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

No.

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

N/A.

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

- a. Circle utilities currently available at the site:

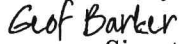
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A- utilities are not part of this proposal. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed for these kinds of impacts.

**C. Signature** [\[HELP\]](#)

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

 Geof Barker

Signature: \_\_\_\_\_

Name of signee Geof Barker

Position and Agency/Organization Owner

Date Submitted: 28 Feb 2022

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

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

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

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

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

The proposal is not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or produce noise. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed for these kinds of impacts.

Proposed measures to avoid or reduce such increases are:

N/A.

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

The proposal is not likely to affect plants, animals, fish, or marine life. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed for these kinds of impacts.

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

N/A – The proposal

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

The proposal is not likely to deplete energy or natural resources. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed for these kinds of impacts.

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

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not likely to use or affect environmentally sensitive areas or areas designated for governmental protection. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed for these kinds of impacts. The proposal will allow for enhanced and expanded agricultural activities to occur on the subject property, if such activities are approved by San Juan County under a separate permit process for any such activity.

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

N/A

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?

The proposal is not likely to use or affect land or shoreline use. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed. The proposal will allow for enhanced and expanded agricultural activities to occur on the subject property, if such activities are approved by San Juan County under a separate permit process for any such activity. The proposed amendment would allow for certain agriculturally-related uses to occur on the property, if permitted and approved by San Juan County, following approval of the proposed amendment to the Comprehensive Plan.

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

N/A.

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

The proposal is not likely to increase demands on transportation or public services or utilities. The proposed land use designation amendment may allow for certain land uses and activities to occur on the subject property, but all of which will have to be independently permitted and reviewed. The proposal will allow for enhanced and expanded agricultural activities to occur on the subject property, if such activities are approved by San Juan County under a separate permit process for any such activity. The proposed amendment would allow for certain agriculturally-related uses to occur on the property, if permitted and approved by San Juan County, following approval of the proposed amendment to the Comprehensive Plan, which could result in increased demand on transportation; however, any such impacts will be independently reviewed and studied for compliance with existing land use regulations.

