



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>Bull Run Road LLC</u> | Name of Agent: | <u>Tarragon NW</u> |
| Address | <u>1302 Puyallup St. Suite A</u> | Address | <u>5 W. Alder St. Suite 400</u> |
| City, State, Zip | <u>Sumner, WA 98390</u> | City, State, Zip | <u>Walla Walla, WA 99362</u> |
| Phone Number | <u>509-386-0000</u> | Phone Number | <u>509-386-0000</u> |
| Email | <u>apomponio@tarragon.com</u> | E-mail | <u>apomponio@tarragon.com</u> |

| | | | |
|------------------------------------|--|--------------|-------------------------------|
| PROPERTY OWNER INFORMATION: | | | |
| Name of Owners: | <u>Bull Run Road LLC and SJ Land LLC</u> | Phone Number | <u>509-386-0000</u> |
| Address | <u>1302 Puyallup St. Suite A</u> | E-mail | <u>apomponio@tarragon.com</u> |
| City, State, Zip | <u>Sumner, WA 98390</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>363432001000</u> | Land Use/Shoreline Designation: | <u>RFF / N/A</u> |
| | <u>363432002000</u> | | <u>RFF / N/A</u> |
| Tax Parcel Number: | <u>363432003000</u> | Land Use/Shoreline Designation: | <u>RFF / N/A</u> |
| | <u>363432004000</u> | | <u>RFF / N/A</u> |
| Tax Parcel Number: | <u>363433002000</u> | Land Use/Shoreline Designation: | <u>RFF / N/A</u> |
| Tax Parcel Number: | <u>350322005000</u> | Land Use/Shoreline Designation: | <u>RFF / N/A</u> |
| | | Parcel size: | <u>9.37 AC</u> |
| | | Parcel size: | <u>7.92 AC</u> |
| | | Parcel size: | <u>11.12 AC</u> |
| | | Parcel size: | <u>12.10 AC</u> |
| | | Parcel size: | <u>14.86 AC</u> |
| | | Parcel size: | <u>7.08 AC</u> |

| | | |
|--|--|----------------------|
| 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>Anne Marie Pomponio</u> <small>Digitally signed by Anne Marie Pomponio DN: C=US, E=apomponio@tarragon.com, CN=Anne Marie Pomponio Date: 2026.02.27 13:08:22-08'00'</small> | <u>Anne Marie Pomponio</u> | <u>02/27/2026</u> |
| <i>Signature</i> | <i>Printed Name</i> | <i>Date</i> |
| <i>Signature</i> | <i>Printed Name</i> | <i>Date</i> |
| <i>Signature</i> | <i>Printed Name</i> | <i>Date</i> |
| For DCD Use Only | Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO | Receipt Number: 0000 |
| Amt. Paid: | Date Received: | |

DESCRIPTION OF PROPOSAL:
 The applicant requests a Site-Specific Redesignation of approximately 62 acres from Rural Farm Forest (RFF-10) to Rural Farm Forest (RFF-5). The proposal remains within the Rural Farm Forest land use designation and does not expand an Urban Growth Area or introduce urban-scale development.

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.

Proposed density increase from 6 density units for 62 AC (one density unit per 10 acres) to 12 density units (one density unit per five acres).

| | | |
|--|--|-------------------------|
| Tax Parcel Number: <u>363432001000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |
| Tax Parcel Number: <u>363432002000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |
| Tax Parcel Number: <u>363432003000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |
| Tax Parcel Number: <u>363432004000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |
| Tax Parcel Number: <u>363433002000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |
| Tax Parcel Number: <u>350322005000</u> | Land Use/Shoreline Designation: <u>RFF / N/A</u> | Proposed Density: _____ |
| | <u>RFF</u> / <u>N/A</u> | |

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| General location of property: | Five parcels are located north of Roche Harbor Road with access from Roche Harbor and Bull Run Road. One parcel is located south of Roche Harbor Road with access from Wild Rose Ranch Lane. |
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|-------------------------|---|
| Island: <u>San Juan</u> | Total acres of proposal: <u>62.45 acres</u> |
|-------------------------|---|

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|---------------------------------------|---|
| List all existing use(s) on property: | Please see separate required information document attached. |
|---------------------------------------|---|

| | |
|--|---|
| List any special tax categories that apply to the property, such as Open Space or Designated Forest Land | Please see separate required information document attached. |
|--|---|

| | |
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| Describe existing and proposed method of sewage disposal | Please see separate required information document attached. |
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| | |
|---|---|
| Describe existing and proposed water supply | Please see separate required information document attached. |
|---|---|

| | | | | | | |
|---|---|-----------------------------|--|------------------------------|--|----------------------------|
| 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?

The amendment is being proposed to allow modest additional rural residential flexibility within the existing Rural Farm Forest designation in response to demonstrated housing needs on San Juan island and to better align the subject parcels with surrounding zoning patterns. San Juan Island faces ongoing housing constraints, including limited availability of attainable and workforce housing. The requested redesignation from RFF-10 to RFF-5 represents a measured adjustment in allowable density that remains entirely within the Rural Farm Forest framework. It does not expand Urban Growth Area or introduce urban-scale development. The amendment proposes to align parcels with adjacent RFF-5 designated lands and existing rural development patterns in the vicinity.

