



TOWN OF FRIDAY HARBOR
Post Office Box 219 • Friday Harbor, Washington 98250
(360) 378 - 2810 • FAX (360) 378 - 5339 • www.fridayharbor.org

AGENDA

PLANNING COMMISSION

Thursday, March 12, 2026 at 5:30 PM

Town Council Chambers - 60 Second Street

Zoom: <https://us02web.zoom.us/j/83428094163> ~ Meeting ID: 834 2809 4163

MISSION STATEMENT: The Friday Harbor Arts Commission (FHAC) exists to support excellence, vitality, diversity, and accessibility of the arts as essential to the quality of life and cultural enrichment for town residents and visitors. The commission should foster the community's vision through the acquisition, placement, and maintenance of public art and by promoting participation, innovation, and partnership in the visual, performing, and literary arts.

Call to Order / Roll Call

Public Comments

Approval of Minutes

- Approval of minutes

Holliwalk PRD and Variances Project Presentation

- Director Ericson Presenting

2026 Comprehensive Plan Amendment Review

- Director Ericson presenting

Department Update

Adjourn

Draft Minutes

**Friday Harbor Planning Commission Meeting
Thursday, May 22, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:35 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Irene Voskamp, Paul Dossett, Megan Cook

COMMISSIONERS ABSENT: None

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: Shannon Davis and Magali Cota, Friends of the San Juans

AGENDA ITEMS:

Approval of the Minutes

At 5:38, Approval of the Minutes for 1/26/23, 2/9/23, 3/14/24, 4/11/24, 9/26/24, 10/24/24, moved by Comr. Cook, seconded by Comr. Dossett, and passed unanimously.

Building and Streetscape Standards

Dir. Ericson presented building and streetscape standards for a more walkable, livable, residential downtown. He's working with Council to determine where to increase maximum building heights to 35'. Parallel parking, weather protection over sidewalks, expression lines, recessed entries, and landscaping are under consideration to maintain character while meeting housing and employment needs. The Town will adopt the International Property Maintenance Code to enforce maintenance of landscaping.

Comr. Dossett asked about adding a third story to a historic building. Dir. Ericson said the China Pearl restaurant was able to support a third story with an exoskeleton.

Dir. Ericson described a parking structure with a park on top to alleviate loss of town parking.

Comr. Cook asked about the timeline for the changes. Dir. Ericson responded that the full ordinance would have to be completed within 6 months of passing the interim code.

Sign Code

At 6:05, Dir. Ericson presented proposed changes to the Sign Code (attached) to the Board.

Comr. Voskamp asked about signs directing people to businesses further than two blocks off Spring St. Dir. Ericson said there were plans in place for wayfaring signs.

Community Development update

At 6:26, Dir. Ericson said he expected the consultants to have the draft employment LCA done by the end of the month, and a draft to him by the middle of June.

Adjourn

At 6:30 p.m. the meeting was adjourned. The next meeting will be on June 12, 2025.

Attest:

Planning Commission Chairperson

Draft Minutes

**Friday Harbor Planning Commission Meeting
Thursday, August 14, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:45 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Irene Voskamp, Paul Dossett, Megan Cook

COMMISSIONERS ABSENT: None

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: None

AGENDA ITEMS:

House Capacity of the Comprehensive Plan Update

Dir. Ericson presented the proposed capacity increasing provisions. The Comp Plan is proposing, decreasing minimum lot size in town, from 9,000 sq ft to 4,500 sq ft. We created a R8 Multifamily residential zone, and also we rezoned several of the Town's parcels that were existing single family residential, to R8 as well.

Looking to increase residential density from R-14 to R-20 in multi-family residential zone, which will be considered a medium density. And then low density multifamily will be the R8 title.

We have grown 17% in the last 10-year planning period, so we are no longer eligible for the automatic 24-month extension. The county has not grown as fast as the town.

Dir Ericson preceded to propose that we are going to have a bonus density program. It allows for higher mixed-use densities; in the downtown core area, it equates out to an R40 for both commercial and public service. On the public service parcels, we are going to allow building a detached residential unit, while still calling it mixed use, that way they can still maintain professional services on the frontage and a lot of the parcels are deep so they can build a two, three-story apartment behind them.

Setbacks requirements for MF front yards are going to change from 20 feet from the right-of-way to 15 feet unless you're in the historic overlay then you must match the historic streetscape. Also, we will be increasing the maximum lot coverage in all residential zones to 50%.

Community Development update

No update on Community Development at this time.

Adjourn

At 6:30 p.m. the meeting was adjourned. The next meeting will be on June 12, 2025.

Attest:

Planning Commission Chairperson

Draft Minutes

**Friday Harbor Planning Commission Meeting
Thursday, August 28, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:37 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Irene Voskamp, Paul Dossett, Megan Cook

COMMISSIONERS ABSENT: None

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: None

AGENDA ITEMS:

2025 presentation of the Comprehensive Plan Update

Dir. Ericson presenting what our existing zoning map looks like and then the future zoning map. The director has a meeting next week with the county to discuss the UGA expansion. He met with commerce at the beginning of August. They strongly encourage that we don't expand UGA's outside of periodic updates. Director Ericson plans to adopt everything by December. They did mention that there are a number of jurisdictions that have not passed their comp plans which were due end of 2024.

The County plans to update (adopt) their Comp Plan in 2027, which means we are phase-shifted, and they're going to try and get our UGA expansion through the process early on in 2026. Director Ericson is planning on adopting what we can by December, but we will have to wait on our population and land capacity analysis projections until the UGA gets expanded.

There are 5 proposed areas for the UGA expansion. One is Dougherty, which is fairgrounds up to Dougherty. The next one is a small section off Lampard. Then coming down to the end of Argyle which is where Browne's is and that big empty lot. There is a small Talbot Plat that we will not be taking in at this time. On the industrial land side, we will be taking in Jensen and shipyard cove marina as well as the entire airport, so that way the port doesn't have two jurisdictions to pull permits from.

5:42 Dir. Ericson begins by talking about the proposed zoning that the Town is looking to change on a couple parcels. Also, we are loosening up the floor area ratio for mixed-use structures, only 30% would have to be commercial, and that is anywhere that is commercial, and professional services would be allowed to be mixed use.

Lindy Park will be zoning to park. North side of Larson will be upzoned from single family R4 to Multifamily R8. At the corner of Carter and Larson is a big open field and that's going to R20,

reason being for this is we have a project coming up Transportation Improvement Plan 6 years (TIP) to redo Larson. There is enough space when we reduce the front setbacks from 20 to 15 feet that we can get Larson to be a 50-foot right-of-way which would allow us to accommodate higher density multifamily in that area.

A concern came up about the infrastructure, water and sewer. Dir Ericson explained that Lason has a 24inch stormwater pipes and we did a full build out analysis to show that we can accommodate that. We do have some stormwater projects in that area that's going to alleviate some of the flooding issues on Harbor, if or when those get built.

A Commissioner member asked what our capacity analysis tells us. Ryan explained, it tells us that we are fine on jobs but just barely scrapping by, providing the correct housing numbers with an R20 as our multifamily, and the bonus density for affordable housing to 26.

Commissioner member had another concern that, since the County won't be ready to do the UGA expansion yet what does this mean for us. Dir. Ericson said we would just adopt the policy changes and adopt the new regulations.

Commissioner Voskamp made a motion to approve the zoning map as discussed in the meeting and Commissioner Cook seconded the motion to approve. Motion passed unanimously.

Community Development update

Dir. Ericson has a request into our bargaining union rep about outsourcing planning; they have responded that they want to bid on the work.

Adjourn

At 6:10 p.m. the meeting was adjourned. The next meeting will be on June 12, 2025.

Attest:

Planning Commission Chairperson

Draft Minutes

**Friday Harbor Planning Commission Meeting
Thursday, September 25, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:35 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Irene Voskamp, Paul Dossett, Megan Cook

COMMISSIONERS ABSENT: None

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: None

AGENDA ITEMS:

House Capacity of the Comprehensive Plan Update

Dir. Ericson presents the proposed housing capacity. He told the board that we did a notice of application for the Grover project which will be R20 and have received quite a few negative feedback.

Dir. Ericson began discussing the recommendations from the consultants on how to remove the barriers in our code. Next steps in the comprehensive plan update that the state is requiring, that we go through all of our development regulations and ensure that we are not hindering this type of development. Ryan went through all the recommended edited code and the proposed changes.

Community Development update

Dir. Ericson passed an interim ordinance for landscaping and plans to present another interim ordinance for development agreements at the next council meeting.

Adjourn

At 6:15 p.m. the meeting was adjourned. The next meeting will be on September 9, 2025.

Attest:

Planning Commission Chairperson

Minutes

**Friday Harbor Planning Commission Meeting
Thursday, November 13, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:32 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Paul Dossett, Megan Cook

COMMISSIONERS ABSENT: Irene Voskamp (Excused)

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: Lindsey Schemel

AGENDA ITEMS:

Dir. Ryan Ericson introduced Lindsey Schemel, who is our new on-call contract planner. Lindsey states she is the sole proprietor of Ethos P&W and she's here to support the Town of Friday Harbor.

Approval of the Minutes

Francine Shaw agrees with the minutes and sees no changes to be made, moved by Comr. Dossett and seconded by Comr. Cook and passed unanimously.

House Capacity of the Comprehensive Plan Update

Dir. Ericson presents the 2025 Comprehensive Plan Update. Talking with council and Lindsey it may be a better approach to slowly roll in the comp plan. Maybe do it in phases. Dir. Ericson begins his presentation. Dir. Ericson explains the Growth Management Act and the key factors we are trying to take in consideration for what is best for the Town of Friday Harbor. Community Development and Planning Department did a couple of pop ups to learn what is most important to the town residents and the non-town residents. A lot of the non-town residents identify the town as their town as opposed to identifying with San Juan County. The concerns on housing prices and housing options also scored high and then the quality of the ferry service scored the second highest. Another pop up at Marketplace 2 years ago happened and for amenities people would like to see more public spaces, a youth recreation center and a public parking garage.

Dir Ericson continues to discuss the housing needs in the Town. Another survey was done and the take way on that is ADU's scored the highest as a housing type and then cluster housing is the second highest. Tiny homes were the third highest.

Continuing on with the discussion of the Comp Plan Update. When Dir. Ericson came into this position, he took out the ability to build a single-family residence in a multi-family zone.

With the past Comprehensive Plan Updates, the state has over projected on the population studies. Dir. Ericson goes into discussion about the water and sewer plant capacity and what we can handle with the upcoming Comp Plan. Sewer plant is currently upgrading right now and the engineers said that we can get up to a population of about 4,300 with this improvement and the current projections in 2033 would be 3,371. The Water plant was built about 30 years ago and in the next 10 years give or take we will have to do a major upgrade.

Community Development update

Council will be putting in interim zoning and looking at a moratorium on development for transient rentals, short-term rentals in Downtown Friday Harbor, until they can figure out the inclusionary development.

Adjourn

At 7:00 p.m. the meeting was adjourned. The next meeting will be on November 24, 2025.

Attest:

Planning Commission Chairperson

Minutes

**Friday Harbor Planning Commission Meeting
Monday, November 24, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:30 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Paul Dossett, Megan Cook, Irene Voskamp

COMMISSIONERS ABSENT: No One

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Capital Facilities of the Comprehensive Plan Update

Dir. Ericson begins by saying tonight we will be looking at the costs of all the infrastructure improvements that are going to need to not only maintain our existing Town, but also the additional folks who should be moving here. Within the Comprehensive Plan there are 4 major utilities that are being reviewed, Water, sewer, stormwater and transportation.

Director discussed about the possible upgrade of trails, sidewalks, and street improvements within Town of Friday Harbor. Ryan further discussed the utilities and ongoing upgrades that are happening, like the Wastewater Treatment Plant. We will need to do a major upgrade on the Water Treatment Plant soon. And Stormwater we are identifying the designated areas that have some issues and need to build out over the next 20 years.

Community Development update

None

Adjourn

At 6:25 p.m. the meeting was adjourned. The next meeting will be on December 11, 2025.

Attest:

Planning Commission Chairperson

Minutes

**Friday Harbor Planning Commission Meeting
Thursday, December 11, 2025, 5:30 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:30 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Francine Shaw, Paul Dossett, Megan Cook,

COMMISSIONERS ABSENT: Irene Voskamp (excused)

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Interim ADU and Interim Building Design Ordinance

Director Ericson explains he wasn't able to finish Interim ADU and Interim Building Design Ordinance. He has been working on the deferred utility connection fee and it will be brought to Council on the 18th Council Meeting. He let the Planning Commission know that the Council has passed a moratorium on new Transient accommodations in the Town of Friday Harbor. Council wants to look at requiring non-transient units to be integrated into all future transient unit developments, meaning if someone comes in and want to put in 4 units, one of those units will have to be long term rental. Ryan says he wants to discuss this with the Planning Commission today.

Community Development update

Lindsey is working on the expansion request to send to the County. Also going through the draft comp plan and getting the final edits to Burk. Then Director Ericson plans on marching through the Comprehensive Plan Update element by element.

Adjourn

At 6:10 p.m. the meeting was adjourned. The next meeting will be on January 8, 2025.

Attest:

Planning Commission Chairperson

Minutes

**Friday Harbor Planning Commission Meeting
Thursday, January 8, 2026, 5:43 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:30 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Irene Voskamp, Megan Cook,

COMMISSIONERS ABSENT: Francine Shaw, (excused) Paul Dossett (excused)

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Capital Facilities, Transportation & Utilities

Director Ericson discusses the Transportation section of the Comprehensive Plan. He discussed the major and minor arterials and the level of service we are at which is A & B. We have adopted the level D service which means our intersections reach a delay time of 45 to 90 seconds. Ericson then discusses the non-motorized plan, with potential new sidewalk connecting Kelsando down to the library, up Park St to Marguerite St. Also, possible sidewalk addition on Harrison, Franck, and Hunt St. and connecting to Sunday Drive and Grover St. to the Elementary School. Also, street improvements were discussed. Grover is the priority and then Nichols would be the next one on the list, which both have already been approved for a grant.

Next Planning Commission meeting Capital Facilities will be discussed.

Community Development update

Lindsey Schemel will be coming the week of January 21 and will be at the the January 22 meeting.

Adjourn

At 6:35 p.m. the meeting was adjourned. The next meeting will be on January 22, 2026.

Attest:

Planning Commission Chairperson

Minutes

**Friday Harbor Planning Commission Meeting
Thursday, January 22, 2026, 5:40 PM, Council Chambers**

CALL TO ORDER

The meeting was called to order by Francine Shaw at 5:40 p.m.

ROLL CALL

COMMISSIONERS PRESENT: Irene Voskamp, Megan Cook, Francine Shaw, Paul Dossett

COMMISSIONERS ABSENT: None

STAFF PRESENT: Ryan Ericson, Community Development Director

OTHERS PRESENT: No One

AGENDA ITEMS:

Director Ericson discusses more on the Comprehensive Plan, capital facilities. Our water comes from Trout lake and we have a number of customers that are out of town that have water rights. And we also have augmentation 1 & 2 (small ponds) and Trout lake Dead Storage. Commission members and director discussed the water rights and the recommendations for our water plan in order to maintain our services and meet our existing capacities.

Ryan mentions that our sewer does not extend out of town. And we are in the process of doing an upgrade to the Sewer Plant currently. Ryan discussed the sewer system in town and all the improvements we might be looking into. Discussed next was the Stormwater plan. They have identified some of the Towns major areas for drainage issues which is Basin 7 (Linde Field, Carter, Guard St area and kind of north end of town. They also looked at Basin 4 (Spring St. up to Marguerite) and Basin 5 (waterfront).