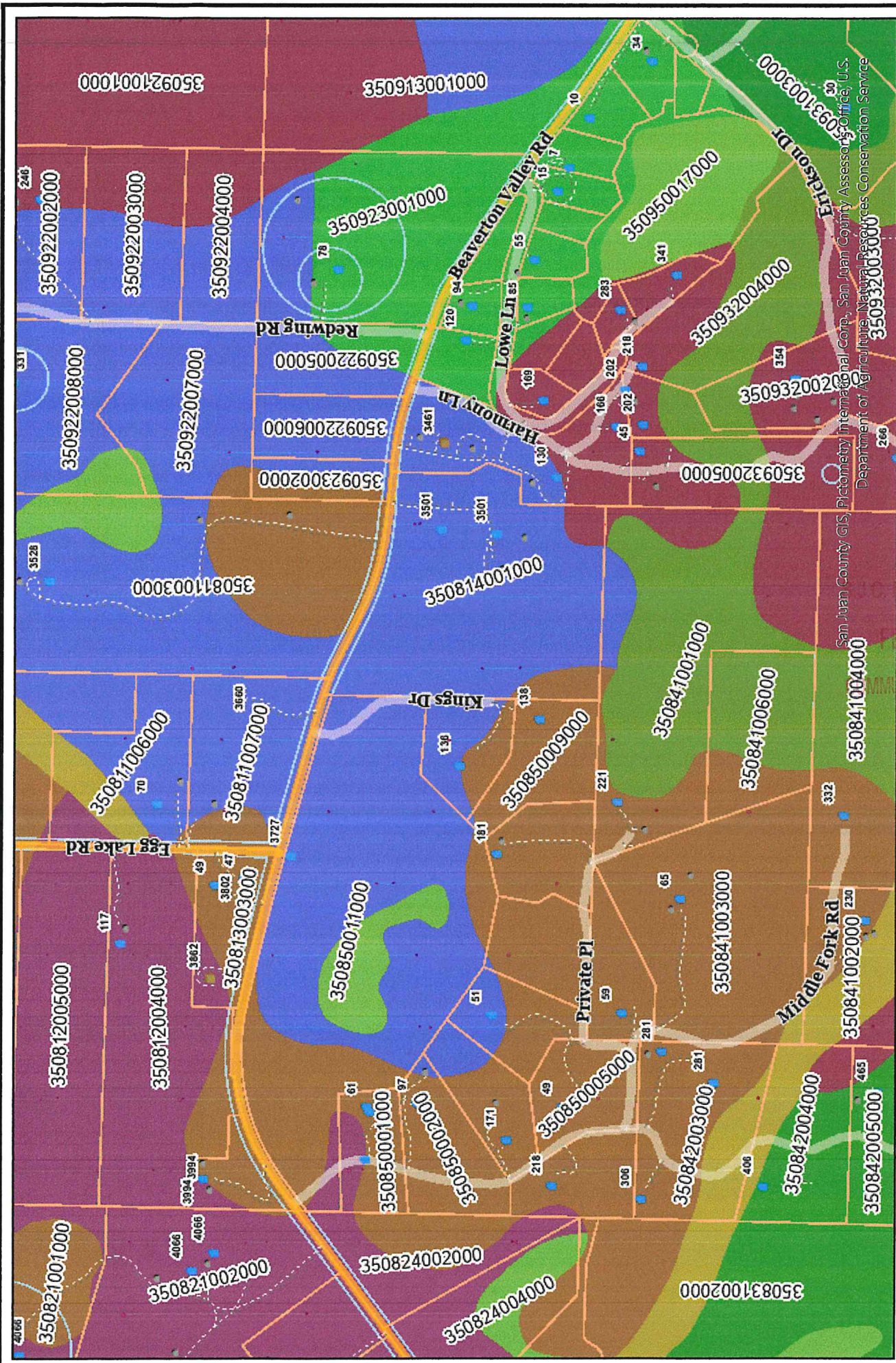
Proposed measures to reduce or respond to such demand(s) are:

N/A.

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

The proposal will not conflict with any local, state, or federal laws or requirement for the protection of the environment.