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

Please see written analysis attached.

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.

Please see written analysis attached.

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

Please see written analysis attached.

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 written analysis attached.

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

Please see written analysis attached.

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

Please see written analysis attached.

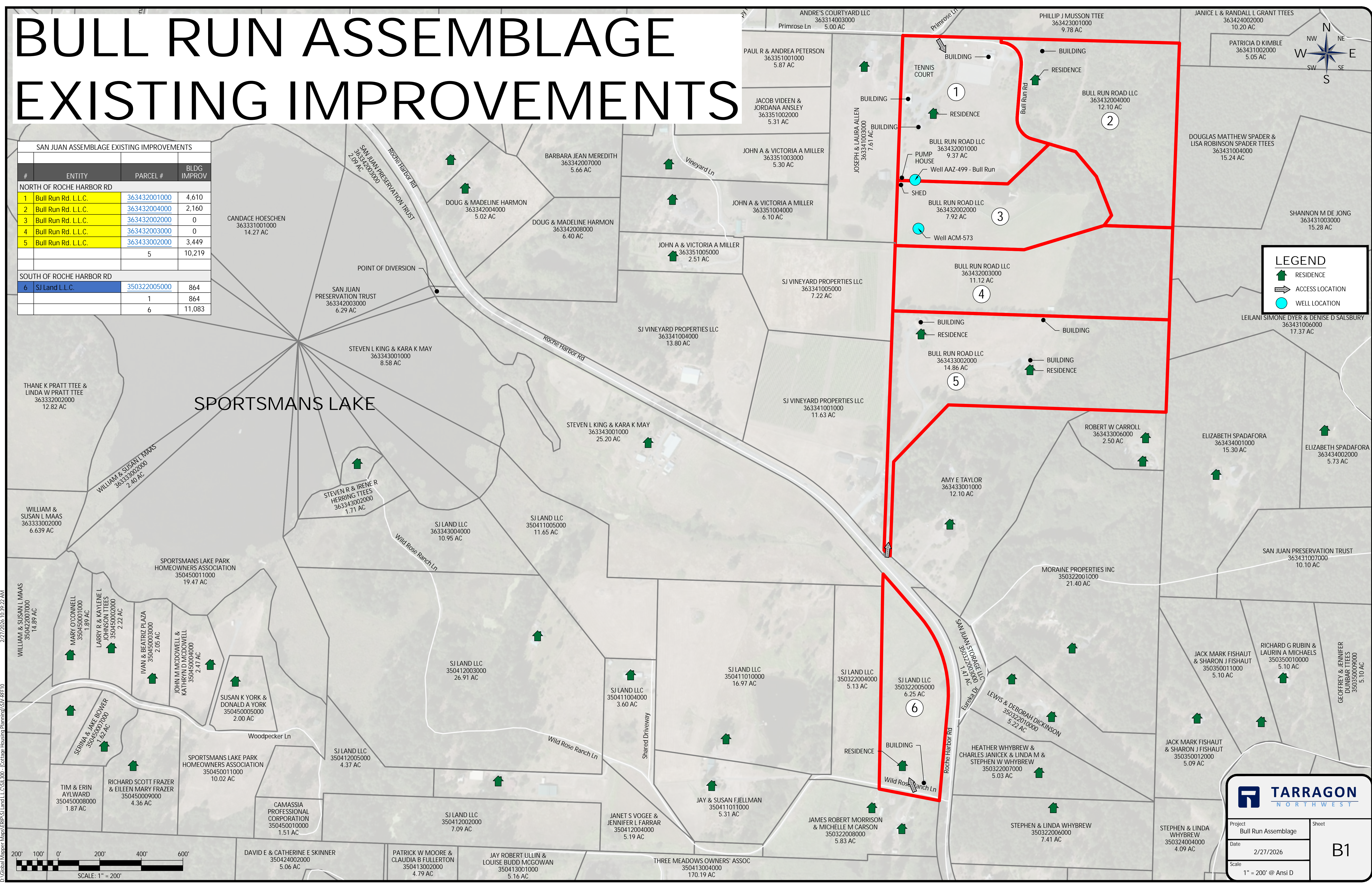
| PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL | | |
|--|------------------------------|--|
| 8. Does this proposal include an Urban Growth Area (UGA) expansion? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. If yes, which UGA? | | |
| 10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.) Attached. | | |
| 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) Attached. | | |
| 12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions. Attached. | | |
| 13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested. Attached. | | |

BULL RUN ASSEMBLAGE EXISTING IMPROVEMENTS

| SAN JUAN ASSEMBLAGE EXISTING IMPROVEMENTS | | | |
|---|---------------------|--------------|-------------|
| # | ENTITY | PARCEL # | BLDG IMPROV |
| NORTH OF ROCHE HARBOR RD | | | |
| 1 | Bull Run Rd. L.L.C. | 363432001000 | 4,610 |
| 2 | Bull Run Rd. L.L.C. | 363432004000 | 2,160 |
| 3 | Bull Run Rd. L.L.C. | 363432002000 | 0 |
| 4 | Bull Run Rd. L.L.C. | 363432003000 | 0 |
| 5 | Bull Run Rd. L.L.C. | 363433002000 | 3,449 |
| SOUTH OF ROCHE HARBOR RD | | | |
| 6 | SJ Land L.L.C. | 350322005000 | 864 |
| | | 1 | 864 |
| | | 6 | 11,083 |