Next Planning Commission meeting Capital Facilities will be discussed.

Community Development update

Director Ericson let the planning commission know that the Town is in the process of interviewing for an inspector /code enforcement position.

Adjourn

At 6:45 p.m. the meeting was adjourned. The next meeting will be on February 12, 2026.

Attest:

Planning Commission Chairperson

FEB 18 2026

RECEIVED

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Planned Residential Development Application

Application Date January 23, 2026	Date of Property Acquisition 04/19/2016	OFFICE USE ONLY PRD # <u>LUA 2026-0001</u> File Entry
Property Owner Name San Juan Community Home Trust		Property Owner Phone Number (360) 378 5541
Property Owner Mailing Address PO Box 2603		Property Owner Email Address info@hometruster.org
City Friday Harbor	State WA	Zip 98250
Legal Description (attach separate page if more space is needed) PRICE'S ADDN TO FRIDAY HARBOR - LOT 13, VOL. 1 PG. 87 Sec 14, T 35N, R 3W		Tax Parcel Number 351456013000
Water Supply Source Town of Friday Harbor		Solid Waste System Town of Friday Harbor
<p>PROPERTY OWNER'S CERTIFICATE: I hereby certify the above or attached legal description of land to be divided shows the entire contiguous land in which there is an interest of ownership, lease, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers and/or email addresses of all such persons, firms, or corporations (leave blank if same as applicant name above).</p>		
Name <i>Rachel Brooks, Board President</i>		Phone Number 360 378 5541
Mailing Address <i>PO Box 2603</i>		Email Address <i>info@hometruster.org</i>
City <i>Friday Harbor</i>	State <i>WA</i>	Zip <i>98250</i>
Name		Phone Number
Mailing Address		Email Address
City	State	Zip
Name		Phone Number
Mailing Address		Email Address
City	State	Zip
Name		Phone Number
Mailing Address		Email Address
City	State	Zip
Signature of Property Owner <i>Rachel Brooks</i>		Date <i>1/23/26</i>

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

TOWN OF FRIDAY HARBOR
Community Development

FEB 18 2026

RECEIVED

LETTER OF AGENT AUTHORIZATION

Rachel N. Brooks, President of the Board
I, San Juan Community Home Trust

(Legal Property Owner(s))

authorize Karl Eberhard, Project Manager to act on
(Agent)

my behalf during the processing of:

Any Application related to TPN 351456013000 (Holliwalk)
(Application Type)

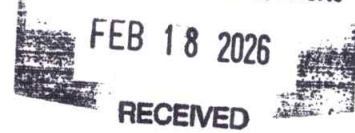
Rachel Brooks Jan 19 2026
(Signature of legal property owner) (Date)

(Signature of legal property owner) (Date)

Karl Eberhard

Architect

TOWN OF FRIDAY HARBOR
Community Development



February 18, 2026

Attn: Mayor and Town Council
Planning Commission
The Town of Friday Harbor
60 Second Street
P.O. Box 219
Friday Harbor, WA 98250

Re: 260 Price Street (Holliwalk)
Consolidated Applications
Transmittal Letter

Dear Honorable Mayor and Town Council,
Chair and Members of the Planning Commission,

Pursuant to the December 9, 2025 Mutual Agreement between the San Juan Community Home Trust and the Town of Friday Harbor, please find attached applications and supporting materials for a consolidated review process (per FHMC §20.12.040) as follows:

1. Letter of Agent Authorization
2. Planned Residential Development
 - a. Application
 - b. Site Plan (Partial BSP Plans)
 - c. Landscaping Plans
3. Setback Variance Request
 - a. Application
 - b. Supplemental Information (Letter)
 - c. Setback Variance Site Plan
(Marked-up Partial BSP Plans)
4. Landscaping Variance Request
 - a. Application
 - b. Supplemental Information (Letter)
 - c. Landscape Plans (by Reference Only)

AZ 43345

CA C22194

WA 20106300

P.O. Box 1044, Friday Harbor WA 98250

(928) 699-7974

www.KarlEberhard.com

eberhard@karleberhard.com

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Consolidated Applications
Transmittal Letter

Page 2

5. Setback Variance Request No. 2
 - a. Application
 - b. Supplemental Information (Letter)
 - c. Setback Variance Site Plan No 2
(Marked-up Partial BSP Plans)
6. Landscaping Variance Request No. 2
 - a. Application
 - b. Supplemental Information (Letter)
 - c. Landscaping Variance Site Plan No 2
(Marked-up Partial BSP Plans)

Pursuant to the Mutual Agreement, the Site Plan documentation associated with this Planned Residential Development application is the Binding Site Plan documentation of the currently pending Binding Site Plan application. Please note that the BSP plans version submitted herewith has been updated per the January 6, 2025 Notice of Administrative Decision (with "Draft" Watermark).

Pursuant to the Mutual Agreement, no fees are due in association with these consolidated review applications, and thus none is attached.

On behalf of the Home Trust, thank you for your consideration.

Sincerely,



Karl Eberhard, Architect
San Juan Home Trust Project Manager
Authorized Agent

FEB 18 2026

RECEIVED

STAR SURVEYING, INC.

BINDING SITE PLAN HOLLIWALK
A MISCELLANEOUS COMMON INTEREST COMMUNITY

LAND DESCRIPTION

TIN: 351456103000
PER STATUTORY WARRANTY DEED
APN: 2016-0492004

LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIDAY HARBOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 87, RECORDED OF SAN JUAN COUNTY, WASHINGTON.

NOTE

THE TOWN OF FRIDAY HARBOR, BY ACCEPTING AND APPROVING THIS SHORT PLAT, MAKES NO ASSURANCES OR REPRESENTATIONS TO THE OWNER OR TO ANY PERSON WHO MAY ACQUIRE AN INTEREST IN ANY OF THE PLATTED PROPERTIES, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION SET FORTH ON THE FACE OF THE SHORT PLAT.

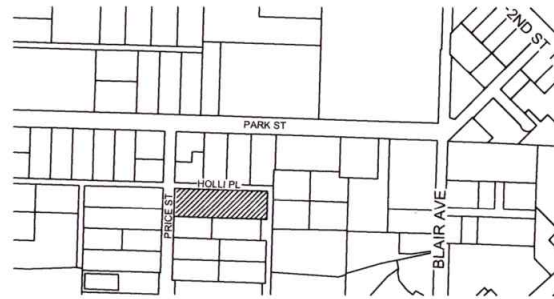
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY

FRIDAY HARBOR ENGINEER

DATE

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF SECTION 14 (NW/4), TOWNSHIP 35
NORTH RANGE 3 WEST, W.B. SAN JUAN ISLAND, SAN
JUAN COUNTY, WA



VICINITY MAP
NOT TO SCALE

DECLARANT DECLARATION

1. THE UNDERSIGNED OWNER OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE HOLLIWALK COMMUNITY, A MISCELLANEOUS COMMON INTEREST COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE HOLLIWALK COMMUNITY RECORDED UNDER SAN JUAN COUNTY RECORDING NO.
2. AREAS DESIGNATED AS "A" "B" ON FACE OF BINDING SITE PLAN TO BE DEDICATED TO THE TOWN OF FRIDAY HARBOR AS AN EASEMENT FOR INGRESS A EGRESS THE TOWN OF FRIDAY HARBOR IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF IMPROVEMENTS IN SAID EASEMENT.
3. LAND UNDER UNIT STRUCTURES IS LEASE HOLDER PROPERTY.
4. AREA DESIGNATED "C" IS A 5' RIGHT-OF-WAY EASEMENT TO BE DEDICATED TO FRIDAY HARBOR FOR FUTURE FRONTAGE IMPROVEMENTS.

SAN JUAN COMMUNITY HOME TRUST DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SAN JUAN

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DAILY COMMISSIONED, AND SWORN PERSONALLY APPEARED OF THE SUBJECT PROPERTY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE WILL AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

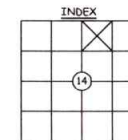
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT:

MY COMMISSION EXPIRES:

INDEX

1. COVER PAGE
2. EXTERIOR BOUNDARY
3. UNIT BOUNDARY 1-4
4. UNIT BOUNDARY 5-8
5. IMPROVEMENTS



A PORTION OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.B. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

PAGE 1 OF 5 2191 DWG

JOB NO.: 2191 CIVIL 3D 2025
CAD BY: AC FLD BK: 166 & 167
CHK BY: RMA DATE: 2/5/2026
SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-6 ROBOTIC SYSTEM
PO BOX 2997
640 MULLIS ST. STE 102A 98250
FRIDAY HARBOR, WA 98250
phone - (360)378-5072
info.ssi@rockisland.com
www.starsurveyinginc.com

PLAT RESTRICTIONS

1. ALL FUTURE DEVELOPMENT SHALL MEET THE TOWN OF FRIDAY HARBOR MUNICIPAL CODE IN EFFECT AT THE TIME OF PROJECT PERMIT APPLICATION.
2. ALL FUTURE DEVELOPMENT SHALL MEET THE TOWN OF FRIDAY HARBOR ENGINEERING DESIGN STANDARDS IN EFFECT AT THE TIME OF PROJECT PERMIT APPLICATION.
3. ALL FUTURE DEVELOPMENT SHALL MEET THE TOWN OF FRIDAY HARBOR STORM WATER REGULATIONS AT THE TIME OF PROJECT PERMIT APPLICATION.
4. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, OR AS IT MAY BE AMENDED WITH THE APPROVAL OF THE TOWN, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENT PERMITS, APPROVALS REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF UPON COMPLETION. THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNER OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATION HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTERESTS. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
5. ANY CHANGES TO THE BINDING SITE PLAN WILL REQUIRE A BINDING SITE PLAN ALTERATION AND IS SUBJECT TO THE FRIDAY HARBOR MUNICIPAL CODE AND ENGINEERING DESIGN STANDARDS IN EFFECT AT THE TIME OF PROJECT PERMIT APPLICATION.
6. SEE COVENANTS AND RESTRICTIONS APN RECORDS OF SAN JUAN COUNTY WASHINGTON.



BAYLIS ARCHITECTS



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT AT THE REQUEST OF SAN JUAN COMMUNITY HOME TRUST DURING THE PERIOD JUNE, 2022 THROUGH AUGUST, 2024. I HEREBY CERTIFY THAT THIS MAP FOR THE HOLLIWALK COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED. THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN. THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILING THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ROBERT W. ANDERSON
CERTIFICATE NUMBER LS 19612

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT REAL PROPERTY TAXES ON THE ABOVE-DESCRIBED PROPERTY HAVE BEEN PAID, SATISFIED, OR DISCHARGED UP TO AND INCLUDING THE YEAR 2025.

SAN JUAN COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2025 AT AM/PM IN BOOK OF PLATS AT PAGE AT THE REQUEST OF STAR SURVEYING, INC.

FILE NUMBER
SAN JUAN COUNTY AUDITOR

ADMINISTRATOR'S CERTIFICATE

THIS BINDING SITE PLAN CONFORMS TO THE REQUIREMENTS FOR BINDING SITE PLANS ESTABLISHED BY THE TOWN CHARTER 18.02 TOWN OF FRIDAY HARBOR MUNICIPAL CODE

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

HOLLIWALK SITE BOUNDARY



**BINDING SITE PLAN
TOWN OF FRIDAY HARBOR
HOLLIWALK
SAN JUAN COMMUNITY HOME TRUST**

LAND DESCRIPTION

P&S STATUTORY WARRANTY DEED
AFN: 2016-0429004

LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIDAY HARBOR,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

**RECORD OF SURVEY
BOOK 2 PAGE
154**

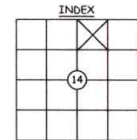
TAX PARCEL NUMBER
351456013000

SITE ADDRESS

260 PRICE ST
FRIDAY HARBOR, WA 98250

OWNER

SAN JUAN COMMUNITY HOME TRUST



A PORTION OF THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M.
SAN JUAN ISLAND, SAN JUAN COUNTY, WA

**BINDING SITE PLAN
HOLLIWALK**

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST,
W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
PO BOX 2997
640 MALLIS ST. 98250
FRIDAY HARBOR, WA 98250
www.star-surveying.com
phone - (360)399-7693
info.as@rockland.com
www.rockland.com

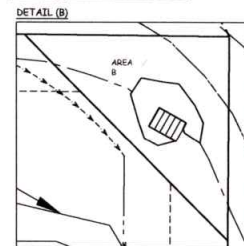
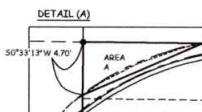
CAD BY: AC	DATE: 2/25/2024	DWG NO: 2191
CHK BY: RMA	PAGE 2 OF 5	SCALE: 1" = 20'
PLD BY: 166 & 167	2191DWG	CIVIL 30-2025

