



MEMO

REPORT DATE: June 5, 2023

TO: San Juan County Council
San Juan County Planning Commission

FROM: Sophia Cassam, Planner III *sc*

SUBJECT: Annual Docket: Requests for Comprehensive Plan Map Amendments

BRIEFINGS: County Council: June 27, 2023
Planning Commission: June 16, 2023

ATTACHMENTS:

- A. San Juan County Code Chapter 18.90 Criteria and procedures for legislative actions and site-specific redesignations (Excerpts)
- B. SJC Comprehensive Plan Section B, Element 2, Land Use excerpt
- C. Docket Application 23-0003 Southwell
- D. Docket Application 23-0004 Public Works
- E. Docket Application 23-0005 DCD

PURPOSE

To notify the County Council and Planning Commission that the County received three annual docket applications for Comprehensive Plan Official Map amendments, and to provide preliminary background information and a schedule for processing these applications.

DOCKET REQUESTS FOR COMPREHENSIVE PLAN MAP AMENDMENTS

The County accepts requests for Comprehensive Plan Official Map amendments each year through the annual docket process. These map amendment requests are also known as requests for site-specific redesignation. Requests can include amendments to a land use designation, residential density, or urban growth area boundary. Anyone can submit a request. Typical applicants include individual property owners, businesses, and County departments. Map amendment requests must follow the processes and criteria in the Unified Development Code (UDC) and Comprehensive Plan.

San Juan County Code

Procedures for amendments to Comprehensive Plan Official Maps are provided in Chapter 18.90 SJCC. Attachment A includes the applicable code sections from Chapter 18 SJCC.

Applicable SJCC Sections and key procedural requirements

- [SJCC 18.90.010](#) Legislative Decisions

- A State Environmental Policy Act (SEPA) determination is required for this legislative action (SJCC 18.90.010 (B)).
- [SJCC 18.90.020](#) Legislative Procedures
 - A decision on the proposed amendments will require public hearings before the Planning Commission and County Council (SJCC 18.90.020 (C) and 18.90.020 (D)).
 - Comprehensive Plan amendments cannot be considered more than once per year except as provided in RCW 36.70A.130 (2) and the Comprehensive Plan (SJCC 18.90.020 (G)).
- [SJCC 18.90.030](#) Amendments to Comprehensive Plan Official Maps
 - Property owners within 300 feet of the subject property must be notified 30 days prior to the Planning Commission’s public hearing (SJCC 18.90.030 (E)(2)).
 - Five specific criteria of approval for amendments to Comprehensive Plan Official Map are provided in SJCC 18.90.030 (F) and are discussed below.

SJCC 18.90.030(F)(1) Criteria for approval

The UDC provides the County criteria for approving Comprehensive Plan Official Map amendment requests. When considering proposed amendments, the criteria are at the center of decision-making. Staff will evaluate all proposed Official Map amendments with regards to these criteria when making recommendations to the Planning Commission and County Council.

SJCC 18.90.030(F)(1)

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

San Juan County Comprehensive Plan and Official Maps

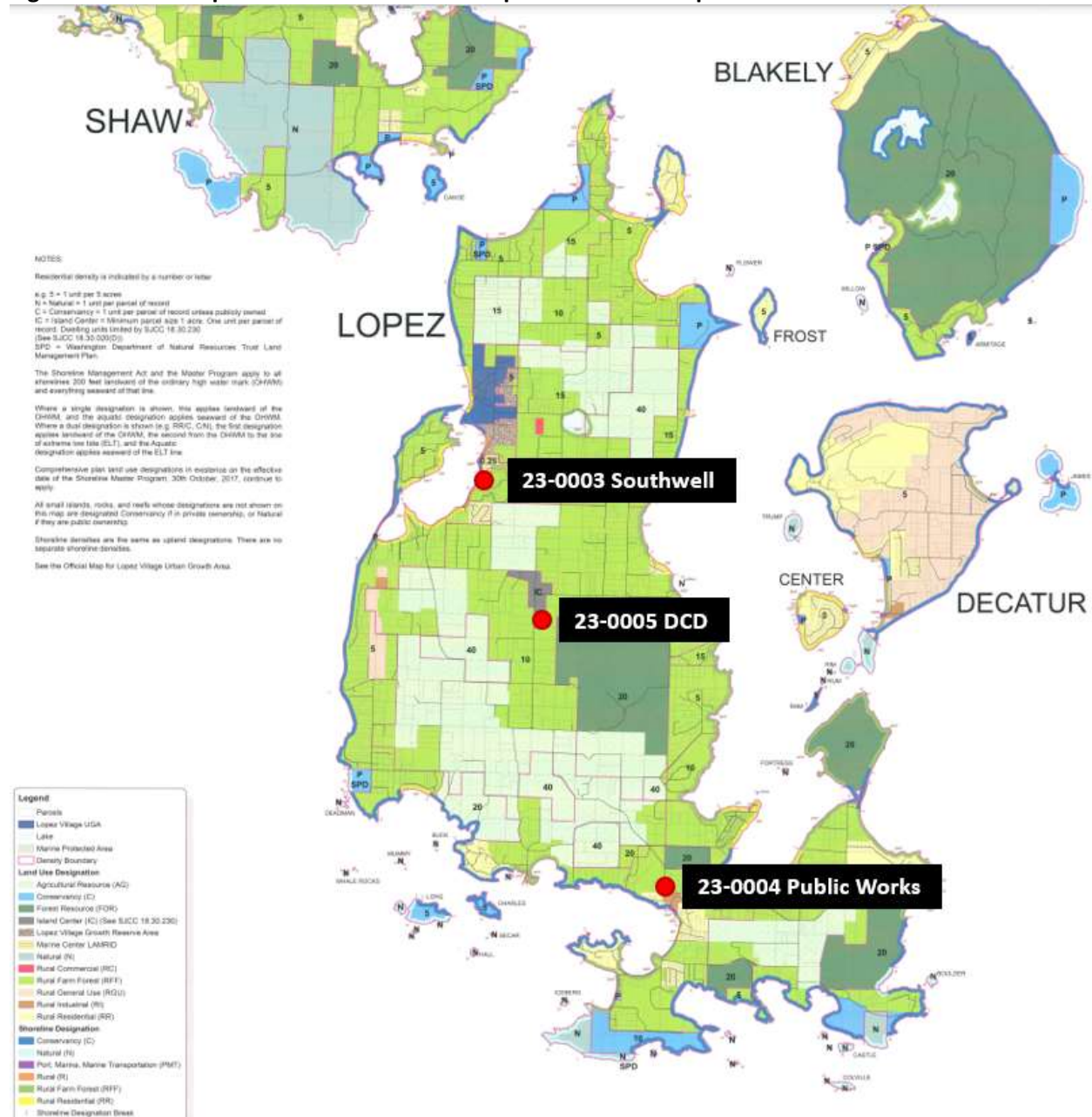
In addition to the UDC, the proposed Official Map amendments are reviewed in consideration of the County's Comprehensive Plan. There are policies for rural land use designations considered through the docket process in Comprehensive Plan Section B, Element 2, Land Use. The policies for rural land use designations are in Section 2.5 Rural Lands in the Land Use Element. Attachment B contains applicable sections of the Land Use Element. Staff evaluate whether the proposed amendments meet the Comprehensive Plan criteria when making recommendations to the Planning Commission and County Council. The Land Use Element is available to view online in full at <https://www.sanjuanco.com/DocumentCenter/View/27604/>.

Changing the land use designation of a property requires amendment of the San Juan County Comprehensive Plan Official Map sheets. The Growth Management Act (RCW [36.70A.470\(2\)](#)) allows any interested person to request amendments to the UDC or the San Juan County Comprehensive Plan policies or Official Maps. Amendments to the Comprehensive Plan text and Official Maps may not be considered more frequently than once per year except as provided in RCW [36.70A.130\(2\)](#) and the County's Comprehensive Plan.

2023 REQUESTS

DCD received three requests for Official Map amendments this year. The three requests are on Lopez Island and are shown in Figure 1 below. The following sections introduce each request. Staff will brief the Planning Commission and County Council on DCD's analysis and recommendations for the requests at briefings in July.

Figure 1. 2023 Comprehensive Plan Official Map Amendment Requests



Docket Request 23-0003, Southwell (Attachment C)

The applicant, Linda Southwell, is requesting a change in residential density of a 2.53-acre parcel on Lopez Island, Tax Parcel Number (TPN) 252244002000. The property is designated Rural Farm Forest and the existing density is 1 dwelling unit per 5 acres. The request is to change the density to 2 units per 2.53 acres. If approved, an additional dwelling unit would be able to be built and/or the property could be divided into two parcels.

Surrounding land use and designations

The parcel is surrounded to the north, east, and south by Rural Farm Forest land with a density of 1 unit per 5 acres and residential uses. To the west is Fisherman Bay. Map 1 below shows the subject parcel and surrounding land use designations. Map 2 below shows an aerial view of the subject parcel and surrounding properties.

Map 1. Docket Request 23-0003 Subject Property and Surrounding Land Use Designations.



Map 2. Docket Request 23-0003 Subject Property Aerial Map



The application was received on February 24, 2023, and deemed complete on March 31, 2023. It includes:

- A narrative of the proposal;
- An Agent Authorization Form;
- Density Calculations calculated by the agent to support the application;
- A SEPA checklist;
- Property information for parcels within 1000ft of TPN 252244002000;
- 1998 Lopez Village UGA Boundaries;
- A copy of the deed for TPN 252244002000;
- Six maps of the subject parcel; and
- A list of property owners within 300 ft of the subject parcel.

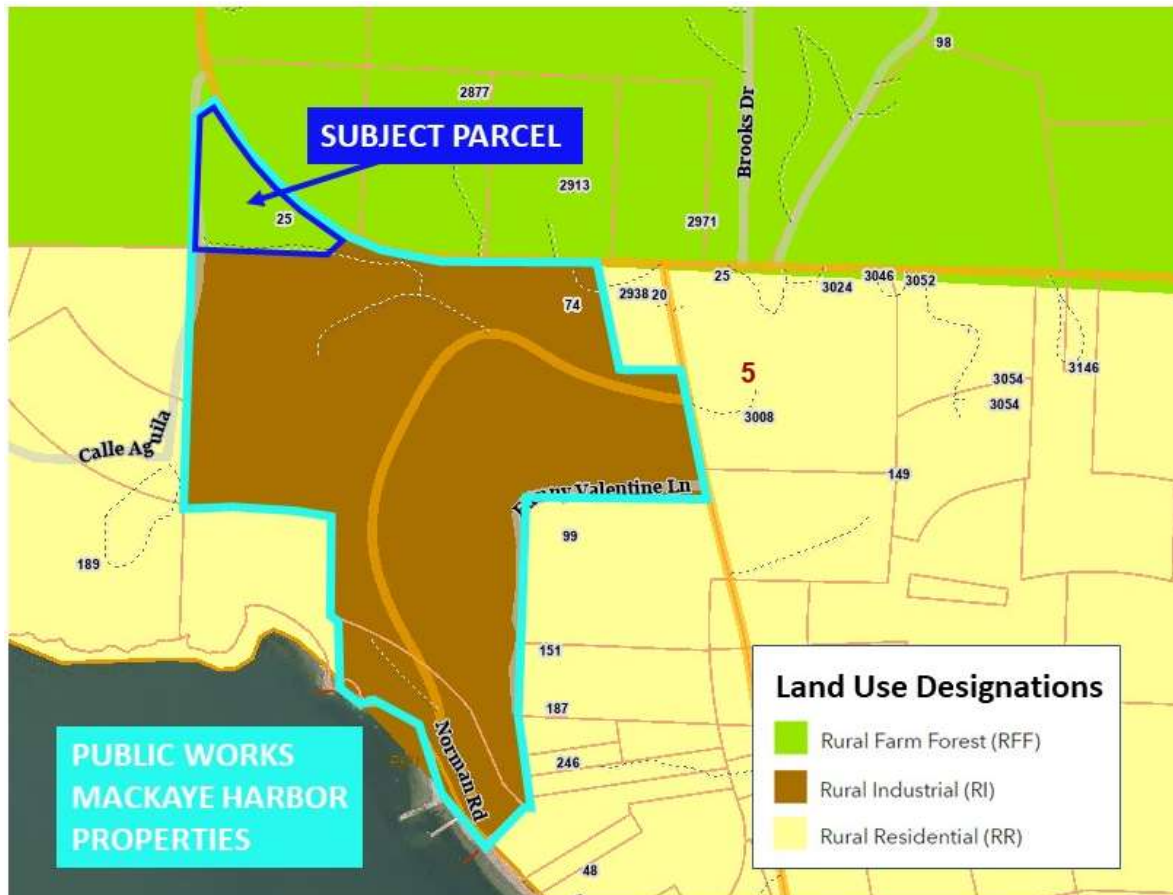
Docket Request 23-0004, Public Works (Attachment D)

The Department of Public Works is requesting a change in the land use designation of a 1.3-acre parcel (TPN 141822009000) from Rural Farm Forest (RFF) to Rural Industrial (RI). The property is adjacent to other parcels owned by Public Works at this location at MacKaye Harbor. The Public Works parcels to the south were redesignated Rural Industrial when the Comprehensive Update was adopted in 2022. Public Works acquired the subject parcel in 2023. It had been previously used for residential purposes, and Public Works plans to use it for governmental services. The proposed change would make the subject parcel the same land use designation as the other Public Works properties here and would allow the uses allowed in Rural Industrial.

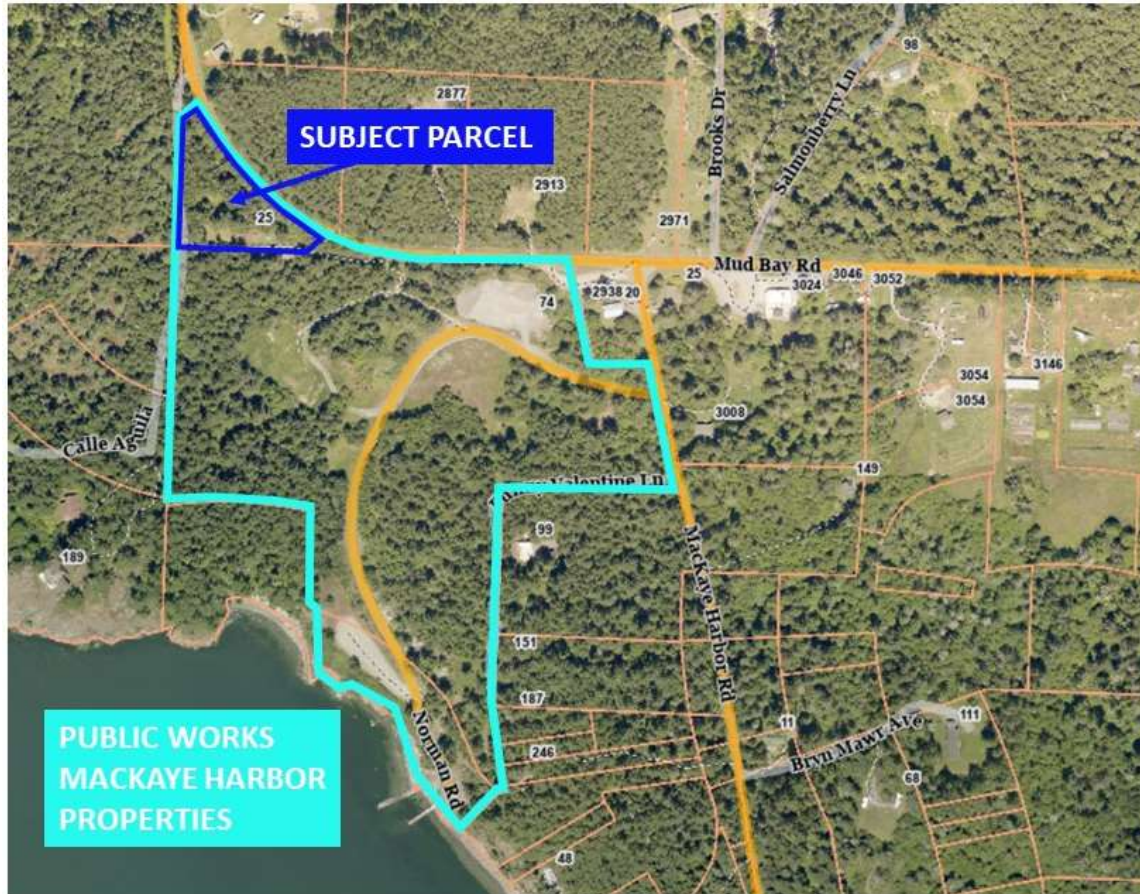
Surrounding land use and designations

To the north and east, across Mud Bay Road, the land use designation is Rural Farm Forest and the use is residential. To the west, the land use designation is Rural Farm Forest and the use is undeveloped land. To the south the land use designation is Rural Industrial and the use is governmental services, specifically Public Works. Map 3 below shows the subject parcel and surrounding land use designations. Map 4 below shows an aerial view of the subject parcel and surrounding properties.

Map 3. Docket Request 23-0004 Subject Property and Surrounding Land Use Designations.



Map 2. Docket Request 23-0004 Subject Property Aerial Map



The application was received on February 27, 2023, and deemed complete on March 31, 2023. It includes:

- A Comprehensive Plan Map Amendment Application;
- Maps of the subject parcel, TPN 141822009000;
- A list of property owners within 300 ft of the subject parcel;
- A SEPA checklist; and
- The Statutory Warranty Deed for TPN 141822009000.

Docket Request 23-0005, Department of Community Development (Attachment E)

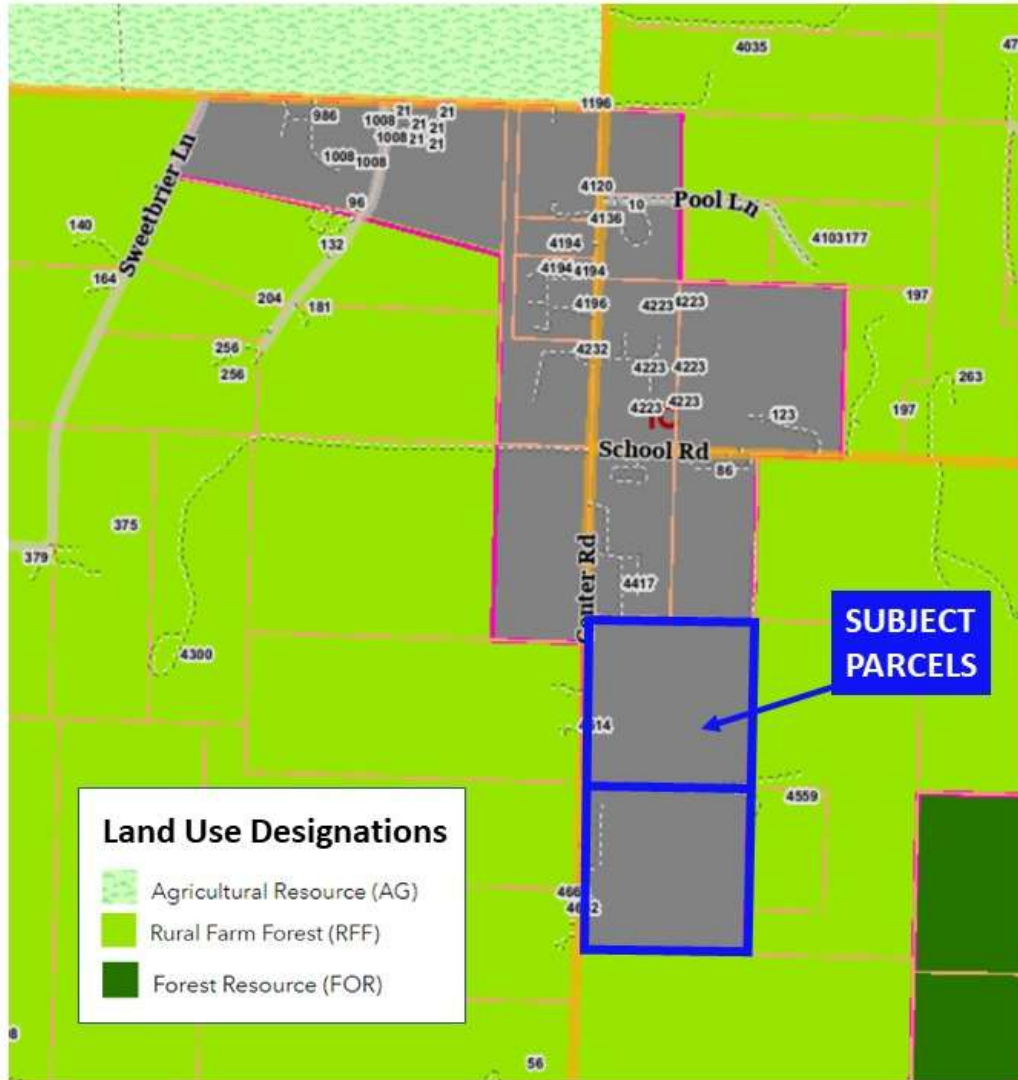
The Department of Community Development is requesting a change in the land use designation of Lopez Island School District parcels 253513001000 (9.90 acres) and 253512004000 (9.51 acres) from Island Center to Rural Farm Forest. The properties contain the school's sports fields and tennis courts. DCD submitted the amendment request in coordination with the Lopez Island School Board. The school district is seeking an opportunity for employee housing to be built on school property. The Island Center designation limits housing to one unit per parcel, accessory to an existing commercial, industrial, or institutional structure. The RFF designation allows Rural Residential Cluster Developments and would open an opportunity to create housing for school employees.

Surrounding land use and designations

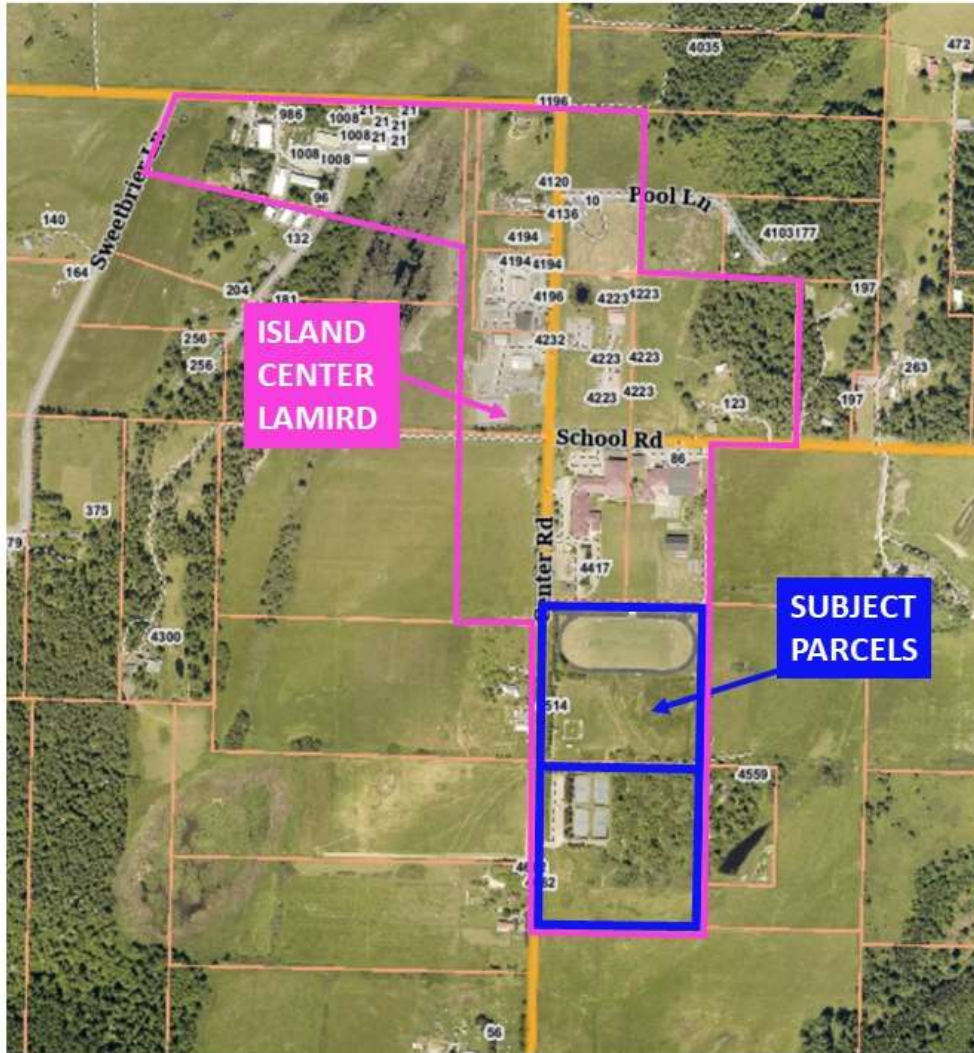
To the north, the land use designation is Island Center and the use is Educational Services, specifically Lopez Island Schools. To the east, the land use designation is Rural Farm Forest and the uses are residential and undeveloped land. To the west, the land use designation is Rural Farm Forest and the

uses are residential and agriculture. To the south the land use designation is Rural Industrial and the use is undeveloped land. Map 5 below shows the subject parcel and surrounding land use designations. Map 6 below shows an aerial view of the subject parcel and surrounding properties.

Map 5. Docket Request 23-0005 Subject Property and Surrounding Land Use Designations.



Map 6. Docket Request 23-0005 Subject Property Aerial Map



The application was submitted on February 28, 2023, and deemed complete on March 31, 2023. It includes:

- A Comprehensive Plan Maps Amendment Application;
- Maps of the subject parcel, TPN 141822009000;
- A SEPA checklist; and
- A list of property owners within 300 ft of the subject parcel.

STAFF BRIEFINGS AND NEXT STEPS

Staff will brief the County Council and Planning Commission in July after DCD completes analysis of the proposals. This analysis will consider the proposals' consistency with the requirements of state law and the San Juan County Comprehensive Plan. After the briefings the Planning Commission and the County Council are required to hold public hearings before the County Council makes a decision on the proposals per SJCC 18.80.020 and SJCC 18.80.030 (Attachment A).

2023 Anticipated Schedule

The dates below are subject to change depending on Planning Commission and County Council schedules and deliberations:

Date	Step
June 16	Initial briefing to Planning Commission on proposed Comprehensive Plan map amendments
June 27	Initial briefing to County Council on proposed Comprehensive Plan map amendments
July 11	Briefing to Council on staff analysis and recommendation regarding proposed map amendments
July 19	Applicant deadline to mail notices and post signs
July 21	Briefing to Planning Commission on staff analysis and recommendation regarding proposed map amendments
August 18	Planning Commission public hearing
Early September	Briefing to council on Planning Commission recommendation
Late Sept. or early Oct.	Council public hearing

18.90.010 Legislative decisions.

A. Decisions. The following decisions are legislative and are not subject to the project permit application, notice, review, and appeal procedures in this code, unless otherwise specified:

1. Unified Development Code (this code) text amendments;
2. Comprehensive Plan Official Map amendments; and
3. Adoption of amended or new elements or appendices of the Comprehensive Plan including subarea and activity center plan adoption and amendments.

B. SEPA. If a legislative decision qualifies as an “action” that requires review under the State Environmental Policy Act (SEPA) (see SJCC [18.80.050](#)), all SEPA procedural requirements shall be met prior to public hearings on the action. If the legislative decisionmaking body makes changes that may result in additional, greater or more intense individual or cumulative impacts, supplemental SEPA analysis shall be completed before action may be taken (see SJCC [18.80.050\(E\)\(3\)](#)). (Ord. 6-2011 § 1; Ord. 2-1998 Exh. B § 9.1)

18.90.020 Legislative procedures.

A. Procedures. All proposed amendments to this code and proposed amendments to the official maps and/or Comprehensive Plan shall be handled according to the procedures established in Chapters [36.70](#) and [36.70A](#) RCW, RCW [36.32.120](#), the County Charter, and the County code. This process will ensure formal public notice and public hearings, evaluation, and recommendations from the planning department’s professional, technical perspective and from the planning commission’s knowledgeable lay perspective. Final action is reserved for the County council.

B. Planning Department. The department shall evaluate all requests to modify this code and forward recommendations to the planning commission and County council for consideration.

C. Planning Commission. The planning commission shall hold a public hearing and make recommendations to the County council on all legislative decisions specified in this section.

D. County Council. All amendments to the development code, Comprehensive Plan, and official maps require a public hearing before the County council.

E. Public Notice. Notice of all public hearings will be given in conformance with applicable law. The department shall maintain a printed list of proposed development code and Comprehensive Plan amendments, and shall include a copy of the list on its web site. A single e-mail list shall be maintained by the department. All those requesting the service shall receive all department notices digitally.

F. Implementation. The County council decision shall become effective no sooner than 10 working days after passage of an ordinance except in the case of an emergency.

G. Comprehensive Plan Amendments. Amendments to the Comprehensive Plan text and official maps may not be considered more frequently than once per year except as provided in RCW [36.70A.130\(2\)](#) and the Comprehensive Plan.

H. Unified Development Code (UDC) Amendment. Amendments to the UDC may be adopted at any time. (Ord. 32-2010 § 1; Ord. 50-2008 § 1; Ord. 15-2005 § 3; Ord. 16-2002 § 1; Ord. 2-1998 Exh. B § 9.2)

18.90.030 Amendments to Comprehensive Plan Official Maps.

A. Purpose of Amendments to Comprehensive Plan Official Maps. Amendments to the Comprehensive Plan Official Maps are the mechanism by which the Comprehensive Plan land use district designation or density applicable to property can be changed to reflect such things as changed circumstances, new land use needs, new land use policies, or inconsistencies between designations, area characteristics and the goals and policies as well as purpose and intent of the Comprehensive Plan.

B. Who May Initiate. The County council, planning commission, department, or any other interested party may propose an amendment to this code or the Comprehensive Plan and the official maps at any time subject to the requirements of this section.

C. Time Limitations. Requests for amendment of the official maps (redesignation or density change) shall only be submitted to the planning department between January 1st and March 1st of any year for consideration during the remainder of that year. Requests submitted after March 1st shall be returned to the applicant for resubmittal the following year. This limitation does not apply to requests by the County council.

D. Application Procedure.

1. The request shall be in writing, in a form approved by the planning director, and shall include the following information:

- a. Historic use of the property and adjoining lands;
- b. Allowable population density of the surrounding area as measured by the maximum allowable residential density;
- c. Existing soil and sewage disposal conditions;
- d. Description of existing water supply;
- e. Suitability for agricultural or timber use;
- f. Known archaeological or historical resources on the property;
- g. Natural resources involved;
- h. Availability of existing public services and utilities; and
- i. Names of abutting property owners.

2. Through the use of legal descriptions and maps, the application shall identify clearly the areas for which the change is requested. The reason or reasons for the request shall be clearly stated. The application shall describe how the proposed change meets all of the criteria for approval listed in subsection (F) of this section.

3. If a proposal would remove a resource land designation from property, the applicant must provide information demonstrating that the property is not appropriately designated as agricultural land or forest land under RCW [36.70A.170](#).

E. Notice of Hearing. The following notice provisions are required in addition to publication of notice of public hearing.

1. For Comprehensive Plan Official Map amendments involving any number of parcels the applicant shall mail a notice of hearing at least 30 days prior to the planning commission hearing to all directly affected property owners and to all property owners within 300 feet of the proposal's outer boundary line.

2. For Comprehensive Plan Official Map amendments involving five parcels or fewer, the applicant shall mail a notice of hearing to all property owners within 300 feet of the boundaries of all subject properties at least 30 days prior to the planning commission hearing, using the names and addresses shown on the tax assessment rolls. The notice of hearing shall be deemed to have been provided on the date the notices are deposited in the mail. The applicant shall provide the director with a declaration of mailing and a list of those individuals to whom the notice was mailed. All notices returned to the applicant must be submitted to the director for inclusion in the file.

3. For Comprehensive Plan Official Map amendments involving five parcels or fewer, the applicant shall post a notice of hearing on each of the subject properties in accord with the provisions of SJCC [18.80.030\(A\)\(2\)\(c\)](#) prior to the planning commission hearing.

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.

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

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

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

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

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.

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.

G. Appeals. Appeals of County council decisions under this section must be filed with the Growth Management Hearings Board as provided by state law. (Ord. 6-2011 § 2; Ord. 16-2002 § 2; Ord. 2-1998 Exh. B § 9.3)

2.5.3 Rural Land Use Designations

Goal

To maintain and enhance the rural character of the County. Rural lands are intended to retain the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people with choices of living environments at lower densities or use intensities than those in Activity Centers. Rural lands also include the Special Districts, which are discussed further in Section B.2.6.5.

Policies

1. Identify as Rural lands on the *Plan* Official Maps all those which are not within UGAs or designated as Resource Lands.
2. Adopt performance standards for clearing and grading on Rural lands to minimize the potential adverse impacts of these activities on forested lands, soils, surface water quality and quantity, groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage courses, and protect adjacent property from damage.
3. Establish development standards for Planned Unit Developments (PUD) in rural areas to more effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types at rural densities, and preservation of open space and natural features.
4. Implement Right-to-Farm and Right to Forestry provisions which establish the high priority and favored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and non-forestry uses.
5. Consider the scope and scale of proposals for the alteration, modification, or expansion of existing camps and existing small resorts. Changes that would expand the scope of services (e.g., adding meal service or new recreational facilities, or adding new convention, hotel or marina facilities), increase the scale of facilities, or add on-site residential housing, should require discretionary use or conditional use permits. Allow expansion of existing uses that conform to the current scope and scale subject to reasonable performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.
6. Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable performance standards to ensure that alteration, intensification, and expansion of such uses have minimal adverse impacts on surrounding uses. If increased off-site

impacts (noise, vibration, dust, traffic) would result from expansion or modification, a conditional use permit should be required. Modification to include a new use or operation (e.g., an asphalt plant or a rock crusher) should be a conditional use and be limited to areas where residential densities are planned at five acres or more per unit.

7. Prohibit the alteration and expansion of existing airstrips and airfields that would result in increased aircraft activity, conflict with the purpose of the applicable land use district, or cause increased adverse impacts to surrounding areas. Allow minor, low-impact changes subject to reasonable performance standards to ensure that such uses have minimal adverse impacts on surrounding uses. Alteration and expansion of existing airports should be subject to a conditional use permit.
8. Consider the total impact of the non-conforming uses as well as the added impact of the incremental changes, and the consistency of the changes with the applicable land-use designation when evaluating proposals for the alteration, modification, or expansion of non-conforming uses.
9. Establish clearly defined Rural land use designations which promote and preserve the rural character of the islands while meeting the varied needs of island residents. The designations are: Rural General Use, Rural Farm Forest, Rural Residential, Rural Industrial, and Rural Commercial.

a. Rural General Use

Goal

To provide flexibility for a variety of small-scale, low-impact uses to locate on rural lands.

Policies

- (1) Areas which are characterized by the following criteria may be designated as Rural General Use on the *Plan* Official Maps:
 - i. There is an existing mix of residential development, scattered single family residences, small farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises, rural commercial and rural industrial uses;
 - ii. Parcels are generally five to twenty acres in size; and
 - iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.
- (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial, and cottage enterprise uses.

- (3) Establish performance standards for the uses contained in Policy (2), above, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, water quality, waste disposal, and storm drainage control.
- (4) Allowable uses should be compatible with the existing rural character and should not result in more than a minimal and manageable increase in demand on existing rural governmental services and facilities, utilities, community water systems, sewage disposal systems, and County roads.

b. Rural Farm-Forest

Goal

To provide for rural living opportunities which are compatible with small-scale farming and forestry activities.

Policies

- (1) Areas which are characterized by the following criteria may be designated as Rural Farm-Forest lands on the Official Maps:
 - i. The predominant land use is farming and forestry mixed with residential development;
 - ii. Parcels are generally five or more acres in size; and
 - iii. Soils are suitable for small-scale agricultural or forestry uses.
- (2) Adopt site development standards for permissible uses that will maintain a predominant portion of the farm and forested areas for farming and forest uses.
- (3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial uses, such as processing and limited retailing facilities for farm and forest products, to be located on Rural Farm-Forest lands.
- (4) Establish development standards that allow for farm stay accommodations for agritourism enterprises.
- (5) Allow farm labor housing and accommodations subject to specific performance standards on working commercial farms.