LEGEND

- RESIDENCE
- ACCESS LOCATION
- WELL LOCATION



TARRAGON NORTHWEST

Project: Bull Run Assemblage
Date: 2/27/2026
Scale: 1" = 200' @ Ansi D

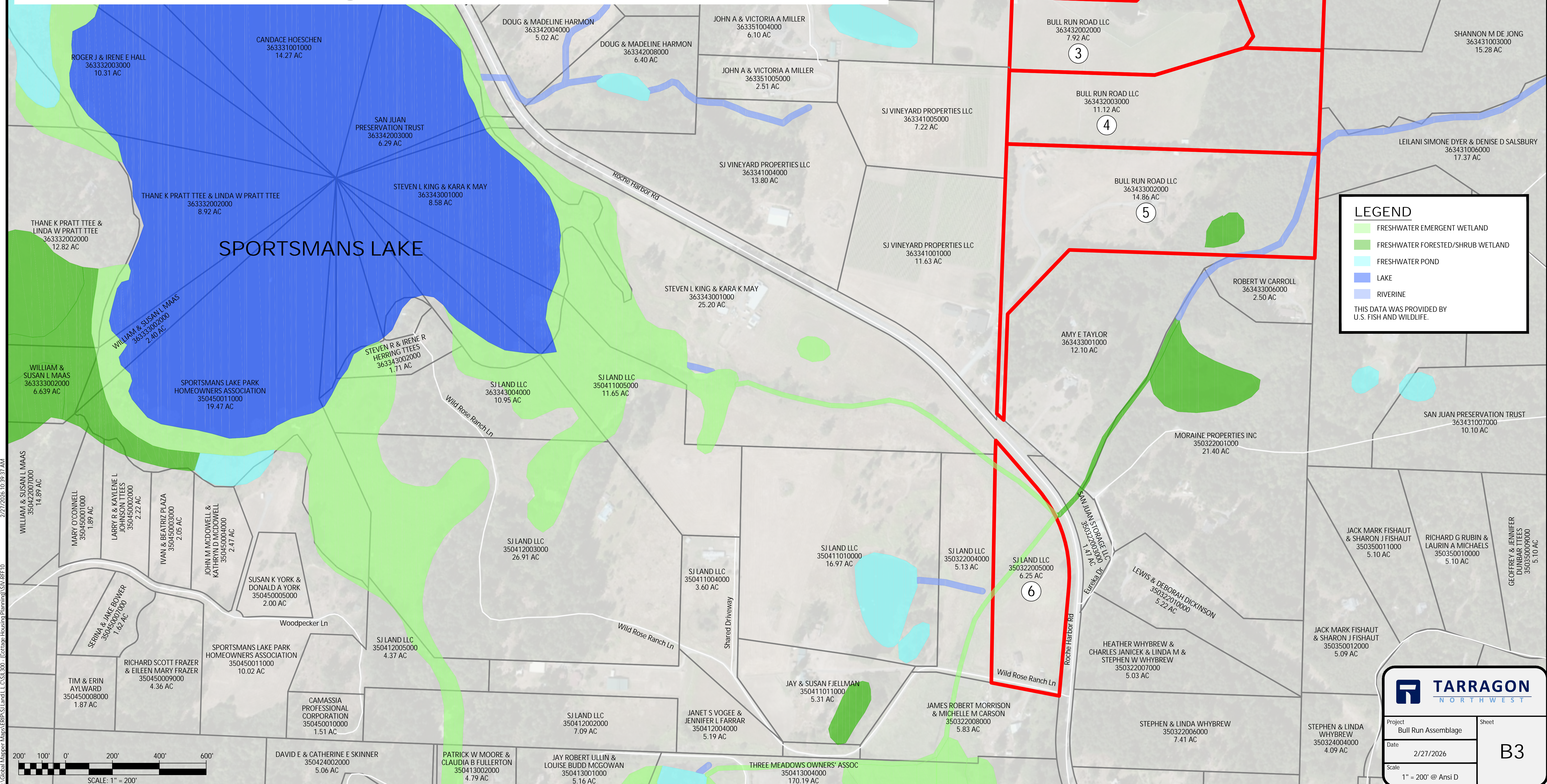
Sheet: B1

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BULL RUN ASSEMBLAGE

U.S. FISH & WILDLIFE

WETLANDS

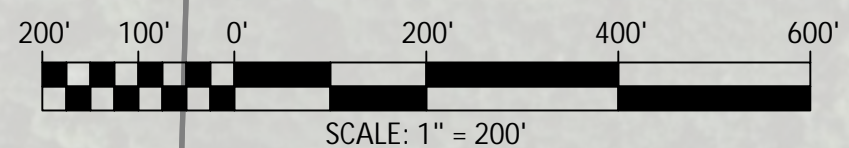


LEGEND

- FRESHWATER EMERGENT WETLAND
- FRESHWATER FORESTED/SHRUB WETLAND
- FRESHWATER POND
- LAKE
- RIVERINE

THIS DATA WAS PROVIDED BY U.S. FISH AND WILDLIFE.