SURVEYED BY FIELD TRAVERSE WITH A TREMBLE 3-D MOBOTIC SYSTEM

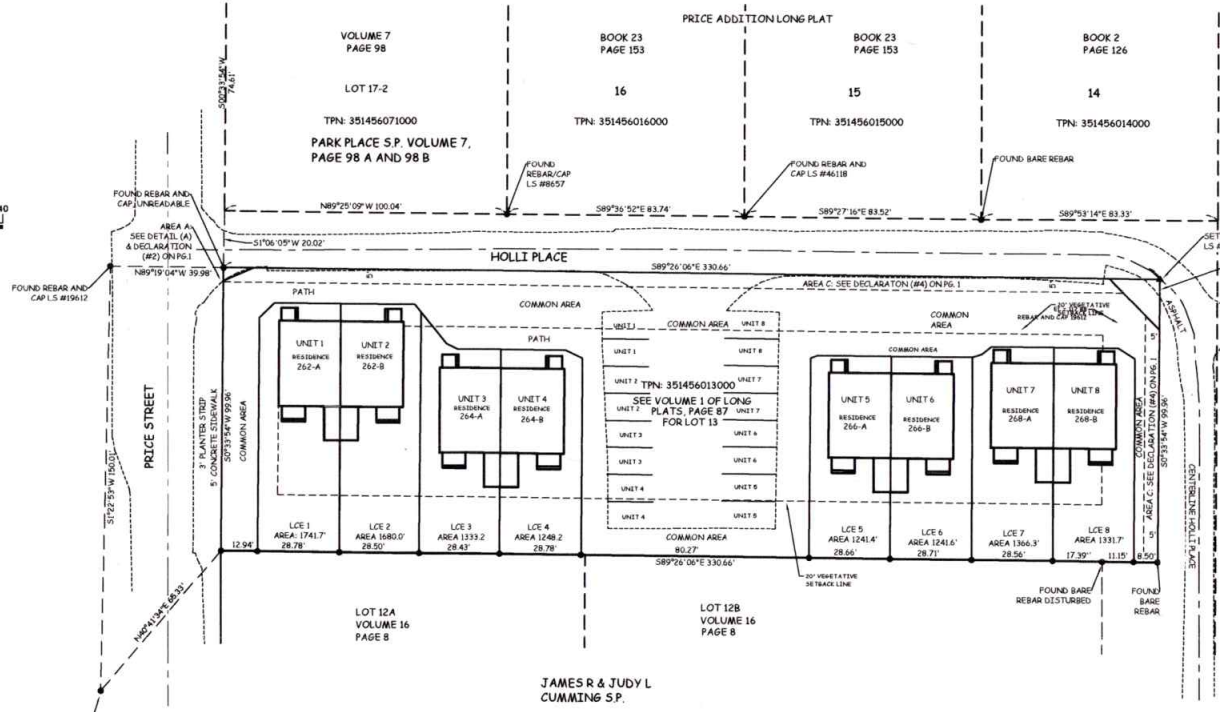


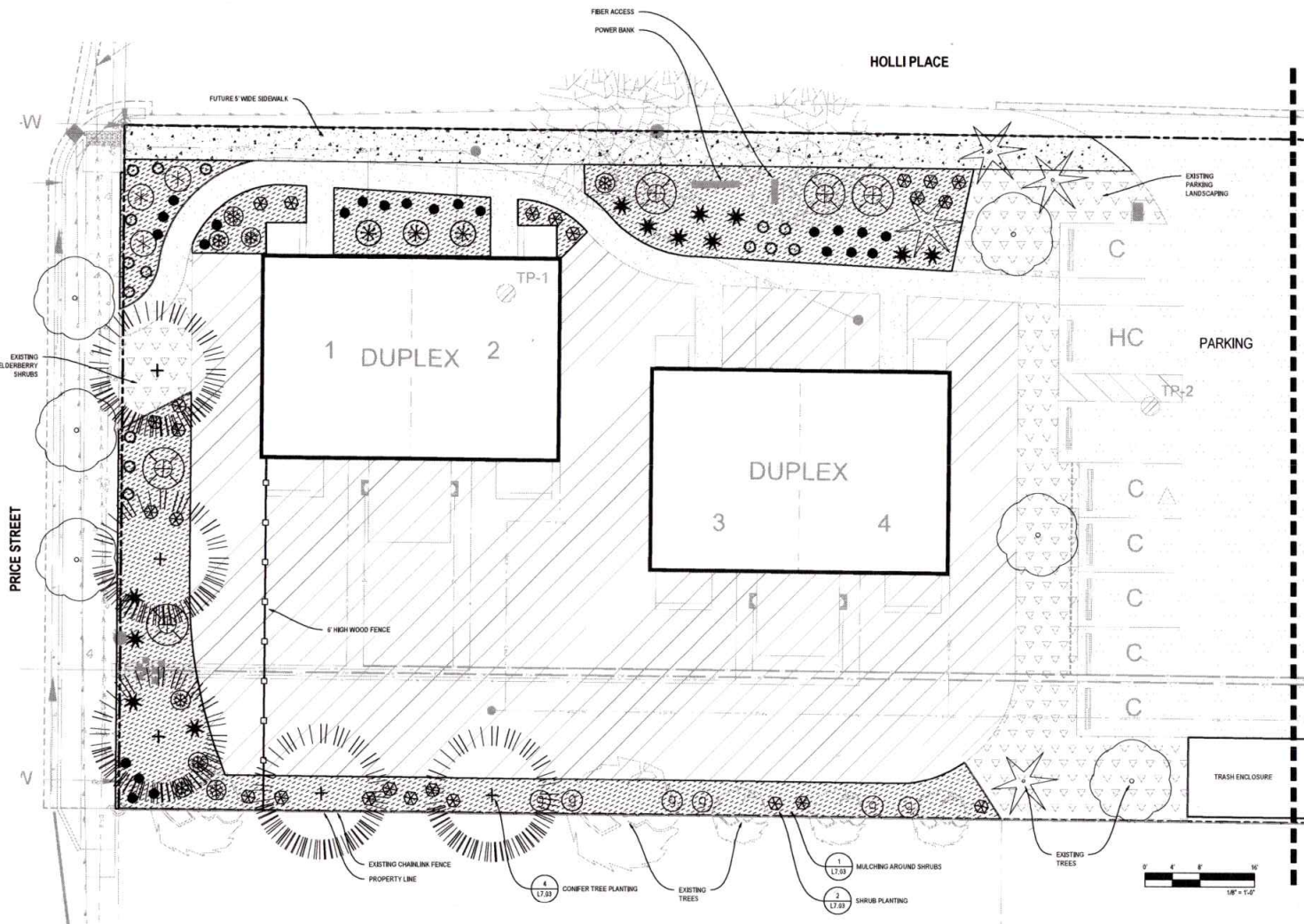
SURVEY REFERENCES: RECORDS OF SAN JUAN COUNTY, WA:

- BOOK 2 OF SURVEYS, PAGE 26
- BOOK 5 OF SURVEYS, PAGE 2
- BOOK 23 OF SURVEYS, PAGE 153
- BOOK 23 OF SURVEYS, PAGE 193
- VOLUME 5 OF SHORT PLATS, PAGE B
- VOLUME 7 OF SHORT PLATS, PAGES 98 & 98A
- BOOK 26 OF SURVEYS, PAGE 66 (EXTERIOR BOUNDARY LOT 13)










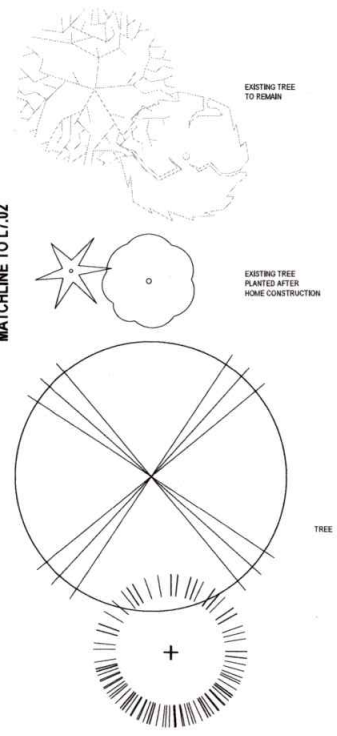
- LEGEND:**
- FOUND REBAR/CAP L.S. #46118 (OR AS NOTED)
 - FOUND 1" IRON PIPE & COIN L.S. #8657
 - SET REBAR/CAP L.S. #19612
 - TPN TAX PARCEL NUMBER
 - BOUNDARY LINE OF SUBJECT PARCEL
 - - - ADJACENT PARCEL LINE
 - EDGE OF ASPHALT
 - - - 5' ROW EASEMENT
 - - - TIE LINE
 - (LCE) COMMON ELEMENTS





Legend

-  PROPERTY LINE
-  EXISTING CRUSHED ROCK PAVING
-  EXISTING ASPHALT PAVING
-  EXISTING RESIDENT-MAINTAINED LANDSCAPING
-  EXISTING BUFFER PLANTING
-  EXISTING SEEDING DRAINAGE DITCH AND EXISTING TREES
-  PROPOSED PLANTING BUFFER/SCREENING AREA



Issuance	Planting
Date	January 15, 2022
Drawn/Checked/QC	DH
Project Number	2508



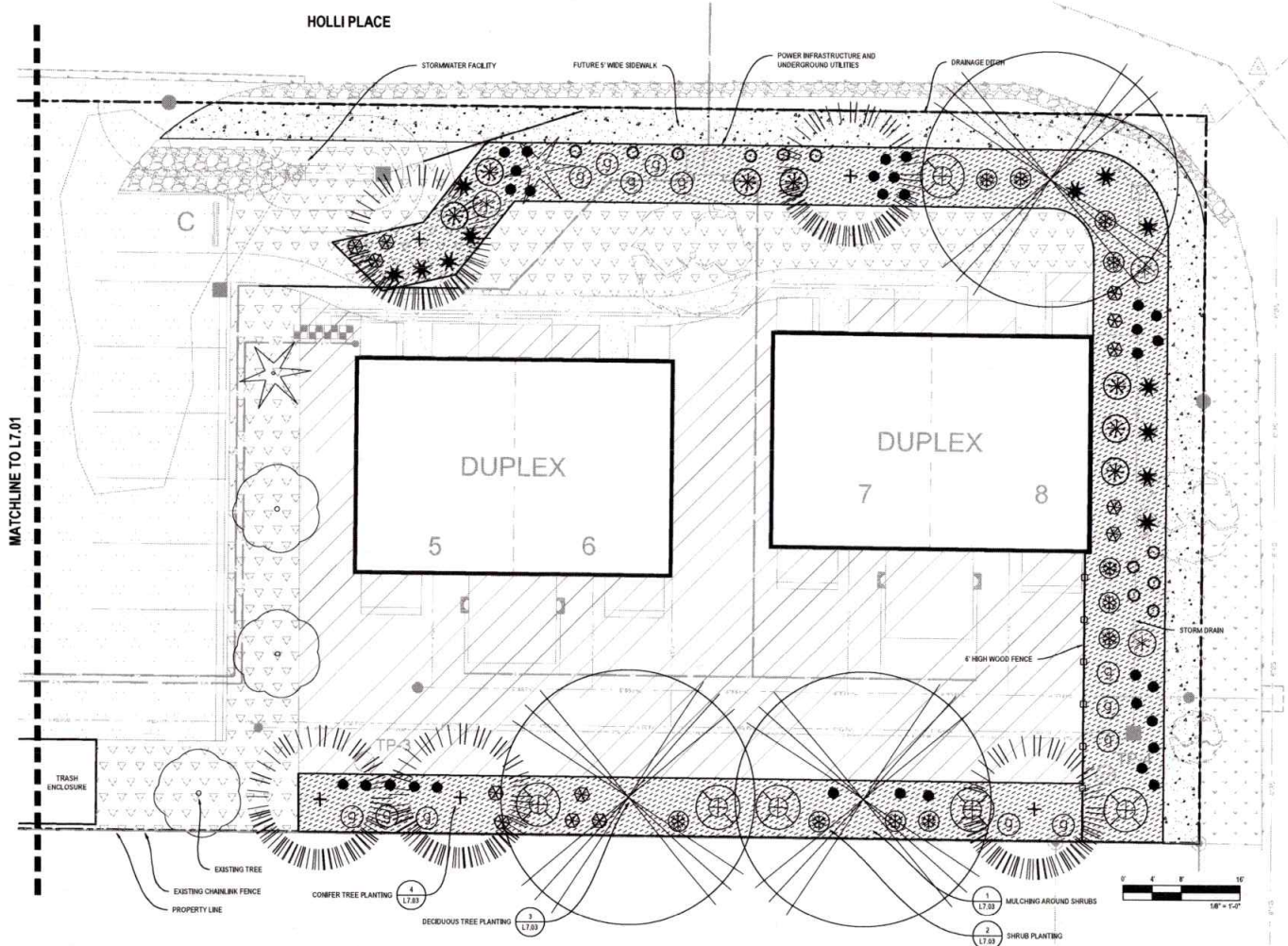
Rev.	Date	Description

AHJ Use Only








Holliwalk Housing
 260 Price Street
 Friday Harbor, Washington 98250
Planting Plan West

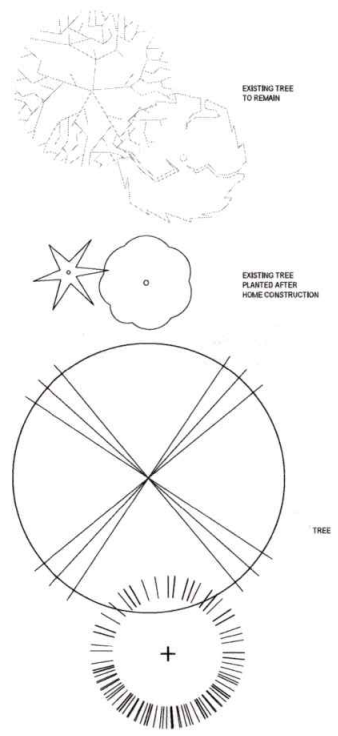
Original Sheet
 Size 22"x34"

L7.01



Legend

-  PROPERTY LINE
-  EXISTING CRUSHED ROCK PAVING
-  EXISTING ASPHALT PAVING
-  EXISTING RESIDENT-MAINTAINED LANDSCAPING
-  EXISTING BUFFER PLANTING
-  EXISTING SEEDING DRAINAGE SWICH AND EXISTING TREES
-  PROPOSED PLANTING BUFFER/SCREENING AREA



Issuance	Planting
Date	January 15, 2021
Drawn/Checked/QC	DH
Project Number	250R



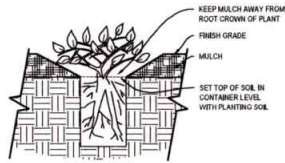
Rev.	Date	Description

AHJ Use Only

Hollivalk Housing
 260 Price Street
 Friday Harbor, Washington 98250
 Planting Plan East

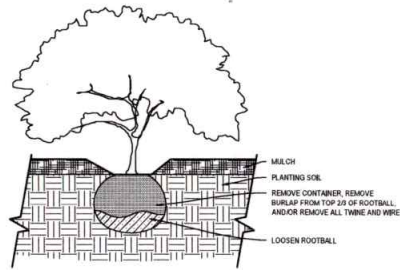
Original Sheet
 Size 22"x34"

L7.02



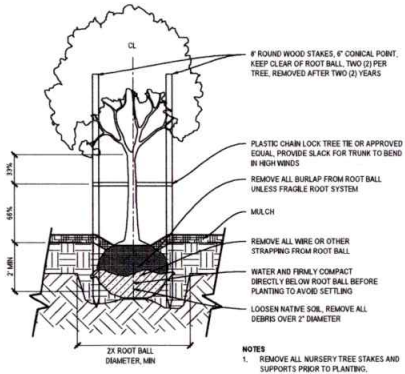
1 Mulch Around Shrubs

1/2" = 1'-0"



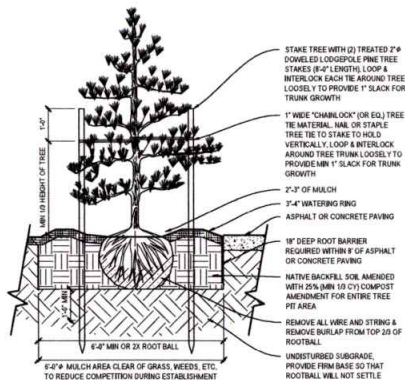
2 Shrub Planting

1" = 1'-0"



3 Deciduous Tree Planting

1/2" = 1'-0"



4 Conifer Tree Planting

1/2" = 1'-0"

Existing Plants

WOODY SHRUBS		
LATIN NAME	COMMON NAME	APPROXIMATE QUANTITY
AMELANCHIER ALNIFOLIA	SERVICEBERRY	6
COXYLUS SP.	HAZEL	2
HOLIDISCUS DISCOLOR	OCEANSPRAY	12
LAVANDULA SP.	LAVENDER	8
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	25
RHUS SP.	SUMAC	4
RIBES SANGUINEUM	RED-FLOWERING CURRANT	6
ROSA SP.	ROSE	38
RUBUS PARVIFLORUS	THIMBLEBERRY	5
SAMBUCUS SP.	ELDERBERRY	10

PERENNIAL FORBS AND GRASSES	
LATIN NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	YARROW
AJUGA	BUGLEWEED
ASTER SP.	ASTER
CAREX SP.	SEDGE
EROPHYLLUM LAMATUM	WOOLLY SUNSHINE
FRAGARIA SP.	STRAWBERRY
IRIS SP.	IRIS
JUNCUS SP.	REED GRASS
SOLIDAGO	GOLDENROD

Plant Schedule

TREES				
SYMBOL	LATIN NAME	COMMON NAME	SIZE	QUANTITY
	ACER X FREEMANNI 'JEFFERREY'	AUTUMN BLAZE RED MAPLE	2" CALIPER	4
	THUJA PLICATA	WESTERN REDCEDAR (N)	8" HEIGHT	9

SHRUBS 6" (6) FEET AND TALLER				
SYMBOL	LATIN NAME	COMMON NAME	SIZE	QUANTITY
	CHORSYA TERNATA	MEXICAN ORANGE	5 GAL	10
	GARRYA ELLIPTICA	SILK TASSLE TREE (N)	5 GAL	11
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE (DT) (N)	5 GAL	19
	RIBES SANGUINEUM	RED FLOWERING CURRANT (N)	5 GAL	6
	SYMPHORICARPOS ALBUS	SNOWBERRY (N)	5 GAL	19
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY (N)	1 GAL	38