- (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), *above*, to minimize adverse environmental and visual impacts. Standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, waste disposal, and storm drainage.

c. Rural Residential

Goal

To protect the predominantly residential character of some rural areas and provide for a variety of residential living opportunities at *rural densities*.

Policies

- (1) Areas which are characterized by the following criteria may be designated as Rural Residential on the *Comprehensive Plan* Official Maps:
 - i. There are existing small acreage platted areas generally with private covenants and restrictions, and some exclusively residential developments are expected to continue to occur; and
 - ii. Parcels are generally two to five acres in size, and may also include areas with lots less than two acres in size.
- (2) Guide the site design of new residential land divisions to retain rural character and minimize the demand for and cost of public facilities and services.
- (3) Prohibit cottage enterprises and commercial and industrial uses, other than home occupations and uses of comparable impact on residential use.
- (4) Community facilities such as fire stations, club houses and associated recreational amenities should be allowed in Rural Residential areas to serve these residential communities.

d. Rural Industrial

Goal

To provide areas for rural oriented industrial uses which are not generally compatible with activity center land uses, which complement rural character and development, and which can be served by rural governmental services.

Policies

- (1) Areas which are characterized by the following criteria may be designated as Rural Industrial on the *Plan* Official Maps:
 - i. Lands with an existing or historical commitment to rural industrial uses;
 - ii. Lands with direct access to a public roadway classified as a minor or major arterial;
 - iii. Lands where on-site physical features can be used to protect surrounding lands from negative impacts; and
 - iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve several new uses in a concentrated area.
- (2) Rural industrial uses should be limited to those which are most appropriately located in the rural environment because of incompatibility with intensive, mixed use development patterns characteristic of activity centers. Such uses include, but are not limited to, storage yards, lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.
- (3) New residential development (except where accessory to commercial or industrial use) within these areas should be prohibited.
- (4) Establish performance standards for all development in Rural Industrial areas to ensure that allowed uses are consistent with the rural character of the area and minimize adverse environmental impacts. Standards should address access, circulation, signage, parking, noise, odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.

e. Rural Commercial

Goal

To provide areas for rural oriented commercial uses which complement rural character and development, and which can be served by rural governmental services.

Policies

- (1) Areas which are characterized by the following criteria may be designated as Rural Commercial on the *Plan* Official Maps:



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Linda Southwell</u>	Name of Agent:	<u>James P. Grifo, Esq.</u>
Address	<u>4019 Sneed Road</u>	Address	<u>164 Dougherty Lane</u>
City, State, Zip	<u>Nashville, TN 37215</u>	City, State, Zip	<u>Friday Harbor, WA 98250</u>
Phone Number	<u>615-491-6141</u>	Phone Number	<u>360-370-5186</u>
Email	<u>lgsouthwell@gmail.com</u>	E-mail	<u>jpg@grifolaw.com</u>

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>Linda Southwell</u>	Phone Number	<u>615-491-6141</u>
Address	<u>4019 Sneed Road</u>	E-mail	<u>lgsouthwell@gmail.com</u>
City, State, Zip	<u>Nashville, TN 37215</u>		

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number:	<u>252244002</u>	Land Use/Shoreline Designation: <u>RFF-5/R</u> Parcel size: <u>2.53 acres</u>
Tax Parcel Number:	_____	Land Use/Shoreline Designation:_____/_____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:_____/_____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:_____/_____ Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
<u>Linda G Southwell</u>	<u>Linda G. Southwell</u>	<u>02 / 24 / 2023</u>
Signature	Printed Name	Date
<u>JP Grifo</u>	<u>James P. Grifo, Esq. (Agent)</u>	<u>02/24/2023</u>
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:

Amend the Comprehensive Plan Official Map to increase the average maximum density for the subject property to 2 units per 2.53 acres, so the subject property can be divided into two lots and each lot can be improved with up to one dwelling unit. (Note: One single family residence already exists on the subject property, and the proposal will only allow for one additional dwelling unit to be built in accordance with all applicable development regulations at the time of application for a building or other development permit.). Please see the attached letter and enclosures.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- X Redesignation of maximum allowable residential density
- Other Please see the attached letter and enclosures for additional information.

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>252244002</u>	Land Use/Shoreline Designation: <u>RFF5/R</u>	Proposed Density: <u>2/2.53</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

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

1. Why is the amendment being proposed?

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

General location of property:	3101 Fisherman Bay Road	
Island: Lopez	Total acres of proposal: 2.53	
List all existing use(s) on property:	Residential	
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	N/A	
Describe existing and proposed method of sewage disposal	On-site Sewage; Please see the attached letter and enclosures.	
Describe existing and proposed water supply	Exempt Groundwater Well; Please see the attached letter and enclosures.	

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

Did you attend a pre-application meeting?	Yes XX No	Has this proposal been previously submitted?	Yes XX No	If yes – which year?	N/A
---	--------------	--	--------------	----------------------	------------

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

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

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.

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

8. Does this proposal include an Urban Growth Area (UGA) expansion? Yes X No

9. If yes, which UGA? **N/A**

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

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

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

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

Please see the attached letter and enclosures.

THE LAW OFFICE
OF
JAMES P. GRIFO
164 DOUGHERTY LANE
FRIDAY HARBOR, WASHINGTON 98250

JAMES P. GRIFO
JPG@GRIFOLAW.COM

TELEPHONE (360) 370-5186
WWW.GRIFOLAW.COM

February 24, 2023

Via Hand Delivery and:
Via E-mail to: davidw@sanjuanco.com;
Via E-mail to: sophiac@sanjuanco.com
David Williams, Director
Sophia Cassam, Planner III
SAN JUAN COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT
135 Rhone Street
Friday Harbor, WA 98250

**Re: Application for Amendment to Comprehensive Plan Official Map Pursuant to SJCC
18.90.030; Increase in Maximum Allowable Residential Density Re-Designation.
Tax Parcel No. 252244002000**

Dear Director Williams and Ms. Cassam:

I represent Linda G. Southwell. Linda and her sibling currently hold title to the waterfront real property commonly referred to as 3101 Fisherman Bay Road, Lopez Island, Washington, and which has been assigned Assessor's Tax Parcel Number 252244002000 ("the Property"). The Property is 2.53 acres in size, is currently designated as "Rural Farm Forest" under San Juan County's Comprehensive Plan, is currently designated "Rural" under the Shoreline Master Program and has an assigned residential density of one unit per five acres. Pursuant to SJCC 18.90.030, Ms. Southwell respectfully requests an amendment to the San Juan County Comprehensive Plan Official Map that would increase the average maximum density to allow for up to two units on the Property (an average of two units per 2.53 acres).¹ Please note that the Property is already improved with one of the two residential dwelling units that would be allowed if the requested amendment were to be approved by San Juan County. As further explained below, the motivation for this application is to allow Ms. Southwell and her sibling to subdivide the Property into two lots, and to allow each such lot to benefit from a single residential dwelling unit. San Juan County's approval of this application to increase the maximum average density of the Property would allow Ms. Southwell and her sister to keep this legacy family property in their family.

¹ As further explained herein, the Property is currently the subject of a partition action in San Juan County Superior Court. If this application is approved by San Juan County, then the Property would be subdivided into two separate lots, and each lot would then be able to be developed with up to one residential dwelling unit. The exact size of each such lot would be determined by the Court as part of the partition action.

Pursuant to SJCC 18.90.030(B), Ms. Southwell is an interested party, and proposes this amendment to the Comprehensive Plan Official Map to marginally increase the density for the Property, which will bring the Property into a greater degree of conformity with its immediate vicinity.

Pursuant to SJCC 18.90.030(D), please accept this application for an amendment to the Comprehensive Plan Official Map:

Historic Use of the Property and Adjoining Lands: The Property has been in Ms. Southwell's family for 66 years. Ms. Southwell's grandfather, Arne Grimsby, purchased the Property in 1957. Ms. Southwell's father, F. Norman Grimsby, then took title to the Property in 1987. Upon F. Norman Grimsby's passing, title to the Property was conveyed to the F. Norman Grimsby Family Trust in 1991 for the benefit of Ms. Southwell and her two siblings. In April of 2022, Ms. Southwell, her sister, and her brother each acquired an equal and undivided one-third ownership interest in the Property. In December of 2022, Ms. Southwell's brother conveyed his interest in the Property to his sister, Ms. Ritter. As a result, Ms. Southwell and one of her siblings, Ms. Ritter, currently own the Property as tenants in common. Ms. Southwell's grandparents built a single-family residence on the Property in 1961, and it remains on the Property to this day.

Ms. Southwell's sister no longer wants to co-own the Property with Ms. Southwell, and Ms. Ritter has commenced a partition action in San Juan County Superior Court. A partition action requires a court to either order the division of a property such that each owner is entitled to a physical share of the property, or to order the sale of a property with the co-owners then sharing the sale proceeds. Under Washington State law, there is a strong preference for courts to physically subdivide real property and to distribute physical portions of the property to affected owners over forcing a public sale. The Property was (or could be) arguably eligible for a testamentary division – meaning that it can be divided into two separate tracts without regard for the short plat process contained in Chapter 58.17 RCW or Chapter 18.70 SJCC – or could be divided as an exempt land division under SJCC 18.70.010(C)(5). However, since the Property currently has a maximum assigned density of one unit per five acres, even if a court were to partition the Property into two separate lots and the parties were to pursue a testamentary or exempt land division, then the subdivided tract that does not contain the existing single-family residence would not be capable of development to support human habitation. Ms. Southwell has already confirmed with various experts (including a surveyor, well and water purveyor, and sewage specialist) that if the density were increased to allow for up to two single-family residences (one additional unit, one existing) on the 2.53-acre tract, then the two subdivided tracts would be capable of being developed in accordance with all of the San Juan County Code's existing development regulations.

Allowing for the subdivision of the Property into two lots and allowing up to one additional single-family residence (one of which presently exists) on each of these two lots would align the density of the Property with adjoining lands and the character of the immediate vicinity. For example, immediately to the south of the Property is the Long Plat of Island Camp Preserve. As shown on the face of the Plat, a copy of which is enclosed, the 14 properties in this subdivision range in size from 0.25 acres to 1.29 acres. Lots 1 and 2 of the Island Camp Preserve subdivision are 0.55 acres and 0.77 acres, respectively, and these are two of the three properties abutting the Property on the Property's southern boundary. The third and final property adjacent to the Property's southern boundary is 0.48 acres in size. Each of these three properties has been improved with a single-family residence and related outbuildings. The effective density of these three adjacent properties is one dwelling unit per 0.6 acres $(0.55+0.77+0.48/3)$.

This Application seeks an amendment to the Comprehensive Plan Official Map that would increase the maximum allowable average residential density for the Property of one dwelling unit for every 1.265 acres (2.53 acres/2 = 1.265) acres, which is significantly less dense than the density already enjoyed by adjacent properties and those in the immediate vicinity. The property immediately to the east of the Property is 1.31 acres and it is improved with at least two structures. Immediately to the north of the Property is a 3.43-acre tract of land improved with at least five residences. The actual effective density (the “achieved density”) for this 3.43-acre property is one unit per every 0.68 acres, which again, is far more dense than that sought by this Application. If approved, this 2.53-acre Property would support a maximum of two dwelling units on 2.53 acres, which is less substantially less dense than the intensity of development enjoyed by others in the vicinity.

Allowable Population Density of the Surrounding Area as Measured by the Maximum Allowable Residential Density:

The maximum density for a parcel is calculated by dividing the parcel area by the total number of residential dwelling units allowed according to the density designation. SJCC 18.60.050(C)(1). Only whole density units may be used. Under the current Comprehensive Plan Official Map, the maximum allowed density for the Property is one unit per five acres. Linda requests that the Comprehensive Plan Official Map be amended to allow a maximum density of two units per 2.53 acres (an average density of one unit per 1.265 acres). Many of the parcels located to the east of the Property have not yet been developed. Moreover, there is an active gravel pit and storage yard located to the north of the Property, and just further to the north – less than five hundred feet from the northern Property line – is a Marine Center LAMRID (limited area of more intense rural development), with a density of four dwelling units per acre (or 0.25 units per acre). SJCC 18.30.210(E).

Notably, on information and belief, until San Juan County adopted its Comprehensive Plan and UDC update in 1998, the Property was (and surrounding parcels were) designated as urban shoreline and suburban upland, which was assigned a maximum density of one unit per 0.5 acre. In 1998, San Juan County adopted an update to its Comprehensive Plan and UDC, which proposed to extend the Lopez Village UGA to the south along Fisherman’s Bay Road and which included the Property. An appeal followed the adoption of this 1998 Comprehensive Plan update, and the Growth Management Hearings Board ordered San Juan County to perform an analysis to demonstrate that the expanded area of the Lopez Village UGA was adequately served by urban services (specifically including, water and sewer services). While San Juan County was performing that investigation, the owners of properties located in the proposed Lopez Village UGA expansion area were allowed to claim the benefit of the maximum density (of the now invalidated Lopez UGA) of two units per acre (shown on the enclosed map from Ordinance No. 11-2000, page 114). One of the main reasons that the properties surrounding the Property have such dense development is because many of the landowners appear to have taken advantage of the opportunity to claim the maximum density associated with the proposed expansion of the Lopez Village UGA. For example, some owners appear to have submitted completed building permit applications under this increased density (prior to the invalidation of the expansion of the Lopez Village UGA), which permits they kept renewing, and ultimately developed under. Other owners appear to have taken the opportunity to effectuate land divisions at this increased density. Ms. Southwell and her family were unaware of this opportunity to vest their rights to develop or subdivide the Property at the higher density of two units per acre (which, if they had done, would have allowed them to develop up to four dwelling units on the Property). In 2007, San Juan County adopted the current boundaries of the Lopez Village UGA in Ord. No. 2-2007. A few

parcels in the area were designated as Lopez Village UGA Reserve Area, but the remainder – including those in the vicinity of the Property – were designated as Rural Farm Forest – 5; despite the actual density of the existing development pattern in this area.

As shown in the enclosures, there are five parcels adjacent to, and in the immediate vicinity of, the Property. There are a total of 9 units on these adjacent properties, which together total 6.54 acres of land. Therefore, the achieved density is 6.85 units per 5 acres ($9 \text{ units} / 6.54 \text{ acres} = 1.37 \text{ units per acre} \times 5 = 6.85 \text{ units per 5 acres}$). This is significantly denser than the maximum residential density currently assigned by the Comprehensive Plan Official Map (one unit per five acres). If San Juan County were to approve of this Application, and if the Property were to benefit from two units, then the achieved density would be reduced to 6 units per 5 acres ($11 \text{ units} / 9.07 \text{ acres} = 1.21 \text{ units per acre} \times 5 = 6 \text{ units per 5 acres}$), which would have the effect of bringing existing development more in line with the currently assigned maximum density.

Consideration of the existing density of the five parcels adjacent to the Property, along with all of the developed parcels adjacent to those parcels (five additional parcels), produces similar results: There are a total of 14 units on these 10 parcels, which together total 11.37 acres of land. Therefore, the achieved density is 6.15 units per 5 acres ($14 \text{ units} / 11.37 \text{ acres} = 1.23 \text{ units per acre} \times 5 = 6.15 \text{ units per 5 acres}$). Again, this is significantly denser than the maximum residential density currently assigned by the Comprehensive Plan Official Map (one unit per five acres). Similarly, if San Juan County were to approve of this Application, and if the Property were to benefit from two units, then the achieved density would be reduced to 5.75 units per 5 acres ($16 \text{ units} / 13.9 \text{ acres} = 1.15 \text{ units per acre} \times 5 = 5.75 \text{ units per 5 acres}$).

As further demonstrated by the enclosures, there are 61 parcels within 1000' of the Property. The largest parcel in this area is 5.35 acres and the smallest parcel is 0.22 acres. The achieved density of this area is 1.75 units per 5 acres ($35 \text{ units} / 99.47 \text{ acres} = 0.35 \text{ units per acre} \times 5 = 1.75 \text{ units per 5 acres}$), which is already more dense than the assigned maximum density. If San Juan County were to approve of this Application, and if the Property were to benefit from two units, then the achieved density would only marginally increase to 1.81 units per 5 acres.

Within 2000' feet of the Property, there are 167 parcels. The largest parcel is 79.8 acres, and the smallest parcel is 0.15 acres. The achieved density of this area is 1.17 units per 5 acres ($107 \text{ units} / 456.4 \text{ acres} = 0.23 \text{ units per acre} \times 5 = 1.17 \text{ units per 5 acres}$), which again is already denser than the assigned maximum density. If San Juan County were to approve of this Application, and if the Property were to benefit from 2 units, then the achieved density would barely increase to 1.18 units per 5 acres. If one excludes the two parcels that are designated as Agricultural Resource land, which are 79 acres and 34 acres, from this calculation, then the achieved density is 1.52 units per 5 acres. And if San Juan County were to approve of this Application, and if the Property were to benefit from two units, then the achieved density would only increase to 1.54 units per 5 acres.

This achieved/actual density includes areas within the Marine Center LAMIRD (one unit per 0.25 acre) and the Lopez Village Growth Reserve Area (one unit per 5 acres), as well as Rural Farm Forest 5 (one unit per 5 acres) and Rural Residential 5 (one unit per 5 acres). Allowing for the Property to benefit from an additional development right would not constitute a spot redesignation because the properties in the immediate vicinity of the Property are already much more densely developed than the assigned maximum density allows and are also more densely developed than the Property would be if this Application were approved.

Approving of this Application would not create 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. Increasing the maximum average density of the Property as requested would bring the Property more closely in line with the actual existing density enjoyed by the more densely developed neighboring properties. Right now, the owners of the Property enjoy less of a density privilege and opportunity than others in the immediate vicinity, with no substantive difference in their properties (other than the fact that the Property is significantly larger than all of the abutting parcels to the south and east). As such, granting this Application would be consistent with the criteria for approval of amendments to the Comprehensive Plan Official Maps in SJCC 18.90.030(F)(1)(d), which states: 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.

Special Tax Classifications: There are no special tax classifications (i.e., Designated Forest Land, Current Use Farm and Agricultural Land, or Open Space) that apply to the Property.

Existing Soil and Sewage Disposal Conditions: The soils on the Property are classified as Mitchell Bay sandy gravelly loam, 0-5% slopes and Hoypus-Whidbey complex, 10-30% slopes. These soils can accommodate additional development and on-site sewage disposal systems. The Property is also within the jurisdiction of the Lopez Island sewer district, and it is served by an existing on-site sewage system with effluent traveling to the Lopez sewer treatment facility.

Description of Existing Water Supply: There is presently an exempt groundwater well located on the Property, which can produce sufficient water for the existing residence and could support the additional development that would be allowed if this Application were approved by San Juan County. If this Application were approved, the owners of the Property would be required to develop the Property in accordance with all applicable development regulations in effect at the time application is made for a building or other development permit.

Suitability for Agricultural or Timber Use: The Property has never been used for agricultural or commercial timber purposes. There are insufficient trees to support any meaningful timber uses. As a result of the Property's exposure to the Salish Sea on its western boundary, it would be difficult to use the Property for commercial agricultural activities due to salt spray, winter winds, and general exposure to extreme weather. The Property is well-suited for normal residential purposes and would continue to be used for those purposes if this Application were approved. Even if the Property were suitable for agricultural or timber use, this Application would not affect those conditions.

Known Archeological or Historical Resources on the Property: There are no known resources on the Property.

Natural Resources Involved: There are no natural resources that will be affected by the approval of this Application. In the event this Application were approved, then the owners of the Property would have to comply with all development regulations in effect at the time an application for a building or other development permit is applied, and those regulations are designed to ensure that any and all natural resources will be adequately protected.

Availability of Existing Public Services and Utilities: Available public services are sewer, emergency services, school, power, phone, and internet, and all of which could support additional development if this Application were approved. None of these services are likely to be significantly impacted by the addition of one single family residence; however, this Application is not for a single-family residence, but a change to the Comprehensive Plan Official Map, which action does not affect public services or utilities.

Public and Private Roads that Provide Access: The Property is bisected, and served, by Fisherman Bay Road, which is a public County Road.

Names of Abutting Property Owners: The names and addresses of abutting property owners are set forth on the enclosures.

Mailing Addresses for Owners Within 300 Feet of the Property: The names mailing addresses (according to the tax assessment rolls on the date of this Application) for all owners of property within 300 feet of the boundaries of the Property are set forth on the enclosures.

Maps of the Property: Enclosed are various maps of the Property showing existing buildings, roads, water bodies, wetlands, and other environmentally sensitive areas, soil types, and other significant features, as well as the land use, shoreline, and density designations currently assigned.

The Proposed Amendment Would Benefit the Public Health, Safety, or Welfare, Would Correct an Error on the Official Map, and is Supported by Changed Circumstances: The amendment proposed by this Application would benefit the public welfare by satisfying several policies expressed in Section B, Elements 2, 3, and 5, of the Comprehensive Plan.

The proposed amendment would benefit the public welfare by making one additional waterfront property available for ownership and it would add another dwelling unit to the housing inventory, which San Juan County desperately needs. Table 8 of Appendix I to the San Juan County Comprehensive Plan (“Population Projections, Buildout Analysis, and Land Use Inventory”) forecasts that the projected population of Lopez Island in 2025 will be 3,483. Table 27 of Appendix I indicates that there is presently an insufficient inventory of dwelling units to support this population growth. Moreover, the Property is located close to the Lopez Village UGA, and in fact San Juan County unsuccessfully attempted to incorporate the Property into the Lopez Village UGA, which from a land use planning perspective is a natural and appropriate location for increased development and higher density. Allowing for further development in this location should help to avoid another dwelling unit from being built in a more rural and environmentally sensitive area of the Island. Section B, Element 5 of the Comprehensive Plan states “if the County is to continue to provide a place to live and work for a wide variety of people, and to move toward a balanced, year-round economy in accordance with the Vision Statement and goals of the Land Use Element, the County must act to make provisions for the development of housing affordable to very-low to moderate, middle and low-upper income groups.” The development that is likely to occur as a result of approving this Application will help to address this need. This Application is also consistent with Section B, Element 2, which directs the County to “consider site capabilities and existing development patterns when determining the appropriate locations and intensities of various uses of the land.” If the County considers existing development patterns in the immediate vicinity of the Property, and further considers the proximity of the Property to the Lopez Village UGA, then the County will quickly realize that the Property is a natural candidate to accommodate an increase in density; particularly since, if

approved, the Application will not result in any measurable increase in density given the immediately surrounding area.

The area surrounding the Property is already much more densely developed than the density assigned by the Comprehensive Plan's Official Maps. The assigned maximum density does not accurately represent actual development patterns existing in the vicinity of the Property. The area is composed of many small lots with single family residences and some mid-sized lots with multiple dwelling units. The existing development pattern of the immediate area belies the one unit per five-acre density shown on the Comprehensive Plan's Official Map, and approving the Application will have the effect of bringing the Comprehensive Plan into harmony with existing development conditions. This is consistent with RCW 36.70A.020, which establishes as a planning goal that development should be guided by consideration of reducing the inappropriate conversion of undeveloped land into sprawling, low-density development, and allowing for an additional dwelling unit in this location will help to avoid another dwelling unit from being developed in a more rural part of Lopez Island. The Application seeks to allow for increased density in an area located very close to the Lopez Village UGA, which already offers adequate public facilities and services, and is well-suited for in-fill in light of the existing pattern of development.

The Change is Consistent with the Criteria for Rural-Farm Forest: According to Section B, Element 2 of the Comprehensive Plan, the goal of RFF designated land is to provide for rural living opportunities which are compatible with small scale farming and forestry activities. Given the existing site conditions, and its proximity to the Salish Sea, the Property is not well suited for agricultural or forest activities; however, the Property is well-suited to provide for rural living opportunities. If the Application is approved and the Property is able to support one additional dwelling unit, then the creation of another single-family residence will be done in accordance with all development regulations in effect at the time of application, which will ensure that future development occurs consistent with the performance standards for RFF-designated land (single family residences are an allowed use on said land use designations).

The Benefits of the Change Will Outweigh any Significant Adverse Impacts: The Application will not result in any significant adverse impacts. If approved, the end result will be allowing a family to retain ownership of a legacy family property on Lopez Island. Allowing this additional development will bring the Property into conformity with the existing development pattern within the surrounding vicinity. Moreover, since the Property is located close to the Lopez Village UGA it is an ideal location for additional development to occur. Any significant adverse impacts that might occur as a result of the development of an additional dwelling unit will be sufficiently mitigated as part of the permit process at such time as application is made for a building or other development permit.

Concomitant Agreement: The County is specifically authorized to enter into a concomitant agreement as a condition of any Comprehensive Plan Official Map amendment, and the Applicant would certainly entertain exploring the imposition of development conditions designed to mitigate potential impacts of the development that may occur as a result of the requested amendment by way of such agreement.

Thank you for your consideration of this Application. If you have any questions or require any additional information, then please do not hesitate to contact the undersigned.

Very truly yours,

The Law Office of James P. Grifo, LLC

A handwritten signature in black ink, appearing to read "James P. Grifo". The signature is fluid and cursive, with the first name "James" and last name "Grifo" clearly legible.

James P. Grifo

Linda G Southwell

Linda Southwell

02 / 24 / 2023



Agent Authorization
Must be notarized

I/We the undersigned hereby authorize The Law Office of James P. Grifo, LLC to act as our agent,
Name of Agent

and authorize them to apply for Comprehensive Plan Map Amendment
Specific Permit Application Number

for the following parcel(s) of land: 252244002
Parcel Numbers

with the following exceptions: None.
Exceptions to Authorization

Signature of all property owners:

Linda G Southwell

Linda G. Southwell

Property owner signature

Property owner name (printed)

02 / 24 / 2023

STATE OF WASHINGTON

COUNTY OF _____

I certify that I know or have satisfactory evidence that _____, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and seal of office this _____ day of _____, _____.

(SEAL)

Notary Public residing at _____

Printed Name: _____

My Commission Expires: _____

Density Calculations

Adjacent parcels

<u>Parcel #</u>	<u># residences</u>	<u>acreage</u>
252241005	5	3.43
252253009	1	1.31
252253001	1	.72
252253002	1	.55
<u>252244004</u>	<u>1</u>	<u>.48</u>
TOTAL	9	6.54

5 parcels/6.54 ac = average of .76 parcels/ac

9 res/6.54 ac = 1.37 res/ac (Multiply by 5 to compare 1 res/5 ac density on Official Map = **6.85 res/5 ac.**)

This is the "achieved density."

6.54 ac/9 res = .72 ac/res

Adding the Subject Property (and the proposed additional parcel: adding 2 parcels, 2 residences and 2.53 ac):

11 residences, 9.07 ac, 7 parcels

7 parcels/9.07 ac = .77 parcels/ac

11 res/9.07 ac = 1.21 res/ac (Multiply by 5 to compare to 1 res/5 ac density on Official Map = **6 res/5 ac**)

This is the "achieved density."

9.07 ac/11 res = .82 ac/res

Adjacent Parcels Plus Parcels Adjacent to Those

<u>Parcel #</u>	<u># residences</u>	<u>acreage</u>
252241005	5	3.43
252253009	1	1.31
252253001	1	.72
252253002	1	.55
252244004	1	.48
252253012	1	1.01
252253008	1	1.0
252253005	1	1.29
252253014	1	.9
<u>252241006</u>	<u>1</u>	<u>.68</u>
	14	11.37

10 parcels/11.37 ac = average of .87 parcels/ac

14 res/11.37 ac = 1.23 res/ac (Multiply by 5 to compare 1 res/5 ac density on Official Map = **6.15 res/5 ac.**)

This is the "achieved density."

11.37 ac/14 res = .81 ac/res

Adding the Subject Property (and the proposed additional parcel: adding 2 parcels, 2 residences and 2.53 ac)):

16 residences, 13.9 ac, 12 parcels

12 Parcels/ac 13.9= .86 parcels/ac

16 res/13.9 ac=1.15 res/ac (Multiply by 5 to compare 1 res/5 ac density on Official Map = **5.75res/5 ac**).

This is the “achieved density.”)

13.9 ac/16 res=.86 ac/res

	1000'	Subject	1000' w/o Subject	1000' w Subject (2 parcels)
# parcels	62	1	61	63
# res	36	1	35	37
# ac	102	2.53	99.47	102
avg pcl size	1.64	-	1.63	1.61
“achieved density”	1.75 res/5 ac		1.75 res/5ac	1.81 res/5 ac

	2000'	Subject	2000' w/o Subject	2000' w Subject (2 parcels)
# parcels	168	1	167	169
# res	108	1	107	109
# ac	459	2.53	456.4	459
avg pcl size	2.73	-	2.73	2.71
“achieved density”	1.17 res/5ac		1.17 res/5 ac	1.18 res/5 ac

Excluding 2 Ag parcels:

	2000'	Subject	2000' w/o Subject	2000' w Subject (2 parcels)
# parcels	166	1	165	167
# res	106	1	105	107
# ac	346	2.53	343.4	346
avg pcl size	2.08	-	2.07	2.07
“achieved density”	1.53 res/5 ac		1.52 res/5 ac	1.54 res/5 ac

(“achieved density” = total # res/total ac x 5, to compare to Official Map density)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Southwell Comprehensive Plan Official Map Amendment

2. Name of applicant: Linda Southwell

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

Linda Southwell, 4019 Sneed Road, Nashville, TN 37215, phone: 615 491 6141

Contact person – James Grifo, Esq., 164 Dougherty Lane, Friday Harbor, WA 98250, phone 360 370 5186; jpg@grifolaw.com.

4. Date checklist prepared: 2/24/2023

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

6. Proposed timing or schedule (including phasing, if applicable): No phasing.

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

One additional single family residence may be constructed in accordance with all applicable development regulations in effect at the time of application for a building or other development permit if the application for amendment to the Comprehensive Plan Official Map is approved.

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

If environmental information is required for a building or development permit, then it will be submitted at the time of application.

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.

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

None are required for the application currently under review; however, if approved, then a building or other development permit, and driveway access permit, may be required.

11. Give a 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.)

Amend the Comprehensive Plan Official Map increase the average maximum density to allow for two units on the Property (average of two units per 2.53 acres). Please note that the Property is already improved with one of the two residential dwelling units that would be allowed if the requested amendment were to be approved by San Juan County. The property is currently 2.53 acres. The elevation on Fisherman Bay Road is 25' and it rises to 80' at the east property boundary. One residence (built in 1961) and a garage exists on the site currently.

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.

3101 Fisherman Bay Road, Lopez Island, Washington is the address of the existing home on this site. Tax parcel 252244002 is the geolocator for the parcel. The parcel is a portion of Government Lot 10, in the southeast quarter of Section 22, Township 35N, Range 2 W, W.M, in San Juan County, Washington (together with tidelands).

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

From the road, the site slopes gently upward to 80' in elevation. The upper 100' is lightly wooded. An existing home is sited about 275' from the road.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Gently sloping.

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

Over a horizontal distance of 445' the elevation gain is about 55'.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The westerly 2/3 of the site is Mitchell Bay sandy gravelly loam, 0-5% slopes (prime farmland).

The easterly 1/3 of the site is Hoypus-Whidbey complex, 10-30% slopes (farmland of statewide importance).

The proposal to change the maximum allowable density does not affect the soils.

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

Most of the shoreline immediately adjacent to and on the water side of Fisherman Bay Road is shown on the GIS maps as "unstable buff" (red line.) The upper 1/3 of the site has slopes greater than 15%.

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.

No fill is anticipated or required as a part of the pending Application. In the event the application were approved, then excavation may be required to allow for the construction of a dwelling unit, but this would be limited to that necessary for construction of a residential foundation with the excavated soil begin used on the site. Total area of excavation would be typical of small-moderate residential development.

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

No erosion will occur as a result of the pending Application. In the event the application were approved, and a building or development permit were obtained, then erosion would be unlikely as residential development is required to meet stormwater and erosion control measures set forth in the development regulations.

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

This application will not result in any portion of the site being covered with impervious surfaces. The existing development is about 3,000 square feet of impervious surface. If this application were

approved, then one additional residence might add about that same amount, or less. This issue will be addressed at the time of application for a development or building permit.

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

This application will not result in the need for any measures to reduce or control erosion or other impacts to the earth, if any. In the event the application were approved, then any building or development permit obtained would be required to meet all applicable requirements for stormwater and erosion control, as required by building and land use codes then in effect.

2. Air

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

This application will not result in any emissions to the air. In the event the application were approved, then this will be addressed at the time of application for a building or development permit. Moreover, residential uses (and the construction of residential structures) are generally considered to be insignificant in this regard.

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

Off-site sources of emissions or odors will not affect the pending application. There is a concrete palnt to the north, and a public county road on the western side of the Property.

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

No impacts are anticipated.

3. Water

a. Surface Water:

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

Fisherman Bay is located on the west boundary. It is part of Puget Sound/Salish Sea.

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.

This application will not require any work over, in, or adjacent to the described waters. If the application is approved, then it is possible that a dwelling unit might be constructed within 200' of the OHWM; however, all applicable regulations would be followed at the time of application for a building or other development permit.

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

None.

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

No.

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

No

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

No

b. Ground Water:

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

This application will not result groundwater to be withdrawn. If the application is approved, then it is possible that the well on the property could be used to provide normal residential water service to an additional dwelling unit. However this, as well as surface drainage, will be addressed at the time of application for a building or development permit.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

This application will not result in any discharge into the ground. Septic systems are regulated by Health and Community Services. Compliance with those regulations is required and any future building or development permit applications would address those issues.

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.

This application will not cause any source of runoff. Impermeable surfaces cause runoff, and all stormwater and drainage regulations would be complied with at the time that application is made for a development or building permit, if this application is approved.

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

This application will not cause any waste materials to enter ground or surface waters.

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

No.

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

There will not be any surface, ground, or runoff water produced as a result of this application. If this application is approved, then at the time of application for a development or building permit, these issues will be addressed and any and all applicable drainage regulations will be followed.

4. Plants [Find help answering plants questions](#)

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 vegetation will be removed or altered by this application. If this application is approved, and a building or development permit is applied for, then this issue will be addressed at that time. It is expected that minimal vegetation would have to be removed or altered to accommodate an additional dwelling unit on the property.

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

None known.

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

None in connection with this application and to be determined for any future building or development permit application.

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

None known.

5. Animals

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other: all of those have been sighted.
- Mammals: deer, bear, elk, beaver, other: Deer
- Fish: bass, salmon, trout, herring, shellfish, other: There are fish in the bay.

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

None.

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

Generally, the region is used for migration.

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

None.

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

None.

6. Energy and Natural Resources

- 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.

This application does not have any energy needs. If this application is approved then this will be addressed when applying for a development or building permit.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None included in connection with this application; however, at the time of application for a building or other development permit, then those required by the building code would be followed.

7. Environmental Health

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

No. If this application were approved, then a building or development permit may need to be obtained, but residential use does not usually generate these risks.

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

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

None.

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

None.

c. Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

None affect this application; however, a concrete plant to the north generates noise; and traffic on Fisherman Bay Road generates noise.

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)?**

This application would not create any noise. If this application were approved, then this would be addressed at the time of application for a building or development permit. The construction of a dwelling unit is unlikely to generate significant amount of noise.

3. **Proposed measures to reduce or control noise impacts, if any.**

None are necessary given the nature of the application.

8. Land and Shoreline Use

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

This application will not affect current land uses on nearby or adjacent properties. Residential uses exist on the site and immediately surrounding it. There are also some businesses on a parcel to the south (various uses in the past.) There is a concrete operation to the north.

- 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 because 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?**

Not in recent past. No conversion is expected as a result of this application or any development that may occur if the application is approved.

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

No.

- c. **Describe any structures on the site.**

One single family residence and detached garage.

