



SAN JUAN COUNTY WASHINGTON

Department of Community Development
135 Rhone Street · PO Box 947
Friday Harbor, WA 98250
360-378-2354

sanjuanco.com/1778/Community-Development

Approved as submitted at the March 20, 2026 Planning Commission meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING MINUTES OF THE JANUARY 16, 2026 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Rick Hoffman, at 8:36 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, and San Juan Island.

Planning Commission

Members Present: By Microsoft Teams: Rick Hoffman, Serina Adams, and Gary Franklin (in at 8:43 due to computer issues)

Planning Commission

Member Absent: Sheila Gaquin

Department of Community Development (DCD) Staff

Present: Present in person: Lynda Guernsey, AS II.
By Microsoft Teams: Sev Jones, DCD Director; Colin Maycock, Planner IV AICP

Administrative Items

Confirm Agenda

Thank you to Bill Bangs for service.

The order of the items on the agenda were reorganized to accommodate having a quorum.

Update from DCD Director Sev Jones

Sev Jones updated the Planning Commission on the following:

- County Council Retreat Update
- DCD Workplan/Projects for 2026 – Building, Planning, Long Range Planning and Code Enforcement

He responded to questions and comments from the Planning Commission.

Public Access Time

Public access was closed as there was no one who wished to speak.

Public hearing on the current open space application for LANDUSE-24-0036 Andrew Thomas and Caryn Buck -Colin Maycock AICP, Planner IV

Colin Maycock went through a presentation of the open space application and responded to questions and comments from the Planning Commission.

Public Comment

Public comment was closed as there was no one who wished to speak and the Planning Commission returned to Colin Maycock for any further comments or questions.

Deliberations

Moved by Serina Adams, seconded by Gary Franklin, to recommend to the County Council approval of the Findings below (the Exhibits 1.-4. referred to, are Attachment A to these minutes). Gary Franklin-yes, Serina Adams-yes, and Rick Hoffman-yes. Motion passed unanimously.

1. Caryn Buck and Andrew Thomas applied to move 41.516 acres from the Farm and Agriculture current use program to the Farm and Agricultural Conservation Land (FACL) current use open space program. This property is located south of, and overlooking, Blind Bay on Shaw Island, **Exhibit 1**.
2. The County Council adopted a Public Benefit Rating System for Farm and Agricultural Conservation Land (FACL) in Ordinance 4-2011. To be eligible for public benefit points, the subject property must meet certain criteria. These criteria include:
 - a. Properties must meet the definition of "farm and agricultural conservation land" as defined in RCW 84.34.020(8):
 - (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under subsection (2) of this section, that no longer meets the criteria of subsection (2) of this section, and that is reclassified under subsection (1) of this section; or
 - (b) Land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

This property has been farmed since the 19th century when Jeremiah Griswold homesteaded the area in 1890. The soils are considered either prime agricultural land or agricultural land of statewide importance.

- b. Properties must be subdividable, that is, the area of each subject property must be equal to or greater than two times the maximum residential density of the underlying zoning district. This requirement does not apply to property designated as "Resource land" in the Comprehensive Plan.

This parcel is designated as Rural Farm Forest with a density of 5 units per acre. The property could be subdivided into 9 separate lots.

- c. Applications must be accompanied by a statement of intent, which includes all interim measures that will be followed to protect and manage the land in a manner that allows resumption of commercial agricultural use. The statement shall provide the following information:

The applicants submitted the required statement on February 23, 2024, Exhibit 2. Their information follows.

- a. The tax parcel number of the subject property.

TPN 263421001000

- b. The size of the subject property subject to the open space agreement.

The subject property is 41.516 acres, the gross area of the parcel is 45.48 acres

- c. The historical use of the property for farming.

The historical use of the property is for farming. The property is currently actively farmed with 80% of the acreage in hay, apples and quince, all of which are sold commercially. In addition, the crops, the owners allow for grazing when possible.

The property was homesteaded approximately 150 years ago and was obtained by the current owner's family in 1976.

- d. A nontechnical soils description and a listing as a prime or other important agricultural soil as assigned in the most recent San Juan County Soil Survey, published online by the Natural Resource Conservation Service.

24.9% is Sholander-Spieden complex 0 to 5% slopes – Prime farmland if irrigated

37% is Mitchell Bay gravelly sandy loam, 0 to 5% slopes – Prime Farmland

13% is Sucia-Sholander complex, 5 to 20% slopes – Farmland of statewide importance

25.1% is Roche-Mitchell Bay complex, 3 to 15% slopes – Prime Farmland

- e. A map of the property showing improvements and areas to be maintained as farm land under this program.

This map is attached with the application materials, Exhibit 3.

- f. A description of existing vegetation including the presence of noxious weeds.

The parcel is being actively farmed with over 80% of the acreage in hay, apples and quince.

Jason Ontjes, manager of the San Juan County Noxious Weeds Control Department states that:

"I have consulted with Caryn over the past couple of years on a few noxious weeds found there, such as Canada Thistle, field bindweed, poison hemlock and English Hawthorn."

They seem to be on top of their weeds at the moment and have the goal of ridding their hayfield of Canada Thistle, which might take a few years of effort. I've visited a few times to help with that control work.

"The only Class B I found on the property was poison hemlock, and I sprayed it...I would consider it to be controlled for the time being." Exhibit 4.

The applicants stress their willingness to work with the Noxious Weeds Control Department in future to ensure the land remain suitable for agricultural use. Exhibits 2 and 4.

- g. A copy of the published soils map showing the boundaries of the subject property.

This map is attached Exhibit 3.

- h. A schedule of measures that are and will be used to accomplish the goals and purposes of this chapter, including a commitment to prevent the encroachment of noxious plant species onto the open space land; and the objectives of this section of the County code.

To prevent the encroachment of noxious plant species onto the open space land they will:

- i. Mow at least every two years**
- ii. Identify and pull tansy during the season when it blooms**
- iii. Continue to liaise with San Juan County Noxious Weed Control Board**
- i. The measures to be taken to maintain the agricultural character of the open space lands, such as maintenance of existing fences, farm buildings and periodic moving of pastures and hayfields.
- iv. Fences will be checked annually**
- v. The barn roof will be checked annually**

3. Public benefit rating points.

- a. Public benefit rating points for FACL shall be awarded based on soil classifications and parcel size.
- b. Properties that have soils identified as prime or important farmland in the Soil Survey of San Juan County shall be awarded points based on parcel size in accordance with the following table:

Size of Property Subject to Open Space	Points Awarded
5—19.99 acres	30 points
≥ 20 acres	35 points

- c. The property size shall be calculated based on the amount of land available for agriculture. Land developed with structures, except for agricultural structures, shall not be included in the calculation of parcel size. Up to 20% of the land can be devoted to incidental use compatible with Agriculture.

The subject property has a soil classification that is identified as prime farmland or farmland of statewide importance. It is 41.516 acres of Farm and Agricultural Conservation Land and is eligible for 35 points.

Moved by Gary Franklin, seconded by Serina Adams, to recommend to the County Council the approval of the current open space application for LANDUSE-24-0036 Andrew Thomas and Caryn Buck with conditions as presented in the staff report and shown below. Gary Franklin-yes, Serina Adams-yes, and Rick Hoffman-yes. Motion passed unanimously.

1. The subject property is awarded a public benefit rating of 35 points.
2. The total acreage in this application is 41.516, the gross parcel area is 45.48 acres.
3. Open space land transferred to a new owner will be removed from open space classification if the County Assessor does not, prior to sale or transfer, receive from the new owner a notice of continuance with the Open Space Taxation Agreement.
4. Withdrawal of any portion of the land covered under the open space agreement shall trigger reevaluation of the remaining portion by the Community Development and Planning Department to determine if the public benefit rating should be adjusted. A new application will be required if adjustment of the public benefit rating is recommended.
5. Ten years from the date the land is classified as Farm and Agricultural Conservation Land current use, it will be removed from the program unless the land is covered by an appropriate conservation easement.

Return to Administrative Items

Minutes of December 19, 2025

Moved by Gary Franklin, seconded by Rick Hoffman, to approve the minutes as submitted. Gary Franklin-yes, Serina Adams-abstain, and Rick Hoffman-yes. Motion passed two yes votes and one abstention (Adams).

Election of Officers

Nomination was made by Gary Franklin for Rick Hoffman to continue as Chair.

Rick Hoffman accepted, and it was unanimously agreed upon.

Nomination was made by Gary Franklin for Serina Adams to serve as Vice-Chair.

Serina Adams accepted, and it was unanimously agreed upon.

Gary Franklin graciously accepted the position of Secretary for the Planning Commission which was unanimously agreed upon.

Adjournment

It was unanimously agreed upon to adjourn the meeting at 9:20 a.m. The next meeting of the Planning Commission will be Friday, February 20, 2026, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,


Lynda Guernsey

Attachment A – Exhibits 1-4 as stated in the Findings and Conclusions

**LANDUSE-24-0036 BUCK
CURRENT USE OPEN SPACE**

ATTACHMENT A



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

Receipt Number: LA24-00106

(360) 378-2354
dcd@sanjuanco.com
www.sanjuanco.com

Payer: ANDREW E THOMAS & CARYN BUCK
416 MCGRAW ST
SEATTLE WA 98109-2143

Cashier: Lynda Guernsey

Date: 02/23/2024

LANDUSE-24- CURRENT USE
0036

San Juan County

Fee Description

Current Use Open Space

TECHNOLOGY FEE - \$50 FOR PERMITS >\$200

Fee Amount	Amount Paid	Fee Balance
\$2,030.00	\$2,030.00	\$0.00
\$50.00	\$50.00	\$0.00
<u>\$2,080.00</u>	<u>\$2,080.00</u>	<u>\$0.00</u>
Total Paid:	\$2,080.00	

Payment Method	Reference	Payment Amount
CHECK	5873	\$2,080.00
Total Paid:		2080.00



**Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW**

File With The County Legislative Authority

Name of Owner(s): Caryn Buck and Andrew Thomas Phone No: 206 396 8026

Email Address: buckcaryn@gmail.com and andythomastg@yahoo.com

Address: 416 McGraw Street, Seattle, WA 98109

Parcel Number(s): 263421001000

Legal Description: See Attachment A

Total Acres in Application: 43.72 acres (per SJPT) or 45.48 acres (per 31 County)

Indicate what category of open space this land will qualify for:

- ☐ Conserve or enhance natural, cultural, or scenic resources
- ☐ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☐ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☐ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☐ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☐ Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☒ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria. Our farm DOES meet the criteria, still.
- ☐ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.

The farm is presently actively farmed with an excess of 80% of total acreage in hay, apples and quince - all of which are commercially sold. The farm is in compliance with Open Space Agricultural requirements. We anticipate demand for hay stockpiling in future years, and are proactively applying for a change in status.

2. Is the land subject to a lease or agreement which permits any other use than its present use?

☐ Yes ☒ No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

Please refer to the Baseline Present Conditions Report, included with our conservation easement. There is one residence, a barn, a storage shed and well house on the property. There are fences around the perimeter of the property and also defining grazing sections of the farm. The driveway enters from Shady Lane and continues to the house and barn. There ponds and a drainage ditch exist. No overhead utilities.

4. Is the land subject to any easements?

☒ Yes ☐ No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

We have a conservation easement with San Juan Preservation Trust. Excerpts are included with our full application.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

This property was originally established as the Griswold Place ("place name": Griswold) over 140 years ago and initially functioned as a dairy farm. The original barn on the property was a milking and hay barn and stands to this day. Our family purchased the farm from Fred Ellis around 1975 and our mother and stepfather (Gail and John Nichols) actively farmed the property until we purchased the farm over 20 years ago. We have fulfilled active farming requirements since we became the owners; specifically, we produce and sell county milk. City legislative authorities may require owners to submit additional information regarding the use of the land.

Please refer to "Shaw Island, Earliest Known History to 1984" for additional history on the farm.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete. We expect no penalties or interest to apply to this change in status.

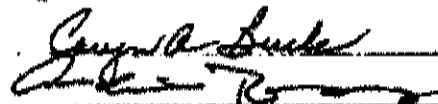
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

Caryn A. Buck

Andrew E. Thomas



The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (See RCW 84.34.108(8)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.08.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____

By: _____

Amount of processing fee collected: \$

- Is the land subject to a comprehensive land use plan adopted by a city or county? ☐ Yes ☐ No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? ☐ Yes ☐ No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

☐ Application approved

☐ In whole

☐ In part

☐ Application denied

☐ Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-8715. Teletype (TTY) users, please call (360) 705-8718. For tax assistance, call (360) 534-1400.

Attachment A

(1 of 2)

Parcel: 263421001000

Legal Description

Parcel Number: 263421001000

Owner: ANDREW E THOMAS & CARYN BUCK

Address:

416 MCGRAW ST
SEATTLE WA 98109-2143

Short Legal Description:

PR GL 5, PR GL 8, GL 9, PR GL 13, GL 14, T&W CONS ESMT, T&W TOLNOS Sec 34, T 36N, R 2W

Land Use: RFF

Tax Area: SHAW

Tax Status:

Gross Area: 45.48 ac *

Land Value: \$451,980.00

Appraised Value: \$626,470.00

Current Use Value: \$90,800.00

Building Value: \$313,450.00

Last Sale Date:

Last Sale Price: 0.00

Links to More Information:

[Critical Area Review](#)

[Search Recorded Documents](#)

[Search County Documents](#)

[View Assessor Info](#)

[Search Permits](#)

* Note: other sources measure the total
acreage at 43.72 acres.

Zoom 10

EsriView Corp. | San Juan County GIS | San

600ft

San Juan County

San Juan County, New Mexico

San Juan County, New Mexico



600ft



EXHIBIT "A"

Legal Description of the Property

Government Lots 9 and 14 in Section 34, township 36 North, Range 2 West, W.M., in San Juan County, Washington; and also

That part of Government Lot 8 of said Section 34, lying west of a line beginning at its northwest corner and running south of the County Road and west of a line beginning at its southeast corner and running thence north 11 degrees 20' west to the County Road; and also

That portion of said Government Lot 13; more particularly described as follows:

Beginning at the Northeast corner of Government Lot 14, said Section 34; thence along the North line of said Government Lot 13, North 88 degrees 04' 42" East, 206 feet; thence leaving said North line of said government Lot 13, South 00 degrees 28' 56" East, 240.52 feet to the South line of said Government Lot 13; thence along said South line, south 89 degrees 40' 46" West 206.07 feet to the Southeast corner of said government lot 14; thence along the East line of said government Lot 14, North 00 degrees 28' 56" West, 234.76 feet to the point of beginning; and also

Together with and subject to terms, conditions, easement, and restrictions of record, and also

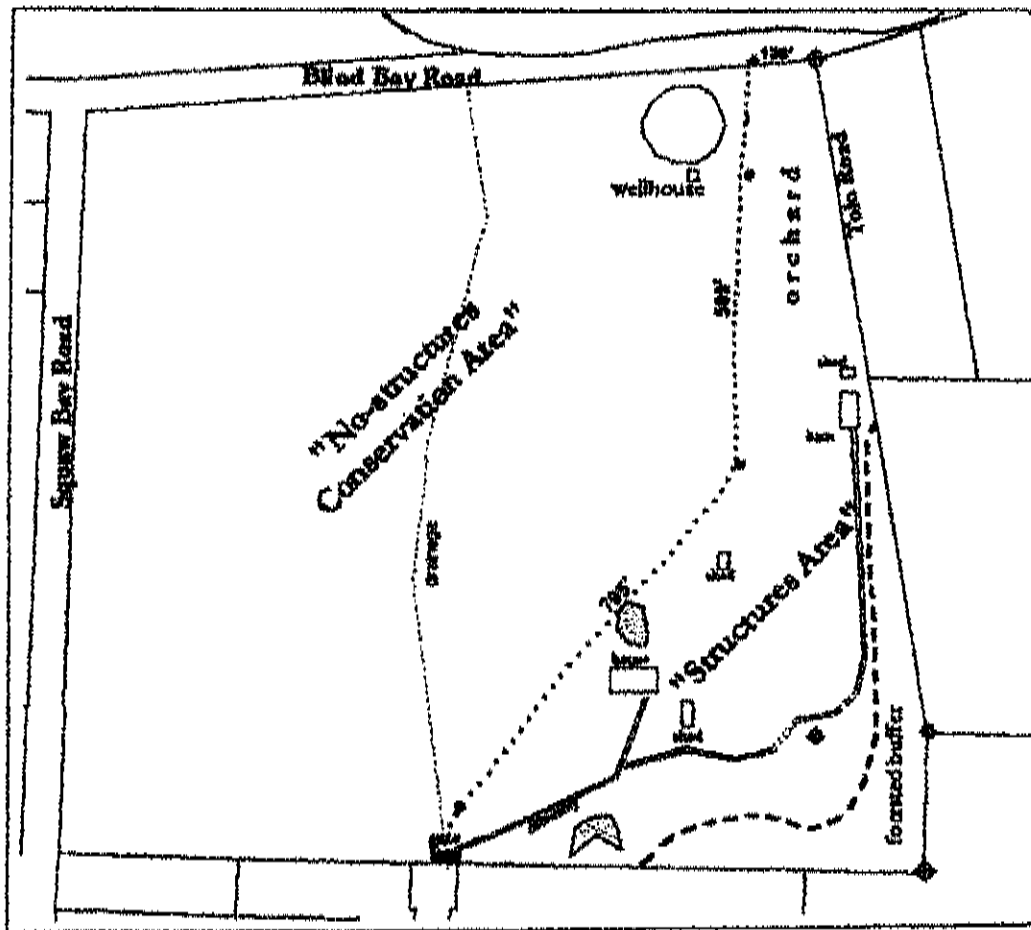
Subject to a life estate in favor of the Grantor consisting of one acre (Tax parcel No. 263421001 001), the center of which is the center of the main residence structure presently located on the described real estate together with an easement for access over and along the driveway presently leading generally southwesterly from said residence structure to the County Road.