SHRUBS SHORTER THAN 6" (6) FEET				
SYMBOL	LATIN NAME	COMMON NAME	SIZE	QUANTITY
	JUNCUS ENSIFOLUS	DAGGERLEAF RUSH (N)	1 GAL	54
	LAVANDULA X INTERMEDIA 'NIRX'	LAVENDER	1 GAL	26
	POLYSTICHUM MUNITUM	SWORD FERN (N)	1 GAL	24

Issuance Planting
 Date January 15, 2022
 Drawn/Checked/QC DH
 Project Number 250R

Rev. Date Description

AHJ Use Only

Holliwalk Housing
 260 Price Street
 Friday Harbor, Washington 98250

**Plant Schedule and
 Planting Details**

HOLLIWALK SITE BOUNDARY



BINDING SITE PLAN TOWN OF FRIDAY HARBOR HOLLIWALK SAN JUAN COMMUNITY HOME TRUST

LAND DESCRIPTION

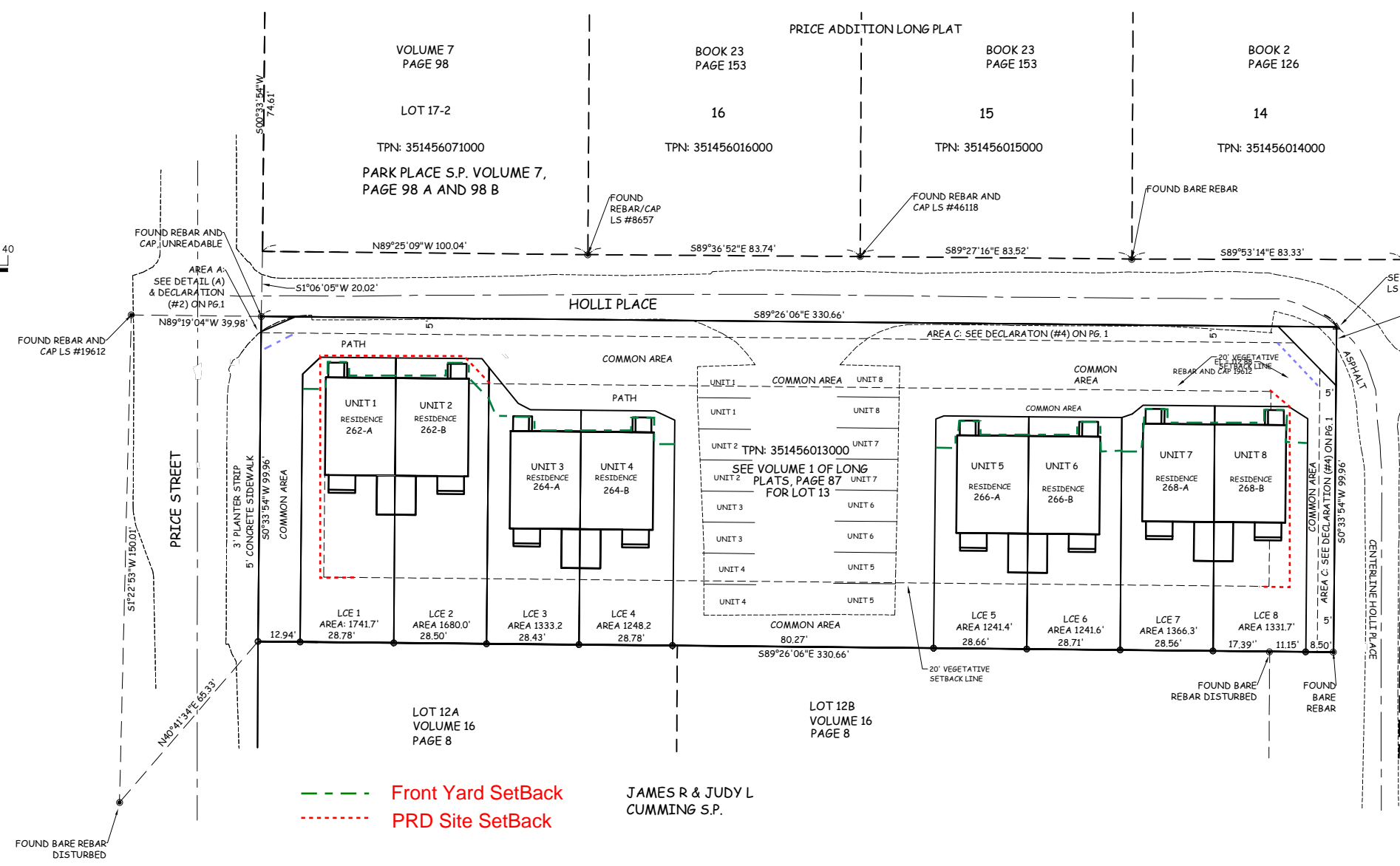
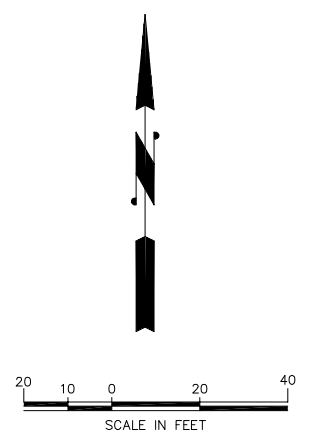
PER STATUTORY WARRANTY DEED
AFN: 2016-0429004
LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIDAY HARBOR,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

RECORD OF
SURVEY
BOOK 2 PAGE
154

TAX PARCEL NUMBER
351456013000

SITE ADDRESS
260 PRICE ST
FRIDAY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST

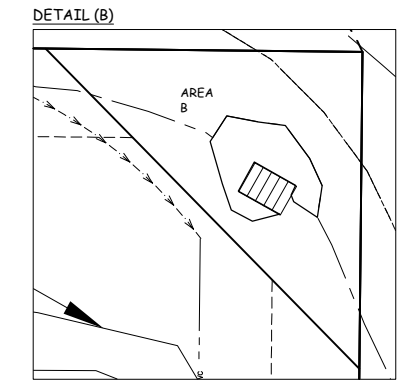
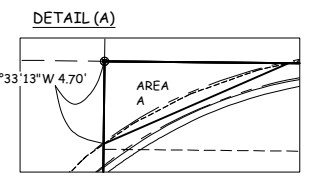


--- Front Yard SetBack
- - - PRD Site SetBack

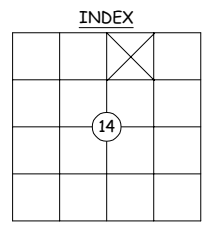
JAMES R & JUDY L
CUMMING S.P.

SURVEY REFERENCES; RECORDS OF SAN JUAN COUNTY, WA:

- BOOK 2 OF SURVEYS, PAGE 26
- BOOK 5 OF SURVEYS, PAGE 2
- BOOK 23 OF SURVEYS, PAGE 153
- BOOK 23 OF SURVEYS, PAGE 193
- VOLUME 6 OF SHORT, PAGE 8
- VOLUME 7 OF SHORT PLATS, PAGES 98 & 98A
- BOOK 26 OF SURVEYS, PAGE 66 (EXTERIOR BOUNDARY LOT 13)



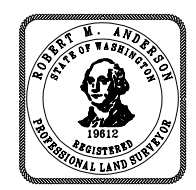
- ### LEGEND
- FOUND REBAR/CAP LS #46118 (OR AS NOTED)
 - FOUND 1" IRON PIPE & COIN LS #8657
 - SET REBAR/CAP LS #19612
 - TPN TAX PARCEL NUMBER
 - BOUNDARY LINE OF SUBJECT PARCEL
 - - - ADJACENT PARCEL LINE
 - - - EDGE OF ASPHALT
 - - - 5' ROW EASEMENT
 - - - TIE LINE
 - (LCE) COMMON ELEMENTS



A PORTION OF THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M.
SAN JUAN ISLAND, SAN JUAN COUNTY, WA

BINDING SITE PLAN HOLLIWALK

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST,
W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA



STAR SURVEYING, INC.
PO BOX 2997
640 MULLIS ST. 98250
FRIDAY HARBOR, WA 98250
phone - (360)399-7693
info.ss@rockisland.com
www.starsurveyinginc.com

CAD BY: AC	DATE: 2/5/2026	JOB NO: 2191
CHK BY: BMA	PAGE 2 OF 5	SCALE: 1" = 20'
FLD BK: 166 & 167	2191.DWG	CIVIL 3D 2025

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-6 ROBOTIC SYSTEM

Town of Friday Harbor
 PO Box 219 / Friday Harbor / WA / 98250
 (360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

TOWN OF FRIDAY HARBOR
 Community Development

FEB 18 2026
 RECEIVED

Application for Variance *LVA2026-0002*

Application date: January 21, 2026	Project Tax parcel number: 351456013000
Applicant name: Karl Eberhard for San Juan Community Home Trust	Phone number: (928) 699-7974
Mailing address: PO Box 2603, Friday Harbor, WA 98250	
Email address: eberhard@karleberhard.com	
Area requested for Variance: (Street address or other description)	
262 Price Street / 268 Price Street	
Legal Description:	
PRICE'S ADDN TO FRIDAY HARBOR - LOT 13, VOL. 1 PG. 87 Sec 14, T 35N, R 3W	
Current Zoning: MF	
Variance requested and reasons for:	
17.66.040.E - Development standards for PRD sites / Setbacks	
Details provided in attached letter.	

SCANNED

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.

Provided in attached letter.

January 21, 2026

Date



Karl Eberhard
2026.01.15 07:55:01 -08'00'

Signature of Applicant / Agent

Karl Eberhard

Architect

February 18, 2026

Attn: Mayor and Town Council
The Town of Friday Harbor
60 Second Street
P.O. Box 219
Friday Harbor, WA 98250

Re: 260 Price Street (Holliwalk)
Setback Variance Request

Dear Honorable Mayor and Town Council,

The San Juan Community Home Trust (Home Trust) respectfully requests approval of a variance from the Friday Harbor Municipal Code (FHMC), Section 17.66.040 Development standards for PRD sites, Sub-section E Setbacks. This section requires a twenty-foot setback from all property lines of a Planned Residential Development site. Per these setback requirements, the existing, legally constructed development has the following conflicts:

1. One of the four buildings adjacent to the east-west portion of Holli Place (262 Price Street) is set back 18 feet 6 inches, with six-foot-wide porches set back 13 feet 6 inches.
2. The building adjacent to the north-south portion of Holli Place (268 Price Street) is setback fifteen feet.

The Home Trust requests that these PRD setback encroachments be permitted considering, based on, the setbacks of the underlying Multi-family (MF) zone. The setback requirements of the MF zone are:

1. Adjacent to Price Street: Twenty Feet (Front Yard).
2. Adjacent to the east-west portion of Holli Place and the southern property line (adjacent to the neighbors): Fifteen Feet (Side Yards).
3. Adjacent to the north-south portion of Holli Place: Five Feet (Rear Yard).

AZ 43345

CA C22194

WA 20106300

P.O. Box 1044, Friday Harbor WA 98250

(928) 699-7974

www.KarlEberhard.com

eberhard@karleberhard.com

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request

Page 2

Background

Multi-family Development

The Holliwalk project received land-use approval and was permitted and built as a multi-family development, meeting the setback requirements of the MF zone¹.

As required for multi-family housing, the property was landscaped per FHMC Section 17.56.030 Landscaping.

As a multi-family development, a single Town water connection (and meter) is permitted to serve all eight units. Notably, the property was built with private water meters serving each unit for conservation and property management billing purposes.

Binding Site Plan (BSP)

After approval and construction, the Home Trust has pursued a Binding Site Plan to accommodate selling the units individually (the original intent). Per the FHMC Section 16.12.030.E, these legally existing structures are not required to meet current zoning regulations, and the setbacks are thus not of concern.

However, unlike the setbacks of the structures, development standards are not exempted. Thus, per FHMC Section 13.04.030.C each individual lot is required to have its own water system connection unless "all of the benefited parcels are within an approved planned residential development which is located in a multifamily residential district".

Planned Residential Development (PRD)

Instead of reconfiguring the built and in-use water connection and adding seven more connections to the Town water system, per one of the options discussed with the Town staff, the Home Trust is pursuing a Planned Residential Development approval. However, according to the development standards of PRDs, greater setbacks are required.

¹ The porches of 262 Price Street, as built, encroach one foot into the side yard setback. Having obtained land-use approval and the construction permitted, we presume the minimal encroachment was approved considering that two of the other buildings are setback thirty-five feet and the fourth is setback thirty feet. FHMC Section 15.06.100 would permit this encroachment.

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request

Page 3

Overarching Rationale for Variance

If built as apartments or if sold as separate units as condominiums or on individual lots created by a PRD, a single water connection is acceptable. But, if the same lots and buildings are created by a BSP instead, a single water meter is not acceptable.

In the same way, if built as apartments or condominiums, or on lots created by a BSP, the zoning district setbacks are acceptable. But creating the same lots and buildings by a means of PRD requires greater setbacks.

Ideally, the applicable development standards would be identical for multi-family housing regardless of being developed as apartments, condominiums, or on lots and common areas approved under a BSP or a PRD.

Notably the physical setback of the buildings along the southern property line (adjacent to the neighbors) substantially exceeds the setback requirements of the MF zone (nearly double on average). Along the north-south portion of Holli Place three times the MF zone setback requirement was observed. The average setback along the east-west portion of Holli Place is 29.5 feet, nearly double the setback requirement of the MF zone and fifty percent more than the setbacks required for approval by means of a PRD.

Furthermore, per the FHMC Section 17.66, the purpose of allowing PRDs "is to encourage imaginative site and building design, promote urban infilling, and create open space in residential developments by permitting greater flexibility in zoning requirements than is otherwise permitted". Requiring significantly greater setbacks has the unintended effect of discouraging use of the PRD mechanism, rather than providing the flexibility and encouragement described in the code.

The Home Trust's objective in making this request is to fulfill our longstanding commitment to work collaboratively with the Town and to ensure that the project complies with applicable development standards in a manner appropriate to its context. While the project was permitted and constructed in accordance with the approvals in place at the time, we are engaging in the requested variance process to address the Town's concerns and to confirm that the established setbacks remain consistent with the intent of the code and the surrounding neighborhood context.

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request

Page 4

Meeting Variance Criteria

The criteria for approval of a variance are set forth in the FHMC Section 17.84.030, and are addressed as follows:

Criteria A: The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.

Approval of this variance would result in setbacks consistent with those applicable to physically identical apartments or condominiums, or buildings and lots created under a BSP, all being allowed in the zone.

Criteria B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations).

The circumstances giving rise to this request are unusual in that the project was permitted, constructed, and occupied prior to application of the PRD development standards through the subsequent Binding Site Plan and PRD process. This request is intended to avoid or minimize the creation of irregular site conditions that do not otherwise exist within the same zone.

Additionally, the subject property is 0.76 acres in size², whereas PRD standards are generally intended for larger sites, and application of those standards to this smaller parcel creates conditions not generally present within the zone.

Criteria C. The requested variance will provide the minimum variation from the standards necessary to afford relief.

What is requested is consistent with the MF setbacks and seeks a minimal deviation from the setbacks for approval by means of a PRD.

² A PRD is allowed on lots under one acre if they are affordable housing.

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request

Page 5

Criteria D.1. *The granting of the variance will not provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone.*

Approval of this variance would apply setback standards consistent with those applicable to physically identical apartments, condominiums, or units approved under a Binding Site Plan. This does not constitute a special privilege and ensures consistency with standards already applicable to comparable developments in the zone.