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

No.

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

Rural Farm Forest 5.

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

Rural Farm Forest 5.

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

Rural shoreline.

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

It is possible that the bluff on the waterside of Fisherman Bay Road has been classified as a critical area.

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

This application does not propose any development. If this application were approved, then it is likely that a building permit for a single dwelling unit would be applied for and would be used for normal residential purposes.

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

N/A; None.

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

Not necessary.

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

Residential use is compatible with existing residential uses.

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

This application will not result in any impacts to agricultural or forest lands of long term commercial significance.

9. Housing

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

This application would not allow for the creation of any units; however, if approved, and if a subsequent building or development permit application were approved, then it is likely that it would result in one additional low-to-middle income unit of housing would result.

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

N/A; None would be eliminated.

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

N/A; No housing impacts are anticipated.

10. Aesthetics

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

There are no structures proposed as part of this application.

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

No views would be affected by this application.

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

This application will not result in any aesthetic impacts.

11. Light and Glare

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

This application will not produce any light or glare. If this application is approved, then a subsequent development or building permit application will address this concern, but is likely to be consistent with that of one dwelling unit, and exterior lighting is regulated by the land use code.

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

N/A; No.

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

N/A; Headlights on the road.

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

N/A; None.

12. Recreation

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

Boating

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

N/A; 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; No impacts are anticipated.

13. Historic and Cultural Preservation

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

N/A; the existing single family residence on the site is over 45 years old.

- 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.

Not that anyone is aware of as of this date.

- 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. The application will not have any impacts to cultural or historic resources.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Fisherman Bay Road.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No public transit, aside from the ferry system.
- c. 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.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- e. 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?

This application will not result in any vehicular trips per day.

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.

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

N/A; None are needed.

15. Public Services

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

No.

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

N/A; None needed.

16. Utilities

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

Electricity, telephone, septic system (connected to Fisherman Bay Sewer district).

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.

There is no project proposed at this time; however, if the application were approved, then it would likely result in the development of an additional dwelling unit, which would be served by customary utilities and which will be identified at the time of application for a building or other development permit.

C. Signature

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

X

Linda G Southwell

02 / 24 / 2023

Type name of signee: **Linda Southwell**

Position and agency/organization: **Owner**

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

- **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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



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

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (do not 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 will not increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances or produce noise, since it is only to increase density; If building or development permits are subsequently obtained then they would likely only seek one additional residential dwelling unit (where one exists now) would not increase discharge to water because building and land use codes require stormwater/drainage analysis/improvements; emissions to air would not increase significantly with one additional residence; toxic or hazardous substances are not normally generated by residential use; noise might increase slightly and insignificantly by adding a dwelling unit, but all of this would be mitigated by applicable development regulations and conditions of approval, if appropriate.

Proposed measures to avoid or reduce such increases are:

N/A with regard to the application under consideration; if subsequent building or development permit applications are applied for, then the same will be required to meet the requirements for residential development as they pertain to sewer, water, drainage, airborne emissions, toxics and noise.

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

The proposal will not affect plants, animals, fish, or marine life. If subsequent building or development permit applications are applied for, then adding one residential dwelling unit on the property will not have a significant effect because residential development is regulated by health, land use and building codes, and all applicable development regulations must be followed.

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

The proposal will not affect plants, animals, fish, or marine life. If subsequent building or development permit applications are applied for, then adding one residential dwelling unit on the property will not have a significant effect because residential development is regulated by health, land use, and building codes, and all applicable development regulations must be followed.

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

This proposal will not deplete energy or natural resources. If subsequent building or development permit applications are applied for, then adding one residential dwelling unit would be very unlikely to deplete energy or natural resources because building codes and land use regulations will likely require compliance with energy codes.

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

This proposal will not deplete energy or natural resources. If subsequent building or development permit applications are applied for, then adding one residential dwelling unit would be very unlikely to deplete energy or natural resources because building codes and land use regulations will likely require compliance with energy codes and other applicable regulations to protect or conserve energy and natural resources.

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?

This proposal will not use or affect environmentally sensitive areas or areas designed for governmental protection. Nevertheless, the site contains no known environmentally sensitive areas.

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

This proposal will not use or affect environmentally sensitive areas or areas designed for governmental protection. If subsequent building or development permit applications are applied for, then any and all applicable land use, building, and health codes will apply to said permits and will adequately provide for the protection, avoidance, and/or reduction of impacts to such resources.

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?

This proposal will not affect land and shoreline use. To the extent that subsequent development or building permit applications are pursued as a result of this application, then those permits are likely to only result in residential or residentially-compatible uses, which would be entirely consistent with existing plans.

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

This proposal will not affect shoreline and land use impacts. To the extent that subsequent development or building permit applications are pursued as a result of this application, then those permits will only be granted if they are consistent with all applicable development regulations, which are designed to avoid and reduce shoreline and land use impacts caused by proposed development.

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

This proposal will not increase demands on transportation or public services and utilities. To the extent that subsequent development or building permit applications are pursued as a result of this application, then the development of one additional single family dwelling unit would not significantly increase demands on transportation or public services and utilities. Transportation is privately provided in this area, and the property is located on a public county road. Demands on public services (fire, police) and utilities (power, phone, and internet) will not significantly increase by the addition of one single family dwelling unit.

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

This proposal will not increase any such demands.

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

This proposal will not conflict with any local, state, or federal laws or requirements for the protection of the environment. To the extent that subsequent development or building permit applications are pursued as a result of this application, then this will be addressed at the time of application, and those permits will only be granted if they are consistent with all applicable laws and regulations, including all development regulations, which are designed (among other things) to protect the environment.

Linda G Southwell

Linda Southwell

02 / 24 / 2023

TPN	TPN Short	District	Island	Latitude	Longitude	Landuse
252241008000	252241008	3 - Lopez	Lopez	48.51320353	-122.910137	MC
252241010000	252241010	3 - Lopez	Lopez	48.51222185	-122.9109902	MC
252332023000	252332023	3 - Lopez	Lopez	48.51317606	-122.9085695	MC
252244002000	252244002	3 - Lopez	Lopez	48.51028872	-122.9123577	RFF
252252001000	252252001	3 - Lopez	Lopez	48.50766796	-122.9145554	RFF
252252003000	252252003	3 - Lopez	Lopez	48.50837307	-122.9127656	RFF
252252004000	252252004	3 - Lopez	Lopez	48.50760464	-122.9130305	RFF
252252005000	252252005	3 - Lopez	Lopez	48.50769065	-122.9118238	RFF
252252006000	252252006	3 - Lopez	Lopez	48.5083843	-122.9116394	RFF
252252007000	252252007	3 - Lopez	Lopez	48.50839092	-122.9109391	RFF
252252008000	252252008	3 - Lopez	Lopez	48.50769415	-122.9111593	RFF
252252009000	252252009	3 - Lopez	Lopez	48.50763054	-122.910373	RFF
252252010000	252252010	3 - Lopez	Lopez	48.5081706	-122.9102722	RFF
252252011000	252252011	3 - Lopez	Lopez	48.50843196	-122.909432	RFF
252252012000	252252012	3 - Lopez	Lopez	48.50849342	-122.9074731	RFF
252252013000	252252013	3 - Lopez	Lopez	48.50795205	-122.9076776	RFF
252252014000	252252014	3 - Lopez	Lopez	48.50743124	-122.9079177	RFF
252252018000	252252018 000	3 - Lopez	Lopez	48.50754736	-122.9105898	RFF
252253001000	252253001	3 - Lopez	Lopez	48.50981216	-122.9113656	RFF
252253002000	252253002	3 - Lopez	Lopez	48.50986619	-122.9123069	RFF
252253003000	252253003	3 - Lopez	Lopez	48.50922878	-122.9137811	RFF
252253004000	252253004	3 - Lopez	Lopez	48.50942242	-122.9103559	RFF
252253005000	252253005	3 - Lopez	Lopez	48.50930887	-122.911157	RFF
252253006000	252253006	3 - Lopez	Lopez	48.50887855	-122.9104571	RFF
252253007000	252253007	3 - Lopez	Lopez	48.50880948	-122.9118116	RFF
252253008000	252253008	3 - Lopez	Lopez	48.50940125	-122.9120814	RFF
252253009000	252253009	3 - Lopez	Lopez	48.51032799	-122.9106585	RFF
252253010000	252253010	3 - Lopez	Lopez	48.50923068	-122.9125739	RFF
252253011000	252253011	3 - Lopez	Lopez	48.50895915	-122.9131227	RFF
252253012000	252253012	3 - Lopez	Lopez	48.50952589	-122.9133441	RFF
252253013000	252253013	3 - Lopez	Lopez	48.50899987	-122.9140694	RFF
252253014000	252253014	3 - Lopez	Lopez	48.5098829	-122.9103683	RFF
252332008000	252332008	3 - Lopez	Lopez	48.51121846	-122.9089864	RFF
252333004000	252333004	3 - Lopez	Lopez	48.50907896	-122.9089432	RFF
252333005000	252333005	3 - Lopez	Lopez	48.50949971	-122.9087878	RFF
252350001000	252350001	3 - Lopez	Lopez	48.51261798	-122.9098221	RFF
252350002000	252350002	3 - Lopez	Lopez	48.51211529	-122.9098267	RFF
252350003000	252350003	3 - Lopez	Lopez	48.51262941	-122.9091158	RFF
252350004000	252350004	3 - Lopez	Lopez	48.51211158	-122.9091069	RFF
252350005000	252350005	3 - Lopez	Lopez	48.51259398	-122.9084578	RFF
252350006000	252350006	3 - Lopez	Lopez	48.51208416	-122.9083447	RFF
252350007000	252350007	3 - Lopez	Lopez	48.51259763	-122.9077965	RFF
252350008000	252350008	3 - Lopez	Lopez	48.51214787	-122.9073863	RFF
252350010000	252350010	3 - Lopez	Lopez	48.51163405	-122.907333	RFF
252350012000	252350012	3 - Lopez	Lopez	48.51122686	-122.9072747	RFF
252350014000	252350014	3 - Lopez	Lopez	48.51081636	-122.90722	RFF
252352001000	252352001	3 - Lopez	Lopez	48.509951	-122.9094992	RFF
252352002000	252352002	3 - Lopez	Lopez	48.51016774	-122.90848	RFF
252352003000	252352003	3 - Lopez	Lopez	48.51020549	-122.906706	RFF
252352004000	252352004	3 - Lopez	Lopez	48.50963559	-122.9068008	RFF
252352005000	252352005	3 - Lopez	Lopez	48.50905792	-122.9067825	RFF
252241003000	252241003	3 - Lopez	Lopez	48.51326261	-122.9120245	MC
252241004000	252241004	3 - Lopez	Lopez	48.51247789	-122.912151	MC
252241005000	252241005	3 - Lopez	Lopez	48.51088361	-122.9119186	RFF
252241006000	252241006	3 - Lopez	Lopez	48.51149699	-122.9126297	RFF
252241009000	252241009	3 - Lopez	Lopez	48.51145096	-122.9111438	RFF

Documents	SitusAddr	SitusCity	SitusState	SitusZip	District_N
252241008000		Lopez Island	WA	98261	31 Lopez - Village
252241010000		Lopez Island	WA	98261	31 Lopez - Village
252332023000		Lopez Island	WA	98261	31 Lopez - Village
252244002000	3101 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252001000	3305 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252003000	191 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252004000		Lopez Island	WA	98261	33 Lopez - Central
252252005000		Lopez Island	WA	98261	33 Lopez - Central
252252006000	227 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252007000	295 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252008000	268 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252009000		Lopez Island	WA	98261	33 Lopez - Central
252252010000		Lopez Island	WA	98261	33 Lopez - Central
252252011000	375 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252012000	587 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252013000		Lopez Island	WA	98261	33 Lopez - Central
252252014000	541 Run Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252018000		Lopez Island	WA	98261	33 Lopez - Central
252253001000	83 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253002000	43 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253003000	3157 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253004000		Lopez Island	WA	98261	33 Lopez - Central
252253005000	157 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253006000		Lopez Island	WA	98261	33 Lopez - Central
252253007000	140 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253008000	44 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253009000		Lopez Island	WA	98261	33 Lopez - Central
252253010000	42 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253011000	3159 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253012000	3135 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253013000	3185 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253014000	203 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252332008000		Lopez Island	WA	98261	33 Lopez - Central
252333004000		Lopez Island	WA	98261	33 Lopez - Central
252333005000		Lopez Island	WA	98261	33 Lopez - Central
252350001000	163 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350002000	184 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350003000		Lopez Island	WA	98261	33 Lopez - Central
252350004000	224 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350005000	227 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350006000	240 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350007000	235 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350008000	306 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350010000	360 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350012000		Lopez Island	WA	98261	33 Lopez - Central
252350014000		Lopez Island	WA	98261	33 Lopez - Central
252352001000		Lopez Island	WA	98261	33 Lopez - Central
252352002000		Lopez Island	WA	98261	33 Lopez - Central
252352003000		Lopez Island	WA	98261	33 Lopez - Central
252352004000		Lopez Island	WA	98261	33 Lopez - Central
252352005000	578 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252241003000	130 Normandy Ln	Lopez Island	WA	98261	31 Lopez - Village
252241004000		Lopez Island	WA	98261	31 Lopez - Village
252241005000	30 Pickering Ln	Lopez Island	WA	98261	33 Lopez - Central
252241006000	3009 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252241009000	2969 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central

Prop ID	Owner
7385	BAYVIEW FARMS LLC
7387	DILLER ASSOCIATES INC TTEE
26897	KEVIN & NANCY WALSTROM
7390	KRISTA G RITTER & LINDA G SOUTHWELL
26203	JOSEPH SCHNEIDER & KIMBERLY CLEMENTS
7475	ROBERT S THESMAN TTEE
7476	GLENN GRILEY TTEE
7477	ROBERT D BASTA
7478	MELINDA A LLOYD
7479	DAVID M KEANEY
7480	RONALD L WALTERS & RANDALL C DICKSON
7481	PAIGE MARIE VAUGHN & WILLIAM E SUTHERLAND JR
7482	NANCY MURPHY GILBERT TTEE
7483	RUTH W FRANKEL
7484	LANCE A LOPES & SUSAN RIDDER LOPES
7485	DIMTRY TITOV
7486	WILLIAM GEOFFREY TRIMM & MICHAL LOUISE LONDON
7490	BLUE HERON RIDGE COMMUNITY ASSOCIATION
7491	PETER CAVANAGH & ANN VANDERVELDE
7492	SHIRWIN ELIZABETH SMITH
7493	MATTHEW STEPHEN KOEPP & SHANNA LYNN KOEPP
7494	RODNEY L JUNTUNEN
7495	DOUGLAS ALLAN ORR & MICHELE MACKY ORR
7496	DONALD J BAILEY
7497	JEFFRY S WILSON & LISA J HUMMEL
7498	NORA J MCCLOY & TERRY L LARSON
7499	WILLIAM G DILLER TTEE
7500	PETER C & CYNTHIA S CANTLE TTEES
7501	MATTHEW S KOEPP & SHANNA L KOEPP
7502	BAYVIEW FARMS LLC
7503	DAVID J MCROBERTS
7504	THOMAS JAY MISA & RUTH KAY FOTHERGILL
7553	ROBERT C & ROSE ANN FARRIS
7568	ADAM K & RACHEL M BIGBY
7569	TOP OF THE WORLD OWNERS ASSOCIATION
7593	DAVID C & JANA L KETCHUM
7594	STEFANIE A E DONNELLY & RICHARD I DONNELLY & ANNA C JENTOFT
7595	KEVIN & NANCY WALSTROM
7596	STEVEN & CHRISTINE NEMETH
7597	KEVIN & NANCY WALSTROM
7598	BARBARA SCHULTHEISS & LARRY MCMURCHIE
7599	JAMES CHARLES GORTON TTEE & CAROL ANN GORTON TTEE
7600	NORMAN LARS OLSEN JR & GWENDOLYN M OLSEN
7602	BREESE REMELE
7604	ISLANDS MARINE CENTER INC
7606	CHRISTIAN A GREVSTAD & TERRIS R DRAHEIM
7610	TOP OF THE WORLD LLC
7611	TOP OF THE WORLD LLC
7612	TOP OF WORLD 3 AND 4 LLC
7613	TOP OF WORLD 3 AND 4 LLC
7614	RUSSELL A & ANDREA BORGMANN
7381	BAYVIEW FARMS LLC
7382	BAYVIEW FARMS LLC
7383	BAYVIEW FARMS LLC
7384	LINAYA LEAF TTEE
7386	ROBERT C & ROSE ANN FARRIS

Address_1	Address_2	Address_3
VILLAGE PROPERTY	PO BOX 5009	
PO BOX 459		
151 LOWER BOUY BAY RD		
3612C W END AVE		
3701 WALLINGFORD AVE N		
PO BOX 548		
2089 BAKERVIEW RD		
1133 5TH PLACE		
3601 WALLINGFORD AVE N		
12735 42ND AVE NE		
268 RUM RUNNER RD		
38 LIHAU ST		
3268 E HIGHWAY 16		
PO BOX 417		
630 BOREN AVE N APT 820		
20821 NE 141ST ST		
16811 SNOHOMISH AVE		
PO BOX 445		
5634 2ND AVE NW		
PO BOX 974		
15721 LARCH WAY		
c/o PLANTING DESIGN	18408 BURKLAND RD	
3003 GLENVIEW AVE		
1289 HOMESTEAD CREEK DRIVE		
PO BOX 835		
PO BOX 750		
PO BOX 459		
C/O THE CANTLE FAMILY TRUST	PO BOX 399	
15721 LARCH WAY		
3135 FISHERMAN PROPERTY	PO BOX 5009	
PO BOX 603		
203 DRAGON RUN #941		
2969 FISHERMAN BAY RD		
189 HUMMEL LAKE RD		
c/o KEVIN WALSTROM	151 LOWER BUOY BAY RD	
13230 N CHIRACAHUA PEAK DR		
47211 SE 160TH ST		
151 LOWER BUOY BAY RD		
24845 SE MIRRORMONT WAY		
151 LOWER BUOY BAY RD		
330 HONEY BEE LN		
PO BOX 842		
PO BOX 808		
11876 JOHNSON LAKE RD		
C/O JENNIFER MENG	PO BOX 88	
10208 47TH AVE SW		
1521 2ND AVE APT 3002		
1521 2ND AVE APT 3002		
151 LOWER BOUY BAY RD		
151 LOWER BOUY BAY RD		
2100 120TH PLACE SE		
130 NORMANDY PROPERTY	PO BOX 5009	
130 NORMANDY PROPERTY	PO BOX 5009	
64 PICKERING PROPERTY	PO BOX 5009	
1133 HARVARD AVE		
2969 FISHERMAN BAY RD		

City	State	Zip
BELLEVUE	WA	98005-5009
LOPEZ ISLAND	WA	98261-0459
OLGA	WA	98279-9588
NASHVILLE	TN	37205-2403
SEATTLE	WA	98103-8243
LOPEZ ISLAND	WA	98261-0548
LOPEZ ISLAND	WA	98261-8426
MUKILTEO	WA	98275-1751
SEATTLE	WA	98103-8241
SEATTLE	WA	98125-4622
LOPEZ ISLAND	WA	98261-7918
KAPAA	HI	96746-9535
TEN SLEEPS	WY	82442-8816
LOPEZ ISLAND	WA	98261-0417
SEATTLE	WA	98109-6034
WOODINVILLE	WA	98077-7667
SNOHOMISH	WA	98296-5365
LOPEZ ISLAND	WA	98261-0445
SEATTLE	WA	98107-2013
LOPEZ ISLAND	WA	98261-0974
LYNNWOOD	WA	98087-2636
MOUNT VERNON	WA	98274-9057
AUSTIN	TX	78703-1440
BROADVIEW HEIGHTS	OH	44147-2579
LOPEZ ISLAND	WA	98261-0835
LOPEZ ISLAND	WA	98261-0750
LOPEZ ISLAND	WA	98261-0459
LOPEZ ISLAND	WA	98261-0399
LYNNWOOD	WA	98087-2636
BELLEVUE	WA	98009-5009
LOPEZ ISLAND	WA	98261-0603
LOPEZ ISLAND	WA	98261-7714
LOPEZ ISLAND	WA	98261-8513
LOPEZ ISLAND	WA	98261-8855
OLGA	WA	98279-9588
ORO VALLEY	AZ	85755-3415
NORTH BEND	WA	98045-9704
OLGA	WA	98279-9588
ISSAQUAH	WA	98027-7314
OLGA	WA	98279-9588
LOPEZ ISLAND	WA	98261-6503
LOPEZ ISLAND	WA	98261-0842
LOPEZ ISLAND	WA	98261-0808
LAKESIDE	CA	92040-1050
LOPEZ ISLAND	WA	98261-0088
SEATTLE	WA	98146-1033
SEATTLE	WA	98101-4523
SEATTLE	WA	98101-4523
OLGA	WA	98279-9588
OLGA	WA	98279-9588
BELLEVUE	WA	98005-4651
BELLEVUE	WA	98009-5009
BELLEVUE	WA	98009-5009
BELLEVUE	WA	98009-5009
BILLINGS	MT	59102-1813
LOPEZ ISLAND	WA	98261-8513

Short_Lega

PR GL 9 Sec 22, T 35N, R 2W
PR GL 9, EX CO RD Sec 22, T 35N, R 2W
SHORT PLAT OF WILLIS - LOT 4 Sec 23, T 35N, R 2W
PR GL 10 TGW TDS Sec 22, T 35N, R 2W
BLUE HERON RIDGE - MODIFIED LOT 1 (SFTPO SEE 001 & 002) Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 3 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - MODIFIED LOT 4 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 5 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 6 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 7 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 8 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 9 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 10 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 11 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 12 TGW ESMT OF USE ON 252252017 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 13 TGW ESMT OF USE ON 252252017 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 14 TGW ESMT OF USE ON 252252017 Sec 22, T 35N, R 2W
BLUE HERON RIDGE - PRIVATE ROAD (SFTPO SEE 001 & 002) Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 1 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 2 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 3 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 4 TGW SHORELINE PEDESTRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE LP - LOT 5 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 6 TGW SHORELINE PEDESTRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 7 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 8 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 9 TGW SHORELINE PEDESTRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE LONG PLAT - LOT 10 TGW SHORELINE PEDRESTRRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 11 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 12 TGW SHORELINE PEDESTRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 13 TGW SHORELINE PEDESTRAIN ESMT Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 14 TGW SHORELINE PEDESTRIAN ESMT Sec 22, T 35N, R 2W
W465.25' NW-SW, EXCEPT N848.76' Sec 23, T 35N, R 2W
PR SW-SW (MODIFIED TRACT A1 PER BLM AFN 2004-0520019) Sec 23, T 35N, R 2W
PR SW-SW - TRACT A2 PER BLM AFN 2002-0513049 SHALL NOT BE USED FOR RESIDENTIAL PURPOSES Sec 23, T
MARINER HILL - LOT 1 Sec 23, T 35N, R 2W
MARINER HILL - LOT 2 Sec 23, T 35N, R 2W
MARINER HILL - LOT 3 Sec 23, T 35N, R 2W
MARINER HILL - LT 4 Sec 23, T 35N, R 2W
MARINER HILL - LOT 5 Sec 23, T 35N, R 2W
MARINER HILL - LOT 6 Sec 23, T 35N, R 2W
MARINER HILL - LOT 7 Sec 23, T 35N, R 2W
MARINER HILL - LT 8 Sec 23, T 35N, R 2W
MARINER HILL - LOT 10 Sec 23, T 35N, R 2W
MARINER HILL - LT 12 Sec 23, T 35N, R 2W
MARINER HILL - LOT 14 Sec 23, T 35N, R 2W
TOP OF THE WORLD - LOT 1 TGW UND INT IN COMM AREA (BURDENED BY VIEW ESMT) Sec 23, T 35N, R 2W
TOP OF THE WORLD - LOT 2 TGW UND INT IN COMM AREA (BURDENED BY VIEW ESMT) Sec 23, T 35N, R 2W
TOP OF THE WORLD - LOT 3 TGW UND INT IN COMM AREA TGW VIEW ESMT OVER LOTS 1 & 2 Sec 23, T 35N, R 2W
TOP OF THE WORLD - LOT 4A PER BLM AFN 2004-0520019 TGW UND INT IN COMM AREA TGW VIEW ESMT OVER LC
TOP OF THE WORLD - LOT 5A PER BLM AFN 2004-0520019 TGW UND INT IN COMM AREA Sec 23, T 35N, R 2W
PR GL 9 TGW TDS RESTAURANT/CONFCTR/POOL/LAUNDROMAT/DOCKS Sec 22, T 35N, R 2W
PR GL 9 EX CO RD - MOTEL Sec 22, T 35N, R 2W
PR GL 9 EX CO RD Sec 22, T 35N, R 2W
PR GL 9 EX CO RD Sec 22, T 35N, R 2W
PR GL 9 EX CO RD Sec 22, T 35N, R 2W

Legal Acres	Taxable Acres	Tax_Code	Tax_Area
0.5564	0.56	0445	LOPEZ SEWER DIST
2.4058	2.38	0445	LOPEZ SEWER DIST
1.0002	1	0445	LOPEZ SEWER DIST
2.5657	2.3	0445	LOPEZ SEWER DIST
3.2238	0	0445	LOPEZ SEWER DIST
1.9614	1.96	0442	LOPEZ
2.1994	2.2	0442	LOPEZ
0.6612	0.66	0442	LOPEZ
0.7469	0.75	0442	LOPEZ
0.7197	0.72	0442	LOPEZ
0.7932	0.79	0442	LOPEZ
1.0076	1.01	0442	LOPEZ
0.631	0.63	0442	LOPEZ
1.2132	1.21	0442	LOPEZ
3.4238	3.42	0442	LOPEZ
3.5224	3.52	0442	LOPEZ
2.8901	2.89	0442	LOPEZ
3.8544	0	0442	LOPEZ
0.7725	0.77	0445	LOPEZ SEWER DIST
0.5542	0.55	0445	LOPEZ SEWER DIST
0.2498	0.25	0445	LOPEZ SEWER DIST
0.6854	0.69	0445	LOPEZ SEWER DIST
1.2889	1.29	0445	LOPEZ SEWER DIST
1.0794	1.08	0445	LOPEZ SEWER DIST
0.9706	0.97	0445	LOPEZ SEWER DIST
1.0045	1	0445	LOPEZ SEWER DIST
1.3128	1.31	0445	LOPEZ SEWER DIST
0.8109	0.81	0445	LOPEZ SEWER DIST
0.8533	0.85	0445	LOPEZ SEWER DIST
1.013	1.01	0445	LOPEZ SEWER DIST
0.5955	0.6	0445	LOPEZ SEWER DIST
0.8989	0.9	0445	LOPEZ SEWER DIST
4.9958	5	0442	LOPEZ
2.0474	2.05	0442	LOPEZ
0.5122	0.51	0442	LOPEZ
0.733	0.73	0442	LOPEZ
0.7416	0.74	0442	LOPEZ
0.6941	0.69	0442	LOPEZ
0.7351	0.74	0442	LOPEZ
0.7124	0.71	0442	LOPEZ
0.7174	0.72	0442	LOPEZ
0.7986	0.8	0442	LOPEZ
1.2642	1.26	0442	LOPEZ
1.1947	1.19	0442	LOPEZ
1.2937	1.29	0442	LOPEZ
1.426	1.43	0442	LOPEZ
2.406	2.41	0442	LOPEZ
1.9126	1.91	0442	LOPEZ
3.0004	3	0442	LOPEZ
3.3091	3.31	0442	LOPEZ
3.2557	3.26	0442	LOPEZ
5.3577	5.08	0445	LOPEZ SEWER DIST
3.7372	3.39	0445	LOPEZ SEWER DIST
3.4349	3.11	0445	LOPEZ SEWER DIST
0.6838	0.55	0445	LOPEZ SEWER DIST
4.3911	4.28	0445	LOPEZ SEWER DIST

Owner_Last	Use_Code
	9100
DILLER ASSOCIATES, INC.,TTEE	9100
WALSTROM	9100
	1100
	1100
	9100
	9100
BASTA	9100
LLOYD	1100
	9100
WALTERS & RANDALL C	1100
	9100
	9100
	1100
	1100
	9100
	9100
	9100
	1100
	1100
JUNTUNEN	9100
	1100
BAILEY	9100
	9100
	1100
DILLER, TTEE	1800
	1100
	1100
	1200
	5800
	1100
FARRIS	8500
	9100
	4500
	1801
	1801
	9100
NEMETH	1100
	1100
	1100
	1100
OLSEN, JR &	1100
	1100
ISLANDS MARINE CENTER INC	9100
	9100
TOP OF THE WORLD; A LLC	9100
TOP OF THE WORLD; A LLC	9100
	9100
	9100
	9100
	1600
	1600
	1200
	1100
FARRIS	8500

Descriptio	Landuse_1
UNDEVELOPED LAND	MC
UNDEVELOPED LAND	MC
UNDEVELOPED LAND	MC
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
RESIDENTIAL W/IMP VAL NOT CODED ELSEWHERE	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, 2-4 UNITS IN 1 BLDG	RFF
RETAIL - EATING AND DRINKING	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
MINING ACTIVITIES	RFF
UNDEVELOPED LAND	RFF
HIGHWAY RIGHT-OF-WAY	RFF
W NON-HABITABLE IMPRMNTS	RFF
W NON-HABITABLE IMPRMNTS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOTELS / MOTELS	
HOTELS / MOTELS	
HOUSEHOLD, 2-4 UNITS IN 1 BLDG	
HOUSEHOLD, SINGLE FAMILY UNITS	
MINING ACTIVITIES	

252244001000	252244001	3 - Lopez	Lopez	48.50965938	-122.9140022	RFF
252244004000	252244004	3 - Lopez	Lopez	48.50990656	-122.9133374	RFF
252252002000	252252002	3 - Lopez	Lopez	48.50845031	-122.9141896	RFF
252252015000	252252015	3 - Lopez	Lopez	48.5078675	-122.9156215	RFF
252252016000	252252016 000	3 - Lopez	Lopez	48.50719448	-122.9110532	RFF
252253015000	252253015	3 - Lopez	Lopez	48.50903683	-122.9147965	RFF

252244001000		Lopez Island	WA	98261	33 Lopez - Central
252244004000	3109 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252002000	193 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252015000		Lopez Island	WA	98261	33 Lopez - Central
252252016000		Lopez Island	WA	98261	33 Lopez - Central
252253015000		Lopez Island	WA	98261	33 Lopez - Central

7389	THOMAS F & SUSAN ASHMORE PATTY TTEES & WINNIE DEAR LLC
7391	BAYVIEW FARMS LLC
26204	ROBERT S THESMAN TTEE
7487	BLUE HERON RIDGE COMMUNITY ASSOCIATION
7488	BLUE HERON RIDGE COMMUNITY ASSOCIATION
7505	DAVID J MCROBERTS & RODNEY L JUNTUNEN

33731 CHULA VISTA AVE		
3109 PROPERTY	PO BOX 5009	
PO BOX 548		
PO BOX 445		
PO BOX 445		
PO BOX 603	83 DRAGON RUN	

DANA POINT	CA	92629-1624
BELLEVUE	WA	98009-5009
LOPEZ ISLAND	WA	98261-0548
LOPEZ ISLAND	WA	98261-0445
LOPEZ ISLAND	WA	98261-0445
LOPEZ ISLAND	WA	98261-0603

PR GL 10 TGW TDS Sec 22, T 35N, R 2W

PR GL 10 TGW TDS Sec 22, T 35N, R 2W

BLUE HERON RIDGE - LOT 2 (SFTPO LOPEZ SEWER DISTRICT SEE 001 & 002) Sec 22, T 35N, R 2W

BLUE HERON RIDGE - COMMON BEACH AREA TGW TDS Sec 22, T 35N, R 2W

BLUE HERON RIDGE - COMMON AREA B (SFTPO SEE 001 & 002) Sec 22, T 35N, R 2W

PR GL 10 TGW TDS - (SHORELINE PEDESTRAIN ESMT AREA) Sec 22, T 35N, R 2W

0.1503	0.06	0445	LOPEZ SEWER DIST
0.4798	0.37	0445	LOPEZ SEWER DIST
2.261	0	0445	LOPEZ SEWER DIST
0.3538	0.35	0445	LOPEZ SEWER DIST
3.8908	0	0442	LOPEZ
0.2195	0.22	0445	LOPEZ SEWER DIST
102.1758	87.24		

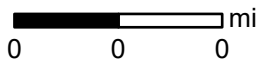
	9900
	6100
	1100
	9900
	9900
MCROBERTS & R JUNTUNEN	9900

OTHER UNDEVELOPED LAND	
FINANCE, INSURANCE, & REAL EST	
HOUSEHOLD, SINGLE FAMILY UNITS	
OTHER UNDEVELOPED LAND	
OTHER UNDEVELOPED LAND	
OTHER UNDEVELOPED LAND	



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

1 in = 342 feet



1000' of 252244002

TPN	TPN Short	District	Island	Latitude	Longitude	Landuse
252611001000	252611001	3 - Lopez	Lopez	48.50515025	-122.8990474	AG
252214009000	252214009	3 - Lopez	Lopez	48.51454605	-122.9107102	MC
252241008000	252241008	3 - Lopez	Lopez	48.51320353	-122.910137	MC
252241010000	252241010	3 - Lopez	Lopez	48.51222185	-122.9109902	MC
252332004000	252332004	3 - Lopez	Lopez	48.51381168	-122.9095873	MC
252332016000	252332016	3 - Lopez	Lopez	48.51317606	-122.9085695	MC
252332019000	252332019	3 - Lopez	Lopez	48.51430462	-122.908946	MC
252332022000	252332022	3 - Lopez	Lopez	48.51317606	-122.9085695	MC
252332023000	252332023	3 - Lopez	Lopez	48.51317606	-122.9085695	MC
252349005000	252349005	3 - Lopez	Lopez	48.5138106	-122.908906	MC
252244002000	252244002	3 - Lopez	Lopez	48.51028872	-122.9123577	RFF
252252001000	252252001	3 - Lopez	Lopez	48.50766796	-122.9145554	RFF
252252003000	252252003	3 - Lopez	Lopez	48.50837307	-122.9127656	RFF
252252004000	252252004	3 - Lopez	Lopez	48.50760464	-122.9130305	RFF
252252005000	252252005	3 - Lopez	Lopez	48.50769065	-122.9118238	RFF
252252006000	252252006	3 - Lopez	Lopez	48.5083843	-122.9116394	RFF
252252007000	252252007	3 - Lopez	Lopez	48.50839092	-122.9109391	RFF
252252008000	252252008	3 - Lopez	Lopez	48.50769415	-122.9111593	RFF
252252009000	252252009	3 - Lopez	Lopez	48.50763054	-122.910373	RFF
252252010000	252252010	3 - Lopez	Lopez	48.5081706	-122.9102722	RFF
252252011000	252252011	3 - Lopez	Lopez	48.50843196	-122.909432	RFF
252252012000	252252012	3 - Lopez	Lopez	48.50849342	-122.9074731	RFF
252252013000	252252013	3 - Lopez	Lopez	48.50795205	-122.9076776	RFF
252252014000	252252014	3 - Lopez	Lopez	48.50743124	-122.9079177	RFF
252252017000	252252017	3 - Lopez	Lopez	48.50780391	-122.9053268	RFF
252252018000	252252018 000	3 - Lopez	Lopez	48.50754736	-122.9105898	RFF
252253001000	252253001	3 - Lopez	Lopez	48.50981216	-122.9113656	RFF
252253002000	252253002	3 - Lopez	Lopez	48.50986619	-122.9123069	RFF
252253003000	252253003	3 - Lopez	Lopez	48.50922878	-122.9137811	RFF
252253004000	252253004	3 - Lopez	Lopez	48.50942242	-122.9103559	RFF
252253005000	252253005	3 - Lopez	Lopez	48.50930887	-122.911157	RFF
252253006000	252253006	3 - Lopez	Lopez	48.50887855	-122.9104571	RFF
252253007000	252253007	3 - Lopez	Lopez	48.50880948	-122.9118116	RFF
252253008000	252253008	3 - Lopez	Lopez	48.50940125	-122.9120814	RFF
252253009000	252253009	3 - Lopez	Lopez	48.51032799	-122.9106585	RFF
252253010000	252253010	3 - Lopez	Lopez	48.50923068	-122.9125739	RFF
252253011000	252253011	3 - Lopez	Lopez	48.50895915	-122.9131227	RFF
252253012000	252253012	3 - Lopez	Lopez	48.50952589	-122.9133441	RFF
252253013000	252253013	3 - Lopez	Lopez	48.50899987	-122.9140694	RFF
252253014000	252253014	3 - Lopez	Lopez	48.5098829	-122.9103683	RFF
252323004000	252323004	3 - Lopez	Lopez	48.51432109	-122.9060347	RFF
252324001000	252324001	3 - Lopez	Lopez	48.51598456	-122.9020073	RFF
252331001000	252331001	3 - Lopez	Lopez	48.5132787	-122.9017684	RFF
252331002000	252331002	3 - Lopez	Lopez	48.51170006	-122.9017714	RFF
252332002000	252332002	3 - Lopez	Lopez	48.51420933	-122.9077148	RFF
252332008000	252332008	3 - Lopez	Lopez	48.51121846	-122.9089864	RFF
252332011000	252332011	3 - Lopez	Lopez	48.51380563	-122.9081778	RFF
252332013000	252332013	3 - Lopez	Lopez	48.51350625	-122.9073972	RFF
252332014000	252332014	3 - Lopez	Lopez	48.51311789	-122.9058545	RFF
252332015000	252332015	3 - Lopez	Lopez	48.51313424	-122.9064081	RFF
252332018000	252332018	3 - Lopez	Lopez	48.5138409	-122.9059723	RFF
252332020000	252332020	3 - Lopez	Lopez	48.51391923	-122.9074009	RFF
252333004000	252333004	3 - Lopez	Lopez	48.50907896	-122.9089432	RFF
252333005000	252333005	3 - Lopez	Lopez	48.50949971	-122.9087878	RFF
252334001000	252334001	3 - Lopez	Lopez	48.50763298	-122.9017752	RFF
252334002000	252334002	3 - Lopez	Lopez	48.50898924	-122.9017745	RFF