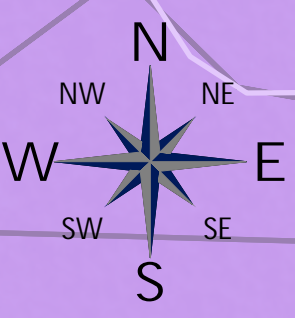
2/27/2026 10:39:37 AM
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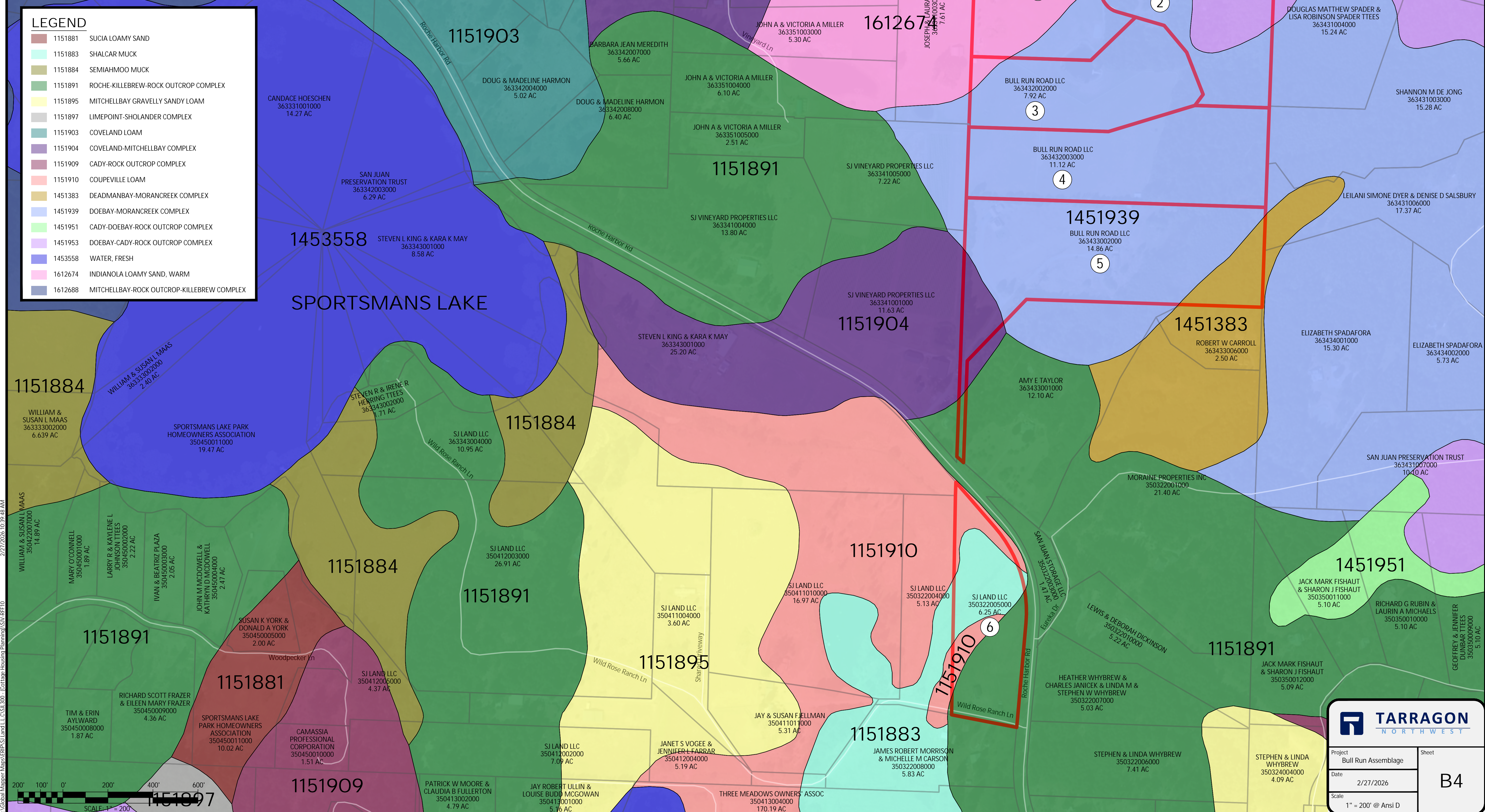
TARRAGON
NORTHWEST

| | | | |
|---------|---------------------|-------|----|
| Project | Bull Run Assemblage | Sheet | B3 |
| Date | 2/27/2026 | | |
| Scale | 1" = 200' @ Ansi D | | |