Criteria D.2. *The granting of the variance will not cause significant injury to the rights of other property owners in the zone.*

Applying setback standards consistent with MF zone setbacks will not cause significant injury to neighboring properties and will maintain compatibility with surrounding development.

Criteria D.3. *The granting of the variance will not be materially detrimental to the public welfare.*

Applying setback standards consistent with MF zone setbacks will not be materially detrimental to the public welfare.

Criteria D.4. *The granting of the variance will not allow an incompatible structure or use to be located within the zone.*

Structures and uses that are compatible as apartments or condominiums, and compatible when created under a BSP, would likewise be compatible when approved under a PRD.

On behalf of the Home Trust, thank you for your consideration.

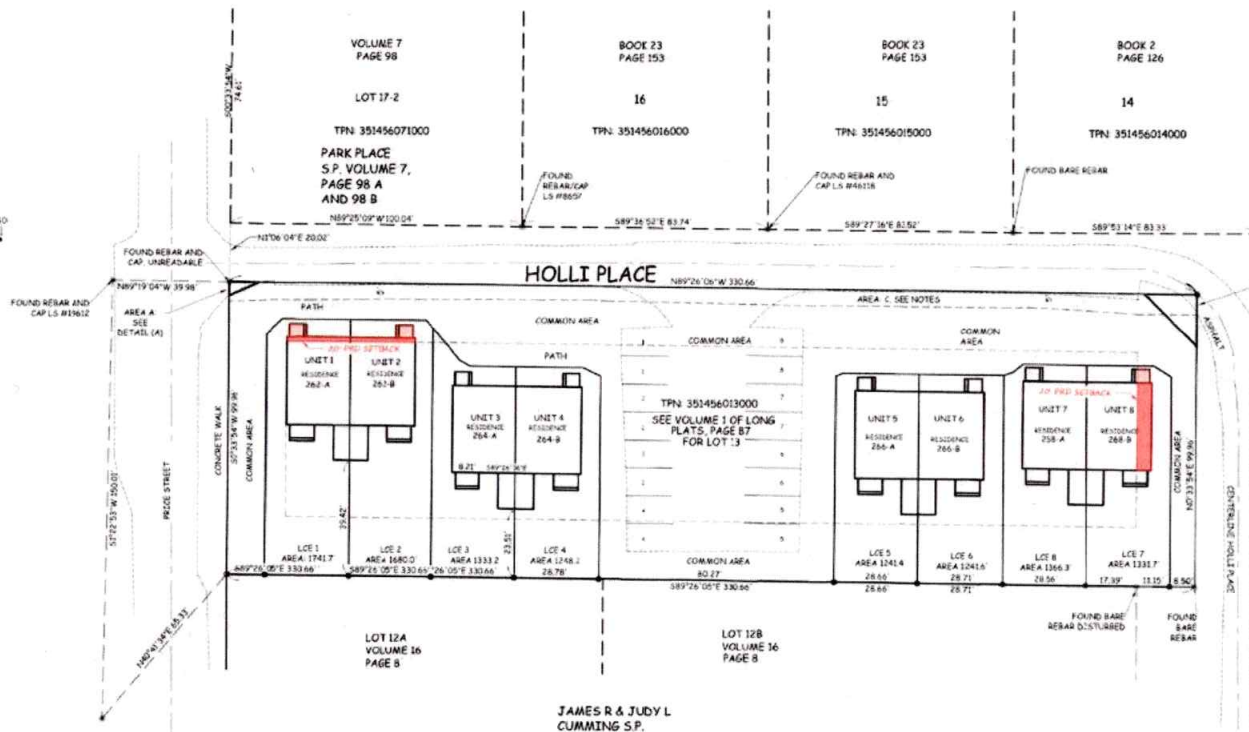
Sincerely,



Karl Eberhard, Architect
San Juan Home Trust Project Manager
Authorized Agent



HOLLIWALK SITE BOUNDARY



BINDING SITE PLAN TOWN OF FREEDAY HARBOR HOLLIWALK SAN JUAN COMMUNITY HOME TRUST

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED
APN: 2058-042904
LOT 13, PRECISE ADDITION TO THE TOWN OF FREEDAY HARBOR
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON

RECORD OF SURVEY BOOK 2 PAGE 154

TAX PARCEL NUMBER

35145603000

SITE ADDRESS

260 PRICE ST
FREEDAY HARBOR, WA 98250

OWNER

SAN JUAN COMMUNITY HOME TRUST

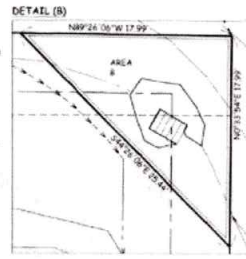
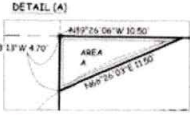
JAMES R & JUDY L
CUMMING S.P.

SURVEY NOTES

THIS IS A TOPOGRAPHIC SURVEY. AS SUCH, IT IS NOT REQUIRED TO BE RECORDED PER 460 81 TO THE SURVEY RECORDS ACT FOR MORE INFORMATION, INCLUDING WHERE TO LOCATE ON LOT CORNERS. PLEASE REFER TO:
BOOK 2 OF SURVEYS, PAGE 26
BOOK 5 OF SURVEYS, PAGE 2
BOOK 23 OF SURVEYS, PAGE 151
BOOK 23 OF SURVEYS, PAGE 153
VOLUME 6 OF SHORT PLATS, PAGE 8
VOLUME 7 OF SHORT PLATS, PAGES 98 & 99A
BOOK 26 OF SURVEYS, PAGE 44 (EXTENSION BOUNDARY LOT 13)
THIS DRAWING DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.

NOTES

- 1) AREAS DESIGNATED AS 'A' & 'B' ON FACE OF BINDING SITE PLAN TO BE DEDICATED TO THE TOWN OF FREEDAY HARBOR AS AN EASEMENT FOR INGRESS & EGRESS THE TOWN OF FREEDAY HARBOR IS RESPONSIBLE FOR MAINTENANCE AND USE OF IMPROVEMENTS IN SAID EASEMENT.
- 2) LAND UNDER UNIT STRUCTURES IS LEASE HOLDER PROPERTY.
- 3) AREA DESIGNATED 'C' IS A 4' RIGHT-OF-WAY EASEMENT TO BE DEDICATED TO FREEDAY HARBOR FOR FUTURE FRONTAGE IMPROVEMENTS.



LEGEND

- FOUND REBAR/CAP L.S. #46818 (OR AS NOTED)
- FOUND 1\"/>

INDEX



A PORTION OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

BINDING SITE PLAN HOLLIWALK

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
FO BOX 2997 540 MULLIS ST. 98250 phone: (360)399-7993
FREEDAY HARBOR, WA 98250 info: @star-surveying.com www.star-surveying.com

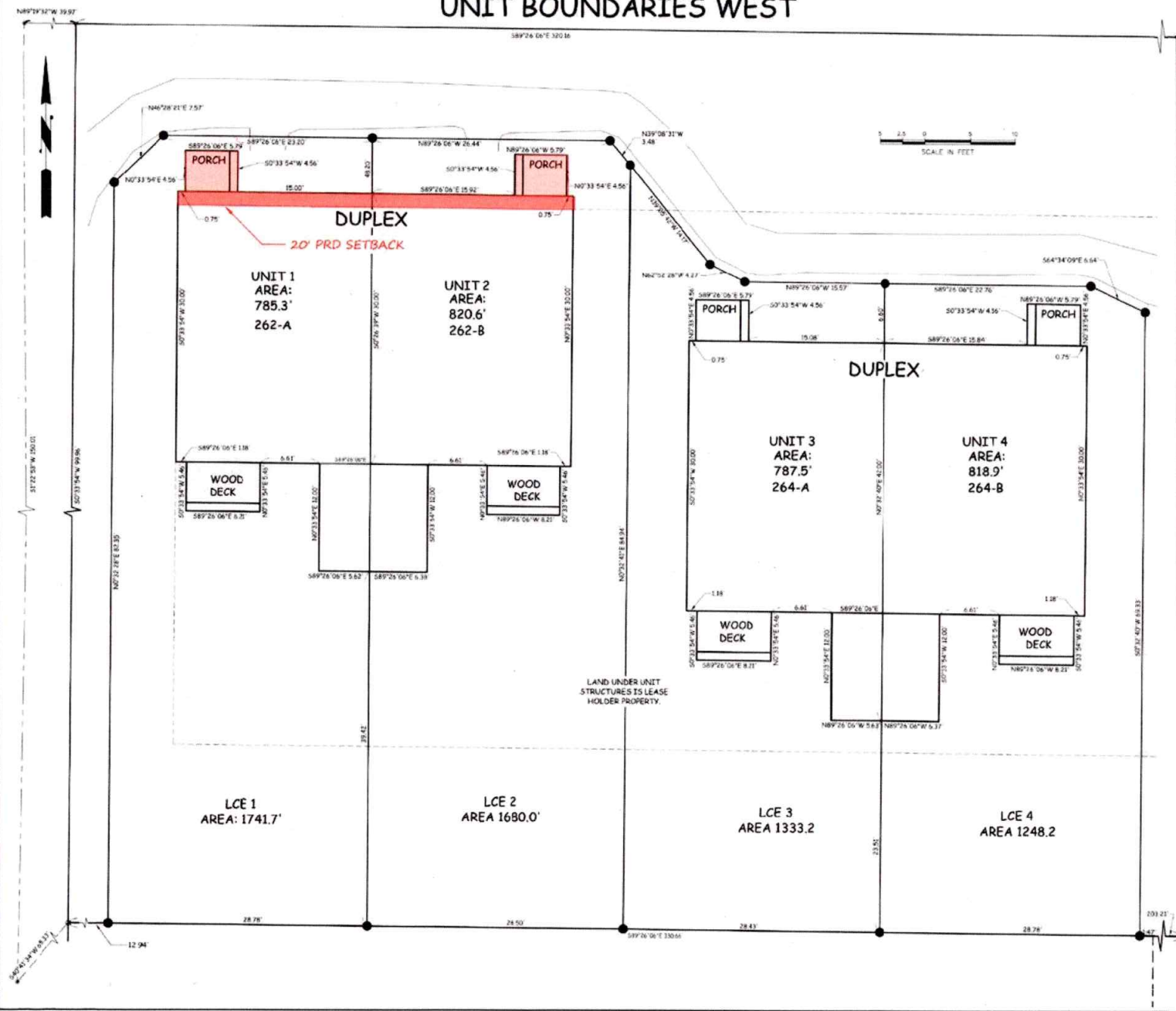
LAND SURVEYING	PLANNING	FLANNING
----------------	----------	----------

DRAWN BY: AG	DATE: 12/20/2023	JOB NO.: 2301
CHECK BY: BMA	PAGE 2 OF 5	SCALE: 1" = 20'
FILE NO.: 246.6.107	2391.DWG	CTD: 10.2023

SURVEYED BY FIELD TRAVERSING WITH A TRIMBLE 5-6 ROBOTIC SYSTEM



UNIT BOUNDARIES WEST



BINDING SITE PLAN TOWN OF FRIDAY HARBOR HOLLIWALK SAN JUAN COMMUNITY HOME TRUST

- LEGEND**
- SETBACK AND 24" L.S. DRAIN
 - FOUND BEARING AND CAP
 - PARCEL LINE
 - BULLDOZER/PROPOSED LOT LINE
 - DIRECTION
 - LOT / LEASING COMMONS AREA
 - (LCE) COMMON ELEMENT

LAND DESCRIPTION
PER STATUTORY WARRANTY DEED
AFN: 2004-0492004
LOT 12, PLOT 2'S ADDN TO THE TOWN OF FRIDAY HARBOR
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON

TAX PARCEL NUMBER
35454033000

SITE ADDRESS
240 PRIDE ST
FRIDAY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST



BINDING SITE PLAN HOLLIWALK

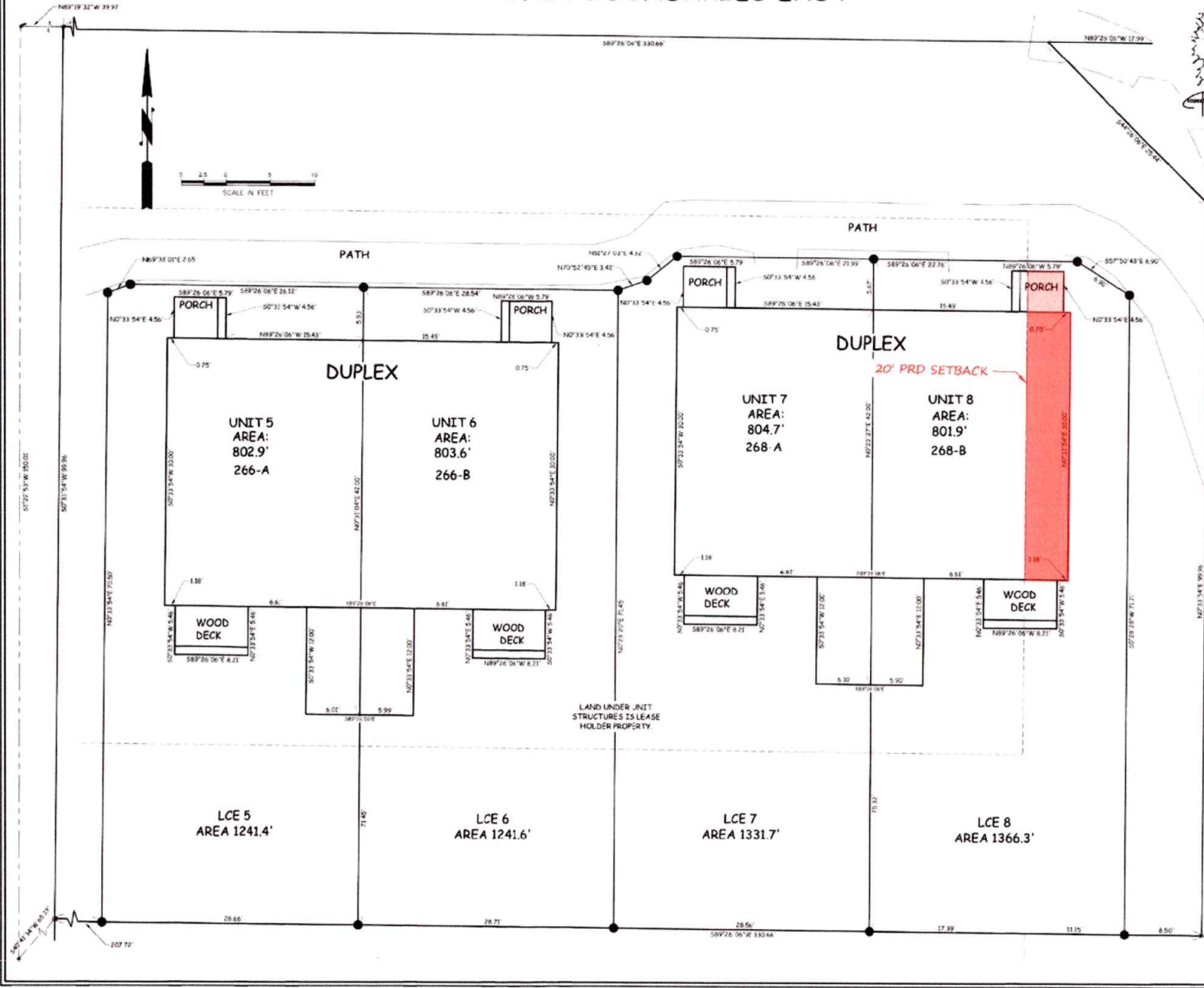
PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE 2000 THE FIRST
QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST,
W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
PO BOX 2997
640 MILLES ST 98250
FRIDAY HARBOR, WA 98250
phone: (360) 599-7699
info: as@starinc.com
www.starinc.com