Documents	SitusAddr	SitusCity	SitusState	SitusZip	District_N
252611001000	3042 Center Rd	Lopez Island	WA	98261	33 Lopez - Central
252214009000	163 Normandy Ln	Lopez Island	WA	98261	31 Lopez - Village
252241008000		Lopez Island	WA	98261	31 Lopez - Village
252241010000		Lopez Island	WA	98261	31 Lopez - Village
252332004000	148 Normandy Ln	Lopez Island	WA	98261	31 Lopez - Village
252332016000		Lopez Island	WA	98261	31 Lopez - Village
252332019000	25 Andrews Ln	Lopez Island	WA	98261	31 Lopez - Village
252332022000		Lopez Island	WA	98261	31 Lopez - Village
252332023000		Lopez Island	WA	98261	31 Lopez - Village
252349005000	198 Normandy Ln	Lopez Island	WA	98261	31 Lopez - Village
252244002000	3101 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252001000	3305 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252003000	191 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252004000		Lopez Island	WA	98261	33 Lopez - Central
252252005000		Lopez Island	WA	98261	33 Lopez - Central
252252006000	227 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252007000	295 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252008000	268 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252009000		Lopez Island	WA	98261	33 Lopez - Central
252252010000		Lopez Island	WA	98261	33 Lopez - Central
252252011000	375 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252012000	587 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252013000		Lopez Island	WA	98261	33 Lopez - Central
252252014000	541 Run Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252017000		Lopez Island	WA	98261	33 Lopez - Central
252252018000		Lopez Island	WA	98261	33 Lopez - Central
252253001000	83 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253002000	43 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253003000	3157 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253004000		Lopez Island	WA	98261	33 Lopez - Central
252253005000	157 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253006000		Lopez Island	WA	98261	33 Lopez - Central
252253007000	140 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253008000	44 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253009000		Lopez Island	WA	98261	33 Lopez - Central
252253010000	42 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252253011000	3159 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253012000	3135 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253013000	3185 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252253014000	203 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252323004000	75 Andrews Ln	Lopez Island	WA	98261	33 Lopez - Central
252324001000	350 Cherry Tree Ln	Lopez Island	WA	98261	33 Lopez - Central
252331001000		Lopez Island	WA	98261	33 Lopez - Central
252331002000	660 Cherry Tree Ln	Lopez Island	WA	98261	33 Lopez - Central
252332002000	66 Andrews Ln	Lopez Island	WA	98261	33 Lopez - Central
252332008000		Lopez Island	WA	98261	33 Lopez - Central
252332011000	2 Andrews Ln	Lopez Island	WA	98261	33 Lopez - Central
252332013000	297 Normandy Ln	Lopez Island	WA	98261	33 Lopez - Central
252332014000	376 Normandy Ln	Lopez Island	WA	98261	33 Lopez - Central
252332015000	366 Normandy Ln	Lopez Island	WA	98261	33 Lopez - Central
252332018000		Lopez Island	WA	98261	33 Lopez - Central
252332020000	4 Andrews Ln	Lopez Island	WA	98261	33 Lopez - Central
252333004000		Lopez Island	WA	98261	33 Lopez - Central
252333005000		Lopez Island	WA	98261	33 Lopez - Central
252334001000	936 Cherry Tree Ln	Lopez Island	WA	98261	33 Lopez - Central
252334002000	866 Cherry Tree Ln	Lopez Island	WA	98261	33 Lopez - Central

Prop ID
7790
7323
7385
7387
7549
7560
7563
26896
26897
7592
7390
26203
7475
7476
7477
7478
7479
7480
7481
7482
7483
7484
7485
7486
7489
7490
7491
7492
7493
7494
7495
7496
7497
7498
7499
7500
7501
7502
7503
7504
7540
7544
7545
7546
7548
7553
7555
7557
7558
7559
7562
7564
7568
7569
7570
7571

Owner

DAVID E BILL
MENG FAMILY LLC
BAYVIEW FARMS LLC
DILLER ASSOCIATES INC TTEE
LOPEZ ISLAND ARNOLD LLC
LEVANNE R HENDRIX
KAREN ANNE SMITH
TIM & AMANDA SLATTERY
KEVIN & NANCY WALSTROM
UNIT OWNERS OF HALI TIKI CONDOS
KRISTA G RITTER & LINDA G SOUTHWELL
JOSEPH SCHNEIDER & KIMBERLY CLEMENTS
ROBERT S THESMAN TTEE
GLENN GRILEY TTEE
ROBERT D BASTA
MELINDA A LLOYD
DAVID M KEANEY
RONALD L WALTERS & RANDALL C DICKSON
PAIGE MARIE VAUGHN & WILLIAM E SUTHERLAND JR
NANCY MURPHY GILBERT TTEE
RUTH W FRANKEL
LANCE A LOPES & SUSAN RIDDER LOPES
DIMTRY TITOV
WILLIAM GEOFFREY TRIMM & MICHAL LOUISE LONDON
BLUE HERON RIDGE COMMUNITY ASSOCIATION
BLUE HERON RIDGE COMMUNITY ASSOCIATION
PETER CAVANAGH & ANN VANDERVELDE
SHIRWIN ELIZABETH SMITH
MATTHEW STEPHEN KOEPP & SHANNA LYNN KOEPP
RODNEY L JUNTUNEN
DOUGLAS ALLAN ORR & MICHELE MACKY ORR
DONALD J BAILEY
JEFFRY S WILSON & LISA J HUMMEL
NORA J MCCLOY & TERRY L LARSON
WILLIAM G DILLER TTEE
PETER C & CYNTHIA S CANTLE TTEES
MATTHEW S KOEPP & SHANNA L KOEPP
BAYVIEW FARMS LLC
DAVID J MCROBERTS
THOMAS JAY MISA & RUTH KAY FOTHERGILL
JOHN P BREDESON JR & DARREN A HOERNER
PETER L S & ELIZABETH M CURRIE
WILLARD G SMITH JR & PAMELA L TAMPLAIN
WILLIAM C DOUGALL & DENISE E JACKINS
CAROL J VOLK & ADAM SMOLINSKI
ROBERT C & ROSE ANN FARRIS
BARBARA M ANDREWS
JOHN T & PIXIE A ESLINGER
AMANDA & TIMOTHY T SLATTERY
LEVANNE HENDRIX TTEE
FREDERICK & BARBARA ANDREWS PROPERTIES LLC
BARBARA M ANDREWS
ADAM K & RACHEL M BIGBY
TOP OF THE WORLD OWNERS ASSOCIATION
MARY KAI SANBURN
BLAKE F RANKIN

Address_1	Address_2	Address_3
3042 CENTER RD		
389 LOPEZ RD		
VILLAGE PROPERTY	PO BOX 5009	
PO BOX 459		
RUA VER JOSE MARQUES SIMOES 518	JARDIM AMALIA	
366 NORMANDY LN		
PO BOX 845		
376 NORMANDY LN		
151 LOWER BOUY BAY RD		
c/o SLATTERY FIVE LLC	376 NORMANDY LANE	
3612C W END AVE		
3701 WALLINGFORD AVE N		
PO BOX 548		
2089 BAKERVIEW RD		
1133 5TH PLACE		
3601 WALLINGFORD AVE N		
12735 42ND AVE NE		
268 RUM RUNNER RD		
38 LIHAU ST		
3268 E HIGHWAY 16		
PO BOX 417		
630 BOREN AVE N APT 820		
20821 NE 141ST ST		
16811 SNOHOMISH AVE		
PO BOX 445		
PO BOX 445		
5634 2ND AVE NW		
PO BOX 974		
15721 LARCH WAY		
c/o PLANTING DESIGN	18408 BURKLAND RD	
3003 GLENVIEW AVE		
1289 HOMESTEAD CREEK DRIVE		
PO BOX 835		
PO BOX 750		
PO BOX 459		
C/O THE CANTLE FAMILY TRUST	PO BOX 399	
15721 LARCH WAY		
3135 FISHERMAN PROPERTY	PO BOX 5009	
PO BOX 603		
203 DRAGON RUN #941		
75 ANDREWS LN		
99 UNION ST UNIT 1804		
PO BOX 248		
2615 QUEEN ANNE AVE N		
44842 SE 145TH ST		
2969 FISHERMAN BAY RD		
PO BOX 125		
297 NORMANDY LN		
376 NORMANDY LN		
PO BOX 604		
PO BOX 125		
PO BOX 125		
189 HUMMEL LAKE RD		
c/o KEVIN WALSTROM	151 LOWER BUOY BAY RD	
936 CHERRY TREE LN		
PO BOX 293		

City	State	Zip
LOPEZ ISLAND	WA	98261-8507
LOPEZ ISLAND	WA	98261-8300
BELLEVUE	WA	98005-5009
LOPEZ ISLAND	WA	98261-0459
VOLTA REDONDA - RJ 27251-163 BRAZIL		
LOPEZ ISLAND	WA	98261-8358
LOPEZ ISLAND	WA	98261-0845
LOPEZ ISLAND	WA	98261-8358
OLGA	WA	98279-9588
LOPEZ ISLAND	WA	98261-8358
NASHVILLE	TN	37205-2403
SEATTLE	WA	98103-8243
LOPEZ ISLAND	WA	98261-0548
LOPEZ ISLAND	WA	98261-8426
MUKILTEO	WA	98275-1751
SEATTLE	WA	98103-8241
SEATTLE	WA	98125-4622
LOPEZ ISLAND	WA	98261-7918
KAPAA	HI	96746-9535
TEN SLEEPS	WY	82442-8816
LOPEZ ISLAND	WA	98261-0417
SEATTLE	WA	98109-6034
WOODINVILLE	WA	98077-7667
SNOHOMISH	WA	98296-5365
LOPEZ ISLAND	WA	98261-0445
LOPEZ ISLAND	WA	98261-0445
SEATTLE	WA	98107-2013
LOPEZ ISLAND	WA	98261-0974
LYNNWOOD	WA	98087-2636
MOUNT VERNON	WA	98274-9057
AUSTIN	TX	78703-1440
BROADVIEW HEIGHTS	OH	44147-2579
LOPEZ ISLAND	WA	98261-0835
LOPEZ ISLAND	WA	98261-0750
LOPEZ ISLAND	WA	98261-0459
LOPEZ ISLAND	WA	98261-0399
LYNNWOOD	WA	98087-2636
BELLEVUE	WA	98009-5009
LOPEZ ISLAND	WA	98261-0603
LOPEZ ISLAND	WA	98261-7714
LOPEZ ISLAND	WA	98261-8619
SEATTLE	WA	98101-5003
LOPEZ ISLAND	WA	98261-0248
SEATTLE	WA	98225-6241
NORTH BEND	WA	98045-9290
LOPEZ ISLAND	WA	98261-8513
LOPEZ ISLAND	WA	98261-0125
LOPEZ ISLAND	WA	98261-8445
LOPEZ ISLAND	WA	98261-8358
LOPEZ ISLAND	WA	98261-0604
LOPEZ ISLAND	WA	98261-0125
LOPEZ ISLAND	WA	98261-0125
LOPEZ ISLAND	WA	98261-8855
OLGA	WA	98279-9588
LOPEZ ISLAND	WA	98261-8761
LOPEZ ISLAND	WA	98261-0293

NE-NW NW-NE EX CO RD	Sec 26, T 35N, R 2W
PR GL 8 TGW TDS (SFTPO FOR TAX DISTRICT PURPOSES ONLY, SEE 001 & 002)	Sec 22, T 35N, R 2W
PR GL 9	Sec 22, T 35N, R 2W
PR GL 9, EX CO RD	Sec 22, T 35N, R 2W
W165' OF S132' OF W330 OF N203.28 NW-SW	Sec 23, T 35N, R 2W
SHORT PLAT OF WILLIS - LOT 1 (BURDENED BY VIEW ESMT)	Sec 23, T 35N, R 2W
SHORT PLAT OF ANDREWS -PR LT 1 & PR LT 4A	Sec 23, T 35N, R 2W
SHORT PLAT OF WILLIS - LOT 3	Sec 23, T 35N, R 2W
SHORT PLAT OF WILLIS - LOT 4	Sec 23, T 35N, R 2W
HALI TIKI CONDOMINIUM - COMMON ELEMENT	Sec 23, T 35N, R 2W
PR GL 10 TGW TDS	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - MODIFIED LOT 1 (SFTPO SEE 001 & 002)	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 3	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - MODIFIED LOT 4	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 5	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 6	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 7	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 8	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 9	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 10	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 11	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 12 TGW ESMT OF USE ON 252252017	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 13 TGW ESMT OF USE ON 252252017	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - LOT 14 TGW ESMT OF USE ON 252252017	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - COMMON AREA C	Sec 22, T 35N, R 2W
BLUE HERON RIDGE - PRIVATE ROAD (SFTPO SEE 001 & 002)	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 1 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 2 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 3 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 4 TGW SHORELINE PEDESTRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE LP - LOT 5 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 6 TGW SHORELINE PEDESTRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 7 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 8 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LT 9 TGW SHORELINE PEDESTRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE LONG PLAT - LOT 10 TGW SHORELINE PEDRESTRRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 11 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 12 TGW SHORELINE PEDESTRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 13 TGW SHORELINE PEDESTRAIN ESMT	Sec 22, T 35N, R 2W
ISLAND CAMP PRESERVE - LOT 14 TGW SHORELINE PEDESTRIAN ESMT	Sec 22, T 35N, R 2W
PR SW-NW & PR NW-SW	Sec 23, T 35N, R 2W
SE-NE, S 60' OF N 1/2 SW-NW SW-NW	Sec 23, T 35N, R 2W
Z BAR RANCH SHORT PLAT - LOT 1	Sec 23, T 35N, R 2W
Z BAR RANCH SHORT PLAT - LOT 2	Sec 23, T 35N, R 2W
SHORT PLAT OF ANDREWS - PR LOT 3	Sec 23, T 35N, R 2W
W465.25' NW-SW, EXCEPT N848.76'	Sec 23, T 35N, R 2W
LOT 2 - ANDREWS LOT 4 SHORT PLAT	Sec 23, T 35N, R 2W
NORMANDY HEIGHTS SHORT PLAT - LOT 1	Sec 23, T 35N, R 2W
NORMANDY HEIGHTS SHORT PLAT - LOT 2	Sec 23, T 35N, R 2W
NORMANDY HEIGHTS SHORT PLAT - LT 3 TGW VIEW ESMT	Sec 23, T 35N, R 2W
ANDREWS LOT 4 SHORT PLAT - LT 4B	Sec 23, T 35N, R 2W
ANDREWS LOT 4 S.P. - PR LT 4A	Sec 23, T 35N, R 2W
PR SW-SW (MODIFIED TRACT A1 PER BLM AFN 2004-0520019)	Sec 23, T 35N, R 2W
PR SW-SW - TRACT A2 PER BLM AFN 2002-0513049 SHALL NOT BE USED FOR RESIDENTIAL PURPOSES	Sec 23, T 35N, R 2W
S 495' SE-SW	Sec 23, T 35N, R 2W
Z BAR RANCH SHORT PLAT - LOT 4	Sec 23, T 35N, R 2W

Legal Acres	Taxable Acres	Tax_Code	Tax_Area
79.8325	78.92	0442	LOPEZ
2.0668	0	0445	LOPEZ SEWER DIST
0.5564	0.56	0445	LOPEZ SEWER DIST
2.4058	2.38	0445	LOPEZ SEWER DIST
0.5032	0.5	0442	LOPEZ
0.7111	0.71	0445	LOPEZ SEWER DIST
0.9714	0.97	0442	LOPEZ
0.999	1	0445	LOPEZ SEWER DIST
1.0002	1	0445	LOPEZ SEWER DIST
0.4982	0.5	0442	LOPEZ
2.5657	2.3	0445	LOPEZ SEWER DIST
3.2238	0	0445	LOPEZ SEWER DIST
1.9614	1.96	0442	LOPEZ
2.1994	2.2	0442	LOPEZ
0.6612	0.66	0442	LOPEZ
0.7469	0.75	0442	LOPEZ
0.7197	0.72	0442	LOPEZ
0.7932	0.79	0442	LOPEZ
1.0076	1.01	0442	LOPEZ
0.631	0.63	0442	LOPEZ
1.2132	1.21	0442	LOPEZ
3.4238	3.42	0442	LOPEZ
3.5224	3.52	0442	LOPEZ
2.8901	2.89	0442	LOPEZ
5.9405	5.94	0442	LOPEZ
3.8544	0	0442	LOPEZ
0.7725	0.77	0445	LOPEZ SEWER DIST
0.5542	0.55	0445	LOPEZ SEWER DIST
0.2498	0.25	0445	LOPEZ SEWER DIST
0.6854	0.69	0445	LOPEZ SEWER DIST
1.2889	1.29	0445	LOPEZ SEWER DIST
1.0794	1.08	0445	LOPEZ SEWER DIST
0.9706	0.97	0445	LOPEZ SEWER DIST
1.0045	1	0445	LOPEZ SEWER DIST
1.3128	1.31	0445	LOPEZ SEWER DIST
0.8109	0.81	0445	LOPEZ SEWER DIST
0.8533	0.85	0445	LOPEZ SEWER DIST
1.013	1.01	0445	LOPEZ SEWER DIST
0.5955	0.6	0445	LOPEZ SEWER DIST
0.8989	0.9	0445	LOPEZ SEWER DIST
5.2316	5.23	0442	LOPEZ
41.592	41.82	0442	LOPEZ
19.8876	19.89	0442	LOPEZ
14.9913	14.99	0442	LOPEZ
0.6374	0.64	0442	LOPEZ
4.9958	5	0442	LOPEZ
0.5838	0.58	0442	LOPEZ
1.0348	1.03	0445	LOPEZ SEWER DIST
0.6087	0.61	0445	LOPEZ SEWER DIST
0.6505	0.65	0445	LOPEZ SEWER DIST
0.8812	0.88	0442	LOPEZ
1.5258	1.53	0442	LOPEZ
2.0474	2.05	0442	LOPEZ
0.5122	0.51	0442	LOPEZ
15.0452	15.05	0442	LOPEZ
14.9914	14.99	0442	LOPEZ

Owner_Last	Use_Code
BILL	8300
	5500
	9100
DILLER ASSOCIATES, INC.,TTEE	9100
LOPEZ ISLAND ARNOLD, LLC	1200
	9100
SMITH	1100
	9100
WALSTROM	9100
UNIT OWNERS OF HALI TIKI	1400
	1100
	1100
	9100
	9100
BASTA	9100
LLOYD	1100
	9100
WALTERS & RANDALL C	1100
	9100
	9100
	1100
	1100
	9100
	9100
	9900
	9100
	1100
	1100
	1100
JUNTUNEN	9100
	1100
BAILEY	9100
	9100
	1100
DILLER, TTEE	1800
	1100
	1100
	1200
	5800
	1100
	1100
CURRIE	1100
SMITH JR &	1100
	9500
	1108
FARRIS	8500
ANDREWS	9100
	1100
	1100
	1100
ANDREWS	9100
ANDREWS	1100
	9100
	4500
	1107
	1100

Descriptio	Landuse_1
OPEN SPACE - FARM & AG	AG
RETAIL-AUTO,MARINE & AIRCRAFT	MC
UNDEVELOPED LAND	MC
UNDEVELOPED LAND	MC
HOUSEHOLD, 2-4 UNITS IN 1 BLDG	MC
UNDEVELOPED LAND	MC
HOUSEHOLD, SINGLE FAMILY UNITS	MC
UNDEVELOPED LAND	MC
UNDEVELOPED LAND	MC
RESIDENTIAL HOTELS/CONDOS	MC
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
OTHER UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
RESIDENTIAL W/IMP VAL NOT CODED ELSEWHERE	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, 2-4 UNITS IN 1 BLDG	RFF
RETAIL - EATING AND DRINKING	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
OPEN SPACE - TIMBER	RFF
SFR W/ VACA RENT-MAIN HOUSE	RFF
MINING ACTIVITIES	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HIGHWAY RIGHT-OF-WAY	RFF
SFR W/ FREESTANDING ADU	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF

252334003000	252334003	3 - Lopez	Lopez	48.51034415	-122.9017731	RFF
252350001000	252350001	3 - Lopez	Lopez	48.51261798	-122.9098221	RFF
252350002000	252350002	3 - Lopez	Lopez	48.51211529	-122.9098267	RFF
252350003000	252350003	3 - Lopez	Lopez	48.51262941	-122.9091158	RFF
252350004000	252350004	3 - Lopez	Lopez	48.51211158	-122.9091069	RFF
252350005000	252350005	3 - Lopez	Lopez	48.51259398	-122.9084578	RFF
252350006000	252350006	3 - Lopez	Lopez	48.51208416	-122.9083447	RFF
252350007000	252350007	3 - Lopez	Lopez	48.51259763	-122.9077965	RFF
252350008000	252350008	3 - Lopez	Lopez	48.51214787	-122.9073863	RFF
252350009000	252350009	3 - Lopez	Lopez	48.51266915	-122.9065297	RFF
252350010000	252350010	3 - Lopez	Lopez	48.51163405	-122.907333	RFF
252350011000	252350011	3 - Lopez	Lopez	48.51247345	-122.9054538	RFF
252350012000	252350012	3 - Lopez	Lopez	48.51122686	-122.9072747	RFF
252350013000	252350013	3 - Lopez	Lopez	48.51203615	-122.9056376	RFF
252350014000	252350014	3 - Lopez	Lopez	48.51081636	-122.90722	RFF
252350015000	252350015	3 - Lopez	Lopez	48.51166501	-122.905583	RFF
252350016000	252350016	3 - Lopez	Lopez	48.51123029	-122.9054089	RFF
252350017000	252350017	3 - Lopez	Lopez	48.5107862	-122.9055589	RFF
252352001000	252352001	3 - Lopez	Lopez	48.509951	-122.9094992	RFF
252352002000	252352002	3 - Lopez	Lopez	48.51016774	-122.90848	RFF
252352003000	252352003	3 - Lopez	Lopez	48.51020549	-122.906706	RFF
252352004000	252352004	3 - Lopez	Lopez	48.50963559	-122.9068008	RFF
252352005000	252352005	3 - Lopez	Lopez	48.50905792	-122.9067825	RFF
252352006000	252352006	3 - Lopez	Lopez	48.50995682	-122.9049409	RFF
252352007000	252352007	3 - Lopez	Lopez	48.50934634	-122.9051024	RFF
252712002000	252712002	3 - Lopez	Lopez	48.50571238	-122.915835	RFF
252712003000	252712003	3 - Lopez	Lopez	48.50426428	-122.9165357	RFF
252712004000	252712004	3 - Lopez	Lopez	48.50461293	-122.9179641	RFF
252712010000	252712010	3 - Lopez	Lopez	48.50604004	-122.9174134	RFF
252712011000	252712011	3 - Lopez	Lopez	48.50552422	-122.9166406	RFF
252750003000	252750003	3 - Lopez	Lopez	48.50614346	-122.9149453	RR
252750004000	252750004	3 - Lopez	Lopez	48.50585892	-122.9148525	RR
252750005000	252750005	3 - Lopez	Lopez	48.50560873	-122.915025	RR
252750006000	252750006	3 - Lopez	Lopez	48.50525788	-122.9151337	RR
252750007000	252750007	3 - Lopez	Lopez	48.50483056	-122.91503	RR
252750008000	252750008	3 - Lopez	Lopez	48.50450422	-122.9149567	RR
252750015000	252750015	3 - Lopez	Lopez	48.50435835	-122.9139423	RR
252750016000	252750016	3 - Lopez	Lopez	48.50457302	-122.9136216	RR
252750017000	252750017	3 - Lopez	Lopez	48.50483386	-122.9132013	RR
252750018000	252750018	3 - Lopez	Lopez	48.50512331	-122.9128794	RR
252750019000	252750019	3 - Lopez	Lopez	48.505394	-122.9125879	RR
252750020000	252750020	3 - Lopez	Lopez	48.50566479	-122.9123143	RR
252750021000	252750021	3 - Lopez	Lopez	48.50593889	-122.9120304	RR
252750022000	252750022	3 - Lopez	Lopez	48.50621744	-122.9116159	RR
252750023000	252750023	3 - Lopez	Lopez	48.50605026	-122.911147	RR
252750024000	252750024	3 - Lopez	Lopez	48.50570493	-122.9114392	RR
252750025000	252750025	3 - Lopez	Lopez	48.50542118	-122.9117033	RR
252750026000	252750026	3 - Lopez	Lopez	48.50515081	-122.911969	RR
252750027000	252750027	3 - Lopez	Lopez	48.50489544	-122.9123041	RR
252750028000	252750028	3 - Lopez	Lopez	48.50462703	-122.9126923	RR
252750029000	252750029	3 - Lopez	Lopez	48.50433301	-122.9129851	RR
252750038000	252750038	3 - Lopez	Lopez	48.50517309	-122.9101901	RR
252750039000	252750039	3 - Lopez	Lopez	48.50480012	-122.9104445	RR
252750040000	252750040	3 - Lopez	Lopez	48.50440601	-122.9103487	RR
252750041000	252750041	3 - Lopez	Lopez	48.50434471	-122.910761	RR
252750044000	252750044	3 - Lopez	Lopez	48.50434144	-122.9120188	RR
252750045000	252750045	3 - Lopez	Lopez	48.50457664	-122.9115115	RR

252334003000	762 Cherry Tree Ln	Lopez Island	WA	98261	33 Lopez - Central
252350001000	163 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350002000	184 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350003000		Lopez Island	WA	98261	33 Lopez - Central
252350004000	224 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350005000	227 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350006000	240 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350007000	235 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350008000	306 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350009000		Lopez Island	WA	98261	33 Lopez - Central
252350010000	360 Mariner Dr	Lopez Island	WA	98261	33 Lopez - Central
252350011000		Lopez Island	WA	98261	33 Lopez - Central
252350012000		Lopez Island	WA	98261	33 Lopez - Central
252350013000		Lopez Island	WA	98261	33 Lopez - Central
252350014000		Lopez Island	WA	98261	33 Lopez - Central
252350015000		Lopez Island	WA	98261	33 Lopez - Central
252350016000		Lopez Island	WA	98261	33 Lopez - Central
252350017000		Lopez Island	WA	98261	33 Lopez - Central
252352001000		Lopez Island	WA	98261	33 Lopez - Central
252352002000		Lopez Island	WA	98261	33 Lopez - Central
252352003000		Lopez Island	WA	98261	33 Lopez - Central
252352004000		Lopez Island	WA	98261	33 Lopez - Central
252352005000	578 Dragon Run	Lopez Island	WA	98261	33 Lopez - Central
252352006000		Lopez Island	WA	98261	33 Lopez - Central
252352007000		Lopez Island	WA	98261	33 Lopez - Central
252712002000	55 Butler Way	Lopez Island	WA	98261	33 Lopez - Central
252712003000	3465 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252712004000	3499 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252712010000		Lopez Island	WA	98261	33 Lopez - Central
252712011000	66 Butler Way	Lopez Island	WA	98261	33 Lopez - Central
252750003000	124 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750004000		Lopez Island	WA	98261	33 Lopez - Central
252750005000	174 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750006000		Lopez Island	WA	98261	33 Lopez - Central
252750007000	244 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750008000	12 Dolphin Ln	Lopez Island	WA	98261	33 Lopez - Central
252750015000	5 Dolphin Ln	Lopez Island	WA	98261	33 Lopez - Central
252750016000	288 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750017000	292 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750018000	326 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750019000	338 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750020000	364 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750021000	392 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750022000	470 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750023000	496 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750024000	550 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750025000	564 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750026000		Lopez Island	WA	98261	33 Lopez - Central
252750027000		Lopez Island	WA	98261	33 Lopez - Central
252750028000	612 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750029000	662 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750038000	861 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750039000	853 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750040000		Lopez Island	WA	98261	33 Lopez - Central
252750041000	773 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750044000	675 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750045000	751 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central

7572
7593
7594
7595
7596
7597
7598
7599
7600
7601
7602
7603
7604
7605
7606
7607
7608
7609
7610
7611
7612
7613
7614
7615
7616
7838
7839
7840
7845
7846
7944
7945
7946
7947
7948
7949
7956
7957
7958
7959
7960
7961
7962
7963
7964
7965
7966
7967
7968
7969
7970
7979
7980
7981
7982
7985
7986

DAVID B CHAMPION & JEANETTE L ROSS
DAVID C & JANA L KETCHUM
STEFANIE A E DONNELLY & RICHARD I DONNELLY & ANNA C JENTOFT
KEVIN & NANCY WALSTROM
STEVEN & CHRISTINE NEMETH
KEVIN & NANCY WALSTROM
BARBARA SCHULTHEISS & LARRY MCMURCHIE
JAMES CHARLES GORTON TTEE & CAROL ANN GORTON TTEE
NORMAN LARS OLSEN JR & GWENDOLYN M OLSEN
JOHN WILLIS & JOANNE SWIDERSKI MCLAUGHLIN
BREESE REMELE
GEORGE H & ANNE B WILLIS
ISLANDS MARINE CENTER INC
MARINER DREAM 13 LLC
CHRISTIAN A GREVSTAD & TERRIS R DRAHEIM
SUSAN GUFFEY TTEE
SUSAN GUFFEY TTEE
ECE KOCAK
TOP OF THE WORLD LLC
TOP OF THE WORLD LLC
TOP OF WORLD 3 AND 4 LLC
TOP OF WORLD 3 AND 4 LLC
RUSSELL A & ANDREA BORGMANN
TOP OF THE WORLD LLC
TOP OF THE WORLD OWNERS ASSOC
IDA O FORSYTHE
JAMES FRANK MCBAIN & JUDY A MCBAIN
DIXIEJAP LLC
P YOUNG 2 LLC & RICHARD F SEUBERT
P YOUNG 1 LLC & RICHARD F SEUBERT
RICKARD L & MICHELLE M HOFFMAN
THE ALBRITTON FAMILY LIMITED PARTNERSHIP
EDWINA ANN ALBRITTON
BARBARA J CARVER
BARBARA J CARVER TTEE
KARLY K & BRIAN E LEYDE
LENNY WILLIAMS
ALI R BARZEGAR
CHRISTOPHER E & CHUENCHOM S GREACEN
DONALD A & DOLLENE CARTWRIGHT
ROBERTA & ANTHONY VALIQUETTE
MICHAEL HANSEN & LARA LINDERSMITH
FLORENCE O WAGNER
JAMES R LOMBARD
ROGER F & EILEEN M KNIGHT
BRIAN HALABURKA & MELISSA ROHDE TTEES
ENRIQUE RODRIGUEZ & ORFELINA RODRIGUEZ ROSAS
CHRISTOPHER J & MEREDITH NOEL ROBERTS
DIANE WALTERS
DIANE WALTERS
KEVIN HARRY GUAY & VICTORIA ANN GUAY TTEES
ROBERT N & REBECCA B SMITH
ARTHUR B & BEVERLY J KORSE
ARTHUR B & BEVERLY J KORSE
STEVE D BRYSON & JULES K MC LELAND
SHELLEY ILENE WARD-FOX
JENNIFER J BUCKALLEW

PO BOX 39		
13230 N CHIRACAHUA PEAK DR		
47211 SE 160TH ST		
151 LOWER BUOY BAY RD		
24845 SE MIRRORMONT WAY		
151 LOWER BUOY BAY RD		
330 HONEY BEE LN		
PO BOX 842		
PO BOX 808		
PO BOX 68		
11876 JOHNSON LAKE RD		
928 CROSS RD		
C/O JENNIFER MENG	PO BOX 88	
743 LITCHFIELD LN		
10208 47TH AVE SW		
PO BOX 70367		
PO BOX 70367		
1951 CENTER RD		
1521 2ND AVE APT 3002		
1521 2ND AVE APT 3002		
151 LOWER BOUY BAY RD		
151 LOWER BOUY BAY RD		
2100 120TH PLACE SE		
1521 2ND AVE APT 3002		
151 LOWER BUOY BAY RD		
1404 HILLCREST PKWY		
3465 FISHERMAN BAY RD		
PO BOX 711		
15735 E ECHO HILL DR		
66 BUTLER WAY		
PO BOX 925		
174 WHISKEY HILL RD		
174 WHISKEY HILL RD		
244 WHISKEY HILL RD		
244 WHISKEY HILL ROAD		
12 DOLPHIN LN		
5 DOLPHIN LN		
PO BOX 804		
44 TUATARA RD		
6402 36TH AVE NW		
13047 25TH AVENUE NE		
PO BOX 804		
CARRIAGE INN APTS	4235 BOONVILLE RD APT 406	
PO BOX 371		
8017 18TH AVE NE		
550 WHISKEY HILL RD		
564 WHISKEY HILL RD		
1220 CRESCENT DR		
PO BOX 127		
PO BOX 127		
7654 S MARK RD		
861 WHISKEY HILL RD		
853 WHISKEY HILL RD		
853 WHISKEY HILL RD		
PO BOX 398		
PO BOX 203		
751 WHISKEY HILL RD		