EXCEPT County roads.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

**Map of Property Showing
Area Protected by the Conservation Easement**



BAY HEAD FARM
CONSERVATION EASEMENT

BASELINE PRESENT CONDITIONS REPORT

Easement Name: Bay Head Farm Conservation Easement

Location: South of Blind Bay, Shaw Island

Name and Address of Grantor: Caryn Buck and Andrew Thomas
1249 Bigelow Avenue North
Seattle, WA 98109

Total Acreage: 43.72 acres

Acreage by Tax Parcel:

Parcel Designation	Description
263421001003	Inland parcel, primarily pasture
263421001001	Residential parcel
263421001002	Forest

Inventory:

Buildings or structures on property, including houses, sheds, barns, fences, docks, man-made ponds, utilities, etc. The purpose of each are described below and location of each is shown on attached map.

Type	# on Map	Description
Buildings:	1	Residence
	2	Barn
	3,4,5	Storage Sheds
	6	Wellhouse
Water:	7,8,9	Constructed Ponds
	10	Drainage ditch
Fences:		There are fences around the perimeter of the property and also around the residence, barn, orchard area.
Roads:	11	Driveway serving residence and barn
Utilities:		no overhead utilities
Other:		

Condition Description:

Description of the property condition, including land use and management, unusual ecological, historical, geological, or other features and the condition of any specific property areas or features that may change when the landowner exercises reserved rights.

This property lies just south of Blind Bay on Shaw Island and is composed primarily of open pasturelands. There is also a house, barn, three small sheds, an orchard, three man-made ponds and forestland along portions of the southern and eastern boundaries.

About two-thirds of the property is pastureland. The pasture is typical of those in San Juan County and is composed of European plants, primarily orchard grass, fescue, clovers and velvet grass. Dissecting the pasture and the property is a drainage ditch that flows from the south to the north. Closer to the drainage ditch there are wetter spots where common rush grows among the other grasses. This portion of the property along with a large pond along the northern boundary make up the 'No Structures Conservation Area' part of the easement. The pond in this area is ringed by trees and shrubs.

The remainder of the property, the 'Structure Area', contains the residence, barn, sheds, orchard and forest. This area is also mostly open with both mature and young fruit trees in the orchard and a few other large trees near the barn and the residence. The gravel driveway enters the property from the south at the center of the property, veers to the ENE, branches to the residence, continues to the east to the forest fringe then goes north to the barn. There are two man-made ponds in this area. One is just north of the residence and the other is south of the driveway and close to the southern boundary near the center of the property. The forest on the southern border is a wetter alder woods with willows growing along the fringe of the pond. The forest along the eastern boundary is drier and most of the trees are large Douglas Firs. Grand fir, big-leaf maple, juniper and hawthorns are also present in the woods. The common shrubs in the woodlands are Nootka Rose, salmonberry, ocean-spray, snowberry, gooseberry and Himalayan blackberry.

The land appears flat, but does rise gently from an elevation of about 20 feet on the north end to over 40 feet on both the southeast and southwest corners. The soils on this parcel are Class II Bow soils and Class III Covelands, all well suited for agricultural use.

Property Boundaries:

The property is bounded to the north by Blind Bay Road and to the west by Squaw Bay Road. The eastern and southern boundaries are delineated by fences and the corners can be located by following the fencerows. Survey markers were located on the NE and SE corners and also along the eastern line 250' north of the SE corner where the line goes from N-S orientation to a more NNW direction.

Attachments:

- USGS topographical map with property boundary lines designated
- Aerial photograph with property boundary lines designated
- Present Conditions Map, identifying locations for inventoried items
- Present Conditions Map, identifying Photo Points.
- On-site photographs

ACKNOWLEDGMENT OF PROPERTY CONDITION

The undersigned accept and acknowledge that this Present Conditions Report is an accurate representation of the property at the time of the conservation easement.

Landowner(s):

_____ Date _____

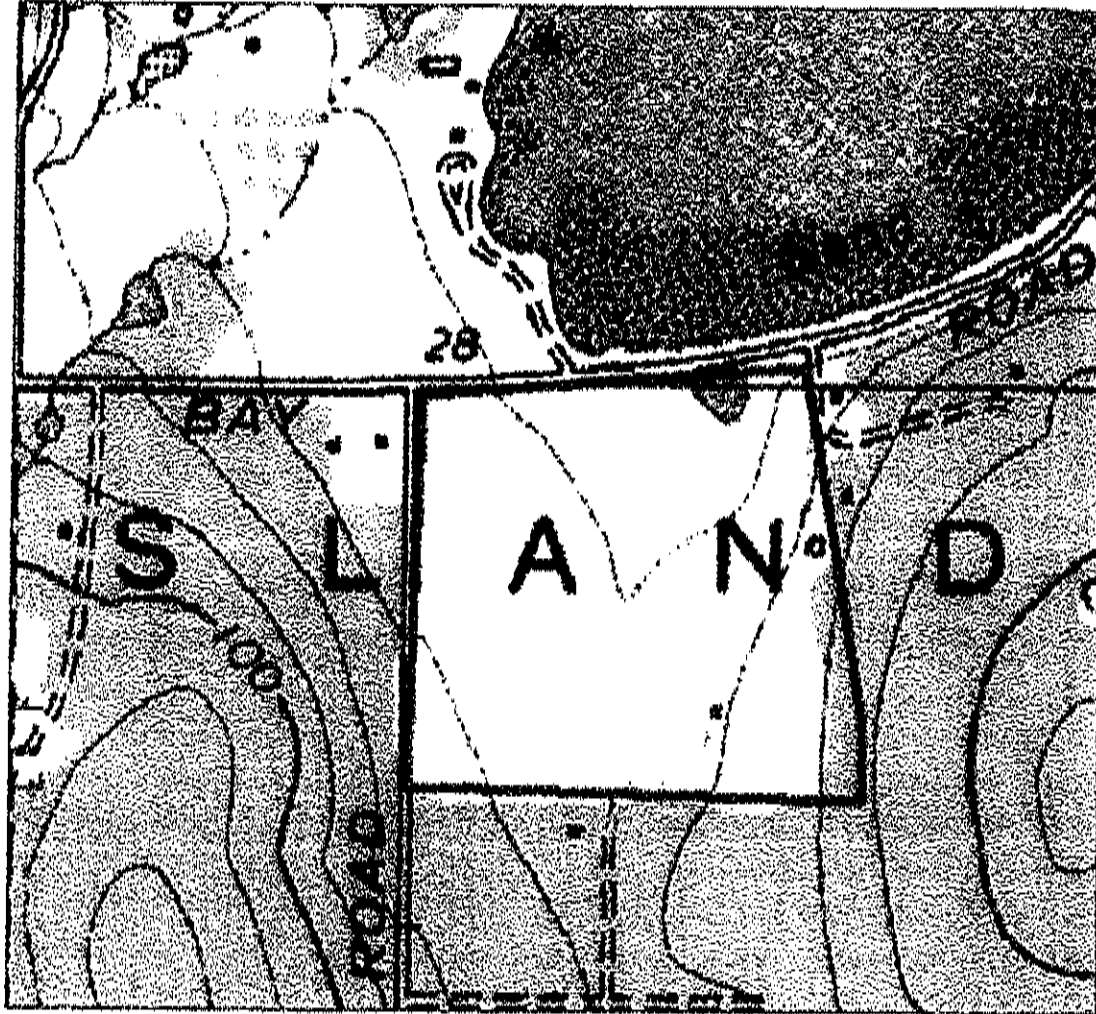
_____ Date _____

Easement Grantee:

By: _____ Date _____

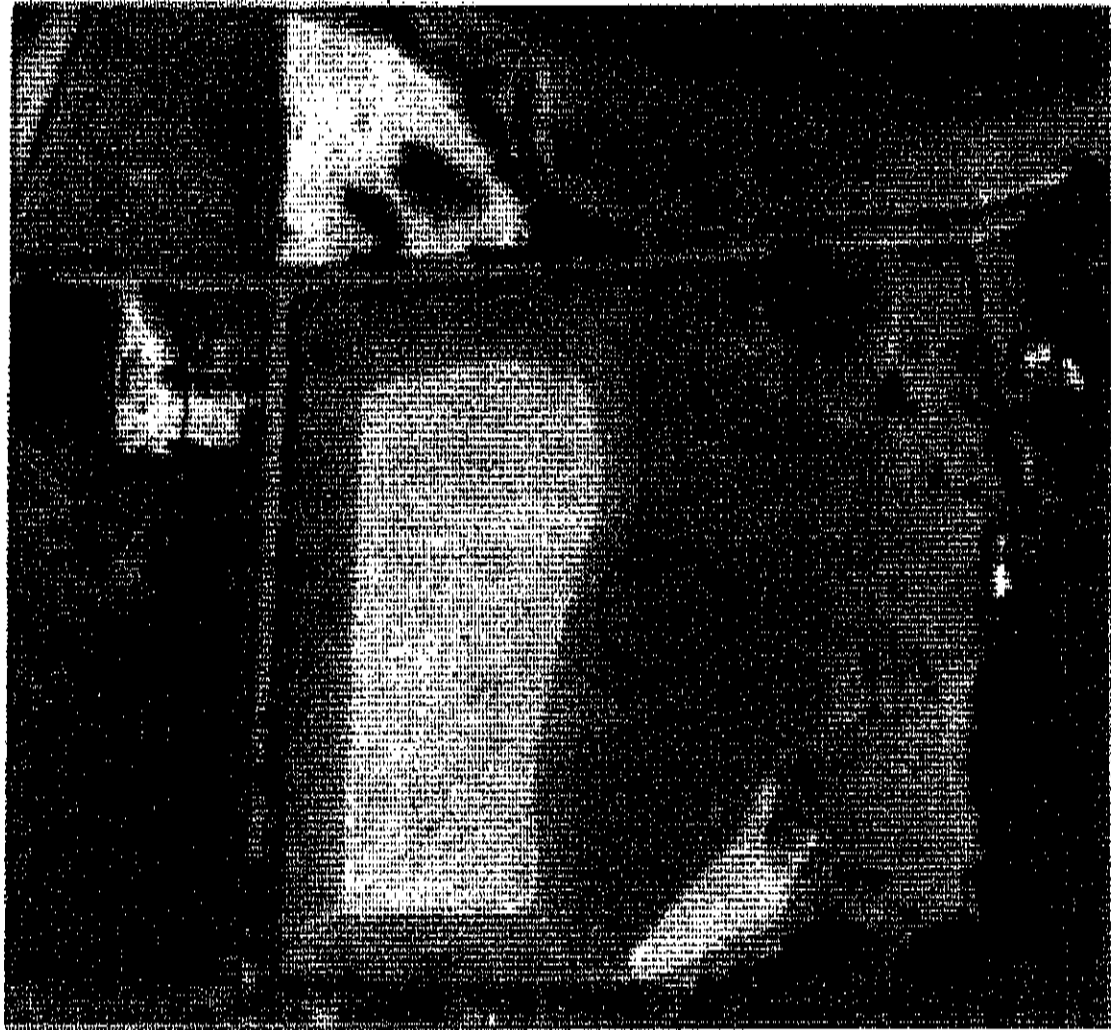
Title: _____

Bay Head Farm Conservation Easement
USGS Topographical Map
Property Owners: Caryn Buck and Andrew Thomas



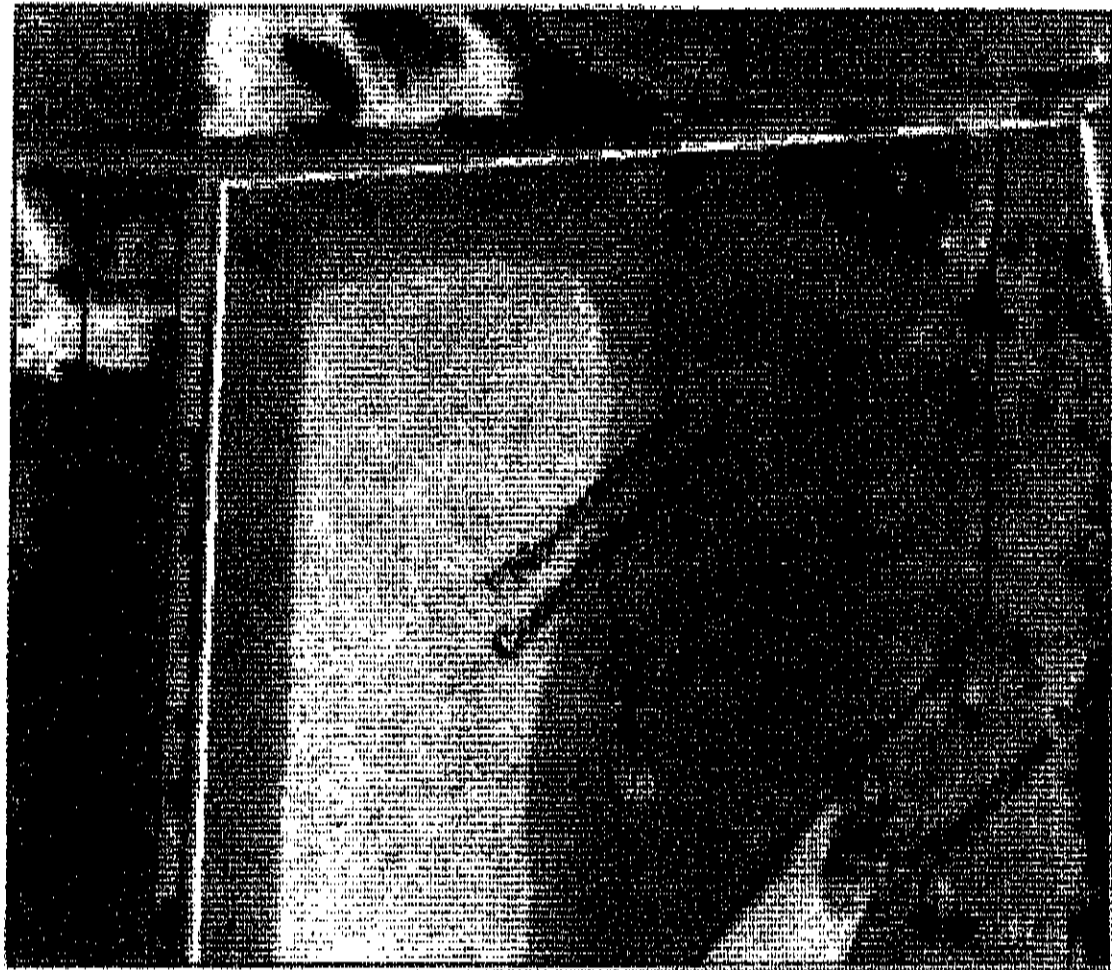
Map is partial of Shaw Island Quadrangle, Revised 1994
7.5 minute series
Contour interval = 20'

**Bay Head Farm Conservation Easement
Aerial Photograph**
Property Owners: Caryn Buck and Andrew Thomas



Photograph: 1998 DNR Series
Scale 1:5000

**Bay Head Farm Conservation Easement
Present Conditions with Inventoried Items
Property Owners: Caryn Buck and Andrew Thomas**



PHOTOGRAPH 10001000 0000
SCALE 1:1000

**Bay Head Farm Conservation Easement
Present Conditions with Photo Points
Property Owners: Caryn Buck and Andrew Thomas**



**Photograph: 1998 DNR Series
Scale 1:3500**

Bay Head Farm Conservation Easement On-Site Photographs – April 19, 2004



Photo Point 1. Landscape from south of driveway, view to the NW.