LAND SURVEYING	PLANNING	
CAD BY: AC	DATE: 12/26/2009	JOB NO.: 277
CHK BY: BMA	PAGE 3 OF 5	SCALE: 1" = 20'
PLD BY: TMA & TAT	2/11/2010	REV: 3/1/2010

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE 5.6 ROBOTIC SYSTEM

UNIT BOUNDARIES EAST



BINDING SITE PLAN

TOWN OF FREDAY HARBOR
HOLLIWALK
 SAN JUAN COMMUNITY HOME TRUST

LEGEND

- SET NEAR AND CAP LA 1843
- FOUND NEAR AND CAP
- PARCEL LINE
- BULLETS/PINPOINTS LOT LINE
- LOT PATH
- LOT / LIMITED COMMON AREA
- HEADING LINE
- (LCE) COMMON AREA

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED
 AFD 2036-0429004
 LOT 18, PRD'S ADDITION TO THE TOWN OF FREDAY HARBOR
 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
 PLATS, PAGE 87, RECORDED OF SAN JUAN COUNTY,
 WASHINGTON

TAX PARCEL NUMBER

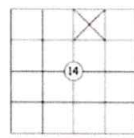
35145803000

SITE ADDRESS

260 PRIDE ST
 FREDAY HARBOR, WA 98220

OWNER

SAN JUAN COMMUNITY HOME TRUST



A PORTION OF THE NORTHWEST QUARTER OF
 THE NORTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M.
 SAN JUAN ISLAND, SAN JUAN COUNTY, WA

BINDING SITE PLAN HOLLIWALK

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST
 QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST,
 W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
 PO BOX 2997
 610 WALKER ST. #820
 FREDAY HARBOR, WA 98220
 phone: (360) 399-7659
 info@sstarurveying.com
 www.starurveying.com

DATE BY: AJ	DATE: 12/20/2023	DRAWING: 210
CHK BY: BMA	PAGE: 4 OF 5	SCALE: 1" = 15'
FILE NO: 166 & 167	211.DWG	CITY: 30-2015

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S6-BORNETIC SYSTEM

Town of Friday Harbor
 PO Box 219 / Friday Harbor / WA / 98250
 (360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

TOWN OF FRIDAY HARBOR
 Community Development
 FEB 18 2026
 RECEIVED

Application for Variance

LUA2024-0003

Application date: January 21, 2026	Project Tax parcel number: 351456013000
Applicant name: Karl Eberhard for San Juan Community Home Trust	Phone number: (928) 699-7974
Mailing address: PO Box 2603, Friday Harbor, WA 98250	
Email address:	eberhard@karleberhard.com
Area requested for Variance: (Street address or other description)	
Perimeter of Property	
260 Price Street	
Legal Description:	
PRICE'S ADDN TO FRIDAY HARBOR - LOT 13, VOL. 1 PG. 87 Sec 14, T 35N, R 3W	
Current Zoning: MF	
Variance requested and reasons for:	
17.66.040.F - Development standards for PRD sites / Perimeter Landscaping	
Details provided in attached letter.	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.

Provided in attached letter.

January 21, 2026

Date



Karl Eberhard
2026.01.15 07:55:01 -08'00'

Signature of Applicant / Agent

LOA2026-0003

Karl Eberhard

Architect

TOWN OF FRIDAY HARBOR
Community Development

FEB 18 2026

RECEIVED

January 21, 2026

Attn: Mayor and Town Council
The Town of Friday Harbor
60 Second Street
P.O. Box 219
Friday Harbor, WA 98250

Re: 260 Price Street (Holliwalk)
Landscaping Variance Request

Dear Honorable Mayor and Town Council,

The San Juan Community Home Trust (Home Trust) respectfully requests approval of a variance from the Friday Harbor Municipal Code (FHMC), Section 17.66.040 Development standards for PRD sites, Sub-section F Perimeter Landscaping. This section requires plant materials on the perimeter of the site as follows:

1. Evergreen Trees (>30% of the trees): 15 feet on center¹ for a total of 28 evergreen trees.
2. Deciduous Trees (>50% of the trees): 20 feet on center² for a total of 29 deciduous trees.
3. Shrubs: 5 feet "apart" (on center assumed)³ for a total of 710 shrubs.

If granted, this request would allow the following plant quantities:

1. 9 additional evergreen trees.
2. 4 deciduous trees in addition to the 7 already planted for a total of 11 deciduous trees⁴.
3. 103 shrubs in addition to the 116 already planted for a total of 219 shrubs.

¹ The FHMC being unclear, Town staff interprets this as "on center each way".

² ibid

³ ibid

⁴ Excluding the four deciduous street trees that were existing on the site.

AZ 43345

CA C22194

WA 20106300

P.O. Box 1044, Friday Harbor WA 98250

(928) 699-7974

www.KarlEberhard.com

eberhard@karleberhard.com

FEB 18 2026

RECEIVED

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request

Page 2

Background

Multi-family Development

The Holliwalk project received land-use approval and was permitted and built as multi-family development, meeting all the requirements of the MF zone.

As required for multi-family housing, the property was landscaped per FHMC Section 17.56.030 Landscaping. With no quantities specified, the requirements were:

1. Provide an opportunity for preservation and development of a pleasing visual environment in the town (*sic*);
2. Preserve land values of properties;
3. Avoid and reduce visual blight; and
4. Provide for the health, safety, and general welfare of the citizens by minimizing discordant and unsightly surroundings, (*sic*).

Seven trees existed or were planted on the site. One hundred and sixteen shrubs were planted. And, native and pollinator, modern low water use ground covering materials were installed.

As a multi-family development, a single Town water connection (and meter) is permitted to serve all eight units. Notably, the property was built with private water meters serving each unit for conservation and property management billing purposes.

Binding Site Plan (BSP)

After approval and construction, the Home Trust has pursued a Binding Site Plan to accommodate selling the units individually (the original intent). Per the FHMC Section 16.12.030.E, landscaping per the zoning requirements would be required. Instead, the PRD landscaping requirements were applied, including the plant quantities, as Conditions of Approval for the Binding Site Plan.

Under approval through a BSP, per FHMC Section 13.04.030.C each individual lot is required to have its own water system connection unless "all of the benefited parcels are within an approved planned residential development which is located in a multifamily residential district".

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request

Page 3

Planned Residential Development (PRD)

Instead of reconfiguring the built and in-use water connection and adding seven more connections to the Town water system, per one of the options discussed with the Town staff, the Home Trust is pursuing a Planned Residential Development approval. However, according to the development standards of PRDs, additional landscaping is required.

Overarching Rationale for Variance

As a foundation, it helps to understand the PRD landscaping requirements in context. Pre-settlement conditions on San Juan Island likely resembled 50-150 trees per acre. An average urban forest in the Pacific Northwest has 20-80 trees per acre. The highest density of trees in the Town of Friday Harbor is 23 trees per acre. For a typical urban residential lot, planting in this area would have 50-150 shrubs.

The PRD landscaping standards call for 159 trees per acre, approximately six and half times as dense as the densest treed area in Town. What is proposed is fifty trees per acre - double the densest treed area in Town. Similarly, PRD landscaping standards call for 1,974 shrubs per acre, approximately six and half times as many shrubs as a densely planted urban residential lot. What is proposed is one and one half times as many shrubs as a densely planted urban residential lot.

Visually, when completed and mature, and even with the requested variance, the site would function as a substantially screened landscape and would stand out as significantly more densely planted than surrounding properties, rather than providing the "filtered screen" contemplated by the code.

For the Home Trust, not only is visual incompatibility an issue, but planting trees at the density of the PRD standards also means that at some point seven out of eight trees will need to be removed for the health of the trees because the standards require planting tree species with approximately forty-five-foot mature canopies at fifteen feet on center each way. As proposed, three out of four will need to be removed at some point.

Notably, other than installing the substantially more rigorous landscaping required by the PRD development standards, no work is required or proposed.

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request

Page 4

As noted when addressing the setbacks, if built as apartments or if sold as separate units as condominiums or on individual lots created by a PRD, a single water connection is acceptable. But, if the same lots and buildings are created by a BSP instead, a single water meter is not acceptable.

In the same way, if built as apartments or condominiums, or on lots created by a BSP, the reasonable zoning district landscaping is supposed to be acceptable⁵. But, if the same lots and buildings are created by a PRD, the above-described PRD landscaping is required.

Ideally, the applicable development standards would be identical for multi-family housing regardless of being developed as apartments, condominiums, or on lots and common areas approved under a BSP or a PRD.

Furthermore, per the FHMC Section 17.66, the purpose of allowing PRDs "is to encourage imaginative site and building design, promote urban infilling, and create open space in residential developments by permitting greater flexibility in zoning requirements than is otherwise permitted". Requiring significantly greater landscaping has the unintended effect of discouraging use of the PRD mechanism, rather than providing the flexibility and encouragement described in the code.

The Home Trust's objective in making this request is to fulfill our longstanding commitment to work collaboratively with the Town and to ensure that the project meets applicable development standards in a manner appropriate to its context. We agree that additional landscaping beyond what is currently installed is appropriate. However, we believe the landscaping objective – particularly the goal of promoting the health, safety, and general welfare of the community – should be achieved by matching the general plant density and landscape character of the surrounding neighborhood. Landscaping that fully screens the project from public view would be inconsistent with the established context, visually incompatible with adjacent development, and may ultimately require removal or modification as plantings mature. This request seeks to achieve a balanced and context-sensitive landscaping solution, through the requested variance, that meets the intent of the code while remaining compatible with the surrounding neighborhood.

⁵ The PRD landscaping requirements were also imposed as Conditions of Approval for the Binding Site Plan.

January 21, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request

Page 5

Meeting Variance Criteria

The criteria for approval of a variance are set forth in the FHMC Section 17.84.030, and are addressed as follows:

Criteria A: The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.

Strict application of the PRD landscaping standards would require planting densities substantially greater than those commonly found on other properties in the same zone, depriving the applicant of the ability to landscape in a manner comparable to surrounding multi-family and residential developments.

Criteria B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations).

The circumstances giving rise to this request are unusual in that the project was permitted, constructed, and occupied before the PRD landscaping standards were applied through the subsequent Binding Site Plan and PRD process. This request is intended to avoid or minimize the creation of irregular site conditions that do not otherwise exist within the same zone.

Criteria C. The requested variance will provide the minimum variation from the standards necessary to afford relief.

The requested variance represents the minimum modification necessary to allow landscaping that meets the intent of the code while remaining compatible with the surrounding neighborhood.

Criteria D.1. The granting of the variance will not provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone.

Approval of the variance would not grant a special privilege, as the resulting landscaping density would remain comparable to or greater than that of surrounding properties in the same zone.

Town of Friday Harbor

PO Box 219 / Friday Harbor / WA / 98250

(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

TOWN OF FRIDAY HARBOR
Community Development

FEB 18 2026

RECEIVED

Application for Variance

LUA 2024-0005

Application date: February 18, 2026	Project Tax parcel number: 351456013000
Applicant name: Karl Eberhard for San Juan Community Home Trust	Phone number: (928) 699-7974
Mailing address: PO Box 2603, Friday Harbor, WA 98250	
Email address:	eberhard@karleberhard.com
Area requested for Variance: (Street address or other description)	
262 Price Street / 268 Proce Street	
Legal Description:	
PRICE'S ADDN TO FRIDAY HARBOR - LOT 13, VOL. 1 PG. 87 Sec 14, T 35N, R 3W	
Current Zoning:	
Variance requested and reasons for:	
17.66.050.B Development standards for lots within PRD / Setbacks.	
Details provided in attached letter.	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.

Provided in attached letter.

February 18, 2026

Date



Karl Eberhard
2026.02.17 12:15:44 -08'00'

Signature of Applicant / Agent

FEB 18 2026

RECEIVED

LUA2026-0005

Karl Eberhard

Architect

February 18, 2026

Attn: Mayor and Town Council
The Town of Friday Harbor
60 Second Street
P.O. Box 219
Friday Harbor, WA 98250

Re: 260 Price Street (Holliwalk)
Setback Variance Request No. 2

Dear Honorable Mayor and Town Council,

The San Juan Community Home Trust (Home Trust) respectfully requests approval of a variance from the Friday Harbor Municipal Code (FHMC), 17.66.050 Development standards for lots within PRD, Sub-section B Minimum Setbacks. This section reads, "front yard setbacks shall be 20 feet from approved access, or 10 feet from common space separate from access." When applied to the twenty-foot-wide (common area) landscaping strip along Holli Place (which provides access), the buildings would have to be setback another ten feet, for a total setback of thirty feet.

The existing, legally constructed development encroaches into the thirty feet as follows:

1. 262 Price Street is set back from Holli Place 18 feet 6 inches, with six-foot-wide porches set back 13 feet 6 inches.
2. 268 Price Street is set back from Holli Place 30 feet; However, the six-foot-wide porches encroach into the thirty-feet.

The Home Trust requests that these PRD setback encroachments be permitted considering the following:

1. The common space in question is not separate from the access and is common space solely for the purpose of maintenance by a single entity (the Home Trust).
2. It is more likely that the intent of the code was to separate buildings from common spaces like tot-lots or community gardens than it was to setback buildings from other setbacks.
3. In both cases, the rear yard setbacks are increased by substantially more than the proposed encroachment.

AZ 43345

CA C22194

WA 20106300

P.O. Box 1044, Friday Harbor WA 98250

(928) 699-7974

www.KarlEberhard.com

eberhard@karleberhard.com

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request No. 2

Page 2

Background

Multi-family Development

The Holliwalk project received land-use approval and was permitted and built as a multi-family development, meeting the setback requirements of the MF zone¹.

As required for multi-family housing, the property was landscaped per FHMC Section 17.56.030 Landscaping.

As a multi-family development, a single Town water connection (and meter) is permitted to serve all eight units. Notably, the property was built with private water meters serving each unit for conservation and property management billing purposes.

Binding Site Plan (BSP)

After approval and construction, the Home Trust has pursued a Binding Site Plan to accommodate selling the units individually (the original intent). Per the FHMC Section 16.12.030.E, these legally existing structures are not required to meet current zoning regulations, and the setbacks are thus not of concern.

However, unlike the setbacks of the structures, development standards are not exempted. Thus, per FHMC Section 13.04.030.C each individual lot is required to have its own water system connection unless "all of the benefited parcels are within an approved planned residential development which is located in a multifamily residential district".

Planned Residential Development (PRD)

Instead of reconfiguring the built and in-use water connection and adding seven more connections to the Town water system, per one of the options discussed with the Town staff, the Home Trust is pursuing a Planned Residential Development approval. However, according to the development standards of PRDs, greater setbacks are required.

¹ The porches of 262 Price Street, as built, encroach one foot into the side yard setback. Having obtained land-use approval and the construction permitted, we presume the minimal encroachment was approved considering that two of the other buildings are setback thirty-five feet and the fourth is setback thirty feet. FHMC Section 15.06.100 would permit this encroachment.

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request No. 2

Page 3

Overarching Rationale for Variance

If built as apartments or if sold as separate units as condominiums or on individual lots created by a PRD, a single water connection is acceptable. But, if the same lots and buildings are created by a BSP instead, a single water meter is not acceptable.

In the same way, if built as apartments or condominiums, or on lots created by a BSP, the zoning district setbacks are acceptable. But creating the same lots and buildings by a means of PRD requires greater setbacks.

Ideally, the applicable development standards would be identical for multi-family housing regardless of being developed as apartments, condominiums, or on lots and common areas approved under a BSP or a PRD.