LOPEZ ISLAND	WA	98261-0039
ORO VALLEY	AZ	85755-3415
NORTH BEND	WA	98045-9704
OLGA	WA	98279-9588
ISSAQUAH	WA	98027-7314
OLGA	WA	98279-9588
LOPEZ ISLAND	WA	98261-6503
LOPEZ ISLAND	WA	98261-0842
LOPEZ ISLAND	WA	98261-0808
WHITE SALMON	WA	98672-0068
LAKESIDE	CA	92040-1050
LOPEZ ISLAND	WA	98261-8374
LOPEZ ISLAND	WA	98261-0088
SANTA BARBARA	CA	93109-1229
SEATTLE	WA	98146-1033
SEATTLE	WA	98127-0367
SEATTLE	WA	98127-0367
LOPEZ ISLAND	WA	98261-8295
SEATTLE	WA	98101-4523
SEATTLE	WA	98101-4523
OLGA	WA	98279-9588
OLGA	WA	98279-9588
BELLEVUE	WA	98005-4651
SEATTLE	WA	98101-4523
OLGA	WA	98279-9588
MOUNT VERNON	WA	98273-5347
LOPEZ ISLAND	WA	98261-8344
LOPEZ ISLAND	WA	98261-0711
FOUNTAIN HILLS	AZ	85268-3905
LOPEZ ISLAND	WA	98261-8694
LOPEZ ISLAND	WA	98261-0925
LOPEZ ISLAND	WA	98261-8352
LOPEZ ISLAND	WA	98261-8352
LOPEZ ISLAND	WA	98261-8345
LOPEZ ISLAND	WA	98261-8345
LOPEZ ISLAND	WA	98261-8346
LOPEZ ISLAND	WA	98261-8346
LOPEZ ISLAND	WA	98261-0804
LOPEZ ISLAND	WA	98261-8768
SEATTLE	WA	98107-2630
SEATTLE	WA	98125-4240
RAVENSDALE	WA	98051-0804
BRYAN	TX	77802-3666
LOPEZ ISLAND	WA	98261-0371
SEATTLE	WA	98115-4427
LOPEZ ISLAND	WA	98261-8360
LOPEZ ISLAND	WA	98261-8350
OAK HARBOR	WA	98277-8612
LOPEZ ISLAND	WA	98261-0127
LOPEZ ISLAND	WA	98261-0127
CANBY	OR	97013-8588
LOPEZ ISLAND	WA	98261-8349
LOPEZ ISLAND	WA	98261-8349
LOPEZ ISLAND	WA	98261-8349
LOPEZ ISLAND	WA	98261-0398
LOPEZ ISLAND	WA	98261-0203
LOPEZ ISLAND	WA	98261-8348

Z BAR RANCH SHORT PLAT -PR LT 3 - Sec 23, T 35N, R 2W

MARINER HILL - LOT 1 Sec 23, T 35N, R 2W

MARINER HILL - LOT 2 Sec 23, T 35N, R 2W

MARINER HILL - LOT 3 Sec 23, T 35N, R 2W

MARINER HILL - LT 4 Sec 23, T 35N, R 2W

MARINER HILL - LOT 5 Sec 23, T 35N, R 2W

MARINER HILL - LOT 6 Sec 23, T 35N, R 2W

MARINER HILL - LOT 7 Sec 23, T 35N, R 2W

MARINER HILL - LT 8 Sec 23, T 35N, R 2W

MARINER HILL - LOT 9 TGW VIEW ESMT Sec 23, T 35N, R 2W

MARINER HILL - LOT 10 Sec 23, T 35N, R 2W

MARINER HILL - LOT 11 TGW VIEW ESMT Sec 23, T 35N, R 2W

MARINER HILL - LT 12 Sec 23, T 35N, R 2W

MARINER HILL - LT 13 Sec 23, T 35N, R 2W

MARINER HILL - LOT 14 Sec 23, T 35N, R 2W

MARINER HILL - LT 15 Sec 23, T 35N, R 2W

MARINER HILL - LT 16 Sec 23, T 35N, R 2W

MARINER HILL - LOT 17 Sec 23, T 35N, R 2W

TOP OF THE WORLD - LOT 1 TGW UND INT IN COMM AREA (BURDENED BY VIEW ESMT) Sec 23, T 35N, R 2W

TOP OF THE WORLD - LOT 2 TGW UND INT IN COMM AREA (BURDENED BY VIEW ESMT) Sec 23, T 35N, R 2W

TOP OF THE WORLD - LOT 3 TGW UND INT IN COMM AREA TGW VIEW ESMT OVER LOTS 1 & 2 Sec 23, T 35N, R 2W

TOP OF THE WORLD - LOT 4A PER BLM AFN 2004-0520019 TGW UND INT IN COMM AREA TGW VIEW ESMT OVER LC

TOP OF THE WORLD - LOT 5A PER BLM AFN 2004-0520019 TGW UND INT IN COMM AREA Sec 23, T 35N, R 2W

TOP OF THE WORLD - LT 6, TGW UND INT IN COMM AREA Sec 23, T 35N, R 2W

TOP OF THE WORLD - COMM AREA Sec 23, T 35N, R 2W

PR GL 1, TGW ESMT TO BEACH OVER 12008 Sec 27, T 35N, R 2W

PR GL 1 Sec 27, T 35N, R 2W

PR GL 1 EX CO RD Sec 27, T 35N, R 2W

PR GL 1 LYG NW OF CO RD Sec 27, T 35N, R 2W

PR GL 1 LYG SE OF CO RD Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 3 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 4 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 5 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 6 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 7 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 8 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 15 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 16 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 17 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 18 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 19 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 20 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 21 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 22 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 23 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 24 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 25 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 26 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 27 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 28 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 29 & PR LOT 30 (PARCEL A PER BLM AFN 2021-0125013) Sec 27, T 35N, R

THE HARBOR ON FISHERMAN BAY LT 38 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 39 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 40 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY LT 41 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 44 Sec 27, T 35N, R 2W

THE HARBOR ON FISHERMAN BAY - LOT 45 Sec 27, T 35N, R 2W

14.9933	14.99	0442	LOPEZ
0.733	0.73	0442	LOPEZ
0.7416	0.74	0442	LOPEZ
0.6941	0.69	0442	LOPEZ
0.7351	0.74	0442	LOPEZ
0.7124	0.71	0442	LOPEZ
0.7174	0.72	0442	LOPEZ
0.7986	0.8	0442	LOPEZ
1.2642	1.26	0442	LOPEZ
1.2907	1.29	0442	LOPEZ
1.1947	1.19	0442	LOPEZ
2.2092	2.21	0442	LOPEZ
1.2937	1.29	0442	LOPEZ
1.7259	1.73	0442	LOPEZ
1.426	1.43	0442	LOPEZ
1.6951	1.7	0442	LOPEZ
1.8239	1.82	0442	LOPEZ
1.7623	1.76	0442	LOPEZ
2.406	2.41	0442	LOPEZ
1.9126	1.91	0442	LOPEZ
3.0004	3	0442	LOPEZ
3.3091	3.31	0442	LOPEZ
3.2557	3.26	0442	LOPEZ
2.209	2.21	0442	LOPEZ
1.2945	1.29	0442	LOPEZ
1.39	1.39	0442	LOPEZ
7.4776	7.48	0442	LOPEZ
3.9608	3.8	0442	LOPEZ
0.0767	0.03	0442	LOPEZ
2.8085	2.71	0442	LOPEZ
0.4951	0.54	0442	LOPEZ
0.4781	0.47	0442	LOPEZ
0.4985	0.48	0442	LOPEZ
0.5099	0.47	0442	LOPEZ
0.5565	0.54	0442	LOPEZ
0.5633	0.55	0442	LOPEZ
0.4653	0.47	0442	LOPEZ
0.4655	0.47	0442	LOPEZ
0.4616	0.46	0442	LOPEZ
0.4698	0.47	0442	LOPEZ
0.4689	0.47	0442	LOPEZ
0.4713	0.47	0442	LOPEZ
0.4894	0.49	0442	LOPEZ
0.4877	0.49	0442	LOPEZ
0.5288	0.53	0442	LOPEZ
0.466	0.47	0442	LOPEZ
0.471	0.47	0442	LOPEZ
0.4817	0.48	0442	LOPEZ
0.4621	0.46	0442	LOPEZ
0.4731	0.47	0442	LOPEZ
0.5032	0.5	0442	LOPEZ
0.4735	0.47	0442	LOPEZ
0.4549	0.45	0442	LOPEZ
0.49	0.49	0442	LOPEZ
0.4994	0.5	0442	LOPEZ
0.4544	0.45	0442	LOPEZ
0.4768	0.48	0442	LOPEZ

CHAMPION & JEANETTE L	1100
	1801
	1801
	9100
NEMETH	1100
	1100
	1100
	1100
OLSEN, JR &	1100
	9100
	1100
	1100
ISLANDS MARINE CENTER INC	9100
	1800
	9100
	9100
	9100
	9100
TOP OF THE WORLD; A LLC	9100
TOP OF THE WORLD; A LLC	9100
	9100
	9100
	9100
TOP OF THE WORLD; A LLC	9100
TOP OF THE WORLD OWNERS ASSOC	9900
FORSYTHE	1900
	1100
	1100
	9100
	1100
	1102
	9100
	1100
	9100
CARVER, TTEE	1100
LEYDE	1100
WILLIAMS	1100
	1102
	1100
CARTWRIGHT	1100
	1100
HANSEN & LARA	1100
	1100
	1100
	1100
	1100
	1100
	9100
	9100
	1100
	1100
SMITH	9100
KORSE	1100
KORSE	9100
BRYSON &	1100
	1102
	1100

HOUSEHOLD, SINGLE FAMILY UNITS	RFF
W NON-HABITABLE IMPRMNTS	RFF
W NON-HABITABLE IMPRMNTS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
RESIDENTIAL W/IMP VAL NOT CODED ELSEWHERE	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
UNDEVELOPED LAND	RFF
OTHER UNDEVELOPED LAND	RFF
VACATION AND CABIN	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
UNDEVELOPED LAND	RFF
HOUSEHOLD, SINGLE FAMILY UNITS	RFF
SGL.FAMILY UNIT/MFG OR MODULAR	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
SGL.FAMILY UNIT/MFG OR MODULAR	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
UNDEVELOPED LAND	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
SGL.FAMILY UNIT/MFG OR MODULAR	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR

252750046000	252750046	3 - Lopez	Lopez	48.50481128	-122.911125	RR
252750047000	252750047	3 - Lopez	Lopez	48.50512937	-122.9108797	RR
252750048000	252750048	3 - Lopez	Lopez	48.50542769	-122.9106147	RR
252750049000	252750049	3 - Lopez	Lopez	48.50569304	-122.9103398	RR
252750050000	252750050	3 - Lopez	Lopez	48.50601952	-122.9102694	RR
252750051000	252750051	3 - Lopez	Lopez	48.50639148	-122.9102766	RR
252750052000	252750052	3 - Lopez	Lopez	48.50671658	-122.9104521	RR
252750053000	252750053	3 - Lopez	Lopez	48.50678551	-122.9110519	RR
252750054000	252750054	3 - Lopez	Lopez	48.50677435	-122.9116465	RR
252750055000	252750055	3 - Lopez	Lopez	48.50673491	-122.9121624	RR
252750056000	252750056	3 - Lopez	Lopez	48.50658106	-122.912542	RR
252750057000	252750057	3 - Lopez	Lopez	48.5062948	-122.9128626	RR
252750058000	252750058	3 - Lopez	Lopez	48.5060665	-122.9131233	RR
252750059000	252750059	3 - Lopez	Lopez	48.50580969	-122.9133272	RR
252750060000	252750060	3 - Lopez	Lopez	48.50545155	-122.9135657	RR
252750061000	252750061	3 - Lopez	Lopez	48.50504841	-122.913946	RR
252750062000	252750062	3 - Lopez	Lopez	48.50518575	-122.914322	RR
252750063000	252750063	3 - Lopez	Lopez	48.50561562	-122.9140225	RR
252750064000	252750064	3 - Lopez	Lopez	48.50600384	-122.9139376	RR
252750065000	252750065	3 - Lopez	Lopez	48.5063166	-122.9139364	RR
252750066000	252750066	3 - Lopez	Lopez	48.5066923	-122.9130516	RR
252750067000	252750067	3 - Lopez	Lopez	48.50672356	-122.9134708	RR
252750068000	252750068	3 - Lopez	Lopez	48.50679536	-122.913945	RR
252750069000	252750069	3 - Lopez	Lopez	48.50670749	-122.914522	RR
252750070000	252750070	3 - Lopez	Lopez	48.50678526	-122.9149784	RR
252750071000	252750071	3 - Lopez	Lopez	48.50510577	-122.9127487	RR
252751002000	252751002	3 - Lopez	Lopez	48.5062603	-122.9155083	RR
252214004000	252214004	3 - Lopez	Lopez	48.51610391	-122.9110559	LGRA
252214008000	252214008	3 - Lopez	Lopez	48.51428827	-122.9111546	MC
252241001000	252241001	3 - Lopez	Lopez	48.51420944	-122.912857	MC
252241002000	252241002	3 - Lopez	Lopez	48.51387959	-122.9117137	MC
252241003000	252241003	3 - Lopez	Lopez	48.51326261	-122.9120245	MC
252241004000	252241004	3 - Lopez	Lopez	48.51247789	-122.912151	MC
252241005000	252241005	3 - Lopez	Lopez	48.51088361	-122.9119186	RFF
252241006000	252241006	3 - Lopez	Lopez	48.51149699	-122.9126297	RFF
252241009000	252241009	3 - Lopez	Lopez	48.51145096	-122.9111438	RFF
252244001000	252244001	3 - Lopez	Lopez	48.50965938	-122.9140022	RFF
252244004000	252244004	3 - Lopez	Lopez	48.50990656	-122.9133374	RFF
252252002000	252252002	3 - Lopez	Lopez	48.50845031	-122.9141896	RFF
252252015000	252252015	3 - Lopez	Lopez	48.5078675	-122.9156215	RFF
252252016000	252252016 000	3 - Lopez	Lopez	48.50719448	-122.9110532	RFF
252253015000	252253015	3 - Lopez	Lopez	48.50903683	-122.9147965	RFF
252323006000	252323006	3 - Lopez	Lopez	48.51579713	-122.908259	RFF
252323007000	252323007 000	3 - Lopez	Lopez	48.5151477	-122.9084525	RFF
252332005000	252332005	3 - Lopez	Lopez	48.51329473	-122.9056797	RFF
252332021000	252332021	3 - Lopez	Lopez	48.51317606	-122.9085695	MC
252622002000	252622002	3 - Lopez	Lopez	48.50536157	-122.9074399	AG
252712001000	252712001	3 - Lopez	Lopez	48.50685445	-122.9156831	RR
252712006000	252712006	3 - Lopez	Lopez	48.50445682	-122.9187853	RFF
252712008000	252712008	3 - Lopez	Lopez	48.50562507	-122.9187647	RFF
252712009000	252712009	3 - Lopez	Lopez	48.50587033	-122.918046	RFF
252750072000	252750072	3 - Lopez	Lopez	48.50674024	-122.9163222	RFF
252751001000	252751001	3 - Lopez	Lopez	48.50646494	-122.9160447	RR
252751003000	252751003	3 - Lopez	Lopez	48.50631689	-122.9162435	RR

252750046000	585 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750047000	581 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750048000	559 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750049000	533 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750050000	529 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750051000	497 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750052000	485 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750053000	469 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750054000	449 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750055000	417 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750056000	415 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750057000	68 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750058000	381 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750059000	367 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750060000		Lopez Island	WA	98261	33 Lopez - Central
252750061000		Lopez Island	WA	98261	33 Lopez - Central
252750062000	213 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750063000	169 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750064000	161 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750065000	66 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750066000	67 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750067000	49 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750068000	35 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750069000	21 Gull PI	Lopez Island	WA	98261	33 Lopez - Central
252750070000	99 Whiskey Hill Rd	Lopez Island	WA	98261	33 Lopez - Central
252750071000		Lopez Island	WA	98261	33 Lopez - Central
252751002000		Lopez Island	WA	98261	33 Lopez - Central
252214004000	2654 Fisherman Bay Rd	Lopez Island	WA	98261	31 Lopez - Village
252214008000	2793 Fisherman Bay Rd	Lopez Island	WA	98261	31 Lopez - Village
252241001000		Lopez Island	WA	98261	31 Lopez - Village
252241002000		Lopez Island	WA	98261	31 Lopez - Village
252241003000	130 Normandy Ln	Lopez Island	WA	98261	31 Lopez - Village
252241004000		Lopez Island	WA	98261	31 Lopez - Village
252241005000	30 Pickering Ln	Lopez Island	WA	98261	33 Lopez - Central
252241006000	3009 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252241009000	2969 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252244001000		Lopez Island	WA	98261	33 Lopez - Central
252244004000	3109 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252252002000	193 Rum Runner Rd	Lopez Island	WA	98261	33 Lopez - Central
252252015000		Lopez Island	WA	98261	33 Lopez - Central
252252016000		Lopez Island	WA	98261	33 Lopez - Central
252253015000		Lopez Island	WA	98261	33 Lopez - Central
252323006000		Lopez Island	WA	98261	31 Lopez - Village
252323007000	2701 Fisherman Bay Rd	Lopez Island	WA	98261	31 Lopez - Village
252332005000		Lopez Island	WA	98261	33 Lopez - Central
252332021000		Lopez Island	WA	98261	31 Lopez - Village
252622002000		Lopez Island	WA	98261	33 Lopez - Central
252712001000	3365 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252712006000	3555 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252712008000	3516 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252712009000		Lopez Island	WA	98261	33 Lopez - Central
252750072000		Lopez Island	WA	98261	33 Lopez - Central
252751001000	3385 Fisherman Bay Rd	Lopez Island	WA	98261	33 Lopez - Central
252751003000		Lopez Island	WA	98261	33 Lopez - Central

7987
7988
7989
7990
7991
7992
7993
7994
7995
7996
7997
7998
7999
8000
8001
8002
8003
8004
8005
8008
8009
8010
8011
8012
8013
8014
8017
7317
7320
7379
7380
7381
7382
7383
7384
7386
7389
7391
26204
7487
7488
7505
7542
7543
7550
26895
7799
7837
7841
7843
7844
8015
8016
8018

JAMES SPRING
PATRICK M AMO
ROBERT N & REBECCA B SMITH
LAWRENCE & RONDA BERG
TANYA CARNEY
TARYN M LAAKSO & AARON M JOHNSON
RICHARD W HEIN TTEE
PAUL R & SHERRIE A BRENTSON TTEES
JAMES P GHIGLIONE & SHERRY C BRUMMEL
E CLARK & STEPHENE MOSELEY
JONATHAN PAUL MEIER & RANDY SUE SIMON TTEES
MEGAN N CRANDELL & PABLO S PAZ & MICHAEL M CRANDELL
CLAVER E BUNDAC
LORRIE R JOHNSON TTEE
STEVEN R GREENSTEIN TTEE
PATRICK M AMO
PATRICK M AMO
STEVEN R GREENSTEIN TTEE
DMITRI TITOV & NADEJDA TITOVA
EDWARD A & DEANNA CARPENTER
JOHN P & JEAN L COLEMAN TTEES
ROBERT LOUIS & SUSAN ELIZABETH EMERSON TTEES
LEE W & TONI C HANNIBAL TTEES
JOYCE A KRUIHOF & ROBERT M GERFY
BENEDIKTE HJORTH SNOER & LARS KORNTVED PETERSEN
HARBOR FISHERMAN BAY MNTC CORP
HARBOR FISHERMAN BAY MNTC CORP
PETER L S & ELIZABETH M CURRIE
MENG FAMILY LLC
MENG FAMILY LLC
BAYVIEW FARMS LLC
BAYVIEW FARMS LLC
BAYVIEW FARMS LLC
BAYVIEW FARMS LLC
LINAYA LEAF TTEE
ROBERT C & ROSE ANN FARRIS
THOMAS F & SUSAN ASHMORE PATTY TTEES & WINNIE DEAR LLC
BAYVIEW FARMS LLC
ROBERT S THESMAN TTEE
BLUE HERON RIDGE COMMUNITY ASSOCIATION
BLUE HERON RIDGE COMMUNITY ASSOCIATION
DAVID J MCROBERTS & RODNEY L JUNTUNEN
NANCY S NORDHOFF
NANCY S NORDHOFF
LOT OWNERS OF NORMANDY HEIGHTS SHORT PLAT
ANNA DUKES & ALBERT NOBLE HENDRIX
SAN JUAN PRESERVATION TRUST
FISHERMANS BAY REAL ESTATE HOLDING LLC
RUDY & BARBARA VELAND & JIM & KIRSTEN BIRDSSELL
PORT OF LOPEZ
JAMES FRANK MCBAIN & JUDY A MCBAIN
BIWAL INC & EDYTHE BUTLER & THE HARBOR AT FISHERMAN BAY MAINTENANCE CO
JILL H BULLITT & MAKAIYA A BULLITT-RIGSBEE
HARBOR FISHERMAN BAY MNTC CORP

PO BOX 1951		
581 WHISKEY HILL RD		
861 WHISKEY HILL RD		
533 WHISKEY HILL ROAD		
529 WHISKEY HILL RD		
1425 SW 13TH PL		
2355 BROMMER ST SPC12		
469 WHISKEY HILL RD		
PO BOX 308		
11185 WILDFLOWER RD		
2617 1ST AVE N		
68 GULL PL		
1105 NORTH GOLDEN SPRINGS DR		
367 WHISKEY HILL RD		
169 WHISKEY HILL RD		
581 WHISKEY HILL RD		
581 WHISKEY HILL RD		
169 WHISKEY HILL RD		
20821 NE 141ST ST		
6011 41ST AVENUE NE		
2980 SHASTA WAY		
15644 CREEK HILLS RD		
20717 N PINEHURST ST		
21 GULL PL		
PO BOX 64		
PO BOX 66		
PO BOX 66		
99 UNION ST UNIT 1804		
389 LOPEZ RD		
389 LOPEZ RD		
130 NORMANDY PROPERTY	PO BOX 5009	
130 NORMANDY PROPERTY	PO BOX 5009	
130 NORMANDY PROPERTY	PO BOX 5009	
64 PICKERING PROPERTY	PO BOX 5009	
1133 HARVARD AVE		
2969 FISHERMAN BAY RD		
33731 CHULA VISTA AVE		
3109 PROPERTY	PO BOX 5009	
PO BOX 548		
PO BOX 445		
PO BOX 445		
PO BOX 603	83 DRAGON RUN	
PO BOX 306		
PO BOX 306		
PO BOX 88		
4007 DENSMORE AVE N		
PO BOX 759		
645 NW SKYLINE BLVD		
PO BOX 335		
PO BOX 907		
3465 FISHERMAN BAY RD		
PO BOX 66		
C/O JILL H BULLITT	1211 E DENNY WAY #A55	
PO BOX 66		

BLAIRSDEN GRAEAGLE	CA	96103-1951
LOPEZ ISLAND	WA	98261-8350
LOPEZ ISLAND	WA	98261-8349
LOPEZ ISLAND	WA	98261-8350
LOPEZ ISLAND	WA	98261-8350
NORTH BEND	WA	98045-7982
SANTA CRUZ	CA	95062-3557
LOPEZ ISLAND	WA	98261-0399
LOPEZ ISLAND	WA	98261-0308
TEMPLE CITY	CA	91780-3644
SEATTLE	WA	98109-1804
LOPEZ ISLAND	WA	98261-8355
DIAMOND BAR	CA	91765-4261
LOPEZ ISLAND	WA	98261-8353
LOPEZ ISLAND	WA	98261-8352
LOPEZ ISLAND	WA	98261-8350
LOPEZ ISLAND	WA	98261-8350
LOPEZ ISLAND	WA	98261-8352
WOODINVILLE	WA	98077-7667
SEATTLE	WA	98115-7505
WEST SACRAMENTO	CA	95691-5191
EL CAJON	CA	92021-2577
RATHDRUM	ID	83858-8660
LOPEZ ISLAND	WA	98261-8355
LOPEZ ISLAND	WA	98261-0064
LOPEZ ISLAND	WA	98261-0066
LOPEZ ISLAND	WA	98261-0066
SEATTLE	WA	98101-5003
LOPEZ ISLAND	WA	98261-8300
LOPEZ ISLAND	WA	98261-8300
BELLEVUE	WA	98009-5009
BELLEVUE	WA	98009-5009
BELLEVUE	WA	98009-5009
BELLEVUE	WA	98009-5009
BILLINGS	MT	59102-1813
LOPEZ ISLAND	WA	98261-8513
DANA POINT	CA	92629-1624
BELLEVUE	WA	98009-5009
LOPEZ ISLAND	WA	98261-0548
LOPEZ ISLAND	WA	98261-0445
LOPEZ ISLAND	WA	98261-0445
LOPEZ ISLAND	WA	98261-0603
LANGLEY	WA	98260-0306
LANGLEY	WA	98260-0306
LOPEZ ISLAND	WA	98261-0088
SEATTLE	WA	98103-8214
FRIDAY HARBOR	WA	98250-0759
PORTLAND	OR	97229-2118
LOPEZ ISLAND	WA	98261-0335
LOPEZ ISLAND	WA	98261-0907
LOPEZ ISLAND	WA	98261-8344
LOPEZ ISLAND	WA	98261-0066
SEATTLE	WA	98122-2516
LOPEZ ISLAND	WA	98261-0066

THE HARBOR ON FISHERMAN BAY - LOT 46 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 47 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 48 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 49 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 50 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 51 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 52 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 53 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 54 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 55 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 56 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 57 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 58 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 59 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 60 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - PR LOTS 61 & 62 (PARCEL A PER BLM AFN 2020-1014029) Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - PR LOTS 61 & 62 (PARCEL B PER BLM AFN 2020-1014029) Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 63 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 64 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 65 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 66 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 67 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 68 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY LT 69 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - LOT 70 Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - ROADS Sec 27, T 35N, R 2W
 REPLATS OF LOTS 1 & 2 HARBOR ON FISHERMAN BAY - TRACT A WELL SITE Sec 27, T 35N, R 2W
 PR GL 8 EX CO RD Sec 22, T 35N, R 2W
 PRS GLS 8 & 9 TGW TDS (SFTPO FOR TAX DISTRICT PURPOSES ONLY, SEE 001 & 002) Sec 22, T 35N, R 2W
 PR GLS 8 & 9 TGW TDS Sec 22, T 35N, R 2W
 S183.28' OF N203.28' GL 9 - CABINS/BATHHOUSE Sec 22, T 35N, R 2W
 PR GL 9 TGW TDS RESTAURANT/CONFCTR/POOL/LAUNDROMAT/DOCKS Sec 22, T 35N, R 2W
 PR GL 9 EX CO RD - MOTEL Sec 22, T 35N, R 2W
 PR GL 9 EX CO RD Sec 22, T 35N, R 2W
 PR GL 9 EX CO RD Sec 22, T 35N, R 2W
 PR GL 9 EX CO RD Sec 22, T 35N, R 2W
 PR GL 10 TGW TDS Sec 22, T 35N, R 2W
 PR GL 10 TGW TDS Sec 22, T 35N, R 2W
 BLUE HERON RIDGE - LOT 2 (SFTPO LOPEZ SEWER DISTRICT SEE 001 & 002) Sec 22, T 35N, R 2W
 BLUE HERON RIDGE - COMMON BEACH AREA TGW TDS Sec 22, T 35N, R 2W
 BLUE HERON RIDGE - COMMON AREA B (SFTPO SEE 001 & 002) Sec 22, T 35N, R 2W
 PR GL 10 TGW TDS - (SHORELINE PEDESTRAIN ESMT AREA) Sec 22, T 35N, R 2W
 N140 OF S1/2 SW-NW N140 OF S1/2 OF GL 8 SEC 22 TGW TDS (SFTPO SEE 001 & 002) Sec 22 23, T 35N, R 2W
 S330' OF N470' OF S1/2 SW-NW & S330' OF N470' OF S1/2 OF GL 8 SEC 22 TGW TDS EX CO RD (SFTPO SEE 001 & 002)
 NORMANDY HEIGHTS SHORT PLAT - ROAD, WELL SITE, & COMMON AREA Sec 23, T 35N, R 2W
 SHORT PLAT OF WILLIS - LOT 2 Sec 23, T 35N, R 2W
 PR NW-NW (PARCEL A PER BLM AFN 2020-0716010) TGW CONS ESMT Sec 26, T 35N, R 2W
 PR GL 1 SEC 27 PR GL 10 SEC 22 TGW TDS AQUATIC LEASE PR NE-NE EX CO RD (PER BLA AFN 2019-1213012) Sec 27, T 35N, R 2W
 PR GL 1 TGW TDS Sec 27, T 35N, R 2W
 PR GL 1 TGW TDS TGE BLDG SITE RESTRICTION Sec 27, T 35N, R 2W
 THE HARBOR ON FISHERMAN BAY - UPLANDS WEST OF CO RD EX PR IN FRONT OF LOTS 1 & 2 TGW TDS Sec 27,
 LOT 1 - REPLAT OF LOTS 1 & 2 OF HARBOR ON FISHERMAN BAY TGW TDS IN FRONT OF PREVIOUS LOT 1 OF HARE
 REPLAT OF LOTS 1 & 2 OF THE HARBOR ON FISHERMAN BAY - ROAD & COMMON AREA W OF CO RD TGW TDS IN F

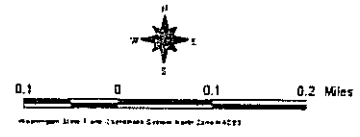
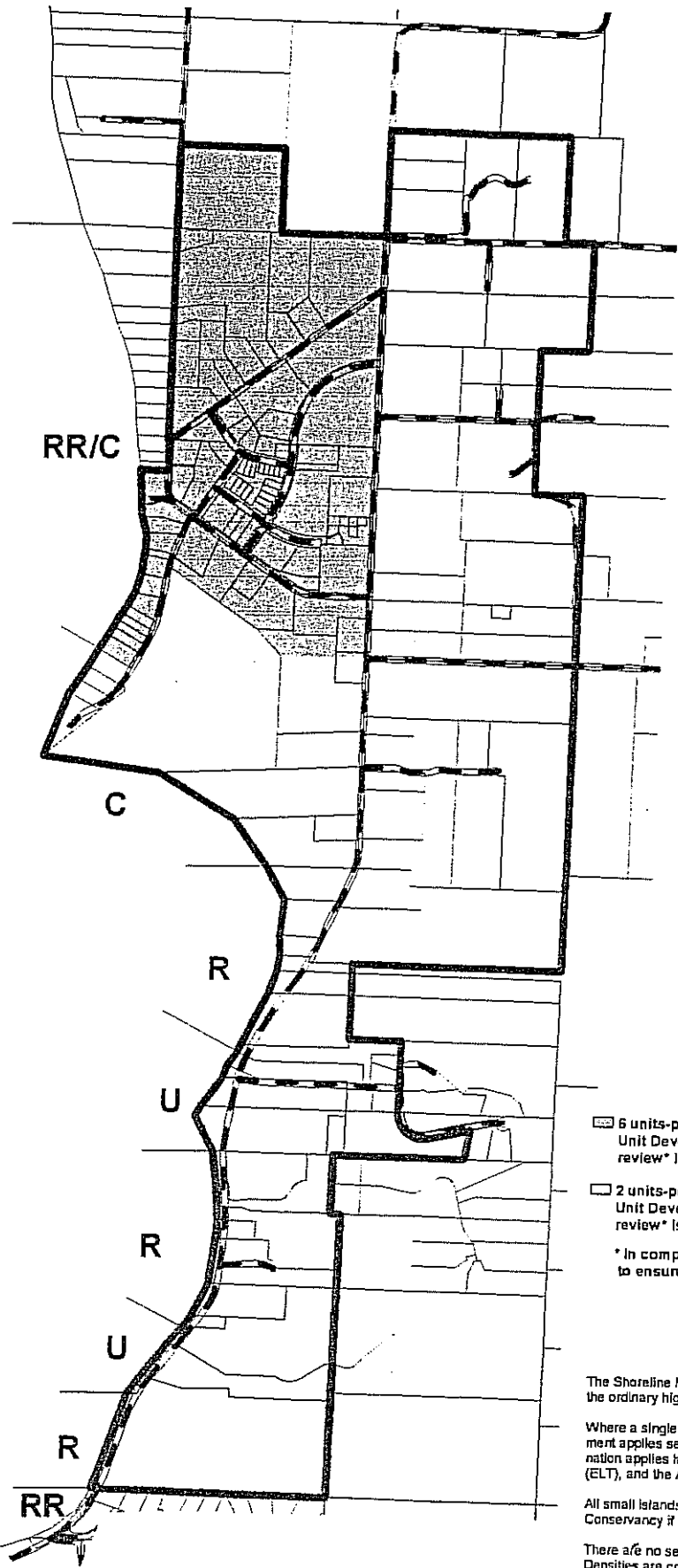
0.4868	0.49	0442	LOPEZ
0.4585	0.46	0442	LOPEZ
0.4669	0.47	0442	LOPEZ
0.4665	0.47	0442	LOPEZ
0.4698	0.47	0442	LOPEZ
0.5042	0.5	0442	LOPEZ
0.7488	0.75	0442	LOPEZ
0.4882	0.49	0442	LOPEZ
0.5009	0.5	0442	LOPEZ
0.5052	0.51	0442	LOPEZ
0.5504	0.55	0442	LOPEZ
0.4609	0.46	0442	LOPEZ
0.478	0.48	0442	LOPEZ
0.4668	0.47	0442	LOPEZ
0.4656	0.47	0442	LOPEZ
0.4524	0.45	0442	LOPEZ
0.4814	0.48	0442	LOPEZ
0.4503	0.45	0442	LOPEZ
0.4486	0.45	0442	LOPEZ
0.4597	0.46	0442	LOPEZ
0.5326	0.53	0442	LOPEZ
0.4786	0.48	0442	LOPEZ
0.4744	0.47	0442	LOPEZ
0.4866	0.49	0442	LOPEZ
0.4617	0.46	0442	LOPEZ
6.3607	6.37	0442	LOPEZ
0.4252	0.43	0442	LOPEZ
0.856	0.77	0445	LOPEZ SEWER DIST
2.2029	0	0445	LOPEZ SEWER DIST
0.2077	0.16	0445	LOPEZ SEWER DIST
3.6422	3.46	0445	LOPEZ SEWER DIST
5.3577	5.08	0445	LOPEZ SEWER DIST
3.7372	3.39	0445	LOPEZ SEWER DIST
3.4349	3.11	0445	LOPEZ SEWER DIST
0.6838	0.55	0445	LOPEZ SEWER DIST
4.3911	4.28	0445	LOPEZ SEWER DIST
0.1503	0.06	0445	LOPEZ SEWER DIST
0.4798	0.37	0445	LOPEZ SEWER DIST
2.261	0	0445	LOPEZ SEWER DIST
0.3538	0.35	0445	LOPEZ SEWER DIST
3.8908	0	0442	LOPEZ
0.2195	0.22	0445	LOPEZ SEWER DIST
5.8637	0	0445	LOPEZ SEWER DIST
14.5673	14.22	0445	LOPEZ SEWER DIST
2.5109	2.51	0445	LOPEZ SEWER DIST
0.9482	0.95	0445	LOPEZ SEWER DIST
34.8428	34.84	0442	LOPEZ
0.5723	0.47	0445	LOPEZ SEWER DIST
3.4696	3.31	0442	LOPEZ
0.4038	0.29	0442	LOPEZ
0.3292	0.23	0442	LOPEZ
0.0348	0.03	0442	LOPEZ
0.6026	0.6	0442	LOPEZ
0.5793	0.58	0442	LOPEZ
459.8561	432.62		

	1100
AMO	1100
SMITH	1100
BERG	1100
	1100
	1800
HEIN, TRUSTEE	1100
	1100
	1102
MOSELEY	1100
	1100
	1100
	1100
JOHNSON, TTEE	1100
	9100
	9100
	1100
	1100
TITOVA	1100
CARPENTER	1102
	1100
	1100
	1100
KRUIHOF & ROBERT M	1100
	1100
HARBOR FISHERMAN BAY MNTC CORP	9900
HARBOR FISHERMAN BAY MNTC CORP	9900
CURRIE	1100
	5500
	5500
	1600
	1600
	1600
	1200
	1100
FARRIS	8500
	9900
	6100
	1100
	9900
	9900
MCROBERTS & R JUNTUNEN	9900
NORDHOFF	9100
NORDHOFF	1100
MENG;	9900
	9100
	9120
	5800
	1107
PORT OF LOPEZ	9100
	9100
BIWAL,INC, EDYTHE BUTLER, THE	9100
	1100
HARBOR FISHERMAN BAY MNTC CORP	9900

HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
RESIDENTIAL W/IMP VAL NOT CODED ELSEWHERE	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
SGL.FAMILY UNIT/MFG OR MODULAR	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
UNDEVELOPED LAND	RR
UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
SGL.FAMILY UNIT/MFG OR MODULAR	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
HOUSEHOLD, SINGLE FAMILY UNITS	RR
OTHER UNDEVELOPED LAND	RR
OTHER UNDEVELOPED LAND	RR
HOUSEHOLD, SINGLE FAMILY UNITS	
RETAIL-AUTO,MARINE & AIRCRAFT	
RETAIL-AUTO,MARINE & AIRCRAFT	
HOTELS / MOTELS	
HOTELS / MOTELS	
HOTELS / MOTELS	
HOUSEHOLD, 2-4 UNITS IN 1 BLDG	
HOUSEHOLD, SINGLE FAMILY UNITS	
MINING ACTIVITIES	
OTHER UNDEVELOPED LAND	
FINANCE, INSURANCE, & REAL EST	
HOUSEHOLD, SINGLE FAMILY UNITS	
OTHER UNDEVELOPED LAND	
OTHER UNDEVELOPED LAND	
OTHER UNDEVELOPED LAND	
UNDEVELOPED LAND	
HOUSEHOLD, SINGLE FAMILY UNITS	
OTHER UNDEVELOPED LAND	
UNDEVELOPED LAND	
UNDEVELOPED W/CONS ESMNT	
RETAIL - EATING AND DRINKING	
SFR W/ FREESTANDING ADU	
UNDEVELOPED LAND	
UNDEVELOPED LAND	
UNDEVELOPED LAND	
HOUSEHOLD, SINGLE FAMILY UNITS	
OTHER UNDEVELOPED LAND	

LOPEZ VILLAGE URBAN GROWTH AREA

LAND USE & SHORELINE DESIGNATIONS



Land Use Districts and Densities

--- Lopez Village UGA boundary

6 units-per-acre-P District. (Max. density of 6 units per acre without a Planned Unit Development application, or 8 units per acre with a PUD. Site planning and review* is required for lots larger than 1/4 acre.)