# San Juan County - Polaris

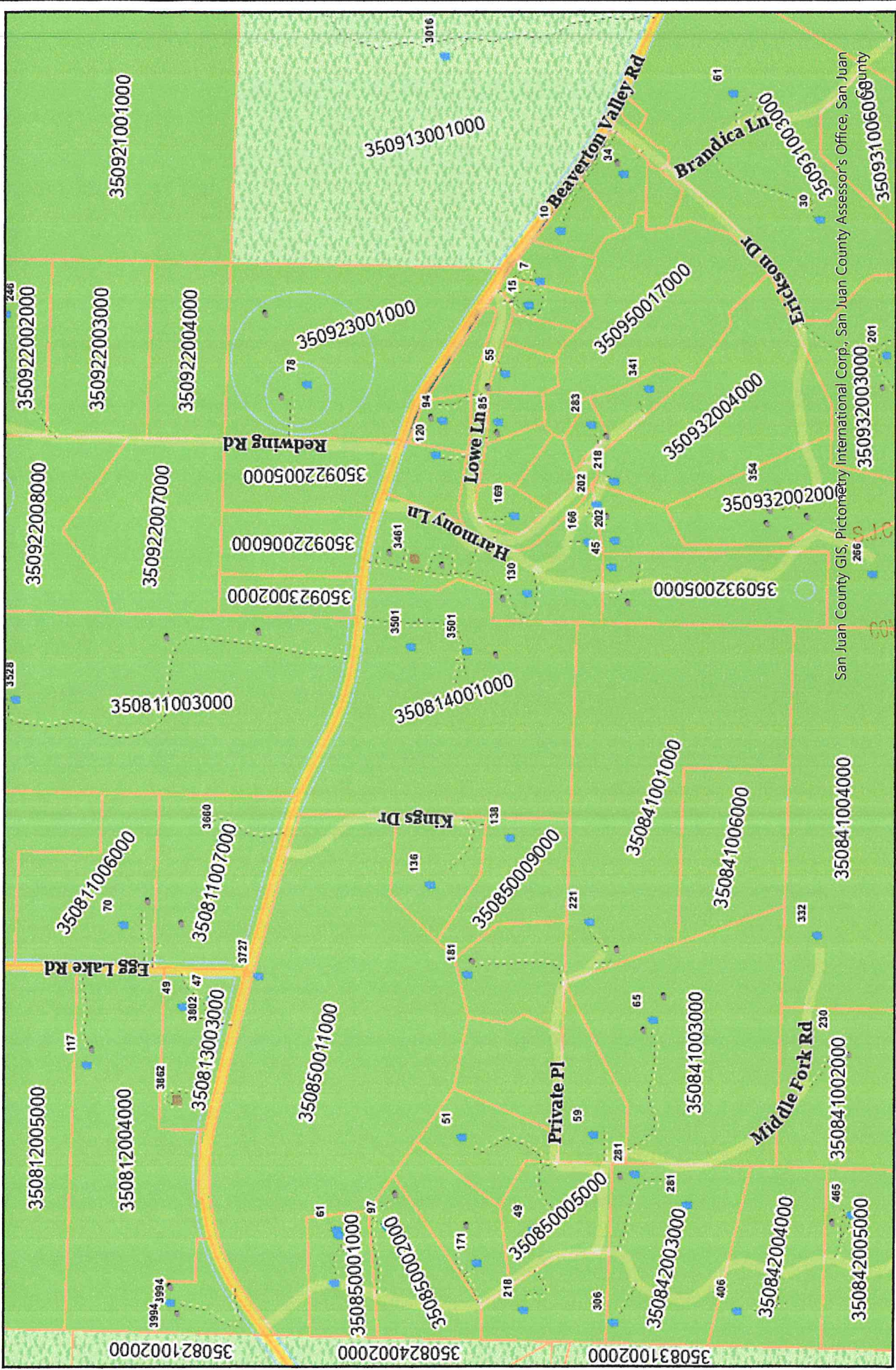
DEPARTMENT OF  
 COMMUNITY DEVELOPMENT



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.



San Juan County GIS, Pictometry International Corp, San Juan County Assessor's Office, U.S. Department of Agriculture, Natural Resources Conservation Service