The average setback along the east-west portion of Holli Place is 29.5 feet, a mere six inches less than the compounded setbacks (ten-foot setback from the twenty-foot setback). Notably the physical setback of the buildings along the southern property line (adjacent to the neighbors) substantially exceeds the setback requirements of the MF zone (nearly double on average).

Furthermore, per the FHMC Section 17.66, the purpose of allowing PRDs "is to encourage imaginative site and building design, promote urban infilling, and create open space in residential developments by permitting greater flexibility in zoning requirements than is otherwise permitted". Requiring significantly greater setbacks has the unintended effect of discouraging use of the PRD mechanism, rather than providing the flexibility and encouragement described in the code.

The Home Trust's objective in making this request is to fulfill our longstanding commitment to work collaboratively with the Town and to ensure that the project complies with applicable development standards in a manner appropriate to its context. While the project was permitted and constructed in accordance with the approvals in place at the time, we are engaging in the requested variance process to address the Town's concerns and to confirm that the established setbacks remain consistent with the intent of the code and the surrounding neighborhood context.

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request No. 2

Page 4

Meeting Variance Criteria

The criteria for approval of a variance are set forth in the FHMC Section 17.84.030, and are addressed as follows:

Criteria A: The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.

Approval of this variance would result in setbacks consistent with those applicable to physically identical apartments or condominiums, or buildings and lots created under a BSP, all being allowed in the zone.

Criteria B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations).

The circumstances giving rise to this request are unusual in that the project was permitted, constructed, and occupied prior to application of the PRD development standards through the subsequent Binding Site Plan and PRD process. This request is intended to avoid or minimize the creation of irregular site conditions that do not otherwise exist within the same zone.

Additionally, the subject property is 0.76 acres in size², whereas PRD standards are generally intended for larger sites, and application of those standards to this smaller parcel creates conditions not generally present within the zone.

Criteria C. The requested variance will provide the minimum variation from the standards necessary to afford relief.

What is requested is consistent with the MF setbacks and seeks a minimal deviation from the setbacks for approval by means of a PRD.

² A PRD is allowed on lots under one acre if they are affordable housing.

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Setback Variance Request No. 2

Page 5

Criteria D.1. *The granting of the variance will not provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone.*

Approval of this variance would apply setback standards consistent with those applicable to physically identical apartments, condominiums, or units approved under a Binding Site Plan. This does not constitute a special privilege and ensures consistency with standards already applicable to comparable developments in the zone.

Criteria D.2. *The granting of the variance will not cause significant injury to the rights of other property owners in the zone.*

Applying setback standards consistent with MF zone setbacks will not cause significant injury to neighboring properties and will maintain compatibility with surrounding development.

Criteria D.3. *The granting of the variance will not be materially detrimental to the public welfare.*

Applying setback standards consistent with MF zone setbacks will not be materially detrimental to the public welfare.

Criteria D.4. *The granting of the variance will not allow an incompatible structure or use to be located within the zone.*

Structures and uses that are compatible as apartments or condominiums, and compatible when created under a BSP, would likewise be compatible when approved under a PRD.

On behalf of the Home Trust, thank you for your consideration.

Sincerely,



Karl Eberhard, Architect
San Juan Home Trust Project Manager
Authorized Agent

LA2024-0005

TOWN OF FRIDAY HARBOR
Community Development



BINDING SITE PLAN
TOWN OF FRIDAY HARBOR
HOLLIWALK
SAN JUAN COMMUNITY HOME TRUST

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED
AFN: 2016-0423004
LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIDAY HARBOR,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

RECORD OF SURVEY
BOOK 2 PAGE
154

TAX PARCEL NUMBER
351456013000

SITE ADDRESS
260 PRICE ST
FRIDAY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST

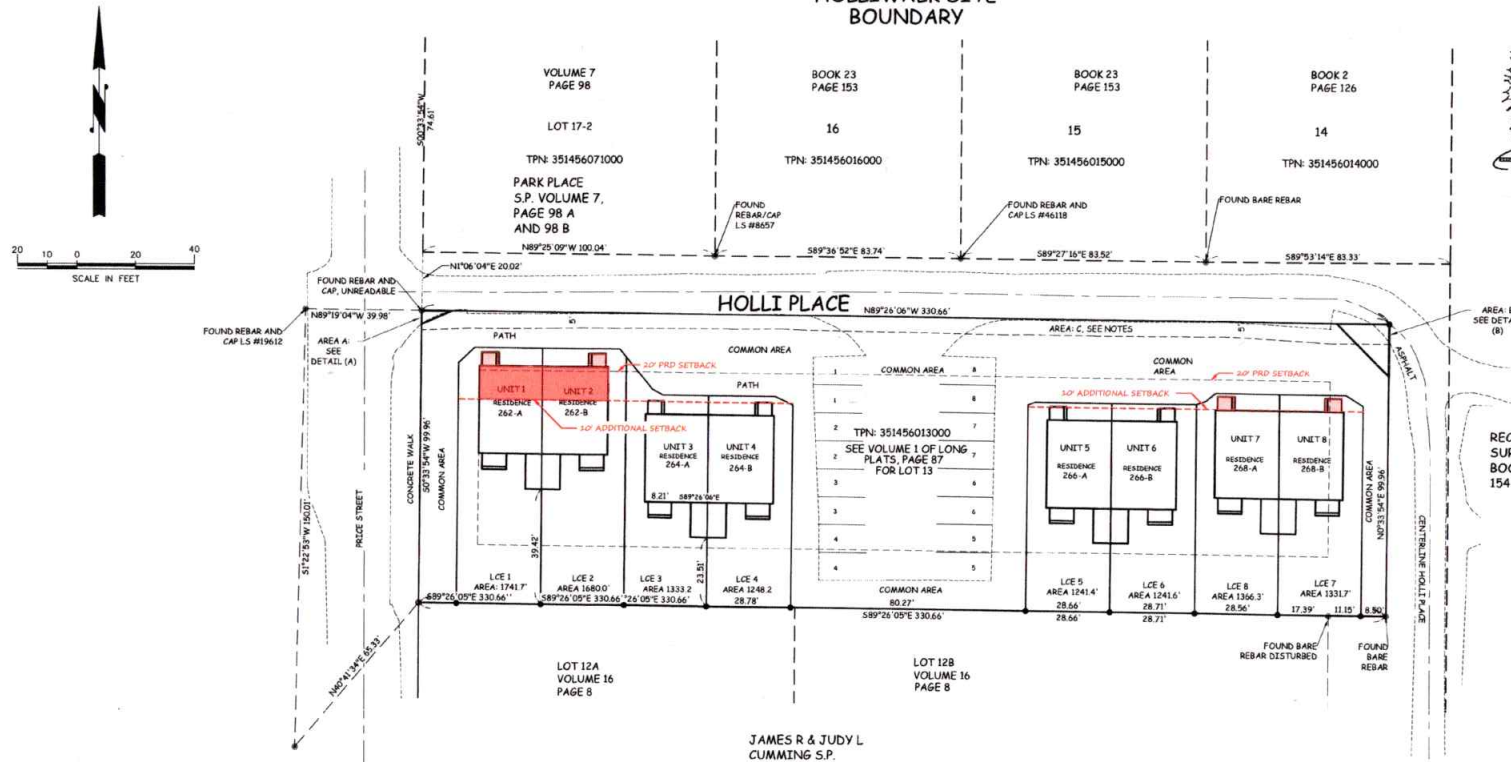
RECORD OF SURVEY
BOOK 2 PAGE
154

TAX PARCEL NUMBER
351456013000

SITE ADDRESS
260 PRICE ST
FRIDAY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST

HOLLIWALK SITE
BOUNDARY



LAND DESCRIPTION

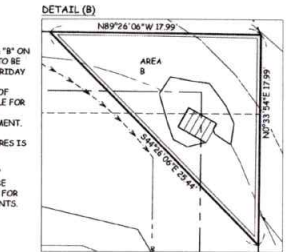
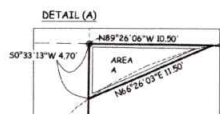
PER STATUTORY WARRANTY DEED
AFN: 2016-0423004
LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIDAY HARBOR,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

RECORD OF SURVEY
BOOK 2 PAGE
154

TAX PARCEL NUMBER
351456013000

SITE ADDRESS
260 PRICE ST
FRIDAY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST

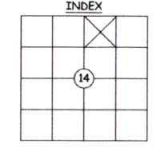


SURVEY NOTES
THIS IS A TOPOGRAPHIC SURVEY, AS SUCH, IT IS NOT REQUIRED TO BE RECORDED PER AGO #1 TO THE SURVEY RECORDING ACT. FOR MORE INFORMATION, INCLUDING SPECIFIC LOCATION OF LOT CORNERS, PLEASE REFER TO:

- BOOK 2 OF SURVEYS, PAGE 26
 - BOOK 5 OF SURVEYS, PAGE 2
 - BOOK 23 OF SURVEYS, PAGE 153
 - BOOK 23 OF SURVEYS, PAGE 193
 - VOLUME 6 OF SHORT PLATS, PAGE 8
 - VOLUME 7 OF SHORT PLATS, PAGES 98 & 98A
 - BOOK 26 OF SURVEYS, PAGE 66 (EXTERIOR BOUNDARY LOT 13)
- THIS DRAWING DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.

- NOTES**
- 1) AREAS DESIGNATED AS "A" & "B" ON FACE OF BINDING SITE PLAN TO BE DEDICATED TO THE TOWN OF FRIDAY HARBOR AS AN EASEMENT FOR INGRESS & EGRESS. THE TOWN OF FRIDAY HARBOR IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF IMPROVEMENTS IN SAID EASEMENT.
 - 2) LAND UNDER UNIT STRUCTURES IS LEASE HOLDER PROPERTY.
 - 3) AREA DESIGNATED "C" IS A 5' RIGHT-OF-WAY EASEMENT TO BE DEDICATED TO FRIDAY HARBOR FOR FUTURE FRONTAGE IMPROVEMENTS.

- LEGEND**
- FOUND REBAR/CAP L.S. #46118 (OR AS NOTED)
 - FOUND 1" IRON PIPE & COIN L.S. #8657
 - SET REBAR/CAP L.S. #19612
 - TPN TAX PARCEL NUMBER
 - BOUNDARY LINE OF SUBJECT PARCEL
 - ADJACENT PARCEL LINE
 - EDGE OF ASPHALT
 - 5' ROW
 - TIE LINE
 - (LCE) COMMON ELEMENTS

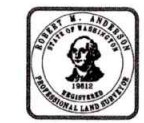


A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

BINDING SITE PLAN
HOLLIWALK

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
PO BOX 2997
640 MULLIS ST. 98250
FRIDAY HARBOR, WA 98250
LAND SURVEYING
phone: (360)399-7693
info.ssr@rockisland.com
www.star-surveys.com
MAPPING
PLANNING



CAD BY: AC	DATE: 12/30/2025	JOB NO.: 2191
CHK BY: BMA	PAGE 2 OF 5	SCALE: 1" = 20'
PLD BY: 166 & 167	2191.DWG	DATE: 3D 2025

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-6 ROBOTIC SYSTEM

FEB 18 2026

RECEIVED

Town of Friday Harbor

PO Box 219 / Friday Harbor / WA / 98250

(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

LUA2024-0010

Application date: February 18, 2026	Project Tax parcel number: 351456013000
Applicant name: Karl Eberhard for San Juan Community Home Trust	Phone number: (928) 699-7974
Mailing address: PO Box 2603, Friday Harbor, WA 98250	
Email address:	eberhard@karleberhard.com
Area requested for Variance: (Street address or other description)	
Perimeter of Property	
260 Price Street	
Legal Description:	
PRICE'S ADDN TO FRIDAY HARBOR - LOT 13, VOL. 1 PG. 87 Sec 14, T 35N, R 3W	
Current Zoning:	
Variance requested and reasons for:	
Section 16.12.040. B.18 as regards "a 20-foot-wide native vegetation buffer".	
Details provided in attached letter.	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.

Provided in attached letter.

February 18, 2026

Date



Karl Eberhard
2026.02.17 13:52:47 -08'00'

Signature of Applicant / Agent

Karl Eberhard

Architect

February 18, 2026

Attn: Mayor and Town Council
The Town of Friday Harbor
60 Second Street
P.O. Box 219
Friday Harbor, WA 98250

Re: 260 Price Street (Holliwalk)
Landscaping Variance Request No 2

Dear Honorable Mayor and Town Council,

The San Juan Community Home Trust (Home Trust) respectfully requests approval of a variance from the Friday Harbor Municipal Code (FHMC), Section 16.12.040 Binding site plan contents and approval criteria, Sub-section B.18 as regards "a 20-foot-wide native vegetation buffer". Among other requirements, this section requires that the plan depict "a minimum 20-foot-wide native vegetation buffer around the perimeter of the binding site plan area."

The Home Trust requests that the 20-foot landscaping setback be "averaged" to match the 20-foot Planned Residential Development site setback. The encroachment of buildings into the 20-foot landscaping comprises 278 SF, approximately 2% of the area required, and is proposed to be replaced by 322 SF of landscape area added onto the existing parking landscaping.

Overarching Rationale for Variance

Visually, this site will stand out as significantly more densely planted than surrounding properties, rather than providing the "filtered screen" contemplated by the code. This minor area shift, besides being an industry standard mitigation, will not alter the "heavily landscaped" character proposed. This variance also serves the code by eliminating a conflict with previously granted use permit approvals.

AZ 43345

CA C22194

WA 20106300

P.O. Box 1044, Friday Harbor WA 98250

(928) 699-7974

www.KarlEberhard.com

eberhard@karleberhard.com

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request No 2

Page 2

Meeting Variance Criteria

The criteria for approval of a variance are set forth in the FHMC Section 17.84.030, and are addressed as follows:

Criteria A: The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.

Being already over-landscaped, more than double that of properties in the same zone, moving 2% of the landscaping, would not alter the applicant's substantial property right commonly enjoyed by other properties in the same zone.

Criteria B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations).

The circumstances giving rise to this request are unusual in that the project was permitted, constructed, and occupied before the BSP landscaping standards were applied through the subsequent Binding Site Plan and PRD process. This request is intended to avoid or minimize the creation of irregular site conditions that do not otherwise exist within the same zone.

Criteria C. The requested variance will provide the minimum variation from the standards necessary to afford relief.

The requested variance represents the minimum modification necessary to allow landscaping that meets the intent of the code while remaining compatible with the surrounding neighborhood.

Criteria D.1. The granting of the variance will not provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone.

Approval of the variance would not grant a special privilege, as the resulting landscaping density would remain comparable to or greater than that of surrounding properties in the same zone.

February 18, 2026
Mayor and Town Council
Re: 260 Price Street (Holliwalk)
Landscaping Variance Request No 2

Page 3

Criteria D.2. *The granting of the variance will not cause significant injury to the rights of other property owners in the zone.*

The proposed landscaping will not cause injury to neighboring properties and will maintain compatibility with the existing neighborhood character.

Criteria D.3. *The granting of the variance will not be materially detrimental to the public welfare.*

The variance will not be detrimental to the public welfare and avoids future tree health and safety issues associated with excessive planting density.

Criteria D.4. *The granting of the variance will not allow an incompatible structure or use to be located within the zone.*

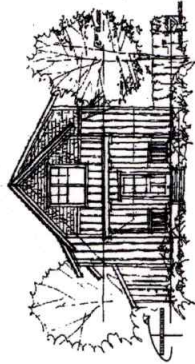
Landscaping is not a structure or use and additional landscaping does not allow further incompatible structures or uses.

On behalf of the Home Trust, thank you for your consideration.

