



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

AGENDA
PLANNING COMMISSION

Thursday, August 27, 2026 at 5:30 PM

Town Council Chambers - 60 Second Street

Zoom: <https://us02web.zoom.us/j/86062582578> ~ Meeting ID: 860 6258 2578

***Vision:** Honoring our past while building a thriving and sustainable future.*

***Mission:** To preserve and enhance our unique island community known for its small town, rural atmosphere, and natural beauty. To sustain a vital downtown that enriches the business community, honors history, celebrates the arts, and preserves our natural environment.*

Call to Order / Roll Call

Public Comments

Workshop

- Chpt 9 Climate Change and Resiliency

Rezone 820 Guard St.

- Rezone 820 Guard St, from Professional Services to Multi-Family

Department Update

Adjourn



9 Climate Change and Resiliency

9.1 Summary and Purpose

The Growth Management Act was amended in 2023 under Washington House Bill 1181, requiring the Town of Friday Harbor to integrate climate resilience goals, policies, and strategies into this Comprehensive Plan. This Element addresses climate change impacts, vulnerabilities, and risk, while considering co-benefits and integration with other elements of this Comprehensive Plan and other plans. Goals and policies in this element are intended to be consistent with the Washington State Department of Commerce’s Climate Planning Guidance. Policies must also consider and prioritize actions that benefit vulnerable communities and promote environmental justice consistent with HB 1181. Additional information on specific climate related vulnerabilities, risks, and mitigation strategies can be found in the **Climate Vulnerability and Risk Assessment Appendix**.

9.2 Conditions and Trends

Assets

Climate change resiliency planning assesses the vulnerability of different assets (people, resources, ecosystems, and infrastructure) within a community and strategies to reduce vulnerabilities. Different community characteristics and vulnerabilities assessed as well as a full list of assets within Friday Harbor can be found in the **Climate Vulnerability and Risk Assessment Appendix**. **Exhibit 9-1** includes a generalized list of assets by category and sector.

Exhibit 9-1. Generalized Community Assets by Sector and Category

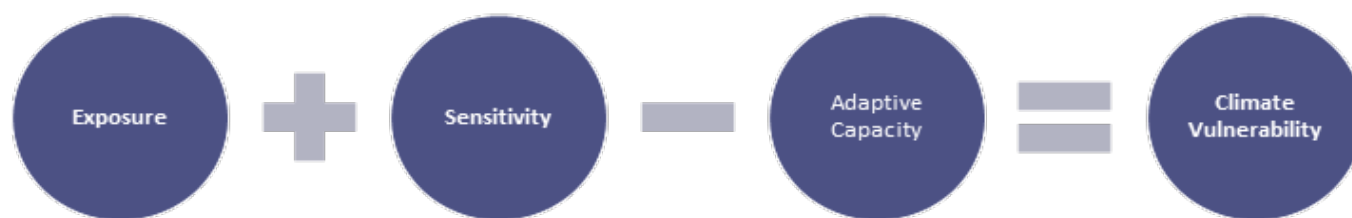
Sector	Asset Category	Assets
Agriculture & Food Systems	Food Production & Distribution	Community garden, food bank, grocery stores: Friday Harbor Market Place and Kings Market
Buildings & Energy	Government facilities	Municipal/public buildings
	Schools	Schools
	Energy Infrastructure	OPALCO Power lines & microgrid projects; EV charging stations; 25 submarine power cables
	Commercial and Residential Buildings	Commercial and residential buildings
Cultural Resources & Practices	Historic Sites	Historic district and sites
	Cultural Foods	Salmon; First Foods (foods important to Indigenous peoples)
	Community Resources	San Juan County Library; Family Resource Center; Schools; Faith-based institutions; Parks and Open spaces
	Social Networks	Social networks and community connectivity
Economic Development	Job Security	Income for maritime workers
	Local Businesses	Banks; restaurants; hotels; small businesses; water-based sport retailers; outfitters (fishing, cycling); commercial fisheries
	Industrial/Manufacturing	Industrial/manufacturing operations; commercial fisheries
Ecosystems	Natural Areas	Bluffs and beaches
	Natural Resources	Tree canopy; Clean air; Shoreline
	Plant & Animal Species	Native species; Threatened/endangered species
Emergency Management	Emergency Response/Services	Emergency services (police, fire, EMS); Shelters
Health & Well-being	Medical Facilities	Peace Island Medical Center; nursing homes and elder care facilities
	Social Services	Health/mental health services; childcare facilities
	Human Health & Well-Being	Healthy and safe populations
Transportation	Major Transportation	Port of Friday Harbor Marina, WSDOT Ferry Terminal; Port of Friday Harbor Airport
	Local/Public Transportation	Trails/walkways/sidewalks; bike infrastructure
Waste Management	Waste Management	Transfer station; waste hauling; septic systems; wastewater/sewage treatment facility
Water Resources	Water Resources	Groundwater aquifers/private wells; Trout Lake Reservoir
	Water Infrastructure	Pipes; pumping stations; culverts; stormwater infrastructure/drains; dams
Zoning & Development	Development & Conservation Potential	Available land for development; available land for conservation/open space
	High-Traffic Areas	Downtown/Central business district
	Residential Structures	Single and multi-family residences (structures)
	Commercial Buildings	Businesses (structures)