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

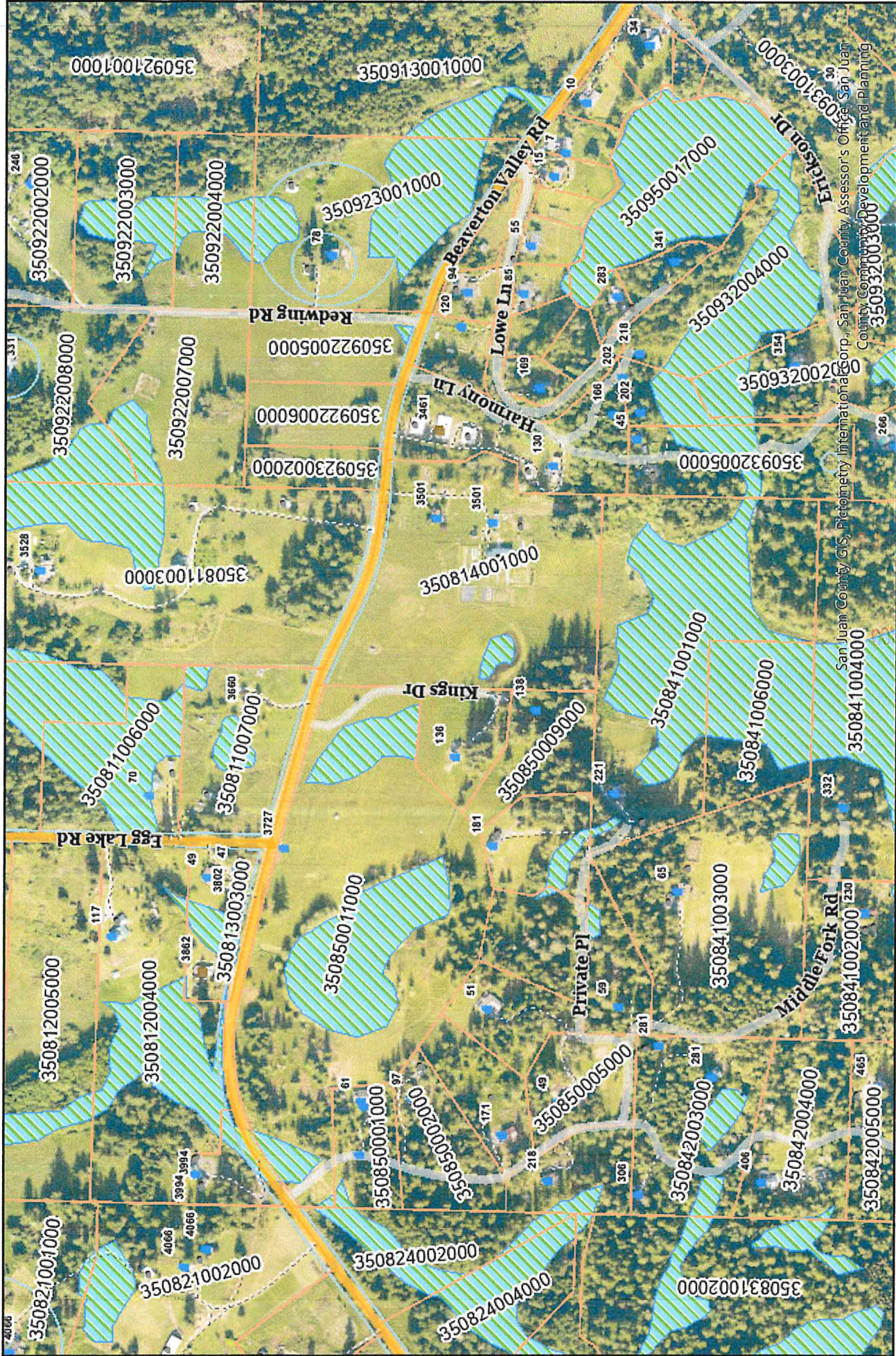
# San Juan County - Polaris

1 in = 490 feet



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# San Juan County - Polaris

DEPARTMENT OF  
 FEB 28 2022  
 COMMUNITY DEVELOPMENT



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



San Juan County, WA **2020-0605006**  
F. Milene Henley, Auditor  
D-SWD 06/05/2020 11:14:00 AM  
Stn=4 KIRAS \$106.50  
Recorded at the request of:  
CHICAGO TITLE BELLINGHAM

**When recorded return to:**  
GTB Farms, LLC  
1100 5th Avenue West  
Seattle, WA 98119

SAN JUAN COUNTY WASH.  
REAL ESTATE EXCISE TAX  
AMOUNT PAID \$26947.20  
TML  
Jun 05 2020  
083025  
RHONDA PEDERSON  
COUNTY TREASURER

S.J.C. DEPARTMENT OF  
FEB 28 2022  
COMMUNITY DEVELOPMENT

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

315 Court Street, PO Box 790  
Friday Harbor, WA 98250

Escrow No.: 245424497

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dancing Seeds Farm LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to GTB Farms, LLC, a Washington limited liability company

the following described real estate, situated in the County of San Juan, State of Washington:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SE NE, 8-35-3W & Ptn SW NW, 9-35-3W

Tax Parcel Number(s): 350814001000

Subject to:

**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 3, 2020

Dancing Seeds Farm LLC, a Washington limited liability company

BY: *John Kretchmer*  
John Kretchmer  
Manager,

BY: *Gail Kretchmer*  
Gail Kretchmer  
Manager

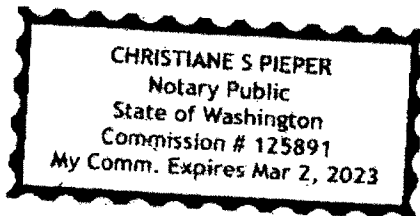
State of Washington

County of *King*

I certify that I know or have satisfactory evidence that John Kretchmer and Gail Kretchmer are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Managers of Dancing Seeds Farm LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *6.4.2020*