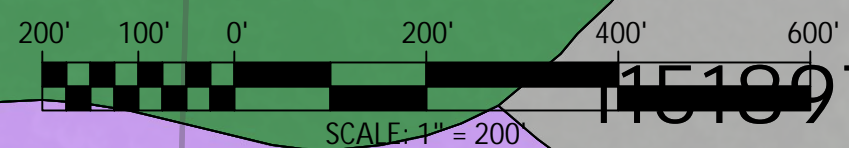
BULL RUN ASSEMBLAGE SOIL SURVEY



| LEGEND | |
|---------|--|
| 1151881 | SUCIA LOAMY SAND |
| 1151883 | SHALCAR MUCK |
| 1151884 | SEMIAMMOO MUCK |
| 1151891 | ROCHE-KILLEBREW-ROCK OUTCROP COMPLEX |
| 1151895 | MITCHELLBAY GRAVELLY SANDY LOAM |
| 1151897 | LIMEPOINT-SHOLANDER COMPLEX |
| 1151903 | COVELAND LOAM |
| 1151904 | COVELAND-MITCHELLBAY COMPLEX |
| 1151909 | CADY-ROCK OUTCROP COMPLEX |
| 1151910 | COUPEVILLE LOAM |
| 1451383 | DEADMANBAY-MORANCREEK COMPLEX |
| 1451939 | DOEBAY-MORANCREEK COMPLEX |
| 1451951 | CADY-DOEBAY-ROCK OUTCROP COMPLEX |
| 1451953 | DOEBAY-CADY-ROCK OUTCROP COMPLEX |
| 1453558 | WATER, FRESH |
| 1612674 | INDIANOLA LOAMY SAND, WARM |
| 1612688 | MITCHELLBAY-ROCK OUTCROP-KILLEBREW COMPLEX |



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|---------|---------------------|
| | |
| Project | Bull Run Assemblage |
| Date | 2/27/2026 |
| Scale | 1" = 200' @ Ansi D |
| Sheet | B4 |

San Juan County Redesignation of Land Use Application Written Analysis

1. **The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:**
 - a. **The changes would benefit the public health, safety or welfare.**

The proposed redesignation from RFF-10 to RFF-5 promotes public health, safety, and welfare by supporting modest additional rural housing capacity in a manner that advances environmental protection and climate resilience.

San Juan Island faces documented housing constraints, including limited availability of attainable and workforce housing. Increasing flexibility within the existing Rural Farm Forest designation allows the potential for smaller rural homes rather than large estate-style development patterns, supporting more attainable housing options without expanding urban boundaries or altering the island's rural character.

The redesignation remains entirely within the Rural Farm Forest land use category. It does not introduce urban growth, commercial intensification, or urban-scale infrastructure. Instead, it allows moderate rural residential density that can be designed in a clustered format to:

- Preserve significant portions of the property as open space
- Protect critical areas and required buffers
- Avoid hydric soils and steep rock outcrop areas
- Maintain natural vegetation and view corridors
- Concentrate development in less environmentally sensitive areas
- Reduce overall land disturbance through more compact siting

Under RFF-10 zoning, development may occur as dispersed large-lot residential construction with larger building footprints and broader disturbance areas. RFF-5 allows similar rural use but with greater flexibility to cluster homes, preserve larger contiguous open space areas, and reduce fragmentation of habitat and vegetation.

From a climate perspective, more compact rural development patterns reduce clearing, limit impervious surface expansion, and allow shared infrastructure efficiencies. Moderate rural density can also support more efficient emergency response, wildfire resilience planning, and rural service delivery.

Accordingly, the redesignation supports housing availability, environmental stewardship, climate responsibility, and rural safety objectives without urbanizing the island.



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

The proposed redesignation is warranted due to changed circumstances, a demonstrated need for additional residential capacity, and updated information confirming the site's suitability.

San Juan Island faces ongoing housing shortages, including workforce housing constraints that affect local businesses, public services, and community sustainability. The requested change represents a modest adjustment in allowable rural density within the same Rural Farm Forest framework.

Under existing RFF-10 zoning, the approximately 62-acre site could support up to six density units. Under proposed RFF-5 zoning, the site could theoretically support up to 12 density units. This represents a potential increase of approximately six additional density units across the entire property — a modest and incremental adjustment that remains rural in scale.

Both RFF-10 and RFF-5 are Rural Farm Forest designations. The proposal does not convert rural land to urban use; rather, it adjusts density within the same rural classification to better align with surrounding zoning patterns and current housing needs.

The subject parcels are adjacent to RFF-5 lands to the west. To the east, properties reflect mixed rural densities and are separated by substantial wooded areas and Roche Harbor Road, providing buffering and visual separation. Updated feasibility analysis addressing soils, topography, septic feasibility, and water service capacity indicates that the site can accommodate rural residential development consistent with RFF-5 standards while complying with County regulations.

Changed circumstances supporting this request include:

- Increased demand for attainable housing on San Juan Island
- Workforce housing shortages affecting community sustainability
- Updated technical information confirming environmental suitability
- Recognition that modest rural density adjustments can address housing needs without expanding urban areas

Accordingly, redesignation to RFF-5 is equally or more consistent with Comprehensive Plan goals at this location.



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

The proposed redesignation remains within the Rural Farm Forest land use category and continues to advance rural character objectives of the Comprehensive Plan.