Source: BERK, 2024

Vulnerabilities

Vulnerability of different assets is defined by the US Climate Resilience Toolkit as the sum of exposure to a changing climate and the inherent sensitivity of people or environments to a changing climate, minus capacity of the community to manage the impacts of a changing climate. Risk of a certain climate hazard to an asset is a separate but related concept defined as the probability and magnitude of hazards impacting a specific asset.

Exhibit 9-2. Climate Vulnerability Assessment Framework



Source: UKAID. (2011). Defining disaster resilience

Exposure	Sensitivity	Adaptive Capacity	Vulnerability
The presence of people, assets, and ecosystems in places where they could be adversely affected by hazards	The degree to which a system, population, or resource is or might be affected by hazards.	The ability of a person, asset, or system to adjust to a hazard, take advantage of new opportunities, or cope with change.	The propensity or predisposition of assets to be adversely affected by hazards. Vulnerability encompasses exposure, sensitivity, potential impacts, and adaptive capacity.
Common exposures: • Extreme Heat • Extreme Precipitation • Flooding • Wildfire Smoke and Danger • Air Pollution	Common Indicators of high sensitivity: • Human Indicators ○ < 5 years old ○ > 65 years old ○ Diabetes ○ Asthma ○ Respiratory disease ○ Heart Disease • Physical Indicators ○ Steep Slopes ○ Critical Areas ○ Shorelines	Common factors for low adaptive capacity: • People of Color • Poverty • Less than high school degree • Linguistic Isolation • Living Alone • High Housing Cost Burden • Unreliable Access to Transportation • Poor Housing Condition • Unemployment • Working in Outdoor Professions • Lack of Health Insurance • Lack of Access to Open Space • Low Tree Canopy Coverage	

Source: US Climate Resilience Toolkit. (2021); IPCC (2014); BERK, 2025

Hazards in Friday Harbor

As part of the Fifth National Climate Assessment (Jay, et al., 2023), climate change trends and projections were highlighted for the Pacific Northwest, including:

- **Warming:** Annual average air temperatures in the region have risen by almost 2° F since 1900. Compared to the period of 1900-2020, the annual number of extremely hot days and warm nights in the Northwest has been above the long-term average over the past decade. Future warming in the region is expected to exacerbate regional heatwave intensities.
- **Extreme Precipitation:** Summer precipitation is projected to decline contributing to more frequent, longer, and more severe regional drought conditions that increase wildfire risk and decrease water availability. The frequency and intensity of extreme precipitation events are projected to increase across the region. A greater number of strong atmospheric river events and fewer moderate and weak events are projected to occur. Warmer winter temperatures have led to declines in mountain snowpack, particularly in areas with warm maritime climates. A greater proportion of winter precipitation is projected to fall as rain rather than snow.
- **Coastal Waters:** Annual average coastal sea surface temperatures in the Northwest have warmed approximately 1.2° F since 1900. Human-caused carbon emissions have already driven ocean acidification of surface and subsurface waters off Oregon and Washington. Ocean acidification, hypoxia, and human-caused nutrient inputs negatively affect many species. Sea level is projected to increase across the Northwest. In Puget Sound, where most land is subsiding, sea levels are expected to rise 0.9 to 1.6 feet by 2050, and 3.2 to 10.2 feet by 2150 under a very high scenario (RCP8.5), relative to the reference period (Climate Mapping for a Resilient Washington. , 2022).

Based on the University of Washington's Climate Mapping for a Resilient Washington (Raymond, 2022), trend information has been developed for each county in Washington State, including San Juan County. See **Exhibit 9-3**. Each hazard is described in **Exhibit 9-4**.