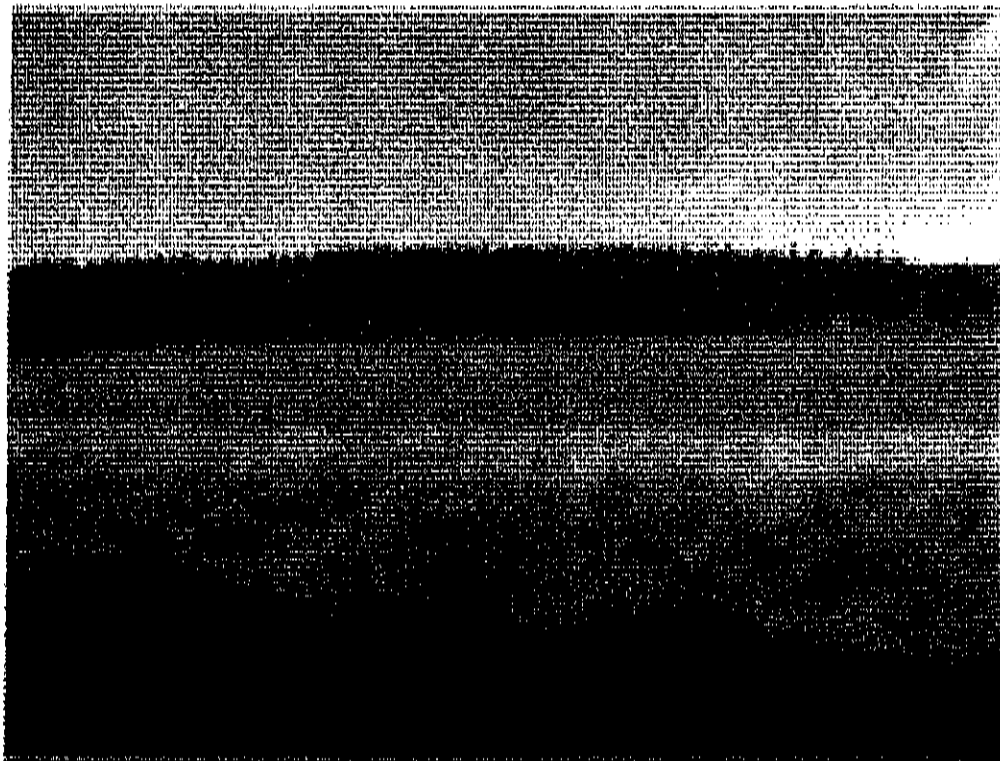
Photo Point 2. Landscape from field, view to SW.



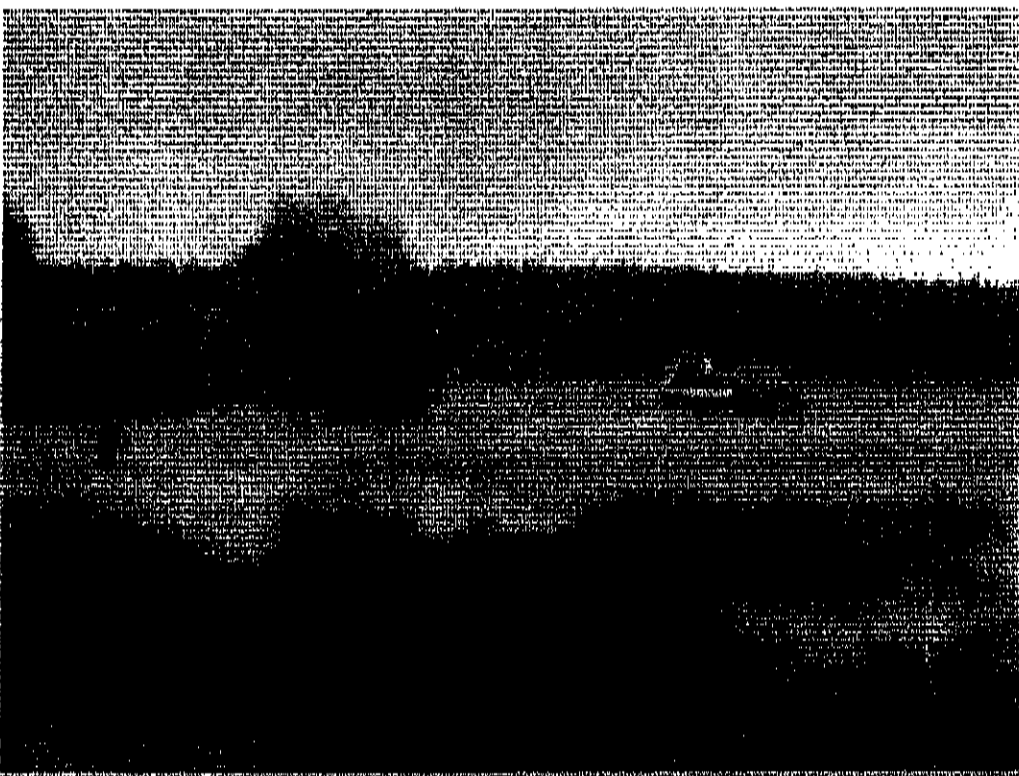
Photo Point 3. Residence and barn in background from near entry gate.



Photo Point 4. Pond near southern entry gate, view to the hill.

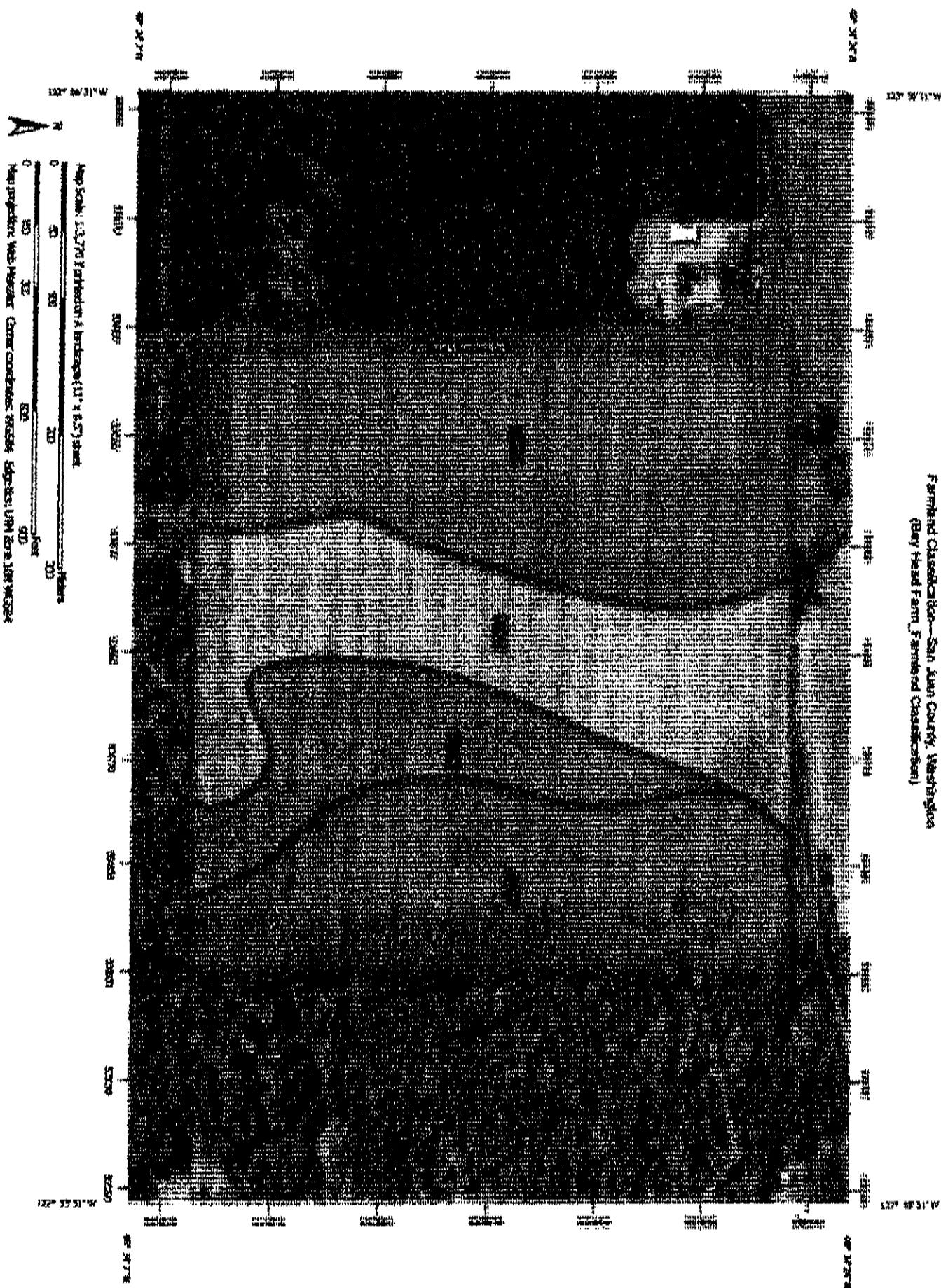


Photos Point 3. Field from within shadow of house, view to the west.



Photos Point 4. Field from within shadow of house, view to the west.

Farmstead Classification—San Juan County, Washington (Bay Head Farm, Farmstead Classification)



October 30, 2023

To Whom It May Concern,

Please find enclosed, the following documents as part of our application for reclassification of Bay Head Farm on Shaw Island, from Active Farming to Farm and Agricultural Conservation Land:

Application for Classification or Reclassification

Legal Description of Subject Property

Baseline Present Conditions Report (from our Conservation Easement with SJPT)

Description of the farming history of the subject property, excerpted from "SHAW ISLAND, Earliest Known History to 1994" (originally had place name "Griswold")

Soil Survey from the most recent USDA survey

Statement of Intent

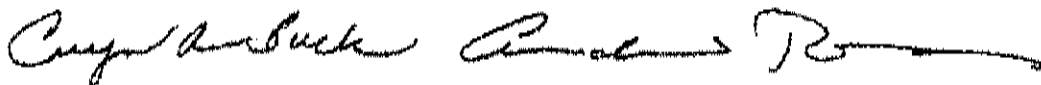
Grant Deed of Conservation Easement (with SJPT)

\$450 Application Fee

Please let us know if you need any additional information.

Thank you for your help with this re-classification.

Sincerely,

Handwritten signatures of Caryn A. Buck and Andrew E. Thomas.

Caryn A. Buck & Andrew E. Thomas, Owners – Bay Head Farm, Shaw Island, WA

cc: San Juan County Assessor's Office

+539-

Each Dept & its own app fee.

APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION

OPEN SPACE LAND, Chapter 84.34 RCW

Name of Owners: Caryn A. Buck & Andrew E. Thomas Phone: 206-399-6829

Email Address: _____

Address: 416 McGraw St.; Seattle, WA; 98109

Parcel Number: 263421001000

Legal Description: See Attachment A

Total Acres in Application: 43.72 (per SJPT) or 45.48 gross acres (per SJC)

open space
farm
conservation

cannot use farm + Ag

App good enough as is

only for
initial
App.

Agencies

Indicate what category of open space this land will qualify for:

☒ **Farm and agricultural conservation land previously classified under RCW 84.34.020(2)**

1. Describe the present use of the land.

The land is presently actively farmed with an excess of 80% of total acreage in hay, apples and quince – all of which are sold commercially. The farm is in compliance with Open Space Agricultural requirements. We anticipate demand for hay declining in future years, and are applying for a change in tax status (from active farming to farm conservation) on a proactive basis.

2. Is the land subject to a lease or agreement which permits any other use than its present use?

No; there are no leases or agreements which permit any other use. We have a conservation easement with the San Juan Preservation Trust that specifies the land may only be used for agricultural purposes in perpetuity.

3. Describe the present improvements

Please see the enclosed Baseline Present Conditions Report for our conservation easement. There is one residence, a barn, storage shed and well house on the property. There are fences around the perimeter of the property and also defining the eligible grazing sections of the

property. The driveway enters from Shady Lane, and continues to the house and barn. Three ponds and a drainage ditch are also present. There are no overhead utilities.

4. Is the land subject to any easements?

Yes; we have a conservation easement with the San Juan Preservation Trust. Excerpts are included.

5. If applying for the farm and agricultural land conservation category, provide a detailed description about previous, current and future intended use.

This property was originally established as the Griswold Place (original "place name": Griswold) over 150 years ago and initially functioned as a dairy farm. The original barn on the property was a milking and hay barn and stands to this day. Our family purchased the farm from Fred Ellis around 1976 and our mother and stepfather (Geb and John Nichols) actively farmed the property until we purchased the farm over 20 years ago. We have fulfilled active farming requirements since we became owners; specifically, we produce and sell hay, apples and quince. We have also allowed grazing, opportunistically.

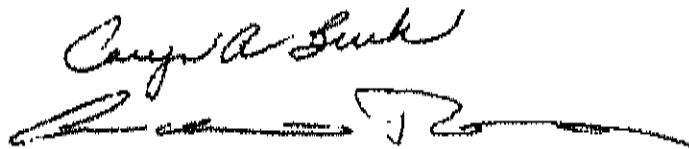
Our plan is to continue growing and selling fruit and hay. We have no specific plans to change our farming activities. Because it may become more difficult to keep 80% of the farm in commercial agriculture over time, and given our ages (65 and 71), we are seeking this new designation proactively.

As owners of the parcel described in this application, we hereby indicate by our signatures below that we are aware of the additional tax, interest, and penalties that may be involved when some land ceases to be classified under the provisions of Chapter 84.34 RCW. Based on conversations with the County Assessor's office over several years, we expect no penalties or interest to apply to this change in tax status, though we understand our annual property taxes may be higher as a result of this change. We also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

CARYN A. BUCK

ANDREW E. THOMAS

The block contains two handwritten signatures. The first signature, for Caryn A. Buck, is written in cursive and is positioned above the second signature. The second signature, for Andrew E. Thomas, is also in cursive and is longer, extending further to the right. Both signatures are written in black ink.

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

Attachment A

Legal Description

Parcel: 263421001000

Parcel Number: 263421001000

Owner: ANDREW E THOMAS & CARYN BUCK

Address:

415 MCGRAW ST

SEATTLE WA 98109-2143

Short Legal Description:

PR GL 5, PR GL 8, GL 9, PR GL 13, GL 14, T&W CONS ESMT, T&W TOLNDS Sec 34, T 36N, R 2W

Land Use: RFF

Tax Area: SHAW

Tax Status:

Gross Area: 45.48 ac *

Land Value: \$451,980.00

Appraised Value: \$626,470.00

Current Use Value: \$90,800.00

Building Value: \$313,450.00

Last Sale Date:

Last Sale Price: 0.00

Links to More Information:

[Critical Area Review](#)

[Search Recorded Documents](#)

[Search County Documents](#)

[View Assessment Info](#)

[Search Results](#)

* Note: other sources measure the total acreage at 43.72 acres.