Sincerely,



Karl Eberhard, Architect
San Juan Home Trust Project Manager
Authorized Agent



**BINDING SITE PLAN
HOLLIWALK**
TOWN OF FRIEDY HARBOR
SAN JUAN COMMUNITY HOME TRUST

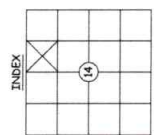
LAND DESCRIPTION
PER STATUTORY WARRANTY DEED
APN 20M-0470004
LOT 13, PRICE'S ADDITION TO THE TOWN OF FRIEDY HARBOR,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF
PLATS, PAGE 87, RECORDS OF SAN JUAN COUNTY, WASHINGTON

TAX PARCEL NUMBER
30146003000

SITE ADDRESS
260 PIGEON ST
FRIEDY HARBOR, WA 98250

OWNER
SAN JUAN COMMUNITY HOME TRUST

RECORD OF SURVEY BOOK 2 PAGE 154



A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

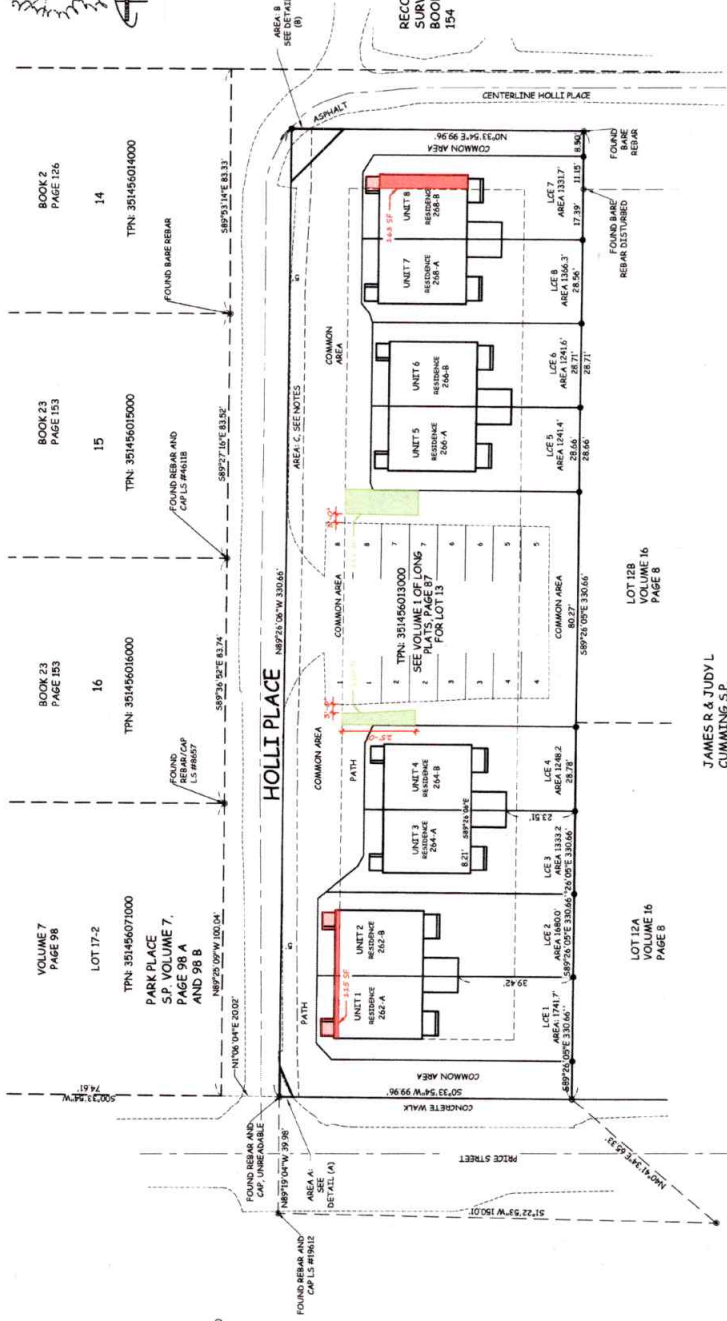
**BINDING SITE PLAN
HOLLIWALK**

PREPARED AT THE REQUEST OF
SAN JUAN COMMUNITY HOME TRUST
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M. SAN JUAN ISLAND, SAN JUAN COUNTY, WA

STAR SURVEYING, INC.
10 BOX 2997
145 1ST AVE
FRIEDY HARBOR, WA 98250
Phone: (509) 897-7400
info@starsurveying.com
www.starsurveying.com

LAND SURVEYING	DATE: 12/20/2024	JOB NO.: 2301
CAD BY: AC	PAGE 2 OF 3	SCALE: 1" = 20'
CHECKED BY: BMA	23/11/2025	CIVIL NO.: 2024
FILED BY: JMB & JBT		

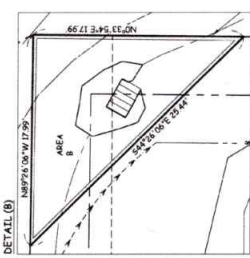
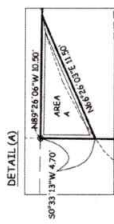
HOLLIWALK SITE BOUNDARY



JAMES R & JUDY L CUMMINGS S.P.

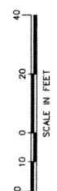
- LEGEND**
- FOUND REBAR/CAP L.S. #9818 (OR AS NOTED)
 - FOUND "I" BONDTYPE & CON L.S. #9857
 - SET REBAR/CAP L.S. #9817
 - TYN TAX PARCEL NUMBER

- BOUNDARY LINE OF SUBJECT PARCEL
- ADJACENT PARCEL LINE
- EDGE OF ASPHALT
- 5' ROW
- TIE LINE
- (LCE) COMMON ELEMENTS



- NOTES**
- 1) AREAS DESIGNATED AS "A", "B", "C" ON PAGE OF BINDING SITE PLAN TO BE DESIGNATED TO THE TOWN OF FRIEDY HARBOR AS A EGRESS THE TOWN OF FRIEDY HARBOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND USE OF IMPROVEMENTS IN SAID EASEMENT.
 - 2) LAND UNDER UNIT STRUCTURES IS LEASE HOLDER PROPERTY.
 - 3) AREA DESIGNATED "C" IS A 5' RIGHT-OF-WAY EASEMENT TO BE MAINTAINED FOR IMPROVEMENTS FOR FUTURE FRONTAGE IMPROVEMENTS.

SURVEY NOTES
BOOKS OF SURVEYS, PAGE 76
BOOK 8 OF SURVEYS, PAGE 93
BOOK 23 OF SURVEYS, PAGE 93
VOLUME 5 OF SHORT PAGES
BOOK 26 OF SURVEYS, PAGE 46 (EXTERIOR BOUNDARY LOT 13)
THIS DRAWING DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.





**Comprehensive
Plan 2026
Amendment
Cycle**

COMPREHENSIVE
PLAN AMENDMENT
DOCKET PROCESS

MARCH 05, 2026

Today's Purpose - Setting The Docket

- Friday Harbor does have a codified comprehensive plan amendment process.
- RCW 36.70a.470(2) (2) Each county and city planning under RCW 36.70A.040 shall include in its development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest plan or development regulation amendments. *The suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provisions of RCW 36.70A.130.*



Today's Purpose - Setting The Docket

- Setting the docket is the first step of the annual comprehensive plan process. When not selected for further processing, the proposed amendment shall be removed from the docket, and any amendment fee submitted (not including any preapplication fees) shall be refunded. Resubmittal of an application removed from the docket may be made at the next annual review cycle



Review Process

- The Town's Comprehensive Plan states the comment period to submit amendment requests is September 1, 2025 through December 31, 2025
- The Docket review process is today, March 05, 2026
- The applications docketed for processing will be scheduled for the 1st work session at the Town Planning Commission Meeting on Thursday March 12, 2026.
- Planning Department 60-day notice to the Department of Commerce March 6, 2026 for docketed items

*** Dates are approximate, and all noticing will follow procedures in the Friday Harbor Municipal Code***



Review Process

- Public Hearing at Planning Commission April 09, 2026
- Planning Commission Recommendation April 09, 2026
- Town Council Workshop 1st meeting May 2026
- Town Council Hearing 1st meeting in June 2026
- Town Council Ordinance 2nd meeting in June 2026

*** Dates are approximate, and all noticing will follow procedures in the Friday Harbor Municipal Code***



OVERVIEW OF 2026 AMENDMENT APPLICATIONS

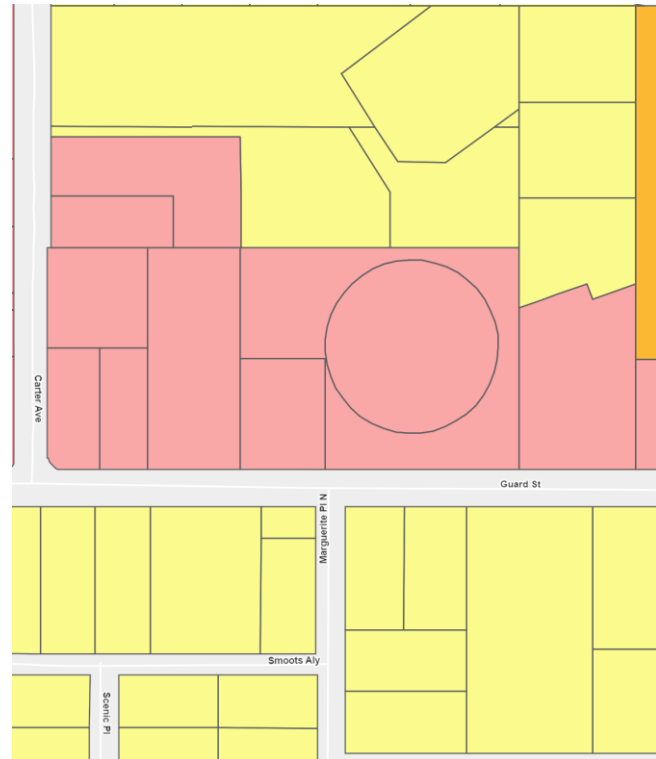
1 Applications Submitted

- 1 requests to redesignate and rezone
- No requested text amendments

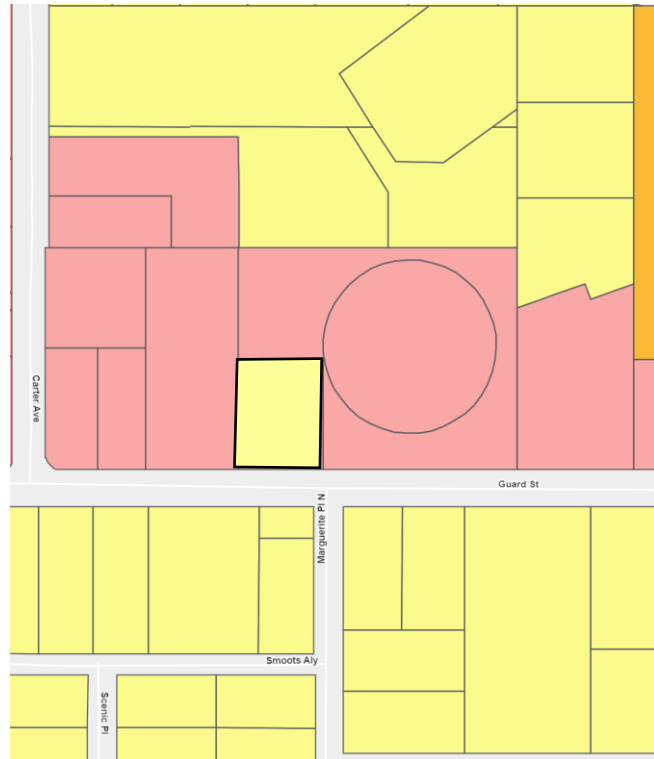
APPLICATION 1

Site specific Request | Hoins

Existing Land Use Designation: Non-Residential



Proposed Land Use Designation: Residential

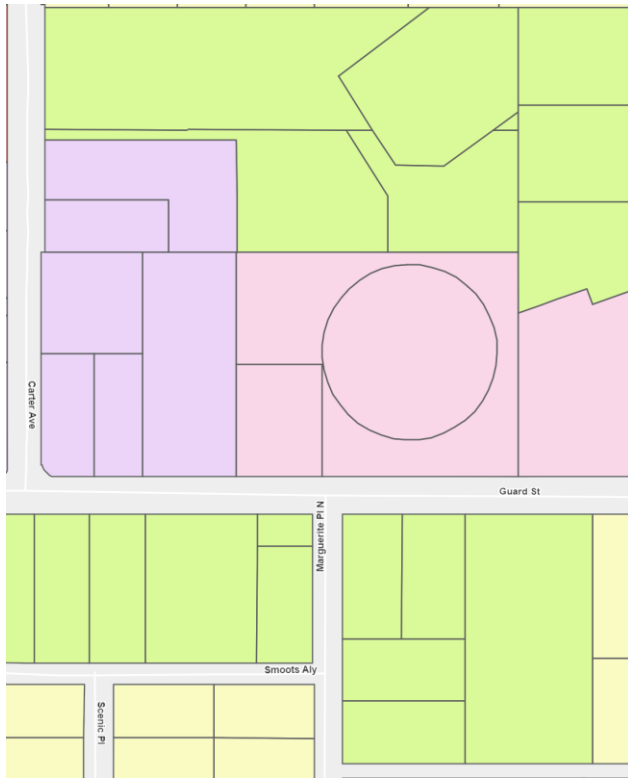


A request to re-designate and rezone one property with a total area of +0.4 acres located on Guard Street from Non-Residential to Residential. If the site-specific amendment is approved, map amendments to Figure 3-2 will be required (along with an amendment to the Town's Zoning Map with a residential designation).

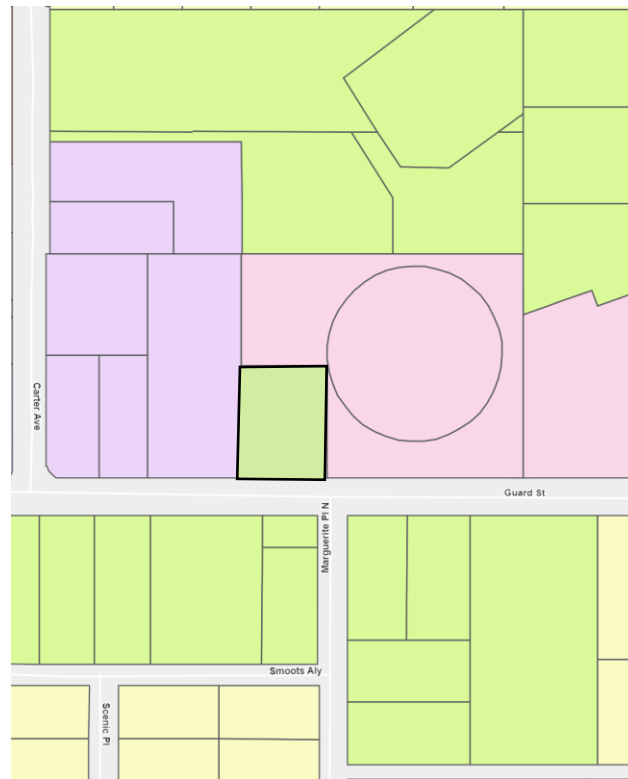
APPLICATION 1

Proposed Rezone Designation | 820 Guard Street


Existing Zone Designation:
Professional Service



Proposed Zone Designation:
Multifamily



The requested rezone to multifamily would provide up to 6 multifamily units.



This docketing session is not to approve these amendments but to allow them to continue through the review process

Staff Recommended Motion:

Move to approve docketing the one map amendment application received for the 2026 Comprehensive Plan Amendment process.

2026 COMPREHENSIVE PLAN AMENDMENTS