*Christiane S Pieper*  
Name: *Christiane S Pieper*  
Notary Public in and for the State of Washington  
Residing at: *Tacoma*  
My appointment expires: *03.02.2023*



**EXHIBIT "A"**  
Legal Description

**Parcel A:**

That part of the East 727.0 feet of the Southeast quarter of the Northeast quarter in Section 8, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, lying South of the South margin of the County Road as conveyed to San Juan County by deed recorded under Auditor's File No.79481, records of San Juan County.

ALSO that part of the Southwest quarter of the Northwest quarter, Section 9, Township 35 North, Range 3 West, W.M., described as follows:

Beginning at a point 318 feet North of the Northeast corner of the Southeast quarter of Section 8, Township 35 North, Range 3 West, W.M.; running  
THENCE North 494 feet;  
THENCE East 10 feet;  
THENCE South 256 feet;  
THENCE East 76 feet;  
THENCE South 29°55' 48" East 132 feet;  
THENCE South 18°42'34" West 130.5 feet to a  
point which is 110 feet East of the said TRUE POINT OF BEGINNING;  
THENCE West 110 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from the foregoing that portion as conveyed to San Juan County for road by deed recorded under Auditor's File No.79481, records of San Juan County.

**PARCEL B:**

East 110 feet of West 120 feet of that part of the Southwest quarter of the Northwest quarter, Section 9, Township 35 North, Range 3 West, W.M., San Juan County, Washington; lying Southerly of Beaverton Valley County Road and North of the Northerly line of tract of land as described under Auditor's File No.89699, records of San Juan County.

**EXHIBIT "B"**  
**Exceptions**

1. Rights of the Town of Friday Harbor to a strip of land for water pipeline as granted by instrument recorded in Volume 4 of Miscellaneous, page 42, records of San Juan County, Washington.
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: July 19, 1973  
Auditor's No.: 82268, records of San Juan County, Washington  
In favor of: ORCAS POWER AND LIGHT COMPANY  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel A lying within Section 8
3. Easement, including the terms, covenants and provisions thereof as disclosed by instrument  
Recorded: August 31, 1976  
Auditor's No.: 93328, records of San Juan County, Washington  
For: Water pipeline  
Affects: Parcel A lying within Section 8

NOTE: An agreement pertaining to relocation of said waterline was recorded April 3, 1979 under Auditor's File Number 106488, records of San Juan County, Washington

4. Record of Surveys  
  
Recording Date: July 8, 1976  
Recording No.: 92608 (v2 pg 31 of surveys) and 92609 (v2 pg 32 of surveys)
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Orcas Power and Light Cooperative  
Purpose: Communications system  
Recording Date: August 10, 2017  
Recording No.: 2017-0810003
6. Effects of, Quit Claim Deed;  
  
Recording Date: November 3, 2017  
Recording No.: 2017-1103003

Note: review of an Operating Agreement etc. for Grantor is required in order to pass title.



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

Receipt Number: LA22-00115

(360) 378-2354  
 dcd@sanjuanco.com

**Payer/Payee:** GTB FARMS LLC  
 1100 5TH AVE W  
 SEATTLE WA 98119-3407

**Cashier:** Lynda Guernsey

**Date:** 03/03/2022

**LANDUSE-22- 0045 REDESIGNATION 3501 Beaverton Valley Rd**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Redesignation Fee	\$3,900.00	\$3,900.00	\$0.00
Technology Surcharge Fee	\$50.00	\$50.00	\$0.00
	<b>\$3,950.00</b>	<b>\$3,950.00</b>	<b>\$0.00</b>

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	1008	\$3,950.00
<b>Total Paid:</b>		<b>\$3,950.00</b>

**Notes :**

03/03/2022 FEE PAID BY DANCING SEEDS FARM