2020110

EXHIBIT "A"

Legal Description of the Property

Government Lots 9 and 14 in Section 34, township 36 North, Range 2 West, W.M., in San Juan County, Washington; and also

That part of Government Lot 8 of said Section 34, lying west of a line beginning at its northwest corner and running south of the County Road and west of a line beginning at its southeast corner and running thence north 11 degrees 20' west to the County Road; and also

That portion of said Government Lot 13; more particularly described as follows:

Beginning at the Northeast corner of Government Lot 14, said Section 34; thence along the North line of said Government Lot 13, North 88 degrees 04' 42" East, 206 feet; thence leaving said North line of said government Lot 13, South 00 degrees 28' 56" East, 240.52 feet to the South line of said Government Lot 13; thence along said South line, south 89 degrees 40' 46" West 206.07 feet to the Southeast corner of said government lot 14; thence along the East line of said government Lot 14, North 00 degrees 28' 56" West, 234.76 feet to the point of beginning; and also

Together with and subject to terms, conditions, easement, and restrictions of record, and also

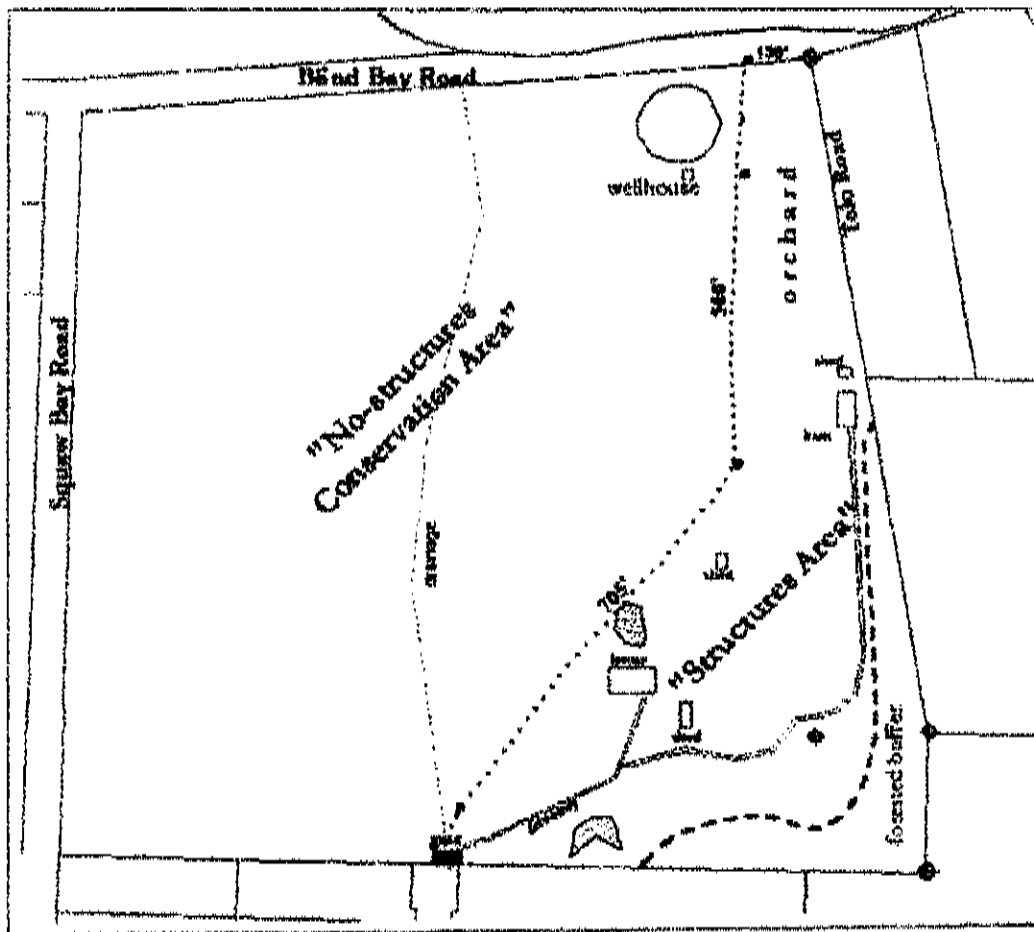
Subject to a life estate in favor of the Grantor consisting of one acre (Tax parcel No. 263421001 001), the center of which is the center of the main residence structure presently located on the described real estate together with an easement for access over and along the driveway presently leading generally southwesterly from said residence structure to the County Road.

EXCEPT County roads.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

Map of Property Showing
Area Protected by the Conservation Easement



BAY HEAD FARM
CONSERVATION EASEMENT

BASELINE PRESENT CONDITIONS REPORT

Easement Name: Bay Head Farm Conservation Easement

Location: South of Blind Bay, Shaw Island

Name and Address of Grantor: Caryn Buck and Andrew Thomas
1249 Bigelow Avenue North
Seattle, WA 98109

Total Acreage: 43.72 acres

Acreage by Tax Parcel:

Parcel Designation	Description
263421001003	Inland parcel, primarily pasture
263421001001	Residential parcel
263421001002	Forest

Inventory:

Buildings or structures on property, including houses, sheds, barns, fences, docks, man-made ponds, utilities, etc. The purpose of each are described below and location of each is shown on attached map.

Type	# on Map	Description
Buildings:	1	Residence
	2	Barn
	3,4,5	Storage Sheds
	6	Wellhouse
Water:	7,8,9	Constructed Ponds
	10	Drainage ditch
Fences:		There are fences around the perimeter of the property and also around the residence, barn, orchard area.
Roads:	11	Driveway serving residence and barn
Utilities:		no overhead utilities
Other:		

Condition Description:

Description of the property condition, including land use and management, unusual ecological, historical, geological, or other features and the condition of any specific property areas or features that may change when the landowner exercises reserved rights.

This property lies just south of Blind Bay on Shaw Island and is composed primarily of open pasturelands. There is also a house, barn, three small sheds, an orchard, three man-made ponds and forestland along portions of the southern and eastern boundaries.

About two-thirds of the property is pastureland. The pasture is typical of those in San Juan County and is composed of European plants, primarily orchard grass, fescue, clovers and velvet grass. Dissecting the pasture and the property is a drainage ditch that flows from the south to the north. Closer to the drainage ditch there are wetter spots where common rush grows among the other grasses. This portion of the property along with a large pond along the northern boundary make up the 'No Structures Conservation Area' part of the easement. The pond in this area is ringed by trees and shrubs.

The remainder of the property, the 'Structure Area', contains the residence, barn, sheds, orchard and forest. This area is also mostly open with both mature and young fruit trees in the orchard and a few other large trees near the barn and the residence. The gravel driveway enters the property from the south at the center of the property, veers to the ENE, branches to the residence, continues to the east to the forest fringe then goes north to the barn. There are two man-made ponds in this area. One is just north of the residence and the other is south of the driveway and close to the southern boundary near the center of the property. The forest on the southern border is a wetter alder woods with willows growing along the fringe of the pond. The forest along the eastern boundary is drier and most of the trees are large Douglas Firs. Grand fir, big-leaf maple, juniper and hawthorns are also present in the woods. The common shrubs in the woodlands are Nootka Rose, salmonberry, ocean-spray, snowberry, gooseberry and Himalayan blackberry.

The land appears flat, but does rise gently from an elevation of about 20 feet on the north end to over 40 feet on both the southeast and southwest corners. The soils on this parcel are Class II Bow soils and Class III Covelands, all well suited for agricultural use.

Property Boundaries:

The property is bounded to the north by Blind Bay Road and to the west by Squaw Bay Road. The eastern and southern boundaries are delineated by fences and the corners can be located by following the fencerows. Survey markers were located on the NE and SE corners and also along the eastern line 250' north of the SE corner where the line goes from N-S orientation to a more NNW direction.

Attachments:

- USGS topographical map with property boundary lines designated
- Aerial photograph with property boundary lines designated
- Present Conditions Map, identifying locations for inventoried items
- Present Conditions Map, identifying Photo Points.
- On-site photographs

ACKNOWLEDGMENT OF PROPERTY CONDITION

The undersigned accept and acknowledge that this Present Conditions Report is an accurate representation of the property at the time of the conservation easement.

Landowner(s):

Date _____

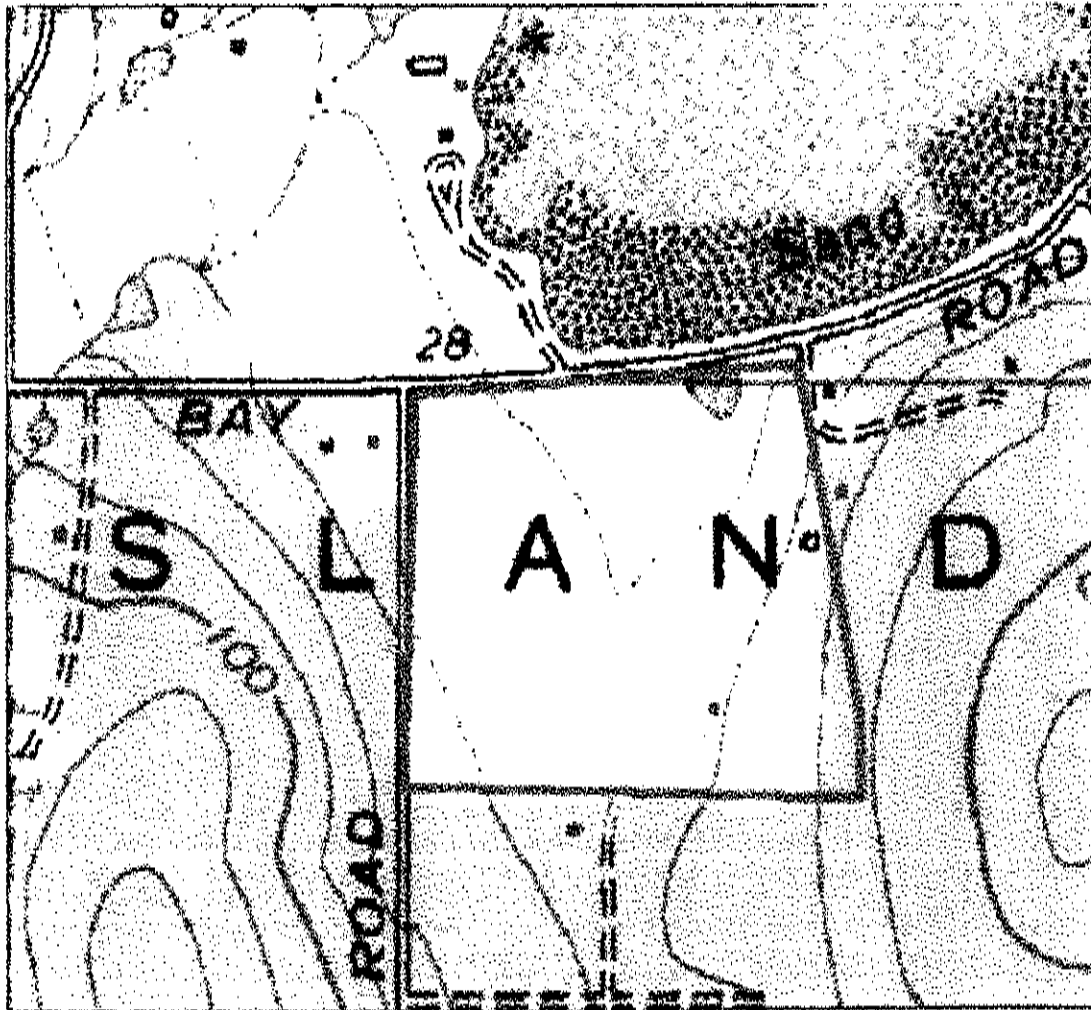
Date _____

Easement Grantee:

By: _____ Date _____

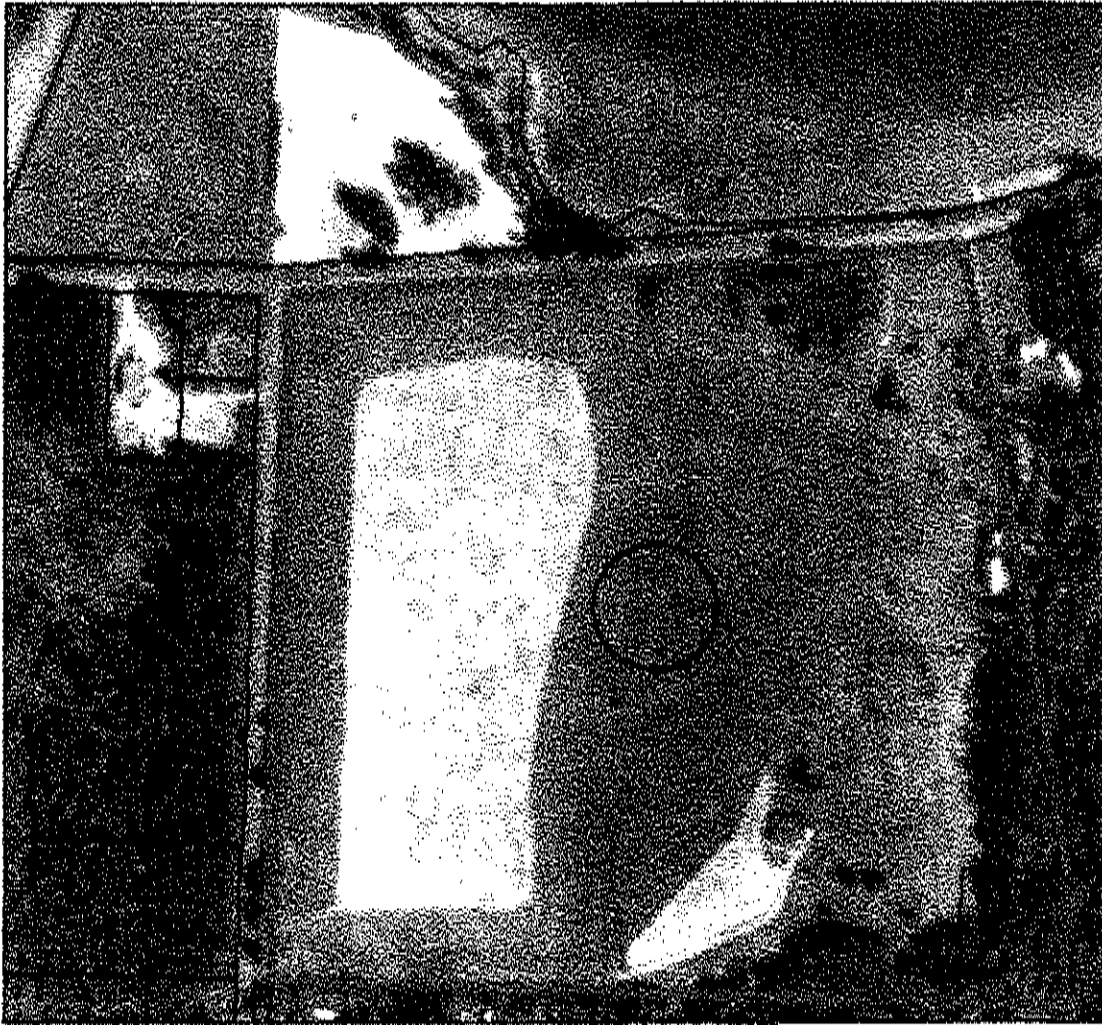
Title: _____

Bay Head Farm Conservation Easement
USGS Topographical Map
Property Owners: Caryn Buck and Andrew Thomas