Exhibit 9-3. San Juan County Median Changes to Climate by 2050

Climate Change Hazard	Potential Impacts and Likely Changes	Indicators
 Created by Adrien Coquet from the Noun Project Extreme Heat	An increase in average summer temperatures is expected. This could affect people, landscaping, agriculture, and natural areas like wetlands, wildlife habitats, and other ecosystems. More days above 90° F humidex (humidity and heat) are expected, which can affect public health. An increase in the number of cooling degree days is an indicator of greater cooling demand for buildings in the summer. Warmer stream temperatures are expected to reduce habitat quality for aquatic species that depend on cold water. Changes in temperature and precipitation can affect wetlands as well as upland plant communities (Ecology, 2024).	+ 6.1° F Change in Average Daily Summer (June - Aug) Maximum Temperature. + 5.2 days above 90° F humidex. + 208° F-days change in cooling degree days (base 65° F). + 16.0° C average August stream temperature (°C).
 Created by Laynik from the Noun Project Wildfire & Smoke	There would be more fire-danger days that could affect homes and businesses where forests and wildland vegetation meet or intermingle. More wildfire smoke can result in particulates affecting those with health conditions (e.g., heart and lung disease, pregnancy, etc.).	+ 21 days Change in High Fire Danger Days.
 Created by Nae Activated Yourself from Noun Project Drought	A decrease in late summer precipitation could reduce available water for multiple uses during the period that is typically driest, and low fuel moisture during fire season.	-14.4% change in total precipitation for July 15 - September 15.
 Extreme Precipitation	More frequent and intense storms are expected. This could affect flooding, erosion, and runoff and impact stormwater systems, transportation, and emergency responses.	+10 % change in the magnitude of 2-year storm. +15 % change in storm that occurs on average once every 25 years.
 Created by Adrien Coquet from the Noun Project Sea Level Rise	The county would experience an increase in frequency and extent of coastal flooding. This could impact more homes, businesses, and infrastructure.	+0.6 feet sea level rise expected with a 50% likelihood by 2050 +2 feet sea level rise expected with a 50% likelihood by 2100.

Source: Climate Mapping for a Resilient Washington, 2022.

Exhibit 9-4. Hazard Impacts by Sector

Sector	Potential Climate Hazard
Agriculture & Food Systems	A warming climate, droughts, and extreme precipitation can stress crops and livestock. However, Friday Harbor does not have significant agricultural production. The town's food system is dependent on delivery of food from off-island.
Buildings & Energy	Extreme heat can cause an increase in demand for energy (cooling).
Cultural Resources & Practices	Potential impacts to historic and cultural resources could include: Loss of cultural and historical sites on coastline to sea-level rise and related impacts • Loss of cultural and historic sites due to more frequent and intense severe weather events • Loss of locally grown, temperature-sensitive foods that are culturally important (berries, shellfish, salmon, etc.) Extreme heat can result in warmer stream temperatures that can affect fish and wildlife and plants important as cultural resources.
Economic Development	Extreme heat or wildfire smoke events could affect persons working outdoors, delaying jobs and income (e.g. construction). These impacts could interfere with cultural events and impact tourism.
Ecosystems	There could be changes in the size and shape of designated environmentally critical areas, buffers, and shoreline environments. Warmer summer temperatures could reduce tree growth in some areas and increase growth in mild climates. There is a potential for increased ocean acidification and sea surface temperature. There can be stress on cold-water species in lakes. Sea level rise can result in loss of near-shore habitat and coastal wetlands to sea-level rise and erosion.
Emergency Management	The 2018 Hazard Mitigation Plan identified a high probability of a severe storm event, a moderate probability of a WUI fire event, and a low probability of a drought. The Town's Watershed Forest Assessment identified wildfire risk as a concern and identified management strategies. Regarding drought, since 2019 there has been persistent drought in the Pacific Northwest. In 2023, there was a drought advisory including in San Juan County. In April 2024, the State declared a drought including all counties.
Health & Well-Being	Friday Harbor has populations that could be vulnerable to extreme heat, due to age or health conditions.
Transportation	Climate change could result in infrastructure damage and increased maintenance requirements (e.g., roadside vegetation).