RFF-5 zoning:

- Maintains rural residential densities
- Preserves agricultural and open space character
- Requires compliance with critical areas regulations
- Does not allow urban-scale infrastructure or intensity

The site is not designated as Agricultural Resource Land or Forest Resource Land of long-term commercial significance. Soils mapping indicates mixed upland conditions with limited contiguous prime agricultural soils.

Clustered development flexibility under RFF-5 supports climate-conscious land use by:

- Preserving larger contiguous open space areas
- Reducing vegetation clearing and land fragmentation
- Maintaining natural topography
- Protecting habitat connectivity

By allowing modest additional housing capacity within an existing rural designation, the proposal advances Comprehensive Plan goals related to housing availability, environmental protection, and responsible land stewardship.

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

The proposed redesignation will not create an enclave of greater privilege. The subject parcels are adjacent to properties already designated RFF-5 to the west, and properties to the east consist of mixed rural densities. The eastern properties are further separated by heavily wooded areas and Roche Harbor Road, which provide substantial physical and visual buffering.

The requested change does not introduce a unique or disproportionate entitlement but instead aligns the parcels with surrounding zoning patterns and established development character. There is no substantive difference between the subject properties and adjacent RFF-5 lands that would justify maintaining a lower density designation at this location.

Accordingly, the redesignation reflects consistency with nearby properties rather than the creation of a preferential or isolated zoning enclave.



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

The proposed redesignation from RFF-10 to RFF-5 represents a modest adjustment in allowable rural residential density within the existing Rural Farm Forest classification. It does not introduce urban-scale development, expand commercial zoning, or alter the rural character of the island. The parcels are bordered by areas developed at densities consistent with RFF-5 or higher, and the proposal aligns the site with surrounding development patterns rather than granting disproportionate benefits.

Benefits of the Redesignation

- Modest increase in rural housing capacity in a community facing documented housing shortages.
- Potential for more attainable housing options relative to dispersed large-lot development.
- Preservation of larger contiguous open space areas through clustering flexibility.
- Reduced habitat fragmentation compared to dispersed ten-acre development.
- Continued protection of environmentally constrained soils, slopes and critical areas.
- Support for climate-responsible rural land use patterns.

Limited Adverse Impacts

Any potential impacts are associated with approximately six additional theoretical dwelling units that would be incremental and subject to:

- Critical areas compliance
- Water availability requirements
- Health department septic review
- County access and road standards
- SEPA review at the project stage

Surrounding properties already include RFF-5 zoning and mixed rural densities. Buffering vegetation and roadway separation further reduce potential impacts. Given the modest scale of density adjustment, continued regulatory safeguards, and the demonstrated need for additional housing flexibility on San Juan Island, the public benefits of the redesignation outweigh any potential adverse impacts.

San Juan County Redesignation of Land Use Application Required Information

- 1. Copy of deed(s) and legal description of the property for which redesignation is requested.**
Legal descriptions for all subject properties are included with this application.
- 2. Signed letter of application with complete information (see below), and completed and signed SEPA checklist. If an agent is submitting the application, the agent must demonstrate that he or she is authorized to submit this application on behalf of the owner, and that the owner concurs in the request for redesignation.**

A signed letter of application and completed SEPA checklist are included.

Documentation to act on behalf of the property owners is included. The property owners concur with and support this request for redesignation.

- 3. Required information:**

- a. Legal parcel numbers (12 digits), not tax parcel numbers (9 digits)(check with the Assessor's Office), and subdivision name and lot number (if applicable);**
363432001000, 363432002000, 363432003000, 363432004000, 363433002000 and 350322005000.

- b. Current land use district(s), density designation(s), and (if relevant) shoreline designation(s);**

The subject properties are located within the East and Central San Juan Island districts and are currently designated Rural Farm Forest (RFF), RFF-10.

- c. Historic and existing use of the property and of adjoining land;**

Existing use of the subject properties include five existing residences.

The property to the east includes San Juan Vineyard and the historic 1895 schoolhouse, which has been renovated and is currently operated as a tasting room. The property also contains a chapel structure and actively farmed vineyards.

Surrounding properties include a mix of residential development densities including RFF-5 to the east.

- d. Special tax categories that apply to the property, such as Designated Forest Land or Open Space, and any easements that apply which would limit the development potential;**

There are no portions of the subject property that have special tax categories.

Any easements affecting development potential are identified in the property details submitted with this application.



- e. Population density (residential development) of the property and of the surrounding area;**
The subject properties consist of approximately 62 acres and currently contain five existing single-family residences, reflecting an overall density of approximately one dwelling unit per 12 acres.

The surrounding area reflects a range of rural residential densities:

- Development near Sportsman's Lake occurs at approximately one dwelling unit per two acres.
- Properties north of Roche Harbor Road are developed at approximately one dwelling unit per five acres (RFF-5). Access to the subject parcels occurs via Primrose Lane and Bull Run Road through this established RFF-5 development pattern.
- Other nearby properties reflect densities ranging from approximately one dwelling unit per 2.5 acres to one dwelling unit per 10 acres or greater with heavily wooded areas providing a buffer to lower density uses.