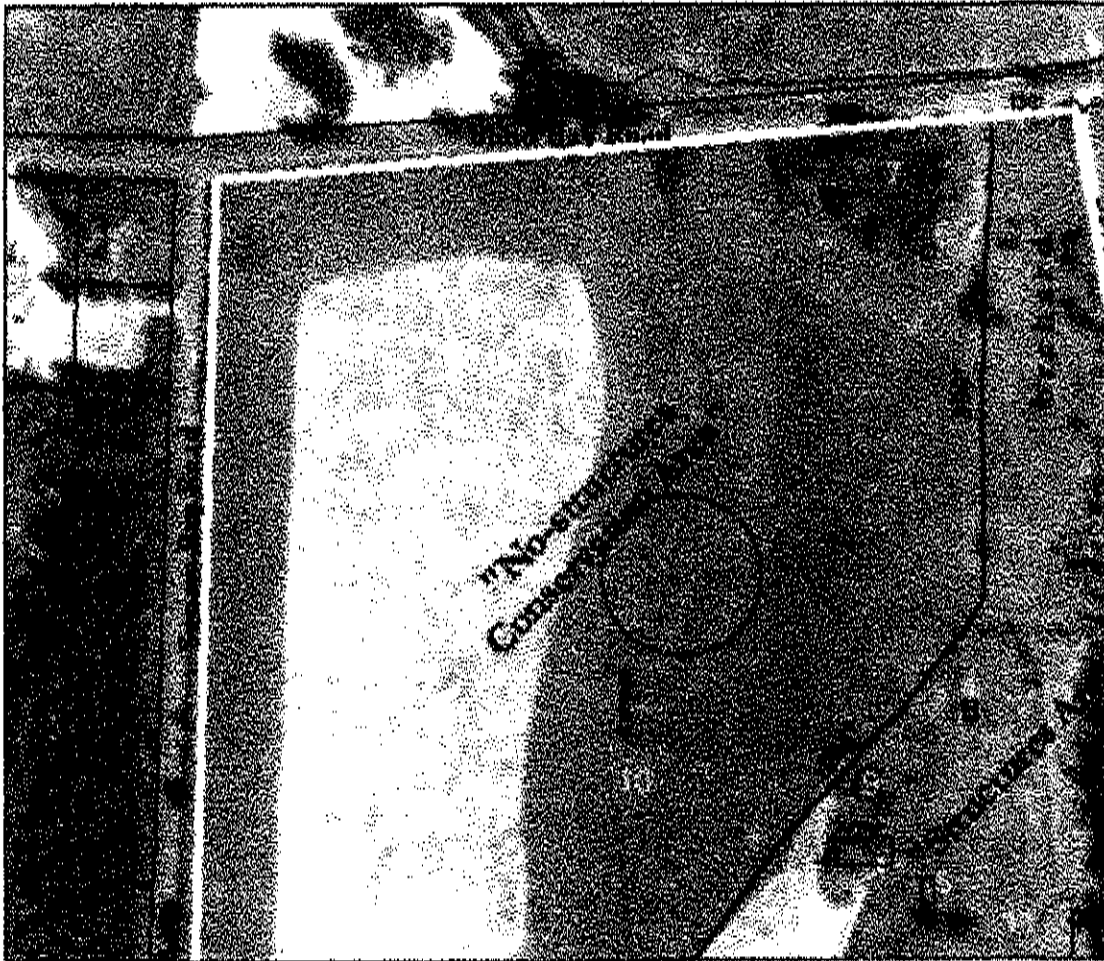
Map is partial of Shaw Island Quadrangle, Revised 1994
7.5 minute series
Contour interval - 20'

**Bay Head Farm Conservation Easement
Aerial Photograph**
Property Owners: Caryn Buck and Andrew Thomas



Photograph: 1998 DNR Series
Scale 1:5000

**Bay Head Farm Conservation Easement
Present Conditions with Inventoried Items**
Property Owners: Caryn Buck and Andrew Thomas



Photograph: 1998 DNR Series
Scale 1:3500

**Bay Head Farm Conservation Easement
Present Conditions with Photo Points**
Property Owners: Caryn Buck and Andrew Thomas



Photograph: 1998 DNR Series
Scale 1:3500

Bay Head Farm Conservation Easement
On-Site Photographs – April 19, 2004



Photo Point 1. Residence from south of driveway, view to the NNE.



Photo Point 2. Residence from field, view to SSW.



Photo Point 3. Residence and barn in background from near entry gate.



Photo Point 4. Pond near southern entry gate, view to the SE.



Photo Point 5. Field from within shadow of barn. view to the west.



Photo Point 6. Residence and shed from edge of forest buffer, view to west.



Photo Point 7. Orchard with residence in background, view to southwest.



Photo Point 8. Barn and shed from along drainage ditch, view to ENE.

EXCISE TAX NOT REQUIRED
SAN JUAN CO. TREASURER
When recorded return to:

The San Juan Preservation Trust
Box 327
Lopez Island WA 98261

Auditor File #: 2004 0820012

CEASE

Recorded at the request of:

SAN JUAN PRESERVATION TR

08/20/2004 11:13

Total of 31 page(s) Fee: \$ 49.00

SAN JUAN COUNTY, WASHINGTON

SI A. STEPHENS, AUDITOR

RHONDAP

DOCUMENT TITLE: GRANT DEED OF CONSERVATION EASEMENT
GRANTOR: Andrew Thomas and Caryn Buck Thomas
GRANTEE: The San Juan Preservation Trust
ABBREVIATED LEGAL: Government Lots 9 and 14 in Section 34, township 36 North,
Range 2 West, W.M.
LEGAL DESCRIPTION: Page 15
TAX PARCEL NUMBERS: 263421001003, 263421001001, 263421001002

GRANT DEED OF CONSERVATION EASEMENT

This Grant Deed of Conservation Easement, by and between ANDREW THOMAS AND CARYN BUCK, husband and wife (hereinafter referred to as "Grantor"), and THE SAN JUAN PRESERVATION TRUST, a Washington non-profit corporation (hereinafter referred to as "Grantee"), is made with reference to the following facts:

1 RECITALS

1.1 Grantor is the owner in fee of that certain real property (hereinafter the "Property"), situated on Shaw Island in San Juan County, State of Washington, more particularly described in Exhibit "A" and shown on Exhibit "B", both of which are attached and made a part hereof by this reference.

1.2 The Property is part of a significant coastal ecosystem, the San Juan Islands, which is relatively intact and undeveloped. The Property consists of approximately 43.72 acres, including open fields, woodlands and ponds that provide wildlife habitat for native birds and mammals and possess ecological, scenic, and open-space values. The Property shares a common border along its north property line with Blind Bay Road, and along its west property line with Squaw Bay Road, both county public roads. A prominent attribute of the Property

Page 1 of 31
Conservation Easement

Grantor initials

is a large pasture with expansive views to Blind Bay. The Property can also be viewed from the waters of Blind Bay, Harney Channel, the Washington State Ferry route, and many points on Orcas Island.

1.3 The Property enhances the rural character and wildlife habitat of Shaw Island, and the Property's ecological, scenic, and open-space values are of major importance to Grantor, Grantee, and the people of Shaw Island, San Juan County, and the State of Washington.

1.4 The goals and policies of the San Juan County Comprehensive Plan provide for the protection of the natural beauty and visual open space resources of the islands, the maintenance of the present rural and open space character, and respect for the natural environment. The Plan encourages the preservation of scenic resources and renewable natural resources for the benefit of existing and future generations through voluntary mechanisms such as conservation easements. San Juan County has a tax-supported program to purchase land and conservation easements to help preserve land similar to the Property. The Property is part of the Blind Bay Landscape Unit on Shaw Island in the San Juan County Open Space and Conservation Plan Open Space Atlas.

1.5 The legislatively declared policies of the State of Washington, in Chapter 84.34 Revised Code of Washington (hereinafter "RCW"), provide that it is in the best interest of the state to maintain, preserve, conserve, and otherwise continue in existence, adequate open-space lands or to assure the use and enjoyment of natural resources, and scenic beauty for the economic and social well-being of the state and its citizens.

1.6 The Property would also be extremely desirable for substantial residential and other development because of its location and orientation. In the absence of this Grant Deed of Conservation Easement, the Property could be developed in the future for additional residential and other uses in a manner which would destroy the forest, agricultural, open-space, wildlife habitat and scenic character of the Property and its ecological value.

1.7 Grantor, as the owner of the Property, possesses the affirmative right to identify, preserve, and protect in perpetuity the natural elements and processes and the ecological, forest, scenic, agricultural and open-space values of the Property, and desires to transfer such rights to the Grantee.

1.8 Grantee is a "non-profit nature conservancy corporation" as defined by Chapters 64.04.130 RCW and 84.34.250 RCW, and described in Section 170(b)(1)(A)(vi) of the Internal Revenue Code of 1986 (hereinafter "IRC"), and Grantee is authorized to accept the Conservation Easement.

1.9 Grantor intends that the Conservation Values of the Property be preserved and maintained by the continuation of land use patterns existing at the time of this grant that do not significantly impair or interfere with the

Conservation Values of this Conservation Easement. These land use patterns include management and activities consistent with the San Juan County Open Space Program that recognizes the importance of and provides preferential property tax treatment for the resources that occur on the Property.

2 CONVEYANCE AND CONSIDERATION

2.1 For the reasons stated above, and in consideration of the mutual covenants contained herein, the Grantor does hereby grant, convey, and warrant to Grantee, and Grantee hereby accepts, a perpetual Conservation Easement, consisting of the rights in the Property hereinafter enumerated, subject only to the restrictions set forth herein.

2.2 This conveyance is a conveyance of an interest in real property under the provisions of 64.04.130 RCW, and is made as an absolute, unconditional, unqualified, and completed gift subject only to the mutual covenants and restrictions hereinafter set forth, and for no other consideration whatsoever.

3 PURPOSE

3.1 It is the exclusive purpose of this Conservation Easement to protect the ecological, forest, pasture, open-space, and scenic values (hereinafter the "Conservation Values") of the Property; to prohibit any subdivision of the Property; to limit residential use of the Property to two (2) single-family residences and their appurtenant and farm structures and activities within the designated area (hereinafter the "Structures Area" as shown in Exhibit "B") on the Property; and to protect the balance of the Property's agricultural and conservation uses (hereinafter the "No-structures Conservation Area" as shown in Exhibit "B"). To this end, Grantor and Grantee agree that the "Bay Head Farm Conservation Easement Baseline Present Conditions Report" (hereinafter the "Baseline Data" as shown in Exhibit "C") consisting of maps, photographs, and other documentation provides, collectively, an accurate representation of the Property at the time of this Grant and is hereby incorporated by this reference. The Baseline Data shall be relied upon by the Grantor and the Grantee as the descriptive base to establish the present condition and guide in the future uses of the Property. Failure to timely compile the additional Baseline Data shall not affect the enforceability or validity of any other provision hereof.

3.2 Grantor intends that the Property shall not be converted nor directed to any uses other than those provided herein.

3.3 Preservation of the Property will protect the general public's visual access to open space, agricultural and forested habitat.

3.4 Unless specifically provided, nothing contained herein shall be construed as affording to the general public access to any portion of the Property subject to this Conservation Easement.

4 GRANTEE'S RIGHTS

4.1 The rights conveyed to Grantee by this Conservation Easement are the following:

4.1.1 The Grantee shall have the right to identify, preserve, and protect, in perpetuity, the open fields, woodlands, and open-space character of the Property for public benefit and scenic enjoyment by the general public.

4.1.2 The Grantee shall have the right to enter upon the land of the Property annually, upon thirty (30) days prior notice to the Grantor, for the purpose of making a general inspection of the land to assure compliance with this Conservation Easement.

4.1.3 The Grantee and other persons approved by the Grantor may enter upon the Property, upon prior approval by and arrangement with Grantor, for educational, scientific and biological purposes to observe and study the Property, or for other purposes allowed by Grantor consistent with this Conservation Easement.

4.1.4 The Grantee shall have the right to enter upon the Property, at such other times as are necessary if there is reason to believe that a violation of this Conservation Easement is occurring, for the purposes of enforcing the provisions of this Conservation Easement.

4.1.5 The Grantee shall have the right to enjoin any activity on, or use of, the Property that is inconsistent with this Conservation Easement, and undertake, cause to be undertaken, or enjoin the restoration of such areas or features of the Property as may be damaged by activities contrary to the provisions hereof.

4.1.6 The Grantee shall have the right, during the annual inspection, to place and replace small markers to identify the boundaries and corners of the Property.

4.1.7 The Grantor hereby grants to Grantee all development rights, except as reserved in Section 5 below, that are now or hereafter allocated to, implied, reserved, or inherent in the Property; and Grantor and Grantee agree that such rights are terminated and extinguished, and may not be used on or transferred to any portion of the Property as it now or hereafter may be bounded or described, or to any other property adjacent or otherwise, nor used for the purpose of calculating permissible lot yield of the Property or any other property.

4.2 Enforcement of the terms and conditions of this Conservation Easement shall be at the discretion of the Grantee, in accordance with Section 7 below. Any forbearance on its behalf to exercise its rights hereunder in the event of any breach of this Conservation Easement by Grantor, its heirs, successors or assigns, or any

other person or entity, shall not be deemed or construed to be a waiver of the Grantee's rights hereunder in the event of any subsequent breach.

5 PERMITTED AND RESERVED USES AND ACTIVITIES.

5.1 General. Grantor reserves for itself and its personal representatives, heirs, successors, and assigns, all rights accruing from ownership of the Property, including the right to engage in, or permit or invite others to engage in, any use of, or activity on, the Property that is consistent with the Conservation Purposes of the Conservation Easement and that is not otherwise prohibited by this Conservation Easement. Without limiting the generality of this subsection, Grantor specifically reserves for itself and its personal representatives, heirs, successors, and assigns, the following uses and activities:

5.2 Structures Area. To construct, use, maintain, repair, expand, reconstruct, relocate, or replace two (2) single-family residences and their appurtenant structures, including solar and wind power systems, subject to compliance with federal, state, and local regulations, within the "Structures Area" as shown in Exhibit "B". It is the intention of the Grantor that placement, architecture, and construction materials used for the allowed structures blend with the landscape and be consistent with the style and rural flavor of Shaw Island.

(a) Residences permitted in the "Structures Area" as shown in Exhibit "B" may not exceed a combined total of 5000 square feet. No residential structure shall exceed two stories above ground.

(b) Structures Appurtenant structures, barns, paddocks, access driveways, landscaping, gardens, greenhouses, fences and other associated structures, are permitted inside the "Structures Area," as shown in Exhibit "B".

(c) Forest Buffer The forested buffer area along the eastern and southerly boundaries of the "Structures Area" may be maintained and managed for forest health, domestic firewood gathering, and to allow for repair and placement of perimeter fencing. Commercial logging is prohibited.

5.3 Agricultural Conservation Area. To manage the "No-Structures Conservation Area" of the Property, as shown on Exhibit "B", for limited uses consistent with the terms of this Conservation Easement.

(a) Pasture The pasture area of the Property, as shown on Exhibit "B", may be used for cutting, mowing, cultivating, domestic animal grazing and haying. Conversion to any other use requires written approval from Grantee.

(b) Ponds & Hedgerows Ponds may be created and maintained and may have small platforms along the shorelines to accommodate swimming and other enjoyment of ponds. Hedgerows may be created and maintained with trees and shrubs to create visual buffers and wildlife habitat.

5.4 Recreation. To provide for and conduct *de-minimus* recreational activities, including trail construction and maintenance.

5.5 Utilities. To install, use, maintain, repair, reconstruct, relocate or replace utilities to serve any portion of the Property, including, but not limited to water wells, irrigation pumps, water pipes, water storage tanks, pump houses, septic systems, electricity, natural gas, and telephone.

5.6 Farm Structures. To construct, maintain, use, repair, remodel, relocate or replace farm structures in the "Structures Area" on the Property, including barns, sheds, livestock shelters, animal pens, feeding stations, or other structures required for farming that are consistent with the purposes of this Conservation Easement, provided that said structures are in compliance with federal, state, and local regulations.

5.6 Noxious Weeds. To remove and control noxious and invasive weed species on the Property.

5.8 Fences. To construct, maintain, repair or replace fences on the Property.

5.9 Public Health and Safety. To undertake other activities necessary to protect public health or safety of the Property, or which are actively required by and subject to compulsion of any governmental agency with authority to require such activity, provided that any such activity shall be conducted so that interference with the Conservation Values of the Property is avoided to the greatest extent possible.

5.10 Helipad Use. To use, maintain, replace or relocate the helipad located on the property subject to county, state and federal regulations.