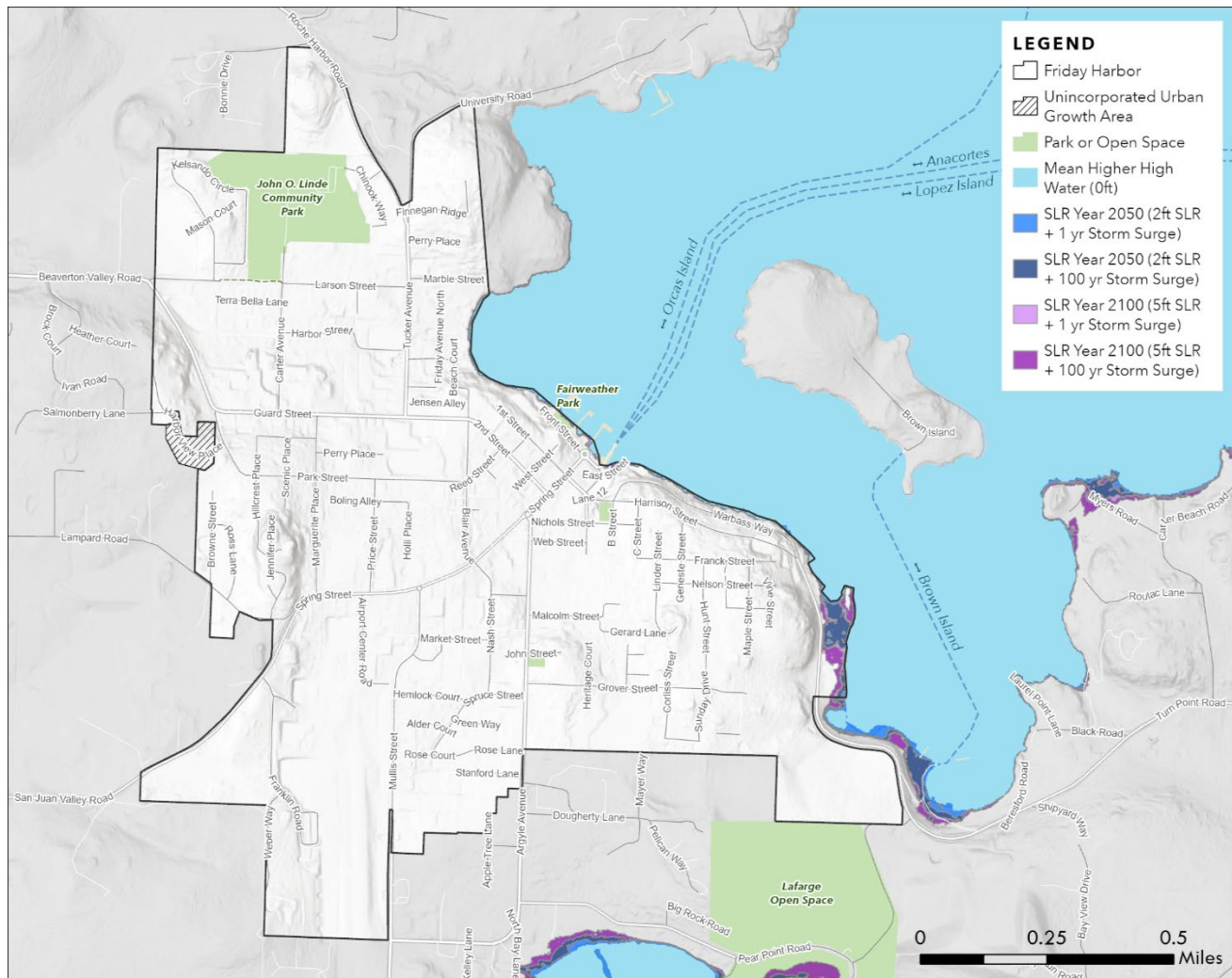
Sector	Potential Climate Hazard
	A primary concern is sea level rise and damage to the ferry terminal area, and other shoreline facilities with marinas and trails.
Waste Management	Due to climate hazards, there could be increased solid waste and debris (downed tree limbs, building rubble, roof shingles, vehicles, and appliances).
Water Resources	The forest land surrounding the reservoir could be affected by extreme heat and drought as described under Ecosystems. Other water resource impacts due to climate hazards include: • Changes in water quality • Increased demands on stormwater management systems with the potential for more combined stormwater and sewer overflows
Zoning & Development	Key climate hazards for the Town include sea level rise and extreme precipitation events and erosion, drought, and other concerns. Potential impacts could include: • Increased erosion or damage to coastal infrastructure, beaches, and other natural features due to sea level rise and storm surge • Increased demand for irrigation of non-native, non-productive landscaping • Changes in housing stock availability due to hazard events • Increased impervious surface runoff and associated management and maintenance costs

Source: BERK, 2025

Sea Level Rise

Over the course of the next century, sea level rise is anticipated that can have impacts on existing infrastructure and may limit growth. Sea level rise would more severely impact low-lying areas of San Juan Island, which include the WSDOT Ferry Terminal at Friday Harbor and other areas within the Friday Harbor town boundaries the FHUGA. A map of potential sea level rise is shown in **Exhibit 9-5**.

Exhibit 9-5. Sea Level Rise in Friday Harbor, 2050 and 2100



Sources: San Juan County, 2024; BERK, 2024.