As a result, access to the existing RFF-10 property already occurs through areas developed at RFF-5 density. The proposed redesignation would therefore align the subject parcels with established development patterns encountered along the access corridor and within the broader vicinity.

Overall, the area exhibits a mix of moderately sized rural residential parcels interspersed with open space and agricultural uses. The proposed RFF-5 designation would remain consistent with the existing pattern of rural development and would not introduce urban-scale density.

- f. Existing soil and sewage disposal conditions;**

The subject properties contain a mixture of soil types as identified in the USDA NRCS Soil Survey, including loams, gravelly sandy loams, muck soils, and rock outcrop complexes. A soils map is included in the application materials.

A significant portion of the site consists of upland soils with moderate slopes, interspersed with areas of rock outcrop and localized hydric soils. The property does not contain large contiguous areas of Prime Farmland or soils classified as Agricultural Resource Lands of long-term commercial significance.

Existing residences on the property are served by approved on-site septic systems. Preliminary feasibility review indicates that suitable upland portions of the site are capable of accommodating additional on-site sewage systems in compliance with Washington Administrative Code (WAC 246-272A) and San Juan County Health Department standards. Areas containing muck soils, shallow bedrock, or steep slopes can be avoided through clustered site design and appropriate siting of drain fields.

Because soil conditions vary across the property, future development would require site-specific soil testing, design approval, and Health Department permitting prior to installation



of any additional on-site sewage systems. A small community treatment system may also be considered to serve clustered development efficiently while minimizing land disturbance and protecting groundwater quality.

All sewage disposal systems would be subject to applicable state and County health regulations in effect at the time of development.

g. Description of existing water supply to the property;

Water supply is currently provided by multiple wells located on the subject properties. Site plans identifying well locations are included in the submittal materials.

h. Suitability for agricultural or timber use (including soil types and mapping for Forest or Agricultural Resource lands);

A significant portion of the site consists of rock outcrop complexes and gravelly sandy loams on moderate slopes. These soils are generally not classified as Prime Farmland according to the NRCS Soil Survey.

While limited areas contain loam soils, the property does not exhibit large contiguous tracts of high-quality agricultural soils. Soil variability, slope conditions, and fragmentation reduce its suitability for Agricultural Resource Land designation.

Similarly, the soil composition and site conditions do not indicate highly productive Forest Resources Land of long-term commercial timber significance.

i. Known archaeological or historic resources on the property;

There are no known archaeological or recorded historic resources on the property.

WISAARD mapping indicates portions of the site fall within areas identified as having moderately low to moderate archaeological predictive sensitivity. If future ground disturbance is proposed, a professional cultural resources survey may be required in accordance with DAHP and County requirements.

j. Natural resources on the property;

The property contains a variety of natural features typical of San Juan Island, including:

- Wooded upland areas
- Rock outcrop complexes
- Moderately sloped terrain

Future site planning will identify and protect critical areas and their buffers in accordance with San Juan County Code, including wetlands, geologically hazardous areas, and associated habitat features.



Clustered development design will allow preservation of open space, protection of view corridors, buffering along Roche Harbor Road, and retention of significant natural vegetation.

k. Availability of existing public services and utilities;

The subject properties are located in a rural area of San Juan Island currently served by established rural service providers.

Existing services available to the property include:

- Electrical service (provided by the local utility cooperative)
- Private wells for water supply
- On-site septic systems
- Refuse collection service
- Telecommunications services

No public sanitary sewer service or natural gas service is available in this rural area.

Emergency services, including fire protection and emergency medical response, are provided through existing service districts serving the surrounding rural residential area.

The proposal does not require extension of urban-scale utilities or infrastructure.

l. Public and private roads that provide access to the property;

The five parcels located north of Roche Harbor Road are accessed from Bull Run Road, a County-maintained rural road.

The parcel located south of Roche Harbor Road is accessed from Wild Rose Ranch Lane, a local access road connecting to Roche Harbor Road.

Roche Harbor Road is a primary County arterial serving the northwestern portion of San Juan Island and connects to the broader island road network.

Existing road infrastructure currently serves the five existing residences. No new public road construction is proposed as part of this legislative action.



- m. Names of owners of abutting property; and
- n. The 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 redesignation application is submitted).