5.11 Commercial Use. The harvest and sale of fruit and hay or other agricultural commerce.

6 PROHIBITED USES.

6.1 General. Any use of, or activity on, the Property inconsistent with the Conservation Purposes of this Conservation Easement is prohibited, and the Grantor acknowledges and agrees that it will not conduct, engage in or permit any such use or activity. The following uses and practices on the Property are inconsistent with the purposes of this Conservation Easement and shall be prohibited; however, this is not an exhaustive recital of all of those uses and practices which are prohibited as inconsistent with the purposes of the Conservation Easement:

6.2 Structures.

(a) The construction or placement of any buildings or structures, except fences, underground utilities, small well/pump enclosures, and small pond platforms, in the "No-Structures Conservation Area" as shown on Exhibit "B".

(b) The construction or placement of more than two single family residences and appurtenant structures in the "Structures Area" as shown on Exhibit "B".

6.3 Subdivision. The division, subdivision or *de facto* subdivision of the Property. This restriction shall not be interpreted to prohibit lot line revisions.

6.4 Alteration of Land. Change in the topography of the land through the excavation or placing of soil, dredging spoils, or other material on the Property.

6.5 Mining. The exploration for or extraction of minerals, hydrocarbons, soils, or other materials, except water, on or below the surface of the Property.

6.6 Signs. The construction or placement of commercial signs, billboards, or other commercial advertising material on the Property. This provision shall not be interpreted to prohibit Grantor from placing small signs on the Property to state the conservation status of the Property, to restrict hunting, to indicate the name(s) of the owner or its occupants, or to advertise the sale of agricultural products produced on the Property, provided that such signs are designed and located so as to avoid any impact on the Conservation Values of the Property.

6.7 Dumping. The dumping of used vehicles, old machinery, rubbish, garbage, debris, or other unsightly or offensive material on the Property. This

prohibition shall not prevent the storage of agricultural products, byproducts and usable equipment on the Property, provided it is stored in accordance with all applicable government laws and regulations.

6.8 Recreation. Other than *de minimus* use of the Property for commercial recreational activities, as such terms are defined by Section 2031(c) (8)(B) of the IRC and the applicable Treasury Regulations.

6.9 Motorized Vehicles. The operation of motorized vehicles on the Agricultural Conservation Area except to carry out management activities as provided in Section 5 above.

6.10 Development Rights. The use or transfer of any development rights that are now or hereafter allocated to, implied, reserved, or inherent in the Property to any other property.

6.11 Utilities. The placement of new above-ground or overhead utility lines, pipes or wires on the Property, except as specifically allowed in Section 5.2.

6.12 Tree Harvesting or Removal. The removal or destruction of trees, including clear-cutting or any other form of commercial logging or gathering of wood, except for uses as provided in Section 5.2 (b) above. This is not to preclude selective thinning to maintain views and promote forest health, the restoration or replacement of orchards, the harvest and sale of Christmas trees, or the sale of trees that have been removed as a part of allowed forest buffer management.

6.13 Hunting. The hunting, trapping, or taking of native animals, except as may be necessary within or around residential or farm structures and crops to prevent infestation, damage, or risk to human health.

6.14 Night Lighting. The use of any continuous type of night lighting such as mercury vapor or halogen, on the Property. This restriction does not prohibit night illumination around buildings for safety, provided such lights are in use only when needed.

7 REMEDIES

7.1 If a dispute arises between the Grantor and the Grantee concerning either the consistency of any proposed action, activity, or use with the purpose of this Conservation Easement or any other circumstances not provided for in Section 7.2 below, the parties shall meet together to discuss the dispute and attempt

resolution. Thereafter, either party may refer the dispute to arbitration by request made in writing upon the other. Within thirty (30) days of receipt of such a request, the parties shall select a single arbitrator to hear the matter. If the parties are unable to agree on the selection of the arbitrator, then the presiding judge of San Juan County Superior Court shall appoint one. The matter shall be settled in accordance with RCW 7.04 or the state arbitration statute then in effect, and a judgment on the arbitration award may be entered in any court having jurisdiction thereof. The prevailing party shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for all its costs and expenses, not including attorney's fees, related to such arbitration which shall be determined by the arbitrator and any court of competent jurisdiction that may be called upon to enforce or review the award. The parties agree not to proceed with the proposed action, activity, or use pending resolution of the dispute.

7.2 Irrespective of any other remedies provided for Grantee, Grantee may, following reasonable written notice to Grantor, institute suits or actions to enjoin any violation by Grantor of this agreement by injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the premises to the condition and appearance required under this Conservation Easement. Further, as permitted by law, representatives of Grantee may, following reasonable notice to Grantor, enter upon the Property and correct any violations and hold Grantor, its successors and assigns, responsible for the cost thereof.

7.3 Should the Grantor, its heirs, successors, employees or assigns, undertake any activity in violation of the terms of this Conservation Easement, the Grantee shall have the right to force the restoration of that portion of the Property affected by such activity to the condition that existed prior to the undertaking of such unauthorized activity. In such case, the costs of such restoration and the Grantee's expenses shall be borne by Grantor or those of its heirs, successors, or assigns against whom a judgment is entered, or, in the event that the Grantee secures redress without initiating or completing a judicial proceeding, by Grantor or those of its heirs, successors, or assigns who are otherwise determined to be responsible for the unauthorized activity.

- 8 **SUCCESSION.** The benefits of this Conservation Easement shall be assignable but only to a qualified organization within the meaning of Section 170(h)(3) of the IRC which is organized or operated primarily or substantially for one of the conservation purposes specified in Section 170(h)(4)(A) of the IRC. Any assignment of benefits by the Grantee (or successors) must require the transferee to carry out the purposes of this Conservation Easement. The Grantee shall notify the Grantor, in writing, at the Grantor's last known address, in advance of such assignment. If at any time it becomes impossible for the

Grantee to ensure compliance with the covenants contained herein and the Grantee has not named a successor or successor organization, or the Grantee shall cease to exist, then its rights and duties hereunder shall become vested in and fall upon the following-named entities provided that such entities accept this Conservation Easement and are then organizations meeting the requirements of Section 170(h)(3) of the IRC (or its successor statute), in the following order:

(1) San Juan County for San Juan County Land Bank, at 350 Court Street, #6, Friday Harbor, WA 98250;

(2) Such other entity as may have been formed for purposes similar to The San Juan Preservation Trust, constituting a "qualified organization" within the meaning of the Internal Revenue Code of 1986 (or its successor provision).

9 TAXES AND EXPENSES

9.1 Grantor agrees to pay any and all real property taxes and/or assessments levied by competent authority on the Property. If Grantee is ever required to pay any taxes or assessments on its interest in the Property, Grantor shall reimburse Grantee for the same.

9.2 Grantor shall bear all the costs of maintenance of the Property, and does hereby indemnify the Grantee therefrom.

10 PROPORTIONATE VALUE; EMINENT DOMAIN

10.1 The Grantor and the Grantee agree that the donation of the Conservation Easement gives rise, for purposes of this paragraph, to a property right immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that the Conservation Easement, determined at the time of the gift, bears to the value of the Property at that time as determined by the appraisal used by Grantor for federal income tax purposes, or, if there is no said appraisal, then the parties shall designate such proportionate value by exhibit to this easement prior to execution. That proportionate value of the Grantee's property rights shall remain constant. Grantor hereby agrees to and shall provide Grantee with copy of said appraisal. If a change in conditions surrounding the Property makes impossible or impracticable the continued use of the Property for conservation purposes, and gives rise to extinguishment of this Conservation Easement by judicial proceedings, the Grantee, on a subsequent sale, exchange or involuntary conversion of the Property, shall be entitled to a portion of the proceeds at least equal to that proportionate value of the Conservation Easement. The Grantee shall use its share of the proceeds in a manner consistent with the conservation purposes set forth herein.

10.2 If ever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate the restrictions imposed by this Conservation Easement, the Grantor and the Grantee shall join in appropriate actions at the time of such taking to recover the full value of the taking and all incidental or direct damages resulting from the taking, the proceeds of which shall be allocated in accordance with Section 10.1 above; ~~and~~ all expenses incurred by the Grantor and the Grantee in this action shall be paid out of the recovered proceeds.

11 HOLD HARMLESS.

11.1 Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) injury to or death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless resulting from Grantee's activities on or about the Property or due to the intentional act or negligence of any of the Indemnified Parties, as determined under the comparative negligence laws of the State of Washington and (2) the obligations specified in paragraphs 9.1 and 9.2.

11.2 Grantee shall hold harmless, indemnify and defend Grantor and its heirs, personal representatives, successors and assigns (collectively "Indemnified parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including without limitation, reasonable attorneys' fees, arising from or in any way connected with injury to or death of any person, or physical damage to any property, resulting from any of Grantee's activities on or about the Property, regardless of cause, unless due to the intentional act or negligence of any of the Indemnified parties under this Paragraph, as determined under the comparative negligence laws of the State of Washington.

12 WARRANTY AGAINST TOXIC SUBSTANCES. Grantor hereby represents and warrants to Grantee that Grantor has never caused or placed toxic substances on or under the Property in violation of any federal or state law or regulation, and will, in accordance with Section 11 above, hold Grantee harmless from any such matters.

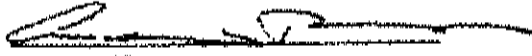
- 13 **COVENANTS.** It is the express intent of the Grantor and Grantee that the provisions of this Conservation Easement shall run with the land and burden title to the Property in perpetuity, and shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto.
- 14 **"GRANTOR" - "GRANTEE".** The terms "Grantor" and "Grantee", wherever used herein, and any pronouns used in place thereof, shall be held to mean and to include, respectively the above-named Grantor, and heirs, successors, personal representatives, and assigns of said Grantor, and each of them, and the above-named Grantee, its successors and assigns.
- 15 **SEVERABILITY.** In the event that any provision of this grant or the application thereof to any person or circumstance shall be determined to be invalid or unenforceable, the remainder of the provisions hereof, and the application of such provisions to persons or circumstances other than those as to which it is determined to be invalid, shall not be affected thereby.
- 16 **SUBSEQUENT TRANSFERS; NO MERGER**
16.1 Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Property, including without limitation, a leasehold interest, and shall notify Grantee in writing of any transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.
16.2 In the event that Grantee acquires the fee title to the real estate covered by this Conservation Easement, it is the intent of the parties, both Grantor and Grantee, that no merger of title shall take place which would merge the restrictions of the Conservation Easement with fee title to the Property and thereby eliminate them, as the parties intend that no such merger take place and that the restrictions on the use of the real estate, as embodied in this Conservation Easement shall, in the event title becomes vested in Grantee, become and remain permanent and perpetual restrictions on the use of the Property and that merger, which would eliminate such restrictions, shall not take place.
- 17 **NOTICES.** All notices required or permitted to be given under the terms of this Conservation Easement shall be in writing, sent as first-class mail, and addressed as set forth below:
17.1 All notices to be given to Grantor shall be addressed as follows:
Andrew & Caryn Thomas
1249 Bigelow Ave. N
Seattle, WA 98109

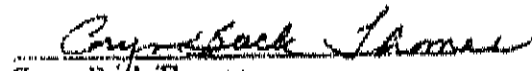
17.2 All notices to be given to the Grantee shall be addressed as follows:
The San Juan Preservation Trust
Box 327
Lopez Island, WA 98261

Either Grantor or Grantee may, by proper notice to the other, designate another address for the giving of notices. All notices shall be deemed given on the third day following the day the notice is mailed in accordance with this Section 17.

- 18 **LIBERAL CONSTRUCTION.** Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of the grant to effect the purpose of this Conservation Easement and the policy and purpose of RCW 64.04.130 and RCW 84.34. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 23 day of July, 2004.


Andrew Thomas


Caryn Buck Thomas

State of Washington }
County of King } ss.

On this day, personally appeared before me Andrew Thomas and Caryn Buck Thomas, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of July, 2004.



Laurencia A. Passaro
Notary Public in and for said state, residing

at SEATTLE, WA

My commission expires: AUG 28, 2006

THE SAN JUAN PRESERVATION TRUST does hereby accept the above Conservation Easement.

THE SAN JUAN PRESERVATION TRUST

By [Signature]

Its Executive Director

State of Washington }
County of San Juan } ss.

On this 11th day of August, 2004, before me, personally appeared Thomas A. Senter to me known to be the (president, vice president, secretary, treasurer, or other authorized officer or agent, as the case may be) of the corporation that executed the within and foregoing instrument, and acknowledged that 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 he/she/they was/were authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Rebecca L. Lehman
Notary Public in and for said state, residing

at Laurens, Idaho

My commission expires: 2-10-06

Rebecca L. Lehman

[Signature]
Grantor initials

EXHIBIT "A"

Legal Description of the Property

Government Lots 9 and 14 in Section 34, township 36 North, Range 2 West, W.M., in San Juan County, Washington; and also

That part of Government Lot 8 of said Section 34, lying west of a line beginning at its northwest corner and running south of the County Road and west of a line beginning at its southeast corner and running thence north 11 degrees 20' west to the County Road; and also

That portion of said Government Lot 13; more particularly described as follows:

Beginning at the Northeast corner of Government Lot 14, said Section 34; thence along the North line of said Government Lot 13, North 88 degrees 04' 42" East, 206 feet; thence leaving said North line of said government Lot 13, South 00 degrees 28' 56" East, 240.52 feet to the South line of said Government Lot 13; thence along said South line, south 89 degrees 40' 46" West 206.07 feet to the Southeast corner of said government lot 14; thence along the East line of said government Lot 14, North 00 degrees 28' 56" West, 234.76 feet to the point of beginning; and also

Together with and subject to terms, conditions, easement, and restrictions of record, and also

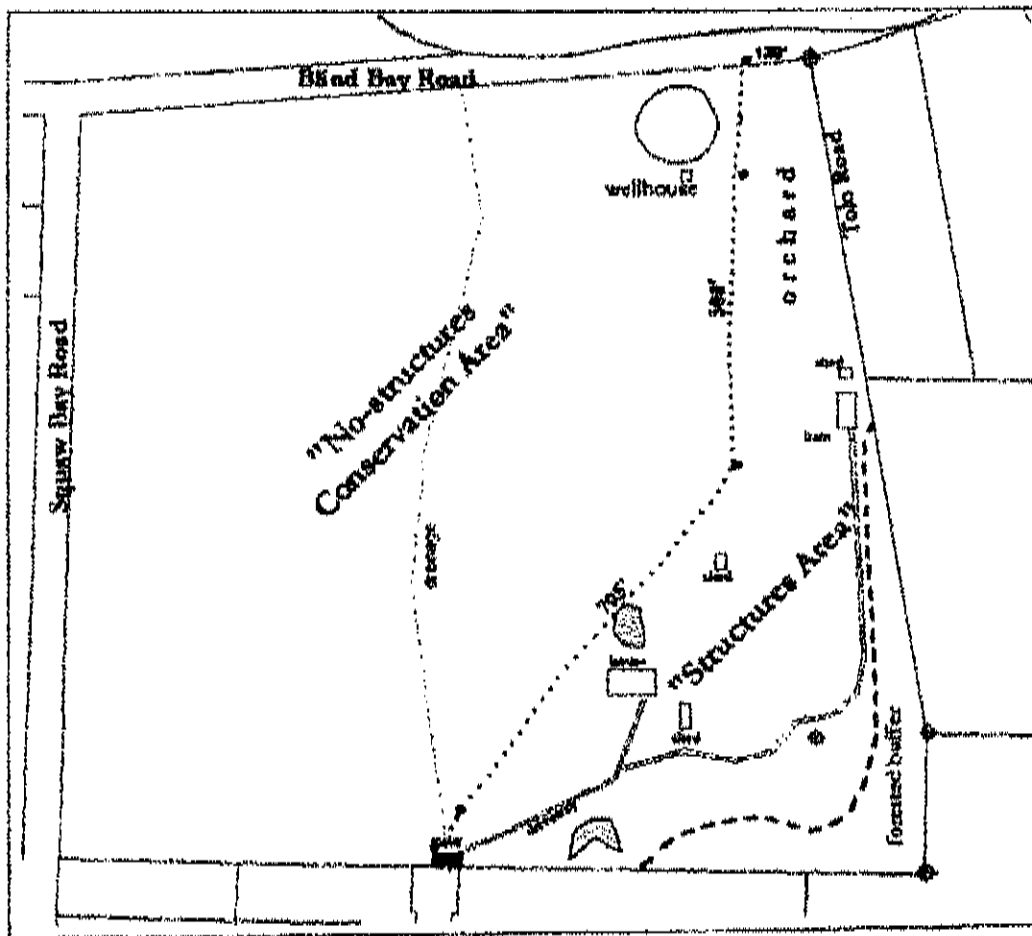
Subject to a life estate in favor of the Grantor consisting of one acre (Tax parcel No. 263421001 001), the center of which is the center of the main residence structure presently located on the described real estate together with an easement for access over and along the driveway presently leading generally southwesterly from said residence structure to the County Road.