Within town and the FHUGA, a notable area that is at heightened risk of sea level rise is the area near the Ferry Terminal, Warbass Way, and Jensen Marine. **Exhibit 9-5** shows that while sea level rise is a risk with critical facilities such as the ferry terminal area and some parkland, Friday Harbor has fewer residential areas that are at risk of inundation

Extreme Heat

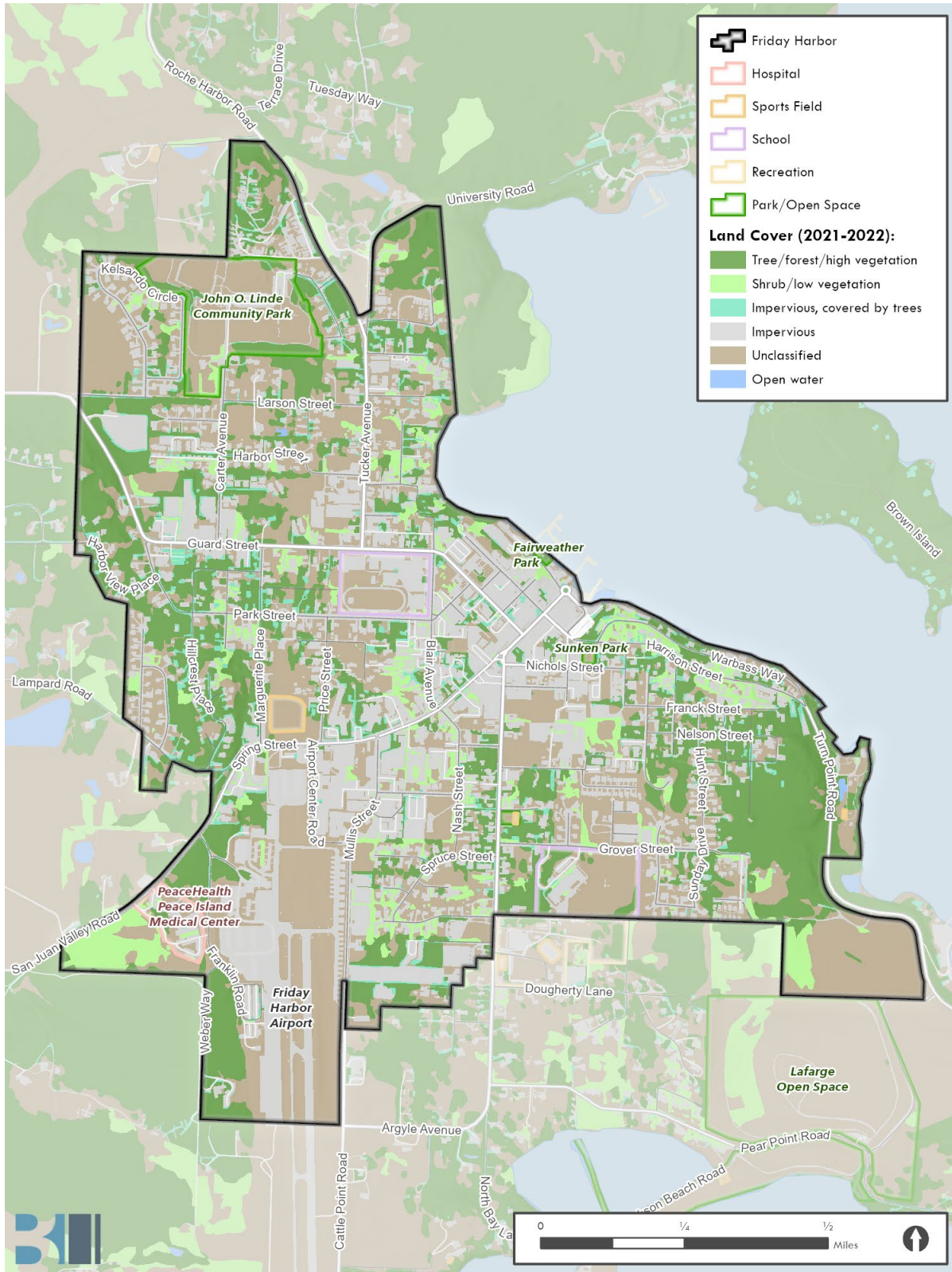
By 2050 it is anticipated there will be an increase in maximum summer temperature, increases in the number of 65-degree humidex nights and 90-degree humidex days¹⁴, and an increase in cooling degree days.¹⁵

Areas with less tree canopy and more impervious areas can magnify the effects as “heat islands.” Exposure to extreme heat can put health strain on the aging population and by extension the emergency management systems, as well as strain on electric and water utilities, and hurt overall ecosystem health throughout the town’s residential areas, parks, open spaces, and greenways. See **Exhibit 9-6** and **Exhibit 9-7** which show maps of land cover and heat islands within the town limits.

¹⁴ Per the University of Washington Climate Impacts Group, humidex is a measure of "experienced" temperature, and includes measures of both temperature and humidity.