| Tax Parcel # | Owner | Address_1 | City | State | Zip |
|--------------|---|----------------------------|---------------|-------|------------|
| 350322001000 | MORAINÉ PROPERTIES INC | PO BOX 3216 | FRIDAY HARBOR | WA | 98250-3216 |
| 350322003000 | SAN JUAN STORAGE LLC | PO BOX 809 | FRIDAY HARBOR | WA | 98250-0809 |
| 350322004000 | SJ LAND LLC | 1302 PUYALLUP ST STE A | SUMNER | WA | 98390-1604 |
| 350322006000 | STEPHEN & LINDA WHYBREW | 32903 39TH AVE SW | FEDERAL WAY | WA | 98023-2620 |
| 350322007000 | HEATHER WHYBREW & CHARLES JANICEK & LINDA M & STEPHEN W WHYBREW | 133 SEAVIEW LN | FRIDAY HARBOR | WA | 98250-8977 |
| 350322008000 | JAMES ROBERT MORRISON & MICHELLE M CARSON | 29 WILD ROSE RANCH | FRIDAY HARBOR | WA | 98250-6900 |
| 350322010000 | LEWIS & DEBORAH DICKINSON | PO BOX 1681 | FRIDAY HARBOR | WA | 98250-1681 |
| 350323002000 | KATHERINE H HEEB | 727 NW WESTOVER TERRACE | PORTLAND | OR | 97210-3135 |
| 350411010000 | SJ LAND LLC | 1302 PUYALLUP ST STE A | SUMNER | WA | 98390-1604 |
| 350413004000 | THREE MEADOWS OWNERS' ASSOC | PO BOX 1091 | FRIDAY HARBOR | WA | 98250-1091 |
| 363314003000 | ANDRE'S COURTYARD LLC | 1137 S RANCHO DR SUITE 120 | LAS VEGAS | NV | 89102-2259 |
| 363341001000 | SJ VINEYARD PROPERTIES LLC | 1302 PUYALLUP ST STE A | SUMNER | WA | 98390-1604 |
| 363341003000 | JOSEPH & LAURA ALLEN | PO BOX 3079 | FRIDAY HARBOR | WA | 98250-3079 |
| 363341005000 | SJ VINEYARD PROPERTIES LLC | 1302 PUYALLUP ST STE A | SUMNER | WA | 98390-1604 |
| 363343001000 | STEVEN L KING & KARA K MAY | 20201 MAPLEWOOD DR | EDMONDS | WA | 98026-6668 |
| 363423001000 | HILLIP J MUSSON TTEE | 4736 N KITTYHAWK AVE | SANGER | CA | 93657-9212 |
| 363423004000 | DOUGLAS & PAULETTE STRANDBERG | PO BOX 2321 | FRIDAY HARBOR | WA | 98250-2321 |
| 363424002000 | JANICE L & RANDALL L GRANT TTEES | 806 SHORELINE LN | FRIDAY HARBOR | WA | 98250-6908 |
| 363431002000 | PATRICIA D KIMBLE | PO BOX 1098 | FRIDAY HARBOR | WA | 98250-1098 |
| 363431003000 | SHANNON M DE JONG | 11818 184TH AVE NE | REDMOND | WA | 98052-2215 |
| 363431004000 | DOUGLAS MATTHEW SPADER & LISA ROBINSON SPADER TTEES | 4019 BRYAN AVE NW | ALBUQUERQUE | NM | 87114-5215 |
| 363431006000 | LEILANI SIMONE DYER & DENISE D SALSBURY | 250 SHORELINE LN | FRIDAY HARBOR | WA | 98250-6702 |
| 363433001000 | AMY E TAYLOR | 3090 ROCHE HARBOR RD | FRIDAY HARBOR | WA | 98250-5513 |
| 363433006000 | ROBERT W CARROLL | 279 EUREKA DR | FRIDAY HARBOR | WA | 98250-6905 |
| 363434001000 | ELIZABETH SPADAFORA | 349 EUREKA DR | FRIDAY HARBOR | WA | 98250-6909 |

4. **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.)**

See maps included in application documents.

5. **Statement of reasons for requesting redesignation.**

The applicant requests redesignation of the subject parcels from Rural Farm Forest (RFF-10) to Rural Farm Forest (RFF-5) to support modest additional rural housing capacity in a manner consistent with the Comprehensive Plan, environmental stewardship, and the island's demonstrated need for attainable housing.

San Juan Island faces recognized housing constraints, including workforce and moderate to low-income housing shortages that affect long-term community sustainability. The requested redesignation represents a limited adjustment in allowable rural density within the existing Rural Farm Forest designation. It does not expand an Urban Growth Area, introduce commercial



uses, or urbanize the island. Rather, it provides flexibility within the rural framework to accommodate smaller rural homes and more compact site planning.

The approximately 62-acre property could theoretically support up to six density units under existing RFF-10 zoning. Under proposed RFF-5 zoning, it could theoretically support up to 12 density units. This represents a modest potential increase of approximately six additional density units across the entire property.

The site is located within an established rural residential area that includes adjacent RFF-5 properties. The redesignation would align zoning with surrounding development patterns rather than create an isolated entitlement. The parcels are not designated as Agricultural Resource Lands or Forest Resource Lands of long-term commercial significance, and available mapping does not identify shoreline jurisdiction areas or mapped critical areas within the primary upland portions of the site.

Allowing moderate density within the Rural Farm Forest designation supports climate-responsible land use by encouraging clustered development patterns that preserve open space, reduce habitat fragmentation, and minimize overall land disturbance compared to dispersed large-lot development. All existing environmental protections, including critical areas regulations, water availability requirements, and health and safety standards, would remain in effect under either zoning designation.

For these reasons, the requested redesignation represents a reasonable, incremental adjustment that advances housing flexibility, environmental protection, and long-term community resilience while maintaining rural character and Comprehensive Plan consistency.

- 6. Written analysis of how the requested redesignation meets the Criteria for Approval.**
See attached written analysis included in the application materials.
- 7. Completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for nonproject actions.**
See completed and signed SEPA checklist included in application materials.
- 8. Application Fee per adopted fee schedule.**