EXCEPT County roads.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

**Map of Property Showing
Area Protected by the Conservation Easement**



GRISWOLD

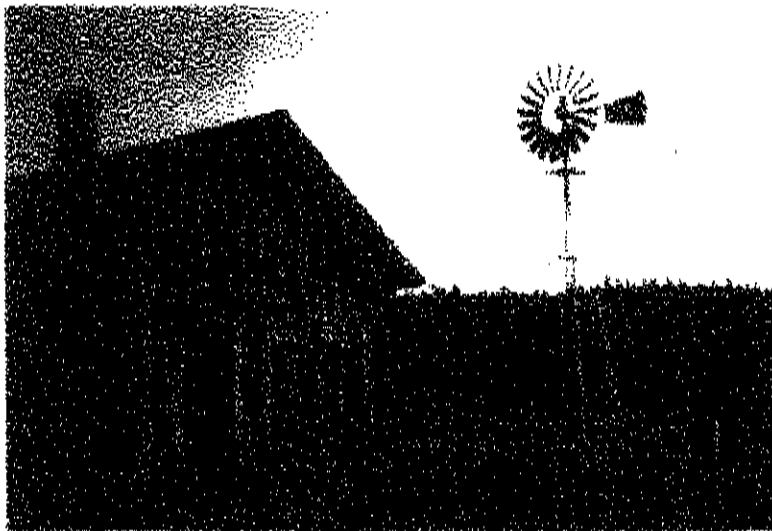
Jeremiah Griswold homesteaded a large piece of property in the 1880s at the head of Blind Bay. Griswold's nephew, George, who owned the property immediately after Jeremiah, lived there as well and was the justice of the peace who officiated at the weddings of several young couples on the island. He was postmaster for a time and had a yoke of oxen with which he did work for other ranchers. He was also a machinist and at some point moved to Seattle, where he worked in Moran's Shipyards. The principal part of the estate was sold to his son, Bob, who ran a cannery tender and farmed there with his wife, Mary (Hudson), until his death in 1946.

Below, Griswold, the first place-name on Shaw Island. It was the homestead of Jeremiah Griswold and included 171 acres plus the barn built by Julien Lawrence. (Photographer and date unknown.)





Griswold Farm, undated photograph. (Courtesy of Museum of History and Industry.)



A cabin on the Griswold farm in 1962. Thanks to Mahlon Lamoureux, the windmill pictured was moved to his property, where it still stands today, and was made operational. (Photograph by Babs Cameron.)

GRISWOLD



Robert Griswold and his brother-in-law Fred Hudson, haying.

from Errett
Graham's Daily
Diary, May 18,
1944

Helena heard
from the
Mathisens this
a.m. that Bob
Griswold was
offering his 160
acres for sale,
including stock,
for \$8,000.

After Bob's death, the property was sold to Harold Salveson and M. L. Haines, who brought the steamer *S. S. Admiral Rogers* (ex-*Spokane*) to be grounded there for use as a floating resort hotel(!). Built in 1901 as the elegant passenger ship *S. Spokane*, she was the first vessel designed for Inside Passage sailings between San Francisco and Alaska. The overall length was 281 feet. However, it seemed a vessel plagued by navigational mishaps and layups. On the night of June 29, 1911, while the *Spokane* was steaming north on a two-week cruise with 160 passengers, she struck uncharted rocks in Seymour Narrows, which opened holes in her hull below the waterline. The captain immediately set sail for Plummer Bay and beached the sinking vessel forty minutes after it had struck the rocks. All the passengers were saved except two. During a layover in Seattle in 1923, she was renamed the *Admiral Rogers* and continued in service with relatively minor problems until 1932 when she was laid up in Seattle's Lake Union.

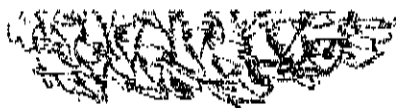
After fourteen years of idleness, the vessel was sold to the above-mentioned Hal Salveson and M. L. Haines in July of 1946. They unofficially renamed it the *San Juan Admiral* and hauled it into Blind Bay. Plans did not work out for their planned resort, so the vessel was hauled out from the mud of Blind Bay by a tug in 1947 and then sold and scrapped in 1948. The handsome wheel from the *Admiral*

GRISWOLD



The Admiral Rogers (ex-Spokane) in Blind Bay. (Photograph by maritime author and photographer Joe Williamson, courtesy of the Puget Sound Maritime Historical Society, Williamson Collection, Neg. No. 51-23.)

Rogers is on display in the historical museum, a gift in 1972 from the maritime historians and then-owners of Ililikum, Monte Brown and Scott Seifert. Scott was past president of the Puget Sound Maritime Historical Society in 1972.



From 1956 to 1976, Lyman and Edna Purviance and their four children lived on what was once the Griswold farm. In her memoir, Edna recalled the following: "We drove slowly up the hill from the ferry landing ... [and] at the end of Blind Bay we passed an old farm and almost missed a sign near the driveway: FOR SALE, 86 ACRE FARM, ARTESIAN WELL, 1/4 MILE WATERFRONT, \$14,000. SEE VINCENT PAVEY. When I saw Mr. Pavey, I learned that the farm was an authentically historic site, shown on maps as Griswold, since the original owner was a Mr. Griswold. Before the First World War, the island post office was the two-room cabin we'd seen down by the windmill. Mail had come in by rowboat from a steamer anchored outside the bay. Mr. Pavey could have spent all day telling me stories about the place but I'd heard enough to know that we had found the place to raise our kids that fulfilled my most romantic dreams, so I put \$500 down and went home with my head in the clouds."

from Errett
Graham's Daily
Diary, February 5,
1948

The Mathisens said today that Harold Seiveson had said he was broke--the ship project was off--and that he had gone to Seattle to go to work. So that fantastic idea of turning an old ship into a hotel has ended just about as I expected it to.



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

INSTRUCTIONS FOR CURRENT USE "FARM & AG CONSERVATION LAND" UNDER SJCC 16.50.265

The objective of the "farm and agricultural conservation land" component of the open space program is to provide a temporary, maximum 10-year relief period for properties that have been commercially farmed, but cannot currently meet the requirements of the "current use farm and ag" program (administered by the Assessor), thereby preserving suitable land not currently used for agriculture, for commercial agriculture in the future. The intention is that farm and agricultural conservation land either be returned to active farming under RCW 84.34.020(2) within 10 years or be permanently protected as an open space resource by a conservation easement prohibiting development inconsistent with agricultural uses.

✓ A complete application includes all of the following documents:

- 1) Department of Revenue "Application for Classification as Open Space for Current Use under Chapter 84.34 RCW" (Form: REV 64 0021e(w) (6/11/12)) available at <http://www.dor.wa.gov/forms/rev640021e.htm> and the Open Space Agreement at <http://www.sanjuanco.com/open-space-agreement>
- 2) A FULL legal description, as a separate attachment (obtained from a title company or from a document recorded at the Auditor's Office)
- 3) A written soils description. The soils must be listed as a "prime" or "other important" agricultural soil in the most recent San Juan County Soil Survey available at: <http://www.sanjuanco.com/soil-survey>
- 4) Soils map, showing the boundaries of the property;
- 5) A map of the property showing improvements and areas to be maintained as farm land;
- 6) Conservation easement. If you do not plan to return the land to commercial agricultural use within 10 years, and if you want to remain in this tax abatement program, the land must then be covered by a conservation easement which addresses the goals of this section (provide a copy.)
- 7) Narrative, including the following:
 - a. The historical use of the property for farming;
 - b. A description of existing vegetation including the presence of noxious weeds;
 - c. A schedule of measures that are and will be used to accomplish the goals and purposes of this chapter, including a commitment to prevent the encroachment of noxious plant species onto the open space land; and the objectives of this section of the County code;
 - d. The measures to be taken to maintain the agricultural character of the open space lands, such as maintenance of existing fences, farm buildings and periodic mowing of pastures and hayfields.

If your property meets all the requirements it will be granted either 30 points (between 5-19.99 acres) or 35 points (20 acres or larger). The points are the percentage by which the fair market value will be reduced. Residential buildings and land around them will still be taxed at fair market value. The taxes you pay on the agricultural land will then be based on 65% or 70% of the fair market value. This abatement will apply only to property that can be returned to commercial agriculture, not to wooded areas or residential development.

After the property is scored, Staff will present that information in a report to the Planning Commission. The Planning Commission will make a recommendation to the County Council, who take final action on the request. If approved by the County Council, the Resolution and the "Current Use Open Space Agreement for the Current Use Taxation Program" will be drafted for your signature, then presented to the San Juan County Council for their final signature. After Council signature, those documents will be recorded with the San Juan County Auditor.

Excerpts from San Juan County Code 16.50 "Open Space Program"

16.50.265 Farm and agricultural conservation land.

✓ **A. Objectives.** The objective of the farm and agricultural conservation land component of the open space program is to preserve suitable land that is not currently used for agriculture, so that it is available for commercial agriculture in the future. The intention is that farm and agricultural conservation land either be returned to active farming under RCW 84.34.020(2) within 10 years or be permanently protected as an open space resource by a conservation easement prohibiting development inconsistent with agricultural uses.

B. To be eligible for public benefit points under this subsection a property must meet all of the following criteria:

1. Properties must meet the definition of "farm and agricultural conservation land" as defined in RCW 84.34.020(8);
2. Properties must be "subdividable," that is, the area of each subject property must be equal to or greater than two times the maximum residential density of the underlying zoning district. This requirement does not apply to property designated as "resource land" in the Comprehensive Plan; and
3. Applications must be accompanied by a statement of intent, which includes all interim measures that will be followed to protect and manage the land in a manner that allows resumption of commercial agricultural use. The statement shall provide the following information:
 - a. The tax parcel number of the subject property;
 - b. The size of the subject property;
 - c. The historical use of the property for farming;
 - d. A nontechnical soils description and a listing as a prime or other important agricultural soil as assigned in the most recent San Juan County Soil Survey, published online by the Natural Resources Conservation Service and available online at:
<http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/>;
 - e. A map of the property showing improvements and areas to be maintained as farm land under this program;
 - f. A description of existing vegetation including the presence of noxious weeds;
 - g. A copy of the published soils map showing the boundaries of the subject property;

- h. A schedule of measures that are and will be used to accomplish the goals and purposes of this chapter, including a commitment to prevent the encroachment of noxious plant species onto the open space land; and the objectives of this section of the County code;
- i. The measures to be taken to maintain the agricultural character of the open space lands, such as maintenance of existing fences, farm buildings and periodic mowing of pastures and hayfields.

C. Public Benefit Rating Points.

- 1. Public benefit rating points for farm and agricultural conservation lands shall be awarded based on soil classifications and parcel size. Additional points are available under SJCC 16.50.275(B)(4) and (5).
- 2. Properties that have soils identified as prime farmland or important farmland in the Soil Survey of San Juan County published by the Natural Resources Conservation Service shall be awarded points based on parcel size in accordance with the following table:

Resource Value Points Table for Farm and Agricultural Conservation Lands

Size of Property Subject to Open Space	Points Awarded
5 – 19.99 Acres	30 points
≥ 20 Acres	35 points

- 3. The property size shall be calculated based on the amount of land available for agriculture. Land developed with structures, except for agricultural structures, shall not be included in the calculation of parcel size. Up to 20 percent of the land can be devoted to incidental use compatible with agriculture. (Ord. 4-2011 § 5)

B. Total Public Benefit Rating Points.

- 1. Total points are the sum of the points for resource values plus any additional points for public access awarded under SJCC 16.50.275 and resource protection points awarded under SJCC 16.50.280.
- 2. Notwithstanding the above, the total points for farm and agricultural conservation land shall be the total of points awarded for resource values under SJCC 16.50.265 and public access points awarded under SJCC 16.50.275.
- 3. A minimum of 30 points is necessary to qualify for open space classification. No more than 40 points shall be granted for the total of the resource points, and no more than a total of 70 points shall be granted for any one application.

C. Applicants shall identify the location and area, in square feet, of all existing and proposed improvements. This shall include all areas of the site which are not a part of the natural environment, such as structures, pools, tennis courts, decks, paved areas, gardens and lawns. The open space agreement shall limit improvements to those originally identified by the applicant. Any improvements not contemplated at the time of application and requested at a later date shall be reviewed by the administrator for compliance with the open space agreement (refer to SJCC 16.50.570). Improvements and the land beneath and surrounding the improvements shall be assessed at fair market value.

D. The County Council shall not approve any application for open space classification when, at the time of application, the landowner has failed to satisfy any judgment the County has obtained against the landowner, or where there is a violation of any state law or County ordinance on the property. (Ord. 4-2011 § 9; Ord. 5-1998)

Farm and Agricultural Land

Link to Online [Forms, Publications, State Law Documents:](#)

Program Benefit

As a way to encourage landowners to use open space for the growing of food, landowners may choose to have their land designated as farm and agricultural land. This designation allows property valued at their current use rather than at their highest and best use. This results in a lower assessed value and lower taxes.

Current Use Farm and Agricultural Land may be subject to additional tax, interest, and penalty if the land is removed from the program.

Qualifying Definition

Current Use Farm & Agricultural Land is defined in [RCW 84.34.020\(2\) & Open Space Taxation Act\(page 2\)](#).

Farm and agricultural land is defined as any of the following:

1. Any parcel of land that is 20 or more acres, or multiple parcels of land that are contiguous and total 20 or more acres, and are:
 - Devoted primarily to the production of livestock or agricultural

more acres.

- Land that is used primarily for equestrian-related activities for which a charge is made, including, but not limited to, stabling, training, riding, clinics, schooling, shows, or grazing for feed. Depending on the number of classified acres, the land may be subject to minimum gross income requirements.
- Land that is primarily used for commercial horticultural purposes, including growing seedlings, trees, shrubs, vines, fruits, vegetables, flowers, herbs, and other plants in containers, whether under a structure or not.

Application Process



Application Fee

The fee for application or reclassification is \$450. The fee is non-refundable. Please include the fee with your application or reclassification and make the check payable to "San Juan County Treasurer".

Who may Apply?

An owner or contract purchaser may apply for current use assessment. However, all owners or contract purchaser must sign the application for classification, and any resulting agreement.

When to Apply?

Applications may be made for classification at any time during the year from January 1 through December 31. The Farm Management Plan and application fee must be included with the application. If approved, current use assessment will begin on January 1 following the year the application was submitted.

Example: Apply by December 31, 2021 for valuation during the 2022 assessment year in order to receive property tax reduction in 2023.

[Open Space Taxation Act](#)

[RCW 84.34.020](#)

[Application - Current Use Farm & Agricultural Land Classification with Same Ownership](#)

[Application - Current Use Farm & Agricultural Land Classification with Multiple Ownership](#)

[Farm Management Plan Requirements](#)

[Sample Farm Management Plan](#)

[Change of Classification from Farm Ag to DFL](#)

 **Government Websites by CivicPlus®**

Lynda Guernsey

From: Colin Maycock
Sent: Wednesday, November 8, 2023 12:44 PM
To: Caryn Buck
Cc: Bill Shanks; Lynda Guernsey
Subject: Current Use - Farm and Conservation application
Attachments: Current Use Open Space (Open and Farm and Ag) - DOR Form (PDF).pdf; FandA-Cons Quest_Inst_1 (3).docx

Hello Caryn,

Thank you for the submission for changing the designation of your parcel from agricultural open space to agricultural conservation open space.

There appear to be at least two documents missing from the application, the Department of Revenue application form and the Open space agreement that is listed as #1 in the list of required elements of submission. My cursory review indicates all the other required documents are present.