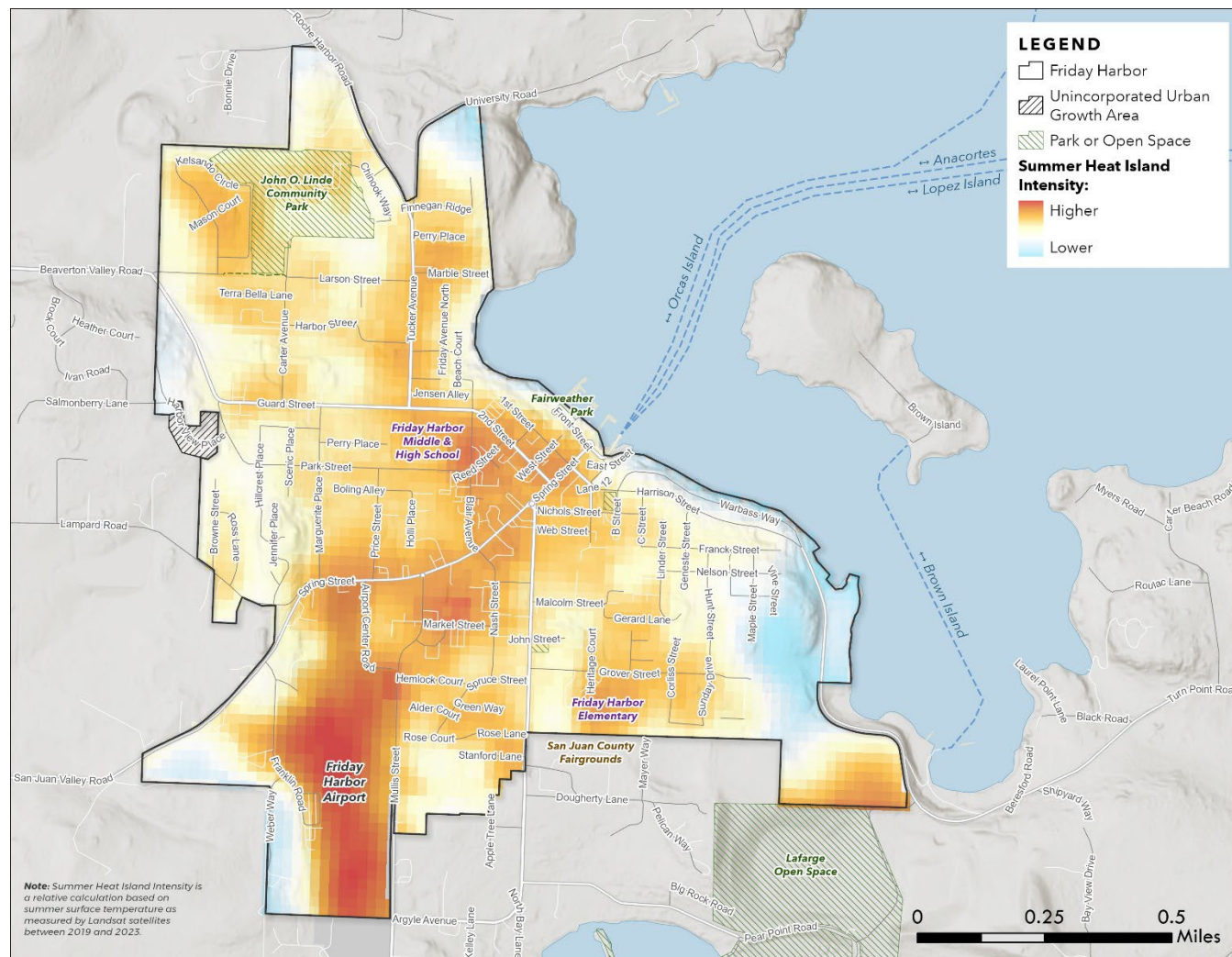
¹⁵ According to the National Weather Service cooling degree days is a comparative metric used when the temperature mean is above 65°F, indicating air conditioning or cooling may be needed. Degree days are the difference between the daily temperature mean, (high temperature plus low temperature divided by two) and 65°F. If the temperature mean is above 65°F, subtract 65 from the mean, and the result is **Cooling Degree Days**.

Exhibit 9-6. Land Cover types - 2022



Sources: Washington State Ecopia Land Cover; 2022, BERK, 2024.

Exhibit 9-7. Summer Heat Island Intensity in Friday Harbor



Sources: Landsat 8, 2019-2023; BERK, 2024.