2 units-per-acre-P District. (Max. density of 2 units per acre without a Planned Unit Development application, or 8 units per acre with a PUD. Site planning and review* is required for lots larger than 1/4 acre.)

* In compliance with GMA requirements, site planning and review is required to ensure that the development will not preclude a density of 4 units per acre.

Shoreline Master Program Designations & Densities

U = URBAN R = RURAL
RR = RURAL RESIDENTIAL C = CONSERVANCY

The Shoreline Management Act and the Master Program apply to all shorelines 200 feet landward of the ordinary highwater mark (OHWM), and everything seaward of that line.

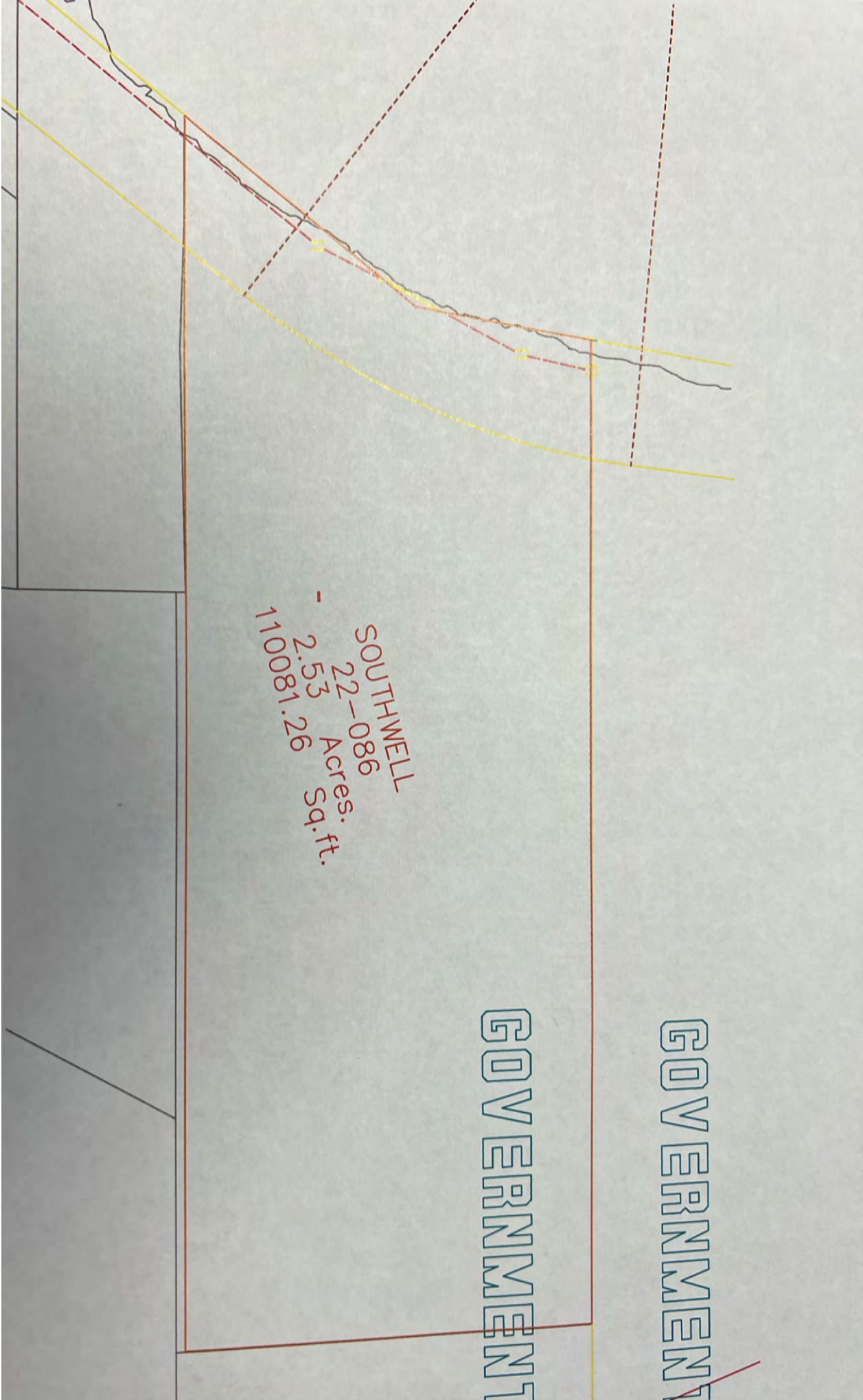
Where a single designation is shown, this applies landward of the OHWM, and the aquatic environment applies seaward of the OHWM. Where a dual designation is shown (RR/C, C/N), the first designation applies landward of the OHWM, the second from the OHWM to the line of extreme low tide (ELT), and the Aquatic environment applies seaward of the ELT line.

All small islands, rocks, and reefs whose designations are not shown on this map are designated Conservancy if in private ownership, or Natural if they are in public ownership.

There are no separate shoreline densities.
Densities are controlled by upland designations.

Date: 9/2000
Parcel Data: 9/2000

EXHIBIT C SHEET 2



-
SOUTHWELL
22-086
2.53 Acres.
110081.26 Sq.ft.

GOVERNMENT

GOVERNMENT

Auditor File #: 2004 1213040

LPLAT

Recorded at the request of:

THE PERMIT CENTER

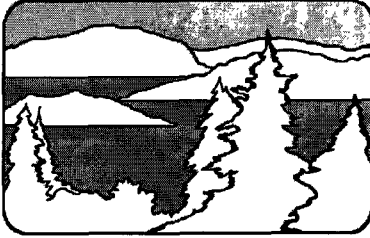
on 12/13/2004 at 13:14

Total of 2 page(s) Fee: \$ 90.00

SAN JUAN COUNTY, WASHINGTON

SI A. STEPHENS, AUDITOR

DMT



San Juan County
Si Stephens, Auditor
Recording Department

P.O. Box 638, Friday Harbor, Washington 98250 360.378.2161

This Auditor File Number
was issued to either a survey, short plat or long plat.

LONG PLAT

ISLAND CAMP PRESERVE

VOLUME 6, PAGE 5

Restrictions

- 1. The approved water source for the lots within this subdivision shall be the Island Camp Water System... 2. Well sites shall be subject to a 100 foot sanitary setback... 3. Best management practices for controlling erosion and sedimentation shall be used during construction of all structures... 4. All utilities shall be placed underground... 5. 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... 6. Maintenance of the roads, water systems, including the well, and the water distribution system serving the lots in this subdivision is to be shared equitably by the lot owners... 7. There may be additional private conditions, covenants or restrictions in addition to those shown on this plat... 8. If during excavation or development of the site an area of potential archaeological significance is uncovered all activity in the immediate vicinity of the find must be halted immediately and the Administrator must be notified at once... 9. Use of the shoreline common area shall be for the exclusive use of the lot owners for pedestrian purposes only... 10. This land division is located within an urban growth area... 11. The water systems shall connect to a community Class A system within one year of such service becoming available to the development... 12. THE ISLAND CAMP WATER SYSTEM SERVES THE LOTS IN THIS PLAT... 13. THE OWNERS (GRANTEES) OF THIS WATER SYSTEM AND THEIR GRANTEES AGREE TO PARTICIPATE IN AND NOT FORFEIT THE LOCAL AND REGIONAL WATER TREATMENT PLANTS... 14. THE GRANTEE'S HEREBY AGREE AND CONVEYANT THAT THEIR INTEREST IN THE COMMON AREAS OF THIS WATER SYSTEM IS LIMITED TO THE PART OF THE WELLS LOCATED IN THIS PLAT ANY POTENTIAL SOURCE OF CONTAMINATION.

Land Description

Those portions of Government Lot 10, Section 22, Township 35 North, Range 2 West, N4th, described in the following: All that property described under Auditor's File Number 41061930, Binnora to McRoberts and Juntion, records of San Juan County, Washington, except any portion thereof lying west of Fisherman Bay Road. ALSO all that property described under Auditor's File Number 1492 033001, Meemon to McRoberts and Juntion, records of said County, except any portion thereof lying west of Fisherman Bay Road. ALSO all that property described under Auditor's File Number 41111410, Meemon to McRoberts and Juntion, records of said County, except any portion thereof lying west of Fisherman Bay Road.

Dedications

Know ALL PERSONS BY THESE PRESENTS that we the undersigned owners of the land hereby platted declare that we the Island Camp Preserve Long Plat. ALSO we grant to each lot owner a non-exclusive easement for ingress, egress and utility purposes over the common areas of the Island Camp Preserve Long Plat. All persons acquiring property within this long plat agree to hold the County harmless for all costs of construction and/or maintenance of said roads or easements. ALSO we declare the existence of an easement for utilities, including but not limited to electricity, telephone and communication in all lots in the long plat and grant to all affected utility companies including the Island Camp and Common Areas Utility Company the right to install, maintain and repair their lines, poles and equipment on the easement and utility easements shown in this plat, subject to the concurrence of the affected utility company and all other lot owners. Also we declare the existence of a non-exclusive, pedestrian easement in the Shoreline Common Area for the benefit of all lot owners within this plat. If a service is located or relocated, the centerline of the easement will be the center of the easement location extending five feet each side thereof or as otherwise specified on this plat or under the conditions provided. Any portion of an easement no longer providing services for access or utilities abandoned by relocation will be considered vacated.

Acknowledgments

State of Washington San Juan County This is to certify that on this 30th day of September, 2004, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Robert K. Burtch to me known to be the person(s) who executed the foregoing Dedication and acknowledged said Dedication to be their free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the date first above written. Notary Public in and for the State of Washington, residing at: Bellingham, WA My Commission expires: 3-6-05

Not Applicable

State of Washington San Juan County This is to certify that on this 30th day of July, 2004, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Robert J. Burtch and Jeffrey K. Burtch to me known to be the person(s) who executed the foregoing Dedication and acknowledged said Dedication to be their free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the date first above written. Notary Public in and for the State of Washington, residing at: Bellingham, WA My Commission expires: 3-6-05

County Engineer's Certificate

Examined and approved this 30th day of September, 2004. Jeff Lynn Wilson, San Juan County Engineer

Health Department Certificate

Examined and approved this 11/4/04 day of November, 2004. San Juan County Engineer

Administrators Certificate

This plat conforms to the requirements established by San Juan County Resolution No. 214-1980 as amended by Ordinance No. 222-1981. It has been examined by the County Engineer for compliance with survey and recording requirements and by the County Sanitation for compliance with sanitary and sewage disposal requirements. Their written statements of approval are on file in the San Juan County Permit Center. Administrator of Plats - Permit Center Director Date: Nov 30, 2004

Treasurer's Certificate

All taxes for the current year, 2004, and any delinquent taxes which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. Date: 11/19/2004

Planning Supervisor's Certificate

Examined and approved this 10th day of December, 2004. Planning Supervisor

Surveyor's Certificate

This plat correctly represents a survey made by me or under my direct supervision in conformance with the requirements of San Juan County Resolution 214-1980 as amended and the Washington State Survey Recording Act in December, 2001. Robert F. Parrish, San Juan County Surveyor certificate no. 24535 Date: 8-26-04

Unofficial Copy

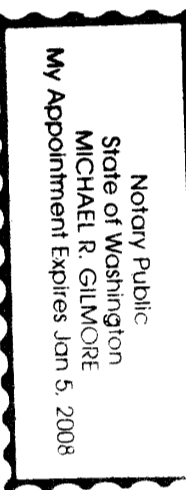
Auditor's Certificate

Filed for record this 13th day of Dec, 2004 at 1:40 p.m. in volume 6 of plats at page 5, 54 at the request of Parrish Land Surveying

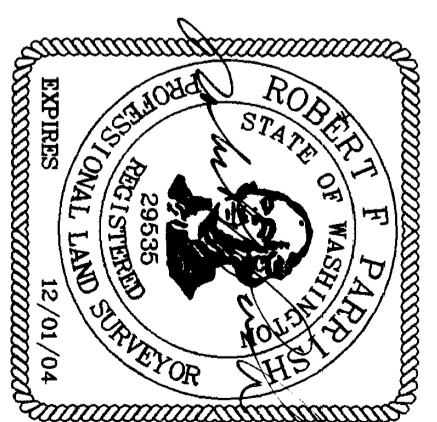
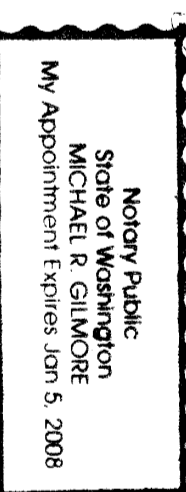
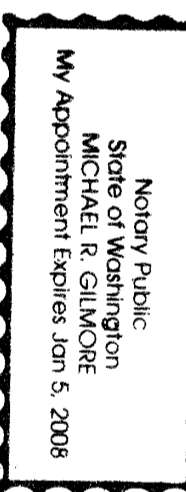
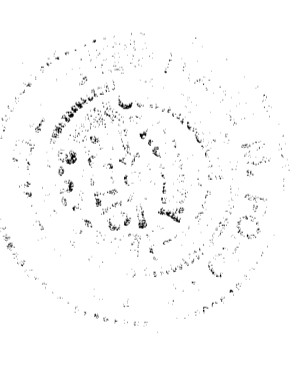
200412130410 By: David J. McRoberts Auditor's File Number San Juan County Auditor

Acknowledgments

State of Washington San Juan County This is to certify that on this 10th day of May, 2004, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Robert J. Burtch to me known to be the person(s) who executed the foregoing Dedication and acknowledged said Dedication to be their free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the date first above written. Notary Public in and for the State of Washington, residing at: Bellingham, WA My Commission expires: 3-6-05



David J. McRoberts



Parrish Land Surveying PO Box 2974, Friday Harbor, Washington 98250 (360) 378-2338 - parrish@parrishland.com

Island Camp Preserve Long Plat SEC. 22, T35 N. R.2 N. NW1, LOPEZ ISLAND, SAN JUAN COUNTY, WASHINGTON

Table with 2 columns: Field Name and Value. Fields include JOB NO., CADDED BY, CHK BY, PK REF, SCALE, DATE, SHEET 1 of 2.

Easement Schedule

1. AFN 11854 County Road
 2. AFN 2002 0926095 & 2002 0605014
 3. Vol. 7, Pgs. 22A & 22B, Short Plat
 4. AFN 47927 Tidelands
 5. AFN 58619 San Juan County
 6. AFN 95166082, 83 & 84 "Dragon Run"
 7. AFN 411141406
 8. AFN 57857 AZZ Existing Dock, Utility, the North 246' of Government Lot 10
 9. AFN 977164 Utilities (see Vol. 7, Pgs. 22B)
 10. AFN 940282410 Nest of County Road
 11. AFN 4111412 Well Protection
- Easement information acquired from Chicago Title Company Title Guarantee, No. 5-4-471512, 1-30-04

Survey Notes

1. The purpose of this survey is to create the fourteen parcels as shown. Refer to Volume 7, Short Plats, Page 22, (A,B,C)
2. Source of survey information:
 - a. Book 15, Surveys, Page 115
 - b. Book 14, Surveys, Page 132
 - c. Book 14, Surveys, Page 132
 - d. Volume 5, Long Plats, Page 104A
3. Method of Survey: A "Topcon, AFL 1-A" robotic total station and monumentation and records above were used to set new monuments to mark corners created by this subdivision.
4. A non-exclusive easement for access and utilities is to be reserved in the existing roadway, now known as "Dragon Run" for the benefit of all lots in this subdivision extending from the County Road to the east boundary of this subdivision.
5. WATER SUPPLY EASEMENT - A 100' diameter well protection easement and an easement for ingress, egress, installation, maintenance and repair of water lines, valves and appurtenant structures reserved in Lot 4 for the benefit of all lots within this subdivision.
6. WATER SUPPLY EASEMENT - A 100' diameter well protection easement and an easement for ingress, egress, installation, maintenance and repair of water lines, valves and appurtenant structures is reserved in Lot 10 for the benefit of Lots described in the "Island Camp Short Plat" (Volume 7, Short Plats, Page 22) now known as the "Cormorant Water System" (formerly known as "Cormorant Bay Water System.")
7. UTILITY EASEMENTS - A non-exclusive utility easement ten feet in width centered on the existing utility services providing water, sewer, electricity and communications as shown hereon is reserved in all lots within this subdivision including the right to access, maintain, repair, relocate and replace as required.
8. The location of easements shown is based on an as-built plan prepared by the developer. The precise location of easements is centered on the existing service lines and related structures.
9. Lots 3, 12 and 13 were developed prior to this plat, and have installed water, sewer and communication services. Easements are reserved in these lots located on the as-built centerline of services.

Fisherman Bay

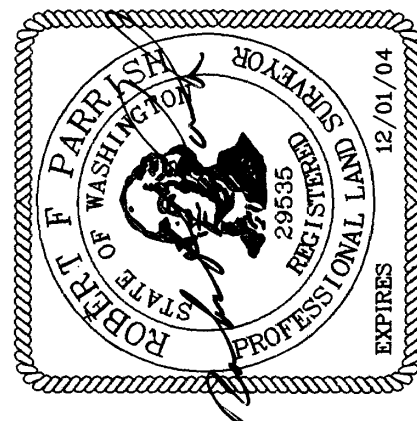
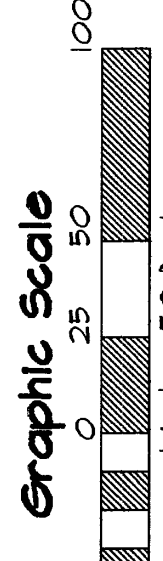
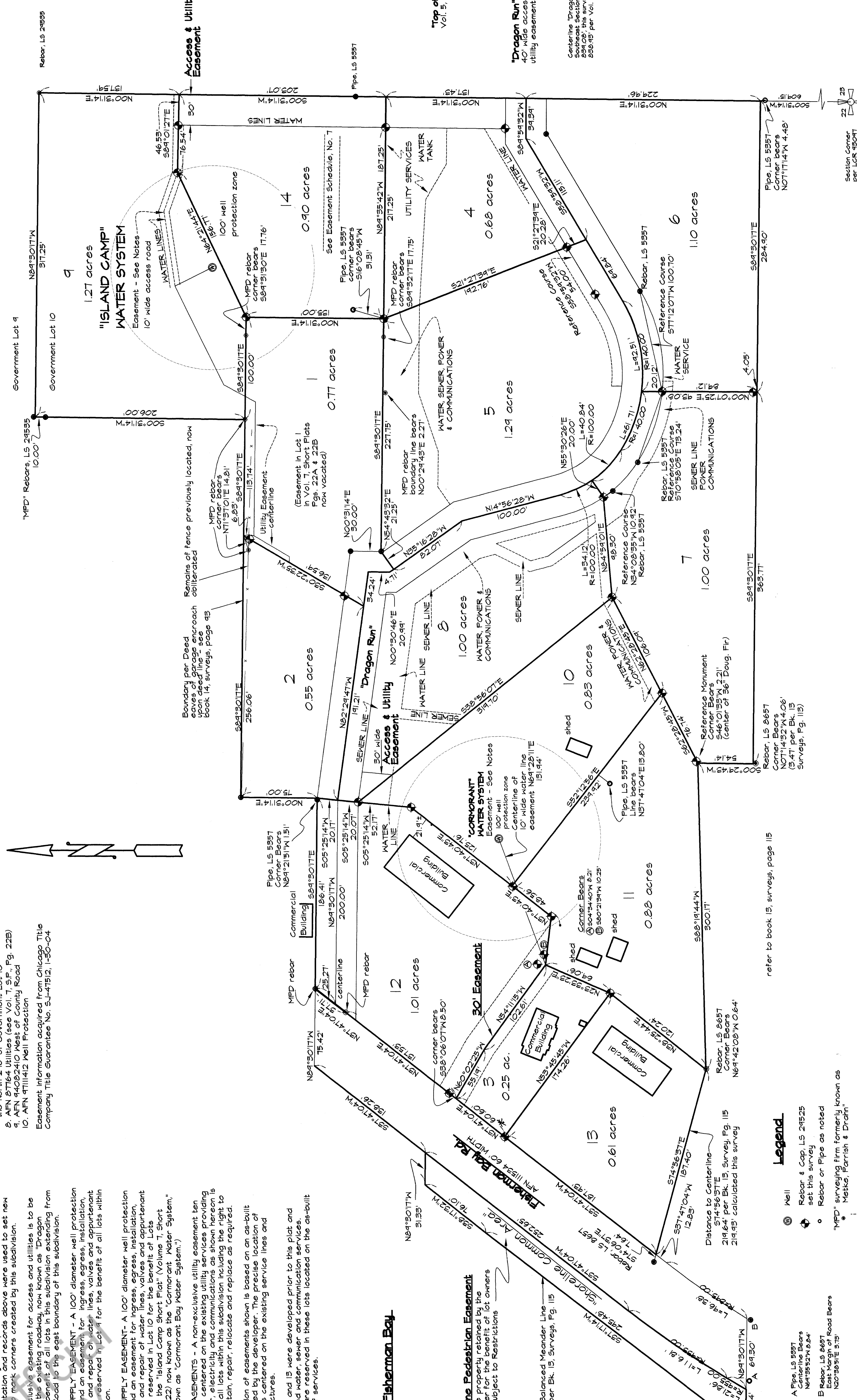
Shoreline Pedestrian Easement
 Shoreline property retained by the developer for the benefit of lot owners. Subject to Restrictions.

Balanced Meander Line
 Per Bk. 15, Surveys, Pg. 115

Legend

- Well
- Rebar & Cap, LS 24525 set this survey
- Rebar or Pipe as noted
- "MFD" surveying firm formerly known as Macko, Parrish & Drant
- Utility easement centered on as-built location of water, sewer, power and communication lines and appurtenant structures

Refer to Vol. 7 Short Plats Pg. 22b. The road front distance for lots 3 is incorrectly labeled 59.07' on the above Short Plat. The correct distance is 60.60' as shown above consistent with monuments set to describe this boundary.



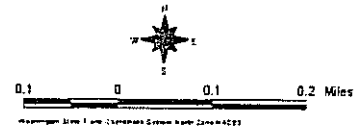
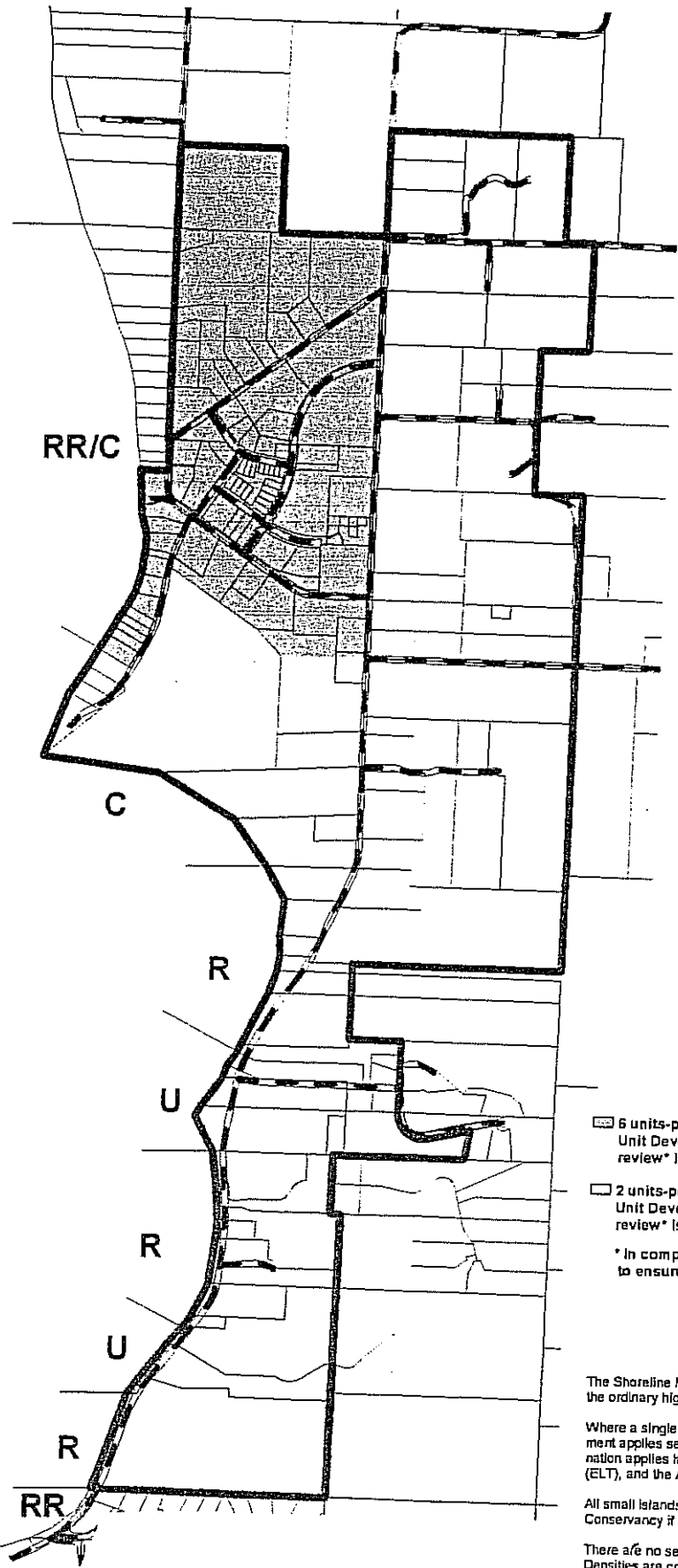
Parrish Land Surveying
 PO Box 2974, Friday Harbor, Washington 98250
 (360) 378-2338 - parrish@cockland.com

Island Camp Preserve Long Plat
 SEC. 22, T. 135 N., R. 2 N., W. 4
 LOPEZ ISLAND, SAN JUAN COUNTY, WASHINGTON

JOB NO. 106-012
CADD BY: TP
CHK BY: [Signature]
BK REF. 005
SCALE: 1" = 50'
DATE: 8-30-04

LOPEZ VILLAGE URBAN GROWTH AREA

LAND USE & SHORELINE DESIGNATIONS



Land Use Districts and Densities

— Lopez Village UGA boundary

6 units-per-acre-P District. (Max. density of 6 units per acre without a Planned Unit Development application, or 8 units per acre with a PUD. Site planning and review* is required for lots larger than 1/4 acre.)

2 units-per-acre-P District. (Max. density of 2 units per acre without a Planned Unit Development application, or 8 units per acre with a PUD. Site planning and review* is required for lots larger than 1/4 acre.)

* In compliance with GMA requirements, site planning and review is required to ensure that the development will not preclude a density of 4 units per acre.

Shoreline Master Program Designations & Densities

U = URBAN R = RURAL
RR = RURAL RESIDENTIAL C = CONSERVANCY

The Shoreline Management Act and the Master Program apply to all shorelines 200 feet landward of the ordinary highwater mark (OHWM), and everything seaward of that line.

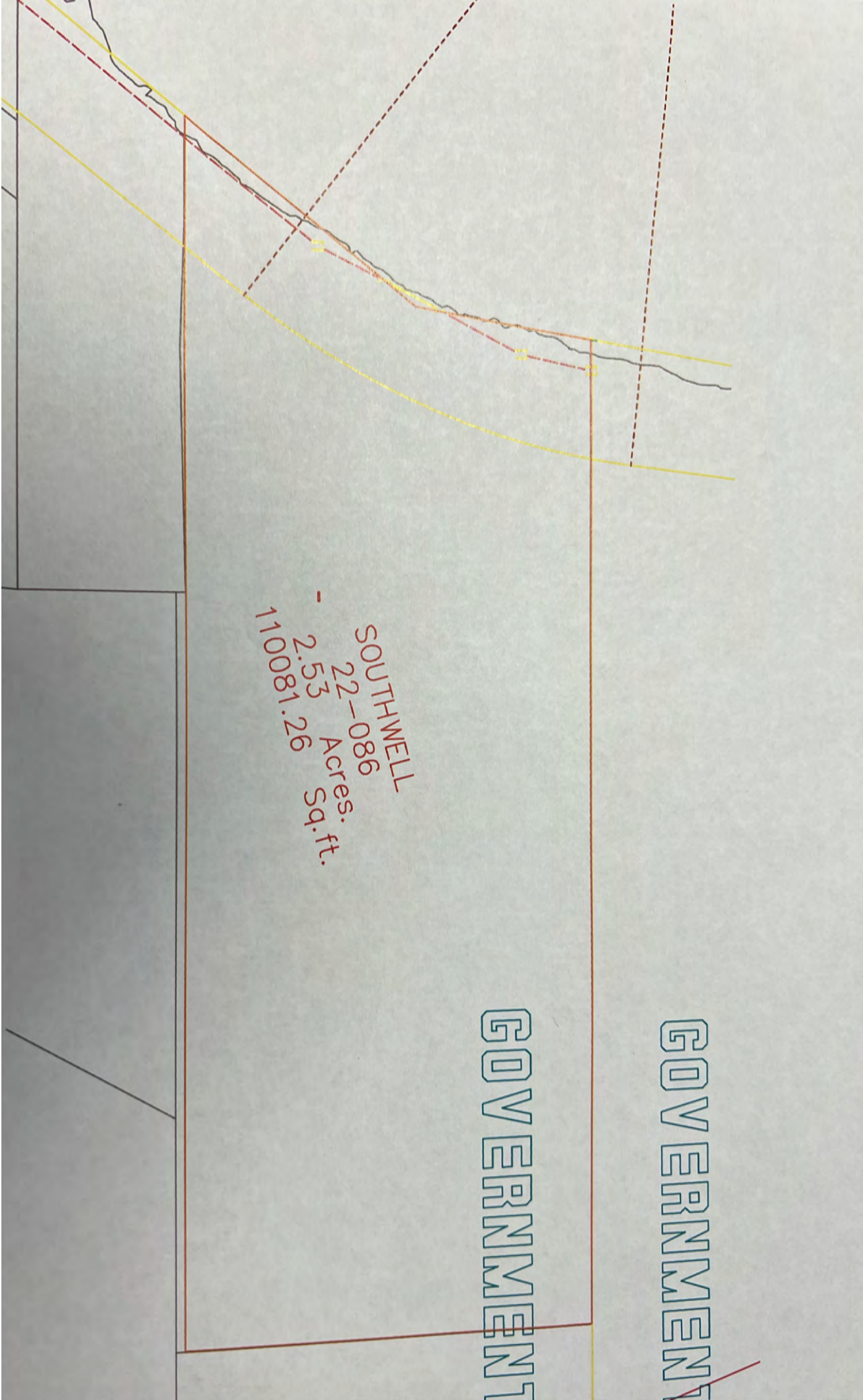
Where a single designation is shown, this applies landward of the OHWM, and the aquatic environment applies seaward of the OHWM. Where a dual designation is shown (RR/C, C/N), the first designation applies landward of the OHWM, the second from the OHWM to the line of extreme low tide (ELT), and the Aquatic environment applies seaward of the ELT line.

All small islands, rocks, and reefs whose designations are not shown on this map are designated Conservancy if in private ownership, or Natural if they are in public ownership.

There are no separate shoreline densities.
Densities are controlled by upland designations.

Date: 9/2000
Parcel Data: 9/2000

EXHIBIT C SHEET 2



-
SOUTHWELL
22-086
2.53 Acres.
110081.26 Sq.ft.

GOVERNMENT

GOVERNMENT

Auditor File #: 2004 1213040

LPLAT

Recorded at the request of:

THE PERMIT CENTER

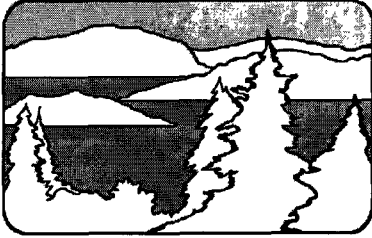
on 12/13/2004 at 13:14

Total of 2 page(s) Fee: \$ 90.00

SAN JUAN COUNTY, WASHINGTON

SI A. STEPHENS, AUDITOR

DMT



San Juan County
Si Stephens, Auditor
Recording Department

P.O. Box 638, Friday Harbor, Washington 98250 360.378.2161

This Auditor File Number
was issued to either a survey, short plat or long plat.

LONG PLAT

ISLAND CAMP PRESERVE

VOLUME 6, PAGE 5

Restrictions

- 1. The approved water source for the lots within this subdivision shall be the Island Camp Water System... 2. Well sites shall be subject to a 100 foot sanitary setback... 3. Best management practices for controlling erosion and sedimentation shall be used during construction of all structures... 4. All utilities shall be placed underground... 5. 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... 6. Maintenance of the roads, water systems, including the well, and the water distribution system serving the lots in this subdivision is to be shared equitably by the lot owners... 7. There may be additional private conditions, covenants or restrictions in addition to those shown on this plat... 8. If during excavation or development of the site an area of potential archaeological significance is uncovered all activity in the immediate vicinity of the find must be halted immediately and the Administrator must be notified at once... 9. Use of the shoreline common area shall be for the exclusive use of the lot owners for pedestrian purposes only... 10. This land division is located within an urban growth area... 11. The water systems shall connect to a community Class A system within one year of such service becoming available to the development... 12. THE ISLAND CAMP WATER SYSTEM SERVES THE LOTS IN THIS PLAT... 13. THE OWNERS (GRANTORS) OF THIS WATER SYSTEM AND THEIR GRANTEES AGREE TO PARTICIPATE IN AND NOT FORFEIT THE LOCAL AND REGIONAL WATER TREATMENT PLANTS AND TREATMENT FACILITIES... 14. THE GRANTORS HEREBY AGREE AND COVENANT THAT THEIR INTEREST IN THE COMMON AREAS OF THIS PLAT SHALL BE CONSIDERED AS PART OF THE WELLS LOCATED IN THIS PLAT ANY POTENTIAL SOURCE OF CONTAMINATION.