In addition, we are returning the check for \$450 dollars as that is a fee that is paid to the Assessors office for their review of an initial application to join the agricultural open space program. I have copied Mr. Shanks from the Assessors office on this reply and I trust he will correct the record if I've misstated anything.

The Department of Community Development fee is \$2080 reflecting the number of hours that are devoted site visits, staff reports and presentations to the Planning Commission and County Council.

The DOR and Farm and Ag form is attached. Please complete the DOR form and the Open space agreement (I presume that you already have an open space agreement as your property is within the agricultural open space program).

We look forward to receiving a complete application in the near future.

Respectfully,
Colin

Colin Maycock, AICP
Planner IV
San Juan County

*Marked to check with
this email 11/8/23*

colinm@sanluano.com
360-370-7573

STATEMENT OF INTENT – Bay Head Farm

Submitted as part of the application for Farm and Agricultural Conservation Land, October 2023

Caryn Buck & Andy Thomas, Owners

a. - e. The tax parcel number, size of the property, historical farming use of the property, soils description with proof of "prime agricultural soil" and a map of the property showing improvements and areas to be maintained as farm land under this program and our conservation easement through the San Juan Preservation Trust are all included as attachments to our "Application" document.

f. Vegetation description: About two-thirds of the property is pastureland. The pasture is typical of those in San Juan County and is composed of European plants, primarily orchard grass, fescue, clovers and velvet grass. Dissecting the pasture and the property is a drainage ditch that flows from the south to the north. Closer to the drainage ditch there are wetter spots where common rush grows among the other grasses. This portion of the property along with a large pond along the northern boundary make up the 'No Structures Conservation Area' part of the easement. The pond in this area is ringed by trees and shrubs.

The remainder of the property, the "Structures Area", contains the residence, barn, sheds, orchard and forest. This area is also mostly open with both mature and young fruit trees in the orchard and a few other large trees near the barn and the residence. The gravel driveway enters the property from the south at the center of the property, veers ENE, branches to the residence, continues to the east to the forest fringe then goes north to the barn. There are two man-made ponds in this area. One is just north of the residence and the other is south of the driveway and close to the southern boundary near the center of the property. The forest on the southern border is a wetter alder woods with willows growing along the fringe of the pond. The forest along the eastern boundary is drier and most of the trees are large Douglas Firs. Grand fir, big-leaf maple, juniper and hawthorns are also present in the woods. The common shrubs in the woodlands are Nootka Rose, salmonberry, ocean-spray, snowberry, gooseberry and blackberry.

There is no measurable presence of noxious weeds. Any occasional sprout of tansy is immediately removed. The fields are monitored for noxious weeds annually, at a minimum.

g. A copy of the published soils map showing property boundaries is included with our application.

h. We plan continuation of farming, consistent with demand and as our age(s) permit. Any portion of the property that is not actively farmed will be preserved for future agricultural use. Our conservation easement with the San Juan Preservation Trust, copy enclosed, details how this will be achieved and establishes a third party's role in the annual monitoring of same.

g. Perimeter fencing and fencing of grazing zones will be maintained. The historic barn on the property has been restored and should remain structurally sound for generations. Pastures and fields that are not being grazed or hayed will be periodically mowed.

From: Caryn Buck
To: Colin Maycock
Cc: Andy Thomas; Sey Jones
Subject: Re: LANDUSE-24-0036 statement of intent
Date: Tuesday, October 28, 2025 10:24:14 AM
Attachments: image001.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Colin,

We do intend to mow the hay fields regularly (at least every other year); maintain the fencing, which is checked at least annually; and control for noxious weeds such as tansy ragwort. We have been working with Jason Ontjes, who is the Program Coordinator for the county's Weed Control Board, to control the spread of tansy, thistles, etc., and otherwise ensure the fields remain healthy for future farming. Maintenance of the barn is also a priority.

If we can provide any additional information, please let us know.

Thank you for working on our application.

Caryn Buck & Andrew Thomas
Shaw Island
Sent from my iPhone

On Oct 28, 2025, at 10:09 AM, Colin Maycock <Colinm@sanjuancountywa.gov> wrote:

Hello,

I'm trying to complete the staff report for the application to move Bayhead Farm into the Farm and Ag Conservation open space program and in order to do so, I need to gather an additional piece of information.

SJCC 16.50.265(3)(h) requires the applicant to identify a "schedule of measures that are and will be used to accomplish the goals and purposes of this chapter, including a commitment to prevent the encroachment of noxious plant species onto the open space land." As I recall from our conversation and site visit you both have been very proactive in relation to the control of noxious weeds.

I've seen that other applicants have stated that they will mow at least every two years, that they will continue to control the spread of specific types of noxious weed on the property, that fences will be checked annually, the barn roof will be checked annually etc.

I understand that you intend to maintain the farm as long as possible but if you can send me a brief email that you intend to mow, control weeds, inspect fences etc to ensure that the land will be available for farming in the future, it would be helpful.

Thank you for your time.

Respectfully,
Colin



Colin Maycock, AICP | Planner IV

San Juan County Department of Community Development

PO Box 947 | Friday Harbor, WA, 98250

360-370-7573 | colinm@sanjuancountywa.gov

Working Hours: 7:00 am-3:30 pm, Tuesday - Friday

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Farmstead Classification—San Juan County, Washington
(Bay Head Farm, Farmstead Classification)



MAP LEGEND

	Area of Interest (AOI)		Prime farmland if subjected completely removing the soil including soil layer		Farmland of statewide importance, if exposed and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and not subjected to erosion		Farmland of statewide importance, if irrigated and not subjected to erosion
	Soil Rating Polygons		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Not prime farmland		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	All areas are prime farmland		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if drained		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if irrigated		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if irrigated and drained		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained
	Prime farmland if irrigated and drained		Prime farmland if irrigated and the product of (Soil wetability) x C (climate factor) does not exceed 80		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if irrigated and drained

(3) **Interpretation of "substantial benefit"**

Prisoner transferred to Levensham
and without protection from
Boarding or local municipality
Boarding during this
process of assessment

Farmstead Classification—San Juan County, Washington (Key: Head Farm, Farmstead Classification)

☒	Farmstead of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if irrigated and reclaimed or excess salts and sodium	☒	Farmstead of statewide importance, if irrigated and reclaimed or excess salts and sodium
☒	Farmstead of statewide importance, if irrigated and drained	☐	Farmstead of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	☐	Farmstead of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
☒	Farmstead of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season
☐	Farmstead of statewide importance, if subjected, completely removing the soil including soil layer	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season
☐	Farmstead of statewide importance, if irrigated and the product of 1 foot acid (pH) x C (domestic factor) does not exceed 60	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season
☐	Farmstead of statewide importance, if irrigated and the product of 1 foot acid (pH) x C (domestic factor) does not exceed 60	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season	☒	Farmstead of statewide importance, if warm, strong, and either drained or either protected from flooding or not frequently flooded during the growing season

The soil surveys that comprise your AOT were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misrepresentation of the detail of mapping and accuracy of soil placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Juan County, Washington
Survey Area Data: Version 23, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020

The orthophoto or other base map on which the soil lines were completed and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1000	Sholander-Spieler complex, 0 to 5 percent slopes	Prime farmland if irrigated	13.4	24.9%
2004	Mitchellbay gravelly sandy loam, 0 to 5 percent slopes	All areas are prime farmland	19.8	37.0%
3016	Suola-Sholander complex, 5 to 20 percent slopes	Farmland of statewide importance	6.9	13.0%
4007	Roche-Mitchellbay complex, 3 to 15 percent slopes	All areas are prime farmland	13.4	25.1%
Totals for Area of Interest			53.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

San Juan County, Washington

1000—Sholander-Spieden complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1kq8q

Elevation: 0 to 250 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sholander and similar soils: 45 percent

Spieden, undrained, and similar soils: 35 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sholander

Setting

Landform: Valleys

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 8 inches: gravelly loam

E - 8 to 18 inches: gravelly sandy loam

Bg1 - 16 to 28 inches: gravelly loamy sand

Bg2 - 28 to 51 inches: gravelly sand

2Cd - 51 to 59 inches: loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: 39 to 59 inches to densic material

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low
to moderately low (0.00 to 0.08 in/hr)

Depth to water table: About 4 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Ecological site: F002XN903WA - Western redcedar - Douglas-fir/
salal/swordfern

Forage suitability group: Seasonally Wet Soils (G002XN202WA)

Other vegetative classification: Seasonally Wet Soils
(G002XN202WA)
Hydric soil rating: No

Description of Spieden, Undrained

Setting

Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Glacial outwash

Typical profile

A1 - 0 to 4 inches: mucky silt loam
A2 - 4 to 11 inches: silt loam
E - 11 to 24 inches: gravelly loamy sand
Bg - 24 to 36 inches: gravelly loamy coarse sand
C1 - 36 to 48 inches: coarse sand
C2 - 48 to 59 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water
(Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 80 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F002XN904WA - Sitka spruce - red alder/
salmonberry/field horsetail
Forage suitability group: Wet Soils (G002XN102WA)
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Minor Components

Sucia

Percent of map unit: 10 percent
Landform: Valleys
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Nose slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F002XN901WA - Douglas-fir - Pacific madrone/
oceanspray/rattlesnake plantain

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Spieden, drained

Percent of map unit: 10 percent

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F002XN004WA - Sitka spruce - red alder/
salmonberry/field horsetail

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: San Juan County, Washington

Survey Area Data: Version 23, Aug 30, 2022

San Juan County, Washington

2004--Mitchellbay gravelly sandy loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 17nmy

Elevation: 0 to 300 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Mitchellbay, briefly ponded, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mitchellbay, Briefly Ponded

Setting

Landform: Valley sides, valleys

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 6 inches: gravelly sandy loam

Bw - 6 to 15 inches: sandy loam

E - 15 to 20 inches: sandy loam

2Btg1 - 20 to 26 inches: loam

2Btg2 - 26 to 38 inches: loam

2Cd - 38 to 59 inches: loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 8 inches

Frequency of flooding: None

Frequency of ponding: Occasional

Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: F002XN003WA - Western redcedar - Douglas-fir/
salal/swordfern

Forage suitability group: Seasonally Wet Soils (G002XN202WA)

Other vegetative classification: Seasonally Wet Soils
(G002XN202WA)

Hydric soil rating: No

Minor Components

Coupeville, undrained

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F002XN004WA - Sitka spruce - red alder/
salmonberry/field horsetail

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: San Juan County, Washington

Survey Area Date: Version 23, Aug 30, 2022

San Juan County, Washington

3016—Sucia-Sholander complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: 1r43v

Elevation: 0 to 500 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Sucia and similar soils: 50 percent

Sholander and similar soils: 40 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sucia

Setting

Landform: Valleys

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Nose slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 8 inches: loamy sand

Bw - 8 to 17 inches: loamy sand

E - 17 to 31 inches: gravelly loamy sand

2Btg - 31 to 38 inches: loam

2Cd - 38 to 59 inches: silt loam

Properties and qualities

Slope: 5 to 20 percent

Depth to restrictive feature: 20 to 39 inches to dense material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 12 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): 6e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A/D

Ecological site: F002XN901WA - Douglas-fir - Pacific madrone/
oceanspray/rattlesnake plantain
Forage suitability group: Droughty Soils (G002XN402WA)
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

Description of Sholander

Setting

Landform: Valleys
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 8 inches: gravelly loam
E - 8 to 16 inches: gravelly sandy loam
Bg1 - 16 to 28 inches: gravelly loamy sand
Bg2 - 28 to 51 inches: gravelly sand
2Cd - 51 to 59 inches: loam

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: 39 to 59 inches to densic material
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low
to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 4 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F002XN903WA - Western redcedar - Douglas-fir/
salal/swordfern
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils
(G002XN202WA)
Hydric soil rating: No

Minor Components

Spieden, undrained

Percent of map unit: 10 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Side slope, tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F002XN904WA - Sitka spruce - red alder/
salmonberry/field horsetail

Other vegetative classification: Wet Soils (G002XN102WA)
Hydro soil rating: Yes

Data Source Information

Soil Survey Area: San Juan County, Washington
Survey Area Data: Version 23, Aug 30, 2022

San Juan County, Washington

4007--Roche-Mitchellbay complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 1r444

Elevation: 0 to 300 feet

Mean annual precipitation: 20 to 35 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Roche and similar soils: 60 percent

Mitchellbay and similar soils: 30 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Roche

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

O₁ - 0 to 1 inches: slightly decomposed plant material

A - 1 to 5 inches: loam

Bw₁ - 5 to 15 inches: gravelly sandy loam

2Bw₂ - 15 to 23 inches: loam

2Bg - 23 to 39 inches: loam

2Cd - 39 to 59 inches: silt loam

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: 20 to 39 inches to dense material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.08 in/hr)

Depth to water table: About 12 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 80 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 3w

Across-slope shape: Linear

Ecological site: F002XN803WA - Western redcedar - Douglas-fir/
salal/swordfern

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Juan County, Washington

Survey Area Data: Version 23, Aug 30, 2022

From: Jason Ontjes
To: Colin Maycock
Subject: RE: Bay Head Farm TPN 26342100100 noxious weed plan
Date: Tuesday, October 28, 2025 10:32:32 AM
Attachments: image001.png

The only Class B I found on the property was poison hemlock, and I sprayed it. Might be a need for follow-up treatment as is typically the case for noxious weeds, but I would consider it to be "controlled" for the time being.

All the other noxious weeds I observed were Class C with control recommended.

It is a tidy place, I agree.

From: Colin Maycock <Colinm@sanjuancountywa.gov>
Sent: Tuesday, October 28, 2025 10:28 AM
To: Jason Ontjes <jasono@sanjuancountywa.gov>
Subject: RE: Bay Head Farm TPN 26342100100 noxious weed plan

Thanks for getting back to me.

So they've applied to shift their land from Ag open space to Farm and Ag conservation open space and **SJCC 16.50.350 Noxious weeds states:**

No application for open space shall be approved until all Class A and Class B designated noxious weeds on the site are removed or a noxious weed abatement plan is approved by the County noxious weed coordinator. (Ord. 5-1998)

Can you confirm that the Class A and Class B weeds are removed?

From your previous email, it appears as if that is the case.

If not what is needed for a noxious weed abatement plan for this property?

(It appeared to me to be very well maintained).

Colin



San Juan County Department of Community Development
PO Box 947 | Friday Harbor, WA, 98250
360-370-7573 | colinn@sanjuancountywa.gov
Working Hours: 7:00 am-3:30 pm, Tuesday ~ Friday

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From: Jason Ontjes <jasono@sanjuancountywa.gov>
Sent: Tuesday, October 28, 2025 9:56 AM
To: Colin Maycock <Colinn@sanjuancountywa.gov>
Subject: RE: Bay Head Farm TPN 26342100100 noxious weed plan

Hi, Colin.

I don't have a formal noxious weed control plan written up for Bay Head Farm on Shaw Island, but I have consulted with Caryn over the past couple of years on a few noxious weeds found there, such as Canada thistle, field bindweed, poison hemlock, and English hawthorn.

They seem to be on top of their weeds at the moment and have the goal of eventually ridding their hayfield of Canada thistle, which might take a few years of effort. I've visited a few times to help with that control work.

Jason

Jason A. Ontjes, Coordinator-Manager
San Juan County Noxious Weed Control Department
531 Fern Street / PO Box 1634
Eastsound, WA 98245
360-376-3499
<https://www.sanjuancountywa.gov/1975/Noxious-Weeds>

From: Colin Maycock <Colinn@sanjuancountywa.gov>
Sent: Tuesday, October 28, 2025 8:17 AM
To: Jason Ontjes <jasono@sanjuancountywa.gov>
Subject: Bay Head Farm TPN 26342100100 noxious weed plan

Hi there,

I'm working on an Open Space Farm and Ag Conservation application for Bay Head Farm on Shaw Island.

The owners, Caryn Buck and Andrew Thomas indicated that you were familiar with the site and they had been following a noxious weed control plan for awhile. Can you confirm this? Simultaneously, do you foresee any need to do anything different into the future? Would you send me a copy of the noxious weed control plan for the property so that I can include it in the file.

Thanks, Colin



Colin Maycock, AICP | Planner IV

San Juan County Department of Community Development

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