Drought

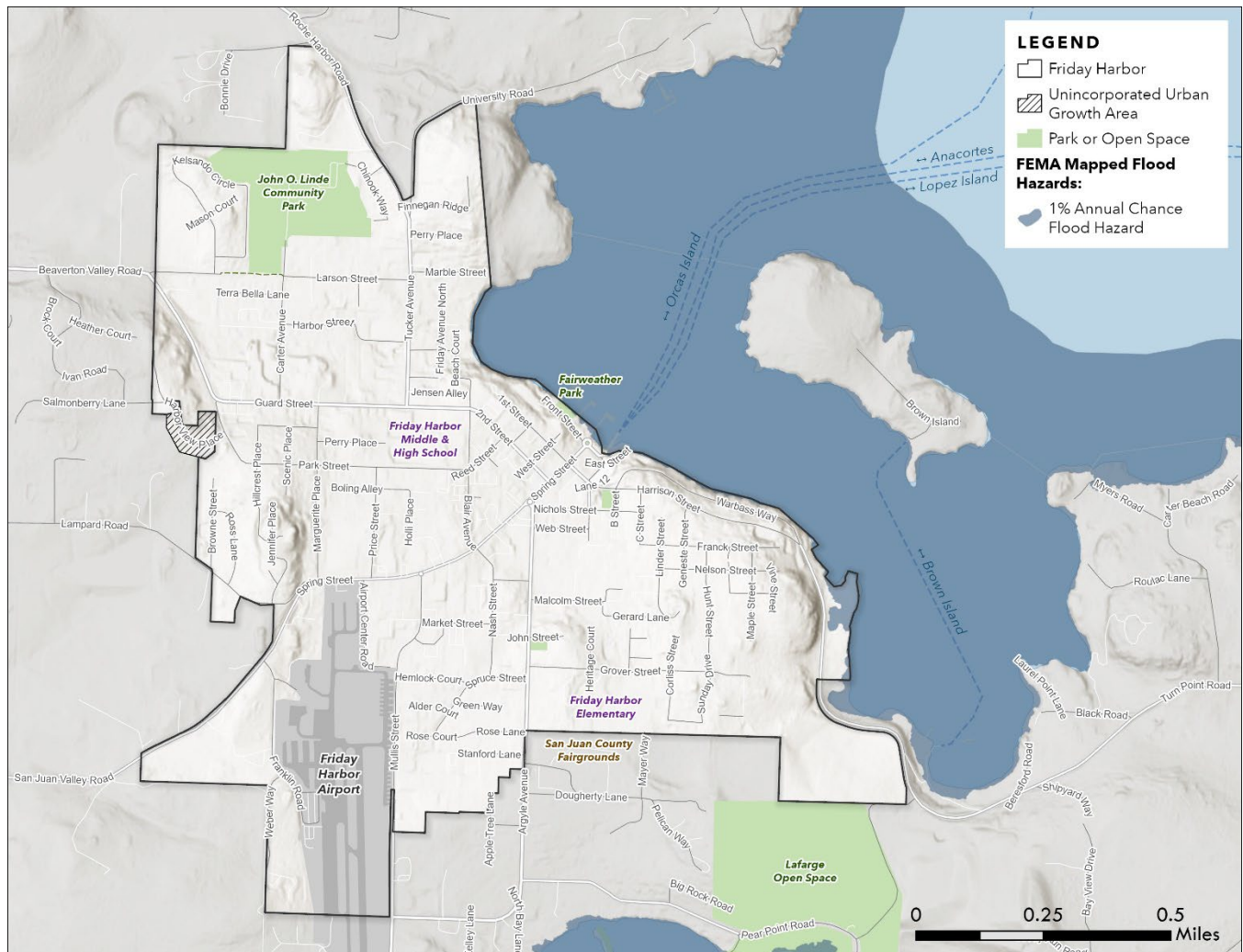
The drought conditions of Friday Harbor do not closely resemble drought conditions elsewhere in the region since certain indicators such as low streamflow and snowpack do not significantly apply to San Juan County or Friday Harbor. Drought conditions in Friday Harbor would be attributed to a decrease in late summer precipitation despite the overall increase in annual precipitation. These acute drought events can put short term strain on Trout Lake Reservoir sustainable yields that the town is dependent on. Additionally drought conditions may increase overall costs of municipal services such as emergency management and parks management, acutely damage ecosystems, and strain certain groundwater resources.

Extreme Precipitation and Flooding

Flood hazards in the town are primarily related to sea level rise as mapped by FEMA. See [Exhibit 9-8](#). However, unmapped flood hazards could be expected in areas that lack stormwater management.

More annual rainfall is expected in the Town of Friday Harbor despite acute drought conditions that might be expected. Overall extreme precipitation events are expected to increase in magnitude by between ten and 20 percent in the next 50 years (FEMA, 2021). These events can lead to significant soil degradation and localized flooding in the urbanized areas of Friday Harbor. This flooding can impact the economic development of certain low-lying areas in the town and can lead to damaged transportation infrastructure or traffic delays during these acute severe storms. The southeast part of the town and ferry terminal and park access areas are at the highest risk for a 1% annual change in flood hazards.