Land Description

Those portions of Government Lot 10, Section 22, Township 35 North, Range 2 East, N4th, described in the following: All that property described under Auditor's File Number 41061930, Binnaris to McRoberts and Juntion, records of San Juan County, Washington, except any portion thereof lying west of Fisherman Bay Road. ALSO all that property described under Auditor's File Number 1418 033001, Meemon to McRoberts and Juntion, records of said County, except any portion thereof lying west of Fisherman Bay Road. ALSO all that property described under Auditor's File Number 41111410, Meemon to McRoberts and Juntion, records of said County, except any portion thereof lying west of Fisherman Bay Road. All of the above subject to and together with easements, interests and agreements of record or fact as may exist.

Dedications

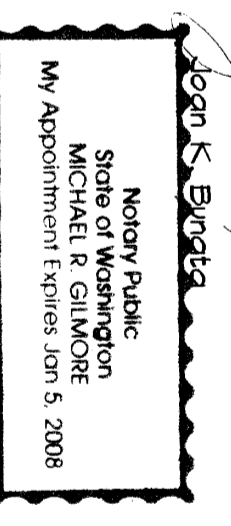
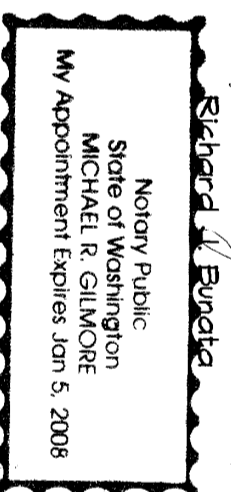
Know ALL PERSONS BY THESE PRESENTS that we the undersigned owners of the land hereby platted declare that the Island Camp Preserve Long Plat. ALSO we grant to each lot owner a non-exclusive easement for ingress egress and utility purposes over the common areas and easements on this plat including any and all existing easements and maintenance easements on this plat including the right to make slopes for cuts and fills upon lots. In the responsible original grading of the roads within said easements and including the right to allow surface drainage over and across all lots where water might take a natural course after site development is completed. All such easements are privately owned and San Juan County is not responsible for the construction or maintenance of any roads or easements within this plat. All persons acquiring property within this long plat agree to hold the County harmless for all costs of construction and/or maintenance of said roads or easements. ALSO we declare the existence of an easement for utilities, including but not limited to electricity, telephone and communication in all lots in the long plat and grant to all affected utility companies including the Island Camp and Common Area Utility Company, Inc. the right to install, maintain and repair their lines and facilities on the easements and utility easements shown in this plat, subject to the concurrence of the affected utility company and all other lot owners. Also we declare the existence of a non-exclusive, pedestrian easement in the Shoreline Common Area for the benefit of all lot owners within this plat. If a service is located or relocated, the centerline of the easement will be the center of the easement location extending five feet each side thereof or as otherwise specified on this plat or under the conditions provided. Any portion of an easement no longer providing services for access or utilities abandoned by relocation will be considered vacated.

Acknowledgments

State of Washington San Juan County This is to certify that on this 30th day of September, 2004, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Robert K. Binnaris to me known to be the person(s) who executed the foregoing Dedication and acknowledged said Dedication to be their free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the date first above written. Notary Public in and for the State of Washington, residing at Seattle, WA My Commission expires 11/4/04

Not Applicable

State of Washington San Juan County This is to certify that on this 30th day of July, 2004, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Richard J. Binnaris and Juntion K. Binnaris to me known to be the person(s) who executed the foregoing Dedication and acknowledged said Dedication to be their free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the date first above written. Notary Public in and for the State of Washington, residing at Everett, WA My Commission expires 11/4/04



County Engineer's Certificate

Examined and approved this 30th day of September, 2004. Jeff Larson, San Juan County Engineer

Health Department Certificate

Examined and approved this 11/4/04 day of November, 2004. San Juan County Engineer

Administrators Certificate

This plat conforms to the requirements established by San Juan County Resolution No. 214-1980 as amended by Ordinance No. 222-1981. It has been examined by the County Engineer for compliance with survey and recording requirements and by the County Sanitation for compliance with sanitary and sewage disposal requirements. Their written statements of approval are on file in the San Juan County Permit Center. Administrator of Plats - Permit Center Director Date 11/30/2004

Treasurer's Certificate

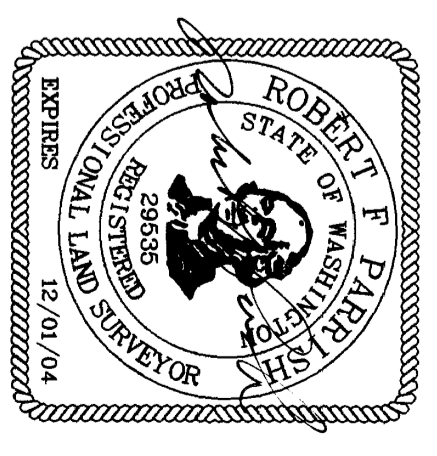
All taxes for the current year, 2004, and any delinquent taxes which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. Date 11/19/2004

Planning Supervisor's Certificate

Examined and approved this 10th day of December, 2004. Planning Supervisor

Surveyor's Certificate

This plat correctly represents a survey made by me or under my direct supervision in conformance with the requirements of San Juan County Resolution 214-1980 as amended and the Washington State Survey Recording Act in December, 2001. Date 8/26/04



Unofficial Copy

Auditor's Certificate

Filed for record this 13th day of Dec, 2004 at 1:40 p.m. in volume 6 of plats at page 5, 54 at the request of Parrish Land Surveying

200412130410 By David J. McRoberts Auditor's File Number San Juan County Auditor

Parrish Land Surveying PO Box 2974, Puyallup, Washington 98902 (360) 378-2338 - parrish@parrishland.com

Island Camp Preserve Long Plat SEC. 22, T35 N. R.2, S.1N, NW1, LOPFEZ ISLAND SAN JUAN COUNTY WASHINGTON SHEET 1 of 2 JOB NO. 106-012 CADDED BY: RP CHK BY: RP BK REF: 005 SCALE: 1" = 50' DATE: 6-30-04

Easement Schedule

1. AFN 11854 County Road
 2. AFN 2002 0926095 & 2002 0605014
 3. Vol. 7, Pgs. 22A & 22B, Short Plat
 4. AFN 47927 Tidelands
 5. AFN 58619 San Juan County
 6. AFN 95166082, 83 & 84 "Dragon Run"
 7. AFN 411141406
 8. AFN 57857 AZZ Existing Dock, Utility, the North 246' of Government Lot 10
 9. AFN 977164 Utilities (see Vol. 7, Pgs. 22B)
 10. AFN 940282410 Nest of County Road
 11. AFN 4111412 Well Protection
- Easement information acquired from Chicago Title Company Title Guarantee No. 5-4-471512, 1-30-04

Survey Notes

1. The purpose of this survey is to create the fourteen parcels as shown. Refer to Volume 7, Short Plats, Page 22, (A,B,C)
2. Source of survey information:
 - a. Book 15, Surveys, Page 115
 - b. Book 14, Surveys, Page 132
 - c. Book 14, Surveys, Page 132
 - d. Volume 5, Long Plats, Page 104A
3. Method of Survey: A "Topcon, AFL 1-A" robotic total station and monumentation and records above were used to set new monuments to mark corners created by this subdivision.
4. A non-exclusive easement for access and utilities is to be reserved in the existing roadway, now known as "Dragon Run" for the benefit of all lots in this subdivision extending from the County Road to the east boundary of this subdivision.
5. WATER SUPPLY EASEMENT - A 100' diameter well protection easement and an easement for ingress, egress, installation, maintenance and repair of water lines, valves and appurtenant structures reserved in Lot 4 for the benefit of all lots within this subdivision.
6. WATER SUPPLY EASEMENT - A 100' diameter well protection easement and an easement for ingress, egress, installation, maintenance and repair of water lines, valves and appurtenant structures is reserved in Lot 10 for the benefit of Lots described in the "Island Camp Short Plat" (Volume 7, Short Plats, Page 22) now known as the "Cormorant Water System" (formerly known as "Cormorant Bay Water System.")
7. UTILITY EASEMENTS - A non-exclusive utility easement ten feet in width centered on the existing utility services providing water, sewer, electricity and communications as shown hereon is reserved in all lots within this subdivision including the right to access, maintain, repair, relocate and replace as required.
8. The location of easements shown is based on an as-built plan prepared by the developer. The precise location of easements is centered on the existing service lines and related structures.
9. Lots 3, 12 and 13 were developed prior to this plat and have installed water, sewer and communication services. Easements are reserved in these lots located on the as-built centerline of services.

Fisherman Bay

Shoreline Pedestrian Easement
Shoreline property retained by the developer for the benefit of lot owners. Subject to Restrictions.

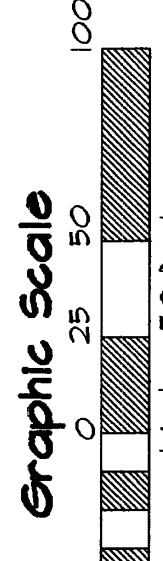
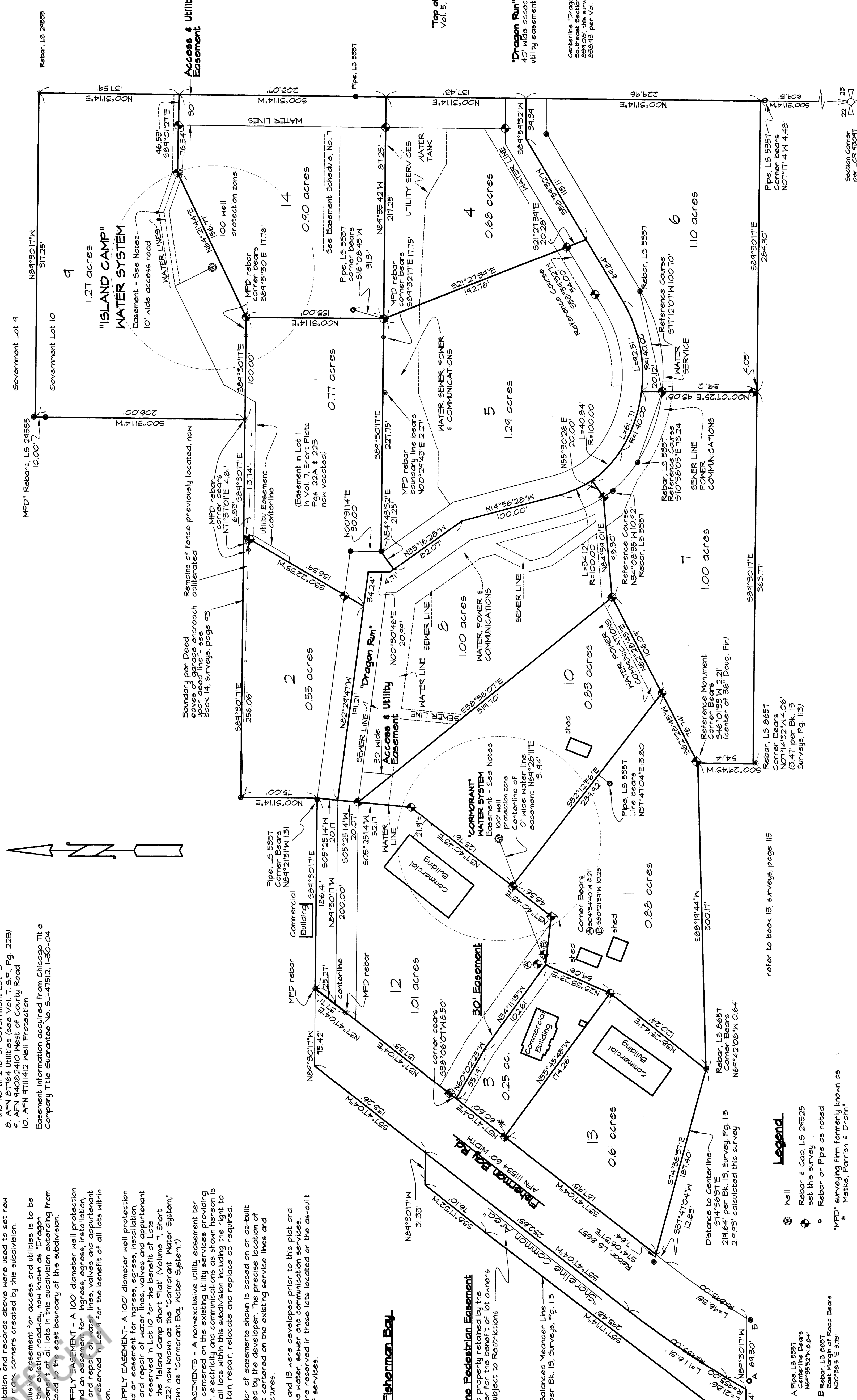
Balanced Meander Line
Per Bk. 15, Surveys, Pg. 115

Legend

- Well
- Rebar & Cap, LS 24525 set this survey
- Rebar or Pipe as noted
- "MFD" surveying firm formerly known as Macko, Parrish & Drant
- Utility easement centered on as-built location of water, sewer, power and communication lines and appurtenant structures

- A Pipe, LS 5957 Centerline Bears N41°52'14"W 6.84'
- B Rebar, LS 8657 East Margin of Road Bears N00°28'31"E 51.9'

Refer to Vol. 7 Short Plats Pg. 22b. The road front distance for lots 3 is incorrectly labeled 59.07' on the above Short Plat. The correct distance is 60.60' as shown above consistent with monuments set to describe this boundary.



Parrish Land Surveying

PO Box 2974, Friday Harbor, Washington 98250
(360) 378-2336 - parrish@cockland.com

Island Camp Preserve Long Plat

SEC. 22, T. 135 N., R. 2 N., W. 4
LOPEZ ISLAND, SAN JUAN COUNTY, WASHINGTON

JOB NO. 106-012
CADD BY: TP
CHK BY: [Signature]
BK REF. 005
SCALE: 1" = 50'
DATE: 8-30-04

111533
QUIT CLAIM DEED

The grantor herein..... ARNE GRIMSBY

for the consideration of \$3,074.00 and 200 feet of woven/barbed wire fencing

..... Conveys....., releases..... and quit claims.....
to the County of San Juan, State of Washington, for use of the Public forever, all interest in the following
described real estate, including any other acquired title, to wit:

As per Exhibit 'A' attached hereto

Filed for Record at the Request
of
SAN JUAN COUNTY
MAR 19 1980 A.D., 19.....
at 54 mfn. past 3 M
and recorded in vol. 64 of
Official Records, page 447/448
HENRY R. BYERS, AUDITOR
SAN JUAN COUNTY, WA
By *Henry R. Byers*
DEPUTY

situated in the County of San Juan, State of Washington.

Dated this 3 day 4....., A.D., 1980

Arne Grimsby
(Individual)

(Individual)

By (President)

By (Secretary)

Allyson
STATE OF WASHINGTON)
Yuma
COUNTY OF SAN JUAN)

On this day of 3/4 80, 1980 before me, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally *Arne Grimsby*

to me know to be the individual....described in and....executed the within instrument and acknowledged
to me that *Arne Grimsby* signed or sealed the same as a free and voluntary act and deed for the uses and purposes
therein mentioned.

Witness my hand official seal the day and year first above written.

My Commission Expires Dec. 1, 1980

Notary Public in and for the State of Washington, residing at

Allyson

Henry R. Byers
Notary Seal
Yuma, AZ

OFFICIAL RECORD VOL. 64 PAGE 447

111533

EXHIBIT 'A'

A strip of land for road purposes relevant to Parcel Number 44002
44003 in Government Lot
10, Section 22, Township 35 North, Range 2 West W.M.; being 50 feet in width lying
20 feet on the right, or westerly, and 30 feet on the left, or easterly, of the follow-
ing described centerline.

Beginning at a point on the centerline of county road No. 103, Fisherman Bay Road,
being N 20° 16' 28.7" W, 2098.966 feet from the section corner common to Sections 22,
23, 26 and 27, T35N, R2WWM as noted in County Road Project No. 31032; THENCE S 5° 22'
16" E, 161.95 feet; THENCE along a 1,045.00 foot radius curve to the right an arc dis-
tance of 213.17 feet; THENCE S 6° 19' 00" W, 252.01 feet; THENCE along a 393.04 foot
radius curve to the right an arc distance of 215.86 feet; THENCE S 37° 47' 04" W,
544.39 feet; THENCE along a 925.00 foot radius curve to the left an arc distance of
319.86 feet; THENCE S 17° 58' 20" W, 333.55 feet; THENCE along a 825.00 foot radius
curve to the right an arc distance of 640.77 feet; THENCE S 62° 28' 24" W, 341.51 feet;
THENCE along a 687.87 foot radius curve to the left an arc distance of 181.05 feet;
THENCE S 47° 23' 34" W, 395.96 feet; THENCE along a 817.94 foot radius curve to the
right an arc distance of 266.80 feet; THENCE S 66° 04' 54" W, 120.75 feet; THENCE along
a 793.87 foot radius curve to the left an arc distance of 194.60 feet; THENCE S 52°
02' 14" W, 324.40 feet to Angle Point No. 1, said point being S 67° 18' 41" W 3,584.60
feet from aforesaid section corner.

Seller retains the right to include the above-described and conveyed premises for
purposes of figuring per-acre density usages under the San Juan County Comprehensive
Land Use Plan, but only in connection with currently owned and adjoining property of
seller.

EXCEPT and in addition to the existing county road by deed and/or usage.

Reserving to San Juan County the right to cut and fill on adjacent lands only as
necessary to construct and maintain roadway thereby.

Said addition containing 0.106 acres, more or less.

OFFICIAL RECORD VOL. 64 PAGE 448

Filed for Record at Request of
 AFTER RECORDING MAIL TO:

Gwendolyn Strong
 Bogle & Gates
 2000 Bank of California Center
 Seattle, Washington 98164

THIS SPACE RESERVED FOR RECORDER'S USE.

Filed for Record at the Request of
 of LAND TITLE COMPANY
 AUG 3 1987
 at 04 187 40 11
 and recorded on vol. 187 of
 Official Records, page 384-385
 SIGNED: [Signature]
 SAN JUAN COUNTY, WA
 By [Signature] DEPUTY

1 * 600

87146934

FORM L 56 584

Quit Claim Deed

THE GRANTORS F. NORMAN GRIMSBY and ALVIN E. GRIMSBY, Executors of the Estate of ARNE M. GRIMSBY, deceased

for and in consideration of distribution of estate

convey and quit claim to F. NORMAN GRIMSBY, as his separate estate

the following described real estate, situated in the County of SAN JUAN

State of Washington including any interest therein which grantor may hereafter acquire:

That portion of Government Lot Ten (10) in Section Twenty-two (22) of Township Thirty-Five (35) North Range Two (2) West W.M. described as follows:

Commencing at the Northwest corner of said Government Lot Ten (10) aforesaid where the North line thereof intersects the Meander Line thence run East on said North line 500 feet, thence run South 206 feet, thence run West to the Meander Line, and thence Northerly along the Meander Line to the Point of the beginning, together with the tide lands of the 2nd class abutting thereon.

Dated this 13th day of July, 1987. [Signature]

SAN JUAN COUNTY WASH.
 REAL ESTATE EXCISE TAX
 AMOUNT PAID \$ None

OFFICIAL RECORD VOL. 187 PAGE 384

By [Signature]
 F. Norman Grimsby, Co-Executor

By AUG. 3 1987

By [Signature]
 Alvin E. Grimsby, Co-Executor
 STATE OF WASHINGTON

By [Signature]
Connie Erickson
 COUNTY TREASURER
[Signature] # 30775

COUNTY OF KING } ss

STATE OF WASHINGTON }
 COUNTY OF _____ } ss

On this day personally appeared before me

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

Alvin E. Grimsby
 to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that h.s. signed the same as h.s. free and voluntary act and deed, for the uses and purposes therein mentioned.

and _____
 to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 13th day of July, 1987.
[Signature]
 Notary Public in and for the State of Washington,
 residing at [Signature]
 My Commission Expires 7-13-88

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

Notary Public in and for the State of Washington,
 residing at _____

Unofficial Copy

1

87146934

STATE OF WASHINGTON)
COUNTY OF SAN JUAN) ss.

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

GIVEN under my hand and official seal this 17 day of July, 1988.



F. Norman Grimsby

NOTARY PUBLIC in and for the State of WAH, residing at FARMY HANSON

My commission expires: 7/1/89

187 PAGE 385 OFFICIAL RECORD VOL.

San Juan County, WA
F. Milene Henley, Auditor
D-QCD
Stn=4 CORALW

2022-0426009
04/26/2022 11:48:01 AM
\$208.50

Recorded at the request of:
ORCAS LAW, LLC

AFTER RECORDING MAIL TO:
Krista G. Ritter, Successor Trustee
Grimsby Family Trust
3612C W End Ave.
Nashville, TN 37205-2403

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$0.00
TML
Apr 26 2022
086141
RHONDA PEDERSON
COUNTY TREASURER

TRUSTEE'S QUITCLAIM DEED TO BENEFICIARIES

The **Grantor KRISTA G. RITTER**, as **Successor Trustee of the F. NORMAN GRIMSBY FAMILY TRUST** **uta May 16, 1989**, a testamentary trust, for the purpose of transferring ownership of real estate from said Trust to its beneficiaries, and for no monetary consideration, conveys and quitclaims the following described real estate, situated in San Juan County, Washington, equally, as tenants in common, to **Grantees KRISTA G. RITTER**, an unmarried individual, **LINDA G. SOUTHWELL**, an unmarried individual, and **KENNETH W. GRIMSBY**, an unmarried individual:

“That portion of Government Lot 10, Section 22, Township 35 North, Range 2 West, W.M., described as follows: Commencing at the Northwest corner of said Government Lot 10 aforesaid where the North line thereof intersects the meander line; Thence East on said North line 500 Feet; Thence run South 206 feet; Thence run West to the meander line; and Thence Northerly along the meander line to the Point of Beginning; Together With tidelands of the second class abutting thereon.”

Tax Parcel No. **252244002000**.

Attached hereto as **Exhibit A** is a true and correct copy of the document appointing me Successor Trustee of the F. Norman Grimsby Family Trust u/w May 16, 1989.

EXHIBIT A

RESIGNATION OF KENNETH W. GRIMSBY
AND
APPOINTMENT OF SUCCESSOR TRUSTEE
OF
THE F. NORMAN GRIMSBY FAMILY TRUST
U/W MAY 16TH, 1989

Prior to her death October 27th, 2003, my mother, Constance V. Grimsby and I were co-trustees of the F. Norman Grimsby Family Trust. I am now the sole trustee of this trust, which was created under the will of my father, F. Norman Grimsby, dated May 16th, 1989.

Now that our mother has died, my two sisters, Krista G. Ritter and Linda G. Southwell and I are the only individuals authorized without a court order to serve as trustees of the F. Norman Grimsby Family Trust.

I wish to resign as trustee after an account for this Trust has been opened at AmSouth Bank and proceeds from two mutual funds; Brandywine Funds and Neuberger Berman, Inc. have been deposited to the account (or my mother's estate account) and the funds have cleared.

Therefore, I have delivered this resignation to the attorney for my mother's estate, Sullivan F. Marsden, and instructed him to deliver it to AmSouth Bank when he has determined that the above has been accomplished. His notarized signature below shall be evidence of this determination and AmSouth Bank and any other person or entity may rely on this document, with both signatures, as evidence of my resignation and the appointment of my sister, Krista G. Ritter as substitute trustee.

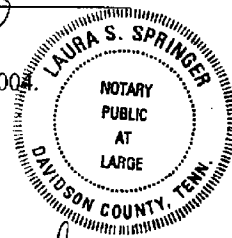
Subject to the above, under paragraph 6.3 of ARTICLE VI Fiduciary Appointments, I resign as trustee and exercise my authority to appoint my sister, Krista G. Ritter as successor trustee of this trust.

Kenneth W. Grimsby
KENNETH W. GRIMSBY

Sworn to and subscribed before me, this the 4 day of June, 2004.

Laura S. Springer
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 27, 2007

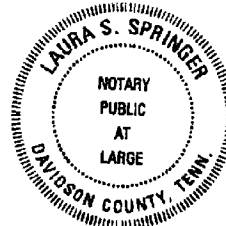


Sullivan F. Marsden
SULLIVAN F. MARSDEN

Sworn to and subscribed before me, this the 4 day of June, 2004.

Laura S. Springer
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 27, 2007



231782.1/2003807

**APPOINTMENT OF SUCCESSOR TRUSTEE
BY
LINDA G. SOUTHWELL**

Now that our mother has died, my sister, Krista G. Ritter, my brother, Kenneth W. Grimsby, and I are the only individuals authorized without a court order to serve as trustees of the F. Norman Grimsby Family Trust.

Under paragraph 6.3 of ARTICLE VI Fiduciary Appointments, I exercise my authority to appoint my sister, Krista G. Ritter as successor trustee of this trust.

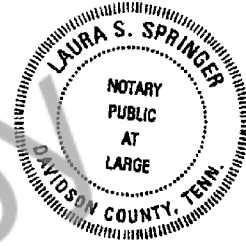
Linda G. Southwell
LINDA G. SOUTHWELL

Sworn to and subscribed before me, this the 4 day of June, 2004.

Laura S. Springer

Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES JANUARY 27, 2007



231784.1/2003807

**APPOINTMENT OF SUCCESSOR TRUSTEE
BY
KRISTA G. RITTER**

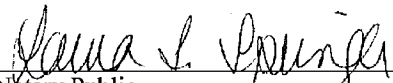
Now that our mother has died, my sister, Linda G. Southwell, my brother, Kenneth W. Grimsby, and I are the only individuals authorized without a court order to serve as trustees of the F. Norman Grimsby Family Trust.

Under paragraph 6.3 of ARTICLE VI Fiduciary Appointments, I exercise my authority to appoint myself, Krista G. Ritter as successor trustee of this trust.

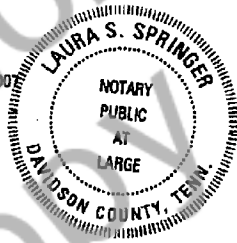


KRISTA G. RITTER

Sworn to and subscribed before me, this the 4 day of June, 2004.



Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 27, 2007



231784.1/2003807

AFFIDAVIT

**STATE OF TENNESSEE:
COUNTY OF DAVIDSON:**

BEFORE ME, the undersigned, on this day personally came and appeared KENNETH W. GRIMSBY, to me personally known, sworn and deposed did say:

I, KENNETH W. GRIMSBY, was born October ²/₃, 1957. I currently resided in Westfir, Oregon. My mailing address is:

P. O. Box 202
Westfir, Oregon 97492-0202

Attached to this Affidavit is a copy of my currently effective Oregon driver's license.

I and my two sisters, Krista G. Ritter and Linda G. Southwell are all the children of the late Constance V. Grimsby and F. Norman Grimsby.

My mother, Constance V. Grimsby, and I were co-trustees of the F. Norman Grimsby Family Trust until she died, October 27th, 2003. I have acted as sole trustee since that time. My father created this trust in his will dated May 16th, 1989. Under the terms of ARTICLE VI Fiduciary Appointments, the only permissible trustees of this trust without a court order were my mother, Constance V. Grimsby, and my two sisters, Krista G. Ritter and Linda G. Southwell, and myself.

The trust is currently effective and its Federal Identification Number is 76-6070070.

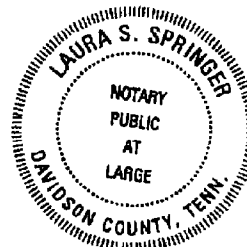
Further Affiant sayeth not.

Kenneth W. Grimsby
KENNETH W. GRIMSBY

Sworn to and subscribed before me, this the 14 day of June, 2004.

Laura S. Springer
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 27, 2007



231747.1/2003807

48206

Statutory Warranty Deed

Corrected & re-recorded as

VOL 28 PAGE 559

VOL 28 PAGE 521

48277

INDEXED

Filed for Record at the Request
of Arne Grimsby
7047-27th St. Seattle

AUG 2 1957 A.D. 19
at 50 min. past 1 P M
and recorded in vol. 28 of
Deeds, page 521
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.

By Dorothy Sawyer

LAWYERS
TITLE INSURANCE
CORPORATION

SEATTLE, WASHINGTON

Filed for Record at the Request
of Arne Grimsby

Aug 27 A.D. 1957
at 2:30 min. past 11 A.M.
and recorded in vol. 28 of
Deeds, page 559
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.

By Arne Grimsby
SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX



Statutory Warranty Deed

PAID
Ret # 8263
AUG 2 1957

AMOUNT PAID \$ 50.00
COUNTY TREASURER
Marysue Hassell

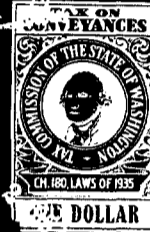
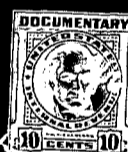
THE GRANTOR S EMMETT WOOD and MARY WOOD, husband and wife

for and in consideration of FIVE THOUSAND DOLLARS (\$5,000.00) \$5,000.00

in hand paid, conveys and warrants to ARNE GRIMSBY and ALICE H. GRIMSBY,
husband and wife
the following described real estate, situated in the County of San Juan
State of Washington:

That portion of Government Lot Ten (10) in Section Twenty-two (22) of Township Thirty-five (35) North Range Two (2) West WM, described as follows:

Commencing at the Northwest corner of said Government Lot Ten (10) aforesaid where the North line thereof intersects the Meander Line thence run East on said North Line 500 feet, thence run South 206 feet, thence run West to the Meander Line, and thence Northerly along the Meander Line to the point of the beginning, together with the tide lands of the 2nd class abutting thereon.



Dated this 18th

day of April, 1957

Emmett Wood (SEAL)
Mary Wood (SEAL)

STATE OF WASHINGTON,

County of San Juan

On this 18th day of April, 1957

, before me, the

undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Emmett Wood and Mary Wood, husband and wife

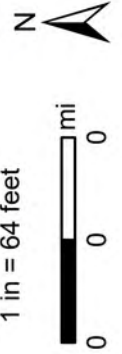
to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed this said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of April, 1957.

Anna C. Benesh
Notary Public in and for the State of Washington,
residing at Friday Harbor, Washington



5' Contours

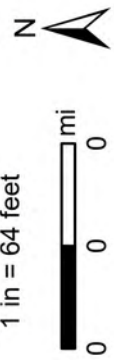


This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.





Site map



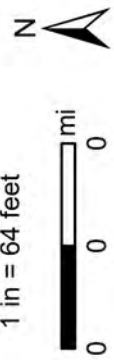
This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.





Soils map

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



Vicinity map



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.



Parcels and owners within 300' of 252244002.

Parcel Number: 252244004000

Owner: BAYVIEW FARMS LLC

Address:

3109 PROPERTY PO BOX 5009
BELLEVUE WA 98009-5009

Parcel Number: 252253002000

Owner: SHIRWIN ELIZABETH SMITH

Address:

PO BOX 974
LOPEZ ISLAND WA 98261-0974

Parcel Number: 252253001000

Owner: PETER CAVANAGH & ANN VANDERVELDE

Address:

5634 2ND AVE NW
SEATTLE WA 98107-2013

Parcel Number: 252244001000

Owner: THOMAS F & SUSAN ASHMORE PATTY TTEES & WINNIE DEAR LLC

Address:

33731 CHULA VISTA AVE
DANA POINT CA 92629-1624

Parcel Number: 252253012000

Owner: BAYVIEW FARMS LLC

Address:

3135 FISHERMAN PROPERTY PO BOX 5009
BELLEVUE WA 98009-5009

Parcel Number: 252253003000

Owner: MATTHEW STEPHEN KOEPP & SHANNA LYNN KOEPP

Address:

15721 LARCH WAY
LYNNWOOD WA 98087-2636

Parcel Number: 252253011000

Owner: MATTHEW S KOEPP & SHANNA L KOEPP

Address:

15721 LARCH WAY
LYNNWOOD WA 98087-2636

Parcel Number: 252253010000

Owner: PETER C & CYNTHIA S CANTLE TTEES

Address:

C/O THE CANTLE FAMILY TRUST PO BOX 399
LOPEZ ISLAND WA 98261-0399

Parcel Number: 252253008000

Owner: NORA J MCCLOY & TERRY L LARSON

Address:

PO BOX 750
LOPEZ ISLAND WA 98261-0750

Parcel Number: 252253005000

Owner: DOUGLAS ALLAN ORR & MICHELE MACKY ORR

Address:

3003 GLENVIEW AVE
AUSTIN TX 78703-1440

Parcel Number: 252253004000

Owner: RODNEY L JUNTUNEN

Address:

c/o PLANTING DESIGN 18408 BURKLAND RD
MOUNT VERNON WA 98274-9057

Parcel Number: 252253014000

Owner: THOMAS JAY MISA & RUTH KAY FOTHERGILL

Address:

203 DRAGON RUN #941
LOPEZ ISLAND WA 98261-7714

Tax Parcel Number: 252253009000

Owner: WILLIAM G DILLER TTEE

Address:

PO BOX 459
LOPEZ ISLAND WA 98261-0459

Parcel Number: 252241005000

Owner: BAYVIEW FARMS LLC

Address:

64 PICKERING PROPERTY PO BOX 5009
BELLEVUE WA 98009-5009

Parcel Number: 252241009000

Owner: ROBERT C & ROSE ANN FARRIS

Address:

2969 FISHERMAN BAY RD
LOPEZ ISLAND WA 98261-8513

Parcel Number: 252241006000

Owner: LINAYA LEAF TTEE

Address:

1133 HARVARD AVE
BILLINGS MT 59102-1813

Parcel Number: 252253015000

Owner: DAVID J MCROBERTS & RODNEY L JUNTUNEN

Address:

PO BOX 603 83 DRAGON RUN
LOPEZ ISLAND WA 98261-0603

Parcel Number: 252253013000

Owner: DAVID J MCROBERTS

Address:

PO BOX 603
LOPEZ ISLAND WA 98261-0603

Title	2023.02.24 Comp Plan Amendment Application - FINAL.pdf
File name	2023.02.24%20Comp...n%20-%20FINAL.pdf
Document ID	fd3f72f37507fe51b20965adc0ac1fb54d3808f6
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



SENT

02 / 24 / 2023

16:57:48 UTC

Sent for signature to Linda Southwell

(lgsouthwell@gmail.com) from jpg@grifolaw.com

IP: 216.160.80.207



VIEWED

02 / 24 / 2023

20:15:52 UTC

Viewed by Linda Southwell (lgsouthwell@gmail.com)

IP: 73.88.228.136



SIGNED

02 / 24 / 2023

20:17:07 UTC

Signed by Linda Southwell (lgsouthwell@gmail.com)

IP: 73.88.228.136



COMPLETED

02 / 24 / 2023

20:17:07 UTC

The document has been completed.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

APPLICANT AND AGENT INFORMATION:	
Name of Applicant: <u>San Juan County</u>	Name of Agent: <u>Colin Huntemer/Public Works Director</u>
Address _____	Address <u>915 Spring Street</u>
City, State, Zip _____	City, State, Zip <u>Friday Harbor, WA 98250</u>
Phone Number _____	Phone Number <u>(360) 370-0514</u>
Email _____	E-mail <u>colinh@sanjuanco.com</u>

PROPERTY OWNER INFORMATION:	
Name of Owners: <u>San Juan County</u>	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.		
Tax Parcel Number: <u>141822009000</u>	Land Use/Shoreline Designation: <u>RFF/</u> _____	Parcel size: <u>1.3</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)								
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)								
<u><i>Colin Huntemer</i></u> Signature	<u>Colin Huntemer</u> Printed Name	<u>2023-02-22</u> Date						
_____ Signature	_____ Printed Name	_____ Date						
_____ Signature	_____ Printed Name	_____ Date						
<table border="0"> <tr> <td>For CD&P Use Only</td> <td>Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td></td> </tr> <tr> <td>Amt. Paid: _____</td> <td>Date Received: _____</td> <td>Receipt Number: 0000</td> </tr> </table>			For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO		Amt. Paid: _____	Date Received: _____	Receipt Number: 0000
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:

Change the land use designation on the County-owned parcel from Rural Farm Forest (RFF) to Rural Industrial to allow the existing residence on the parcel to be used for offices for Public Works staff. The Public Works staff work daily at the adjacent County-owned parcel which is designated as Rural Industrial (RI).

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: 141822009000 Land Use/Shoreline Designation: RI/ Proposed Density: N/A

General location of property:		The parcel (25 Calle Aguila Rd) is accessed via Calle Aguila Road which connects with MacKaye Harbor Road at the southwest end of Lopez Island. Parcel can also be accessed from the county-owned parcel to the east, APN 141855001000.			
Island: Lopez		Total acres of proposal: 1.3			
List all existing use(s) on property:		A single residence			
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land		None			
Describe existing and proposed method of sewage disposal		Existing septic tank and drainfield will be used. System was inspected in 2022.			
Describe existing and proposed water supply		Existing well may be used for domestic needs.			
Did you attend a pre-application meeting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____

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

1. Why is the amendment being proposed?

Lopez PW staff is currently housed in a facility in the center of the island which is not meeting the needs of the county due to deficient infrastructure and operational congestion, which thus compromises the public health and safety of the staff.

The proposal is to relocate the staff into a structure adjacent to the existing SJC PW parcel where road operation and maintenance functions take place. The move will meet the County's goal of consolidating operations for over efficiency and to provide for the needs of County employees by providing clean, safe, and functional offices.

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

The parcel is currently designated 'Rural Farm Forest.' The proposed land use redesignation is to convert the parcel to "Rural Industrial" to clearly reflect its proposed use as office space for operations staff. The existing structure will be able to provide staff with clean, adequate public health facilities for their safety and well being during the work day.

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

The current land use map designation does not reflect recent changed circumstances: (1) in 2022, land use on two of the county's parcels on Norman Rd were redesignated as Rural Industrial to be consistent with historical and current uses for county road purposes, and (2) early in 2023, the County purchased the adjacent parcel along Calle Aguila, APN 141822009000, to be used for office space for the county operations staff. The RFF designation is to be changed to RI to reflect the use of the Calle Aguila parcel as government offices.

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

Chapter 2.5.1 General Rural Goal is "to protect rural character while allowing a mix of uses that support the ability of residents to live and work in rural lands."

The operations staff that will be using the office space on the proposed redesignated parcel all live on Lopez Island. Converting the structure on the parcel to office space allows that island staff to work adjacent to the parcels where their road equipment and materials are stored. In addition, the office space will allow the support engineering staff to work on the island they reside, rather than commuting daily to another island.

Chapter 2.5.1, Policy #6 states "Allow the location of rural industries in . . . Rural Industrial areas". The adjacent area is currently established as RI. Redesignating the RFF parcel to RI consolidates the county's parcels to reflect its proposed use for county roads operations.

Chapter 2.5.3.d Rural Industrial, Goal is "To provide areas for rural oriented industrial uses . . . which can be served by rural governmental services."

Redesignating this parcel as RI ties the parcel to the existing PW parcels and provides the government offices needed for the staff to efficiently and safely serve the community with needed road operation and maintenance services.

Chapter 2.5.3.d Rural Industrial, Policies (1)i. Areas which are characterized by the following criteria may be designated as Rural Industrial on the Plan Official Maps: i. Lands with an existing or historical commitment to rural industrial uses.

The parcel provides the office space for the road operations staff that works at the adjacent RI parcels.

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

The parcel is publicly owned and exists to continue to provide essential services to the community, ensuring that island transportation system is open and safe for public travel to the benefit of all.

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

The structure on the parcel will be used to provide office space to the county staff that works at the adjacent PW parcels on Norman Rd. No significant adverse impacts are anticipated. The overall benefit is that the land use redesignation allows the parcel to consolidate the county's parcels to reflect the proposed use for county roads operations.

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

The redesignation of the parcel from RFF to RI is consistent with the GMA. RCW 36.70A.070(5) states that a Comprehensive Plan must have a rural element which:

" . . . provide for a variety of rural densities, uses, essential public facilities, and rural governmental services . . . "

PW staff will be located at the redesignated parcel which will be considered an essential public facility and rural

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

governmental service.

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

Yes

No

9. If yes, which UGA?

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

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

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

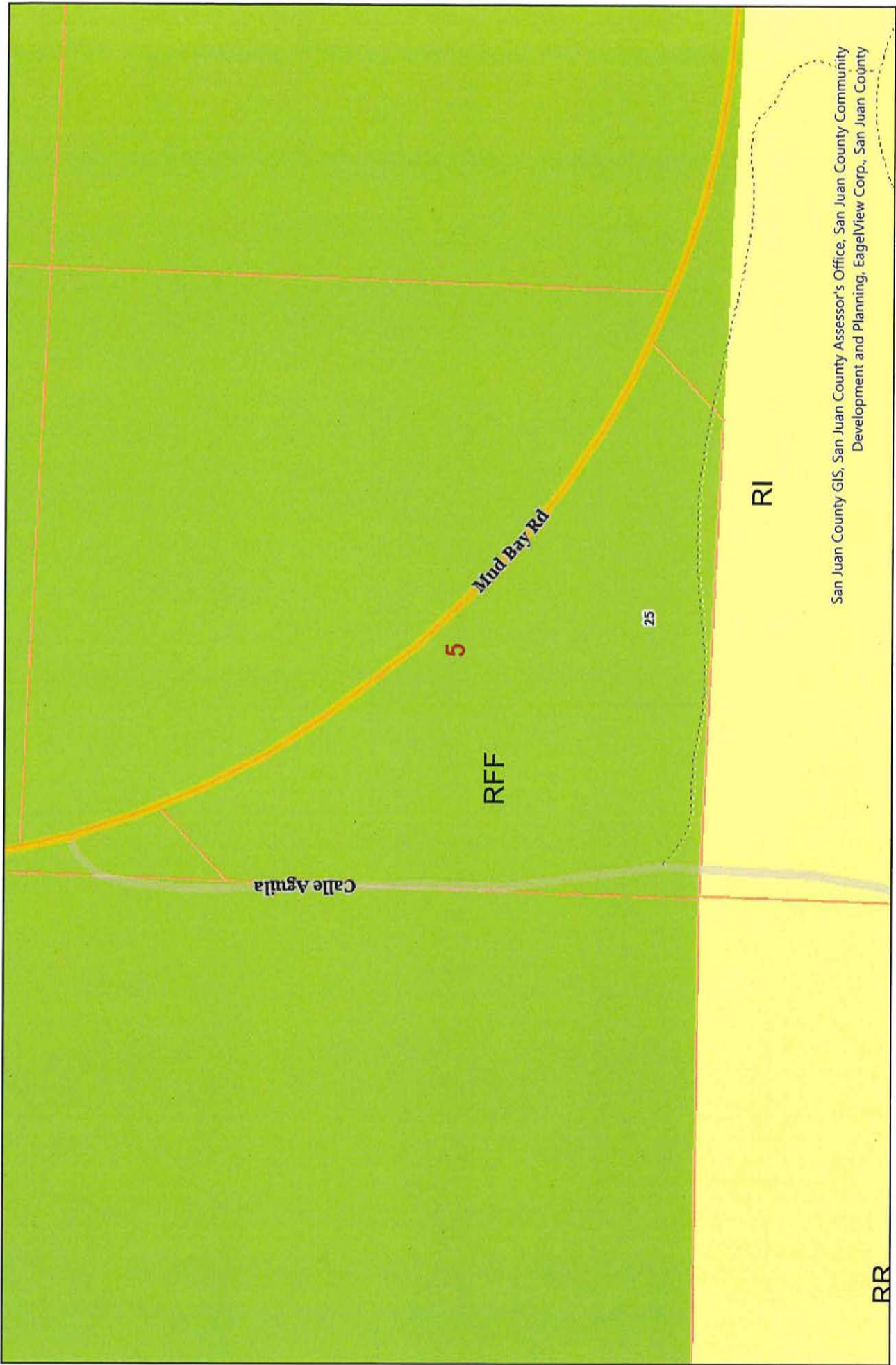
13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.

COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

25 CALLE AGUILA RD, LOPEZ ISLAND

ATTACHMENTS

1. Maps
 - Parcel map
 - Land use map
2. Mailing list – parcels within 300 ft of property boundary plus parcels along the length of Calle Aguila
3. SEPA Environmental Checklist
4. Agreement for Sale of Real Property including Attachment A – Legal Description



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

25 Calle Aguila Land Use Map



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.



**PARCELS WITHIN 300 FT OF 25 CALLE AGUILA
RD (TPN 141822009000)**

TPN 141822004000
Karol Maria Weston
3028 Taylor Avenue
Bellingham, WA 98225-6946

TPN 141853001000
James C & Elizabeth A Smith
7054 50th Ave NE
Seattle, WA 98115-6128

TPN 141822005000
Marcella Plattner
2217 Eldridge Ave
Bellingham, WA 98255-2108

TPN 141854001000
John Dragseth
234 Deer Haven Rd
Bedminster, NJ 07921-2524

TPN 141822006000
John F & Marcella J Plattner
2217 Eldridge Ave
Bellingham, WA 98225-2108

TPN 141852001000
Peter A Jensen
3333 148th St SW Apt 222
Lynnwood, WA 98087-5894

TPN 141852003000
James C & Elizabeth A Smith
7054 50th Ave SE
Seattle, WA 98115-6128

TPN 241311002000
Fischer Properties LLC
9520 NE Daniel Ct
Bainbridge Island, WA 98110-1319

TPN 141855001000
San Juan County Public Works
c/o ER&R
PO Box 729
Friday Harbor, WA 98250-0729

TPN 141853008000
Fischer Properties LLC
9520 NE Daniel Ct
Bainbridge Island, WA 98110-1319

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable:

25 Calle Aguila land use redesignation

2. Name of applicant:

San Juan County Public Works

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

Colin Huntmer
Public Works Director/County Engineer
915 Spring Street
Friday Harbor WA, 98250
(360) 370 - 0514
colinh@sanjuanco.com

4. Date checklist prepared:

February 2023

5. Agency requesting checklist:

San Juan County Department of Community Development

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

Land use designation change during 2023 Comprehensive Plan/Land Use Map docket process

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

Yes. The County intends to add ADA parking and access to the existing structure.

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

None known.

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

None are known to the applicant.

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

None known at this time.

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.)

Change the land use designation on the County-owned parcel from Rural Farm Forest (RFF) to Rural Industrial (RI) to be consistent with the use as an office for county employees.

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.

TPN 141822009000 is a parcel accessed by both Calle Aguila and Norman Road at the southwest corner of Lopez Island.

Address for TPN 141822009000 is 25 Calle Aguilé Rd.

T 34N, R 1W, NW quarter of Section 18.

Legal description: PR GL 1 LYG S & W of Co Rd Sec 18, T34N, R 1W.

Maps are included with the application.

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

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

a. General description of the site:

Flat and hilly

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

Northeastern boundary adjacent to Mud Bay Rd is approximately 15%, otherwise generally 10% on majority of parcel.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is generally gravelly loam.

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

None known.

- 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.

No earthwork required for the Land Use Redesignation proposal.

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

Erosion will not occur on the parcel as a result of the Land Use Redesignation.

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

No construction is proposed for this Land Use Redesignation proposal.

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

None required for this Land Use Redesignation.

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.

General motor vehicle and engine emissions currently occur from the adjacent Mud Bay Road, but none are associated with the Land Use Redesignation proposal.

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

None are known to the applicant.

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

Motor vehicle emissions are regulated at the Federal and State level.

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

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

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

No onsite water bodies or known wetlands on the parcel.

- 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.

The Land Use Redesignation proposal does not involve any fill or dredge work.

- 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.

There is an existing well on the parcel.

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

The Land Use Redesignation proposal does not generate any waste material. The parcel does contain an existing septic system serving the existing building.

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.

No runoff has been observed by the applicant. Current stormwater is assumed to infiltrate into the existing parcel lands.

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

Unknown to the applicant.

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

The proposal is for a Land Use Redesignation from RFF to RI which will not affect drainage patterns.

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

None. The proposal is for a Land Use Redesignation from RFF to RI which will not impact any waters.

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?

The proposal is for Land Use Redesignation from RFF to RI which will not cause the removal or alteration of vegetation.

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

No federal or State listed threatened, endangered, sensitive or rare plant species are known to exist on the parcel or in the immediate vicinity.

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

No landscaping is proposed to be installed in association with the Land Use Redesignation.

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

None known.

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.

Various birds and various mammals (such as deer) can be found around the parcel.

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

Four ESA species (Island Marble butterfly, Marbled Murrelet, Streaked Horned Lark and Yellow-Billed Cuckoo) were indicated as potentially present in a 2020 survey conducted for a nearby construction project, but subsequently, no suitable habitat was found.

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

None are known to the applicant.

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

No wildlife preservation measures are proposed in conjunction with the Land Use Redesignation proposal.

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

None are known to the applicant.

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.

The Land Use Redesignation proposal does not have any energy needs.

- 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:

No energy conservation measures are included in the Land Use Redesignation proposal.

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.

There are no environmental health impacts associated with the current Land Use Redesignation proposal.

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

None known to the applicant.

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

None known to the applicant.

- 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.

No chemicals are associated with this Land Use Redesignation proposal.

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

No emergency services will be required for the Land Use Redesignation proposal.

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

None required for this Land Use Redesignation proposal.

b. *Noise*

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

There is traffic noise from adjacent Mud Bay Rd but it does not impact the Land Use Redesignation Proposal.

- 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.

The Land Use Redesignation Proposal from RFF to RI will not generate any noise.

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

None proposed.

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.

Parcel TPN 141822009000 contains a residence and one shed. The residence is proposed to be used as office space for county employees. To the NE, the parcel is bounded by Mud Bay Rd. The adjacent parcel (to the south and east) has been owned by Public Works since at least 1952 and is currently used to store aggregate for county public works projects, namely roads. The parcel adjacent to the west is a large vacant lot.

The proposal is to Change the Land Use Designation from RFF to RI and it is not expected to affect current land uses on adjacent properties.

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?

Unknown to the applicant.

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

No.

b. Describe any structures on the site.

There is an existing residence on the site, as well as a shed and pump house.

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

No.

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

RFF5

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

Rural Farm Forest (RFF)

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

Not applicable.

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

Critical aquifer recharge area, bedrock, slopes greater than 15%

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

The current proposal is a Land Use Redesignation from RFF to RI. Four to seven full-time operations staff would work at the site and 2-3 engineering/administration staff would work there part-time.

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

None.

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

None required for this Land Use Redesignation proposal.

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

This proposal is documenting the need for changing the land use designation to be consistent with current uses.

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

This proposal for Land Use Redesignation from RFF to RI will not impact commercially significant lands.

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

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

None.

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

None.

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

None.

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

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

This proposal is for a Land Use Redesignation from RFF to RI. The existing structure on the site is two story wood siding dwelling.

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

Redesignating the land use from RFF to RI would not impact any views on the parcels.

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

None proposed.

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

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

The proposal is to Redesignate the Land Use from RFF to RI. This proposal will not impact light or glare.

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

No.

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

None.

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

None.

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

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

At the nearby MacKaye Harbor marine facility, recreational boaters often use the existing float and boat ramp to launch watercraft.

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

No.

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

None proposed.

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.

Not to the knowledge of the applicant.

- 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.

A cultural resources inventory authorized by FHWA was conducted on portions of an adjacent county-owned parcel three years ago in association with an upcoming construction project that was proposed to use the parcel for storage of materials. No evidence was found of any cultural resources at the site.

- 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.

FHWA required the cultural resources survey to be in compliance with Executive Order 21-02 (Washington State Governors Office).

- 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.

The current proposal is to redesignate the parcels from RFF to RI which does not impact cultural resources.

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.

Property is primarily served by Calle Aguila which is accessed by Mud Bay Rd. A driveway is also present from Norman Rd to the parcel.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. There is no land-based public transit on Lopez Island.

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

Redesignating the Land Use from RFF to RI does not impact parking spaces.

- 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.

Redesignating the Land Use from RFF to RI does not require transportation.

- 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?

Changing the land use designation from RFF to RI does not impact the number of daily vehicular trips.

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

No.

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

None proposed.

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.

None proposed.

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

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

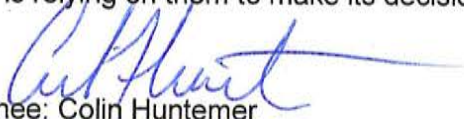
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are required for a Land Use Redesignation from RFF to RGU.

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

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

Signature:



Name of signee: Colin Huntmer

Position and Agency/Organization: Public Works Director/County Engineer

Date Submitted: February 23, 2023

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

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?

Redesignating Land Use from RFF to RI will not impact discharges or emissions.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

Redesignating Land Use from RFF to RI will have no impact.

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

None proposed.

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

Redesignating Land Use from RFF to RI will not impact energy or natural resources.

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

None proposed.

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?

Land Use Redesignation from RFF to RI would not affect the stated areas.

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

None proposed.

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?

This Land Use Redesignation proposal is consistent with current uses.

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

None proposed.

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

Land Use Redesignation from RFF to RI would not change transportation needs or utilities.

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

None proposed.

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

No conflicts are known to the applicant.

San Juan County, WA **2023-0228012**
Natasha Warmenhoven, Auditor
D-SWD 02/28/2023 01:48:01 PM
Stn=4 CORALW \$205.50
Recorded at the request of:
CHICAGO TITLE FRIDAY HARBOR - 315
COURT ST WA 98250

When recorded return to:

Colin Huntemer
San Juan County
350 Court St, #5
Friday Harbor, WA 98250

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$15469.00
TML
Feb 28 2023
087073
RHONDA PEDERSON
COUNTY TREASURER

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 245454795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doug Strain, an unmarried person, as his sole and separate property
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 San Juan County, a political subdivision of the State of
Washington

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 Gov't Lot 1 in 18-34-1W

Tax Parcel Number(s): 141822009000

Subject to:

1. Owner-Builder Permit, including the terms, covenants and provisions thereof;

Recording Date: March 10, 1981

Recording No.: 116156

STATUTORY WARRANTY DEED
(continued)

This Deed has been accepted by the San Juan County Council by the adoption of Resolution No. 03-2023.

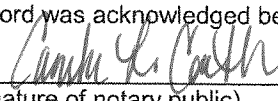
Dated: 2-23-23



Doug Strain

State of Tennessee
County of Moore

This record was acknowledged before me on 2-23-2023 by Doug Strain.



(Signature of notary public)
Notary Public in and for the State of Tennessee
My commission expires: 10-04-2025

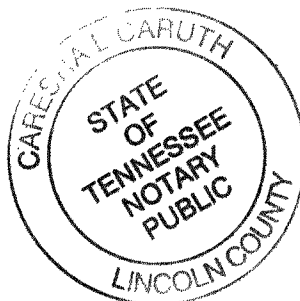


EXHIBIT "A"
Legal Description

That portion of Government Lot 1, Section 18, Township 34 North, Range 1 West, W.M., lying South and West of the existing County Road.

EXCEPTING THEREFROM that portion conveyed to the County of San Juan, State of Washington, for use of the public forever, as a public road and highway by Quit Claim Deed, recorded June 3, 1930, Volume 19, at page 271, Auditor's File No. 26610, records of San Juan County, Washington.

EXCEPTING THEREFROM that portion conveyed to the County of San Juan, State of Washington, for use of the public forever, as a public road and highway by Quit Claim Deed, recorded November 9, 1960, Volume 33, at page 238, Auditor's File No. 52795, records of San Juan County, Washington.

Situate in San Juan County, Washington.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

S.J.C. DEPARTMENT OF

FEB 28 2023

Comprehensive Plan Map Amendment Application

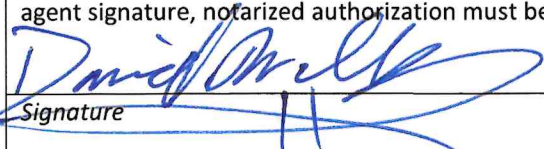
(Site Specific Map Re-Designation)

COMMUNITY DEVELOPMENT

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>San Juan county</u>	Name of Agent:	<u>David Williams</u>
Address	<u>135 Rhone Street</u>	Address	<u>135 Rhone Street</u>
City, State, Zip	<u>Friday Harbor, WA, 98250</u>	City, State, Zip	<u>Friday Harbor, WA 98250</u>
Phone Number	<u>360-370-7571</u>	Phone Number	<u>360-370-7571</u>
Email	<u>davidw@sanjuanco.com</u>	E-mail	<u>davidw@sanjuanco.com</u>

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>Lopez Island School District #144</u>	Phone Number	_____
Address	<u>86 School Road</u>	E-mail	_____
City, State, Zip	<u>Lopez Island, WA 98261-8000</u>		

PROPERTY INFORMATION:			
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.			
Tax Parcel Number:	<u>253513001000</u>	Land Use/Shoreline Designation:	<u>IC/N/A</u> Parcel size: 9.67 AC
Tax Parcel Number:	<u>253512004000</u>	Land Use/Shoreline Designation:	<u>IC/N/A</u> Parcel size: 9.89 AC
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/_____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/_____ Parcel size: _____

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
	<u>David Williams</u>	<u>2/28/2023</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
Signature	Printed Name	Date
For DCD Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid:	Date Received:	Receipt Number: 0000

DESCRIPTION OF PROPOSAL:

Staff proposes to redesignate parcels 253512004000 and 253513001000 from Island Center to Rural Farm Forest. The site location of an existing school and these parcels serve as the tennis courts and ball fields for the school. Staff's proposal is to redesignate to Rural Farm Forest to allow for the capability to create a Rural Residential Cluster at this location.

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: 253512004000 Land Use/Shoreline Designation: IC/ N/A Proposed Density: 10

Tax Parcel Number: 253513001000 Land Use/Shoreline Designation: IC/ N/A Proposed Density: 10

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

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

General location of property: **Center of Lopez Island at south of School Road and Center Road**

Island: **Lopez** Total acres of proposal: 20+-

List all existing use(s) on property: **Currently being used as a school.**

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land **Unknown at this time.**

Describe existing and proposed method of sewage disposal **Proposed waste water will be determined when future development occurs.**

Describe existing and proposed water supply **Water services will be determined at the time future development occurs.**

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

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

1. Why is the amendment being proposed?

The amendment is being proposed to address critical housing needs for teachers as well as the community on Lopez Island.

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

The land use designation change would facility future growth options for a rural residential cluster to provide safe affordable housing for Lopez Island residents. At this time, there is no proposal for development, this is the first step to move in that direction.

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

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

This site is currently surrounded on three sides by Rural Farm Forest Lands. The parcels in question are currently being used for recreational activities for the Lopez School, and the change will maintain the rural character and surroundings already enjoyed in this area. If approved, and if a Rural Residential Cluster is built, it will provide for critically needed housing to support workers at the school and Island businesses. Given the ownership of the land, this land will not develop as an industrial use if kept in the Island Center land use designation and the Rural Farm Forest Designation is the more appropriate category.

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

This is consistent with the comprehensive plan values related to providing for opportunities for housing for Island residents. The change is minor in nature and consistent with the surrounding areas.

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

If approved, this will not create an enclave of greater privileges than surrounding properties. This is actually a reduction in rights better alignment for the rural character of the community.

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

If left in the Island Center Designation, the school will be only able to build one single dwelling unit for their needs. This changes all for the opportunity to build up to 24 dwelling units on two parcels of land to help serve the needs of the community. Rural Residential Clusters are already in the code, and is a reasonable and expected land use in this area. The school board and County have identified the shortage of housing to be a critical issue impacting the ability to provide services.

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

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

This proposal is consistent with the Growth Management Act since it is a reduction and more appropriate designation for the actual uses of the land. In this case, the School is a long term user, with no desires to move campuses, or alter how they provide services. These parcels will never develop as industrial or commercial uses and the ability to create reasonable density on the land through Residential Clusters will be lost.

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

Yes

No

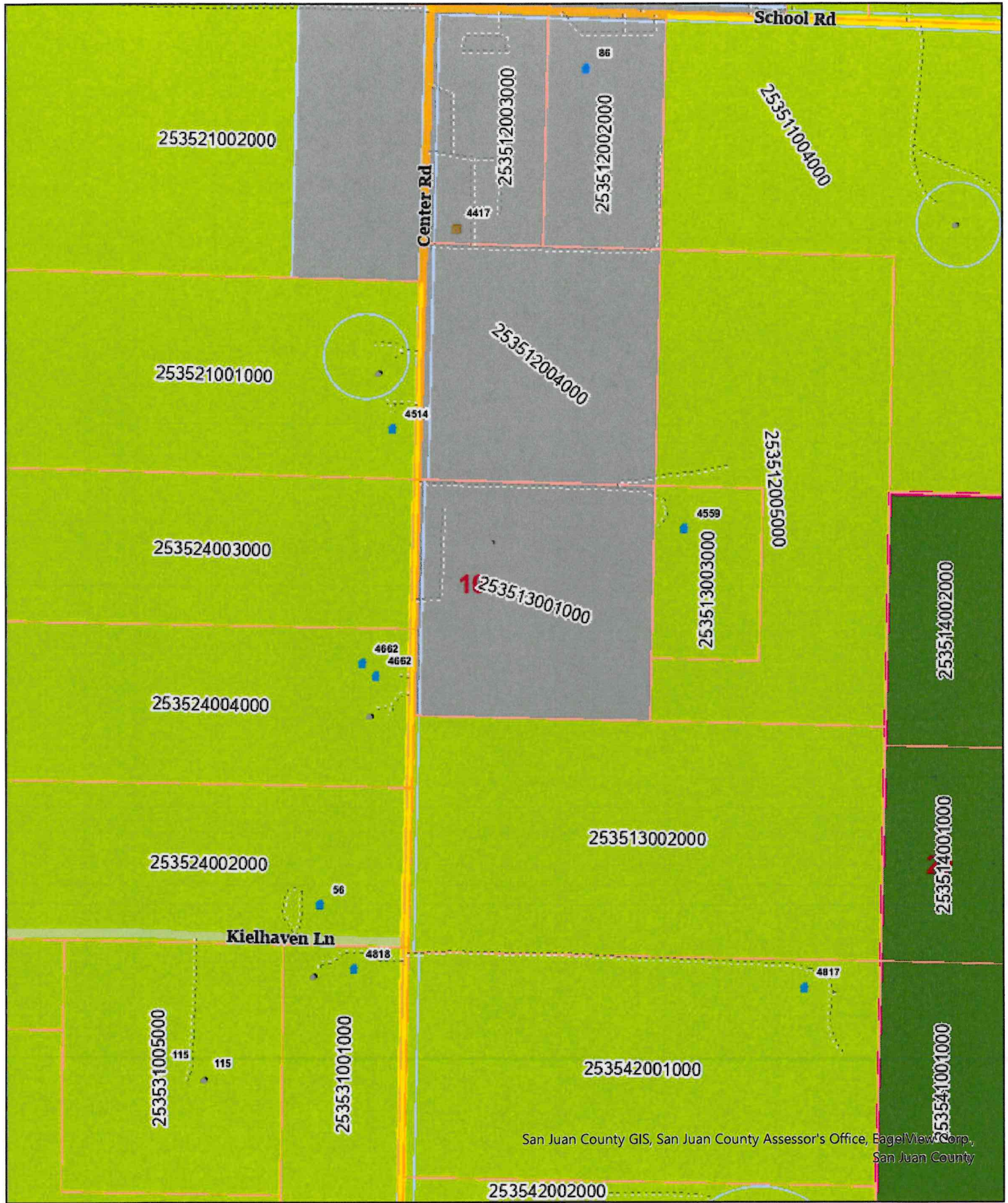
9. If yes, which UGA?

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

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

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

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

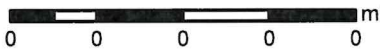


San Juan County GIS, San Juan County Assessor's Office, EagleView Corp., San Juan County



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

1 in = 352 feet



Orion Web Map

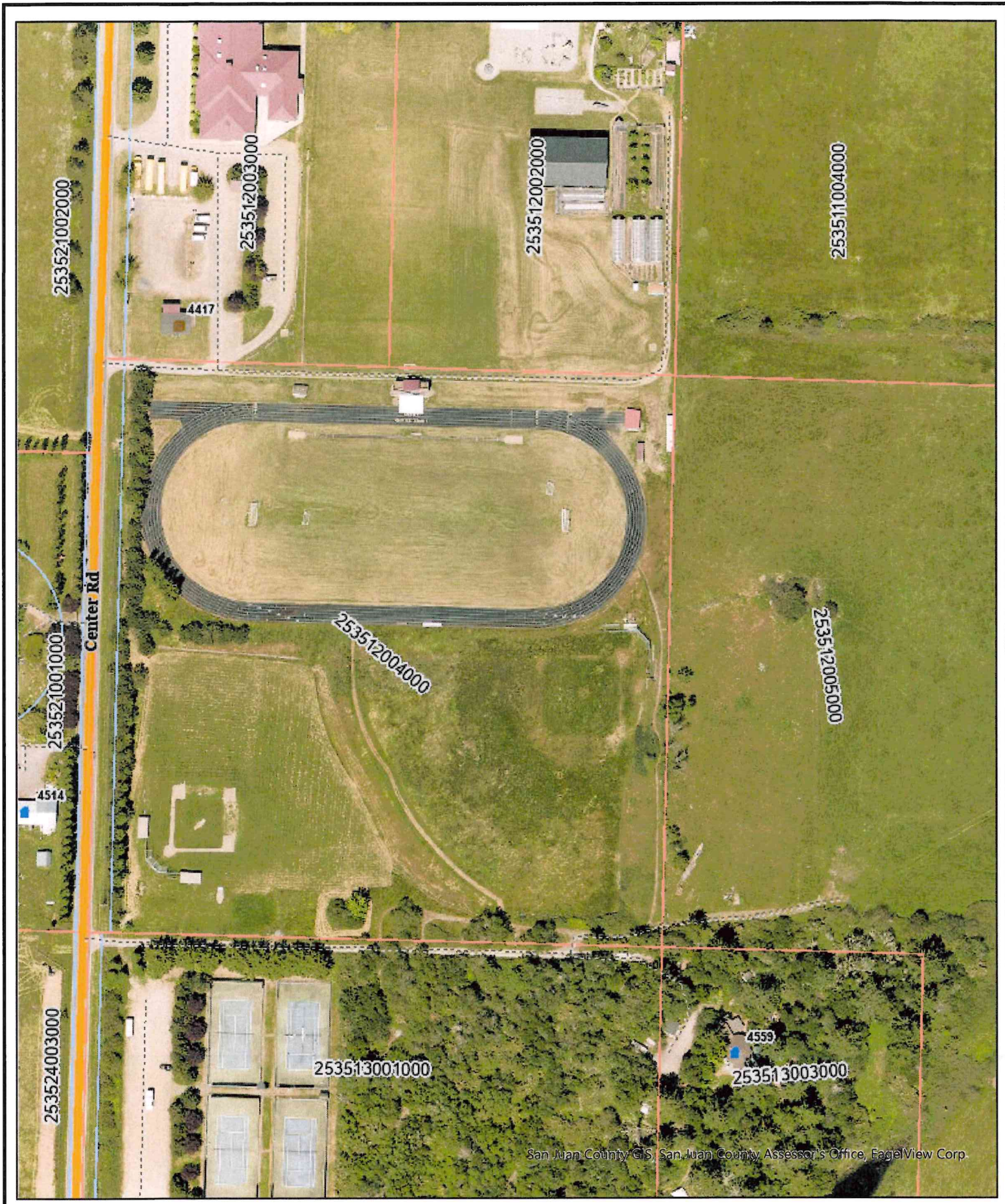


This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.

1 in = 142 feet



Orion Web Map



253521002000

253512003000

253512002000

253511004000

Center Rd

253521001000

253512004000

253512005000

4514

253524003000

253513001000

4559

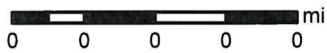
253513003000

San Juan County GIS, San Juan County Assessor's Office, EagleView Corp.



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

1 in = 142 feet



Orion Web Map

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

Lopez School redesignation from Island Center to Rural Farm Forest.

2. Name of applicant:

San Juan County

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

David Williams, Director of Community Development, P.O. Box 947, Friday Harbor, WA 98250

4. Date checklist prepared:

2/28/2023

5. Agency requesting checklist:

San Juan County

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

This is a non-project related request and has no proposed timetable for construction.

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

Not at this time. This non-project change may lead to a Rural Residential Cluster which will complete a new SEPA Checklist at time of proposed development.

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

There is no environmental information that has been prepared as this is a non-project related review and is only land use designation change.

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.

N/A

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

None at this time.

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.)

This change would create conditions favorable, if desired by the school district, to create a Rural Residential Cluster in the future.

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.

This proposal covers 20 acres on Lopez Island at the 40 +/- Acre Lopez School site.

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

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

a. General description of the site:

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

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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.

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable.

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:

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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

Not applicable.

b. Noise

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

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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?

Not applicable.

- 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:

Not applicable.

c. Describe any structures on the site.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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?

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable.

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

Not applicable.

- 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).

Not applicable.

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

Not applicable.

- 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?

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

- a. Circle utilities currently available at the site:

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

Not applicable.

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

Not applicable.

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

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

Signature: _____

Name of signee David Williams

Position and Agency/Organization: Director of Community Development

Date Submitted: 2/28/2023

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?

This is a map change only and would not impact any of the concerns listed above. All specific projects would still have to go through full permitting to ensure compliance with all local, state and federal regulations.

Proposed measures to avoid or reduce such increases are:

This is a non-project request at this time. We are unable to determined proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This proposal would not affect plants, animals, fish or marine life as it is a map change only.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This proposal would not impact energy or natural resources. Future site specific project applications would be reviewed for any impact.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

It is unknown how this would impact any environmentally sensitive areas as it is a map change.. Site specific review of projects will be reviewed when proposed to ensure compliance with all applicable laws as well as best management practices.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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?

This is not applicable.

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

This is a non-project request at this time and is not within the shoreline jurisdiction.

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

It is unknown how this would impact any transportation or public services as it is a map change only. Site specific review of projects will be reviewed when proposed to ensure compliance with all applicable laws as well as best management practices.

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

This is a non-project request at this time. We are unable to determined proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This is not in conflict with any local, state or federal laws and is a map change only. Future projects will be reviewed to ensure compliance with all applicable codes and best management practices.

Owner list within 300' as of 2/28/2023

Parcel Number: 253524002000
Owner: DOUGLAS L JOHNSTON LLC
Address:
PO BOX 62
DUVALL WA 98019-0062

Parcel Number: 253524004000
Owner: TODD A KEGERREIS & KIMBERLY A BAST
Address:
4662 CENTER RD
LOPEZ ISLAND WA 98261-8014

Parcel Number: 253524003000
Owner: PATRICK & RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Tax Parcel Number: 253521002000
Owner: RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Parcel Number: 253521002000
Owner: RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Parcel Number: 253512003000
Owner: LOPEZ ISLAND SCHOOL DISTRICT #144
Address:
86 SCHOOL RD
LOPEZ ISLAND WA 98261-8000

Tax Parcel Number: 253512002000
Owner: LOPEZ ISLAND SCHOOL DISTRICT #144
Address:
86 SCHOOL RD
LOPEZ ISLAND WA 98261-8000

Parcel Number: 253511004000
Owner: KRISTIN COLLINS TWIGG

Address: 268 SCHOOL RD
LOPEZ ISLAND WA 98261-8470

Parcel Number: 253512005000
Owner: KRISTIN COLLINS TWIGG
Address:
268 SCHOOL RD
LOPEZ ISLAND WA 98261-8470

Tax Parcel Number: 253513003000
Owner: TERESA R LINNEMAN
Address:
4559 CENTER RD
LOPEZ ISLAND WA 98261-8013

Tax Parcel Number: 253513002000
Owner: DONALD & JOAN ROBERTS TTEES
Address:
4829 NE 75TH ST
SEATTLE WA 98115-5207