Exhibit 9-8. Flood Hazards in Friday Harbor



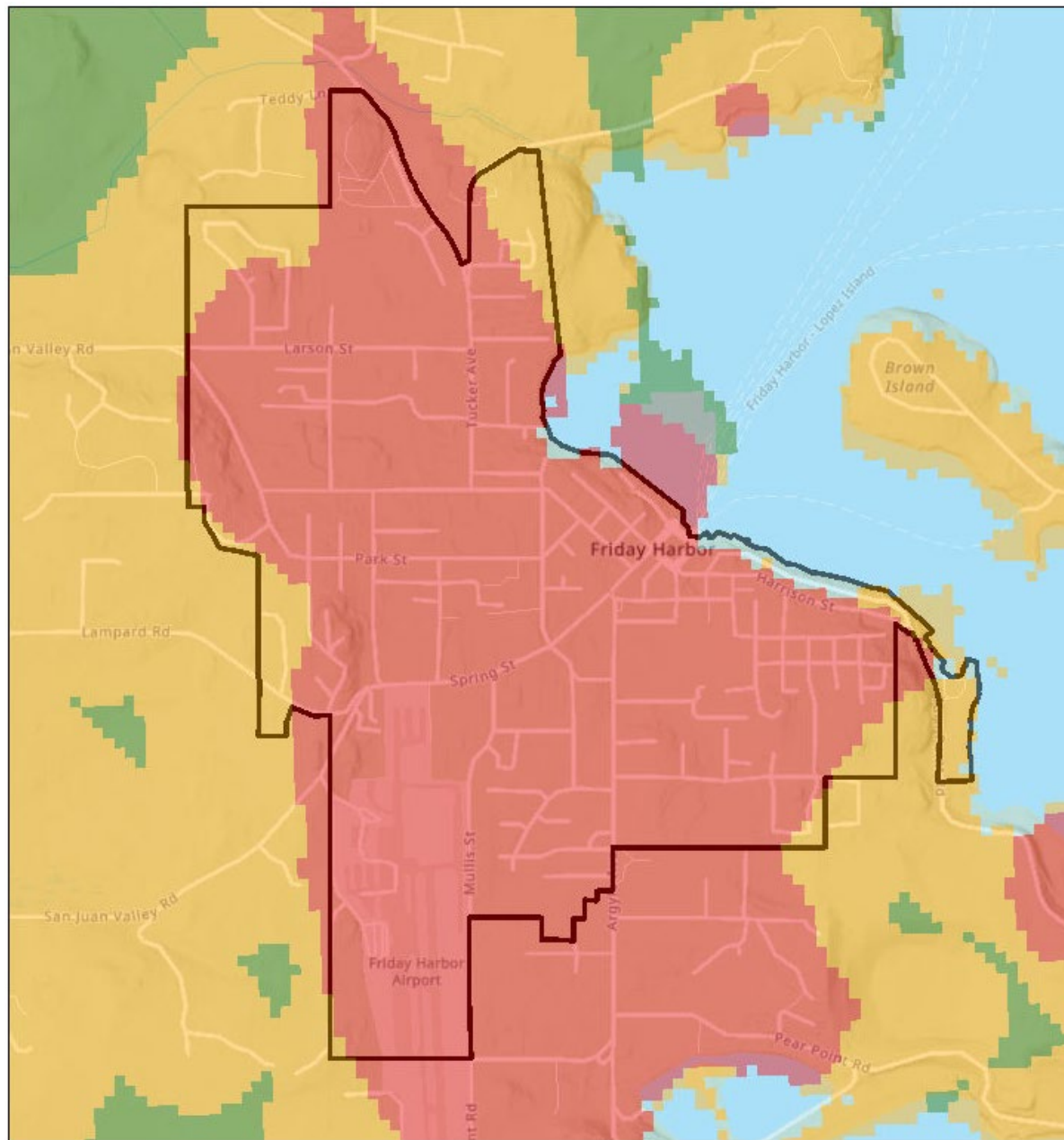
Sources: FEMA, 2021; BERK, 2024.

Wildland Fires and Smoke Events

Parts of the town could be affected by wildland fires where wildlands and homes intermix; generally, wildfire smoke from sources in the state or Pacific Northwest can expose the community to wildfire smoke.

The Wildland Urban Interface (WUI) is a land use planning tool created by the Washington State Department of Natural Resources to understand where wildlands could present a risk to urban environments related to wildfire spread and fire management. While much of the town center lacks tree cover, the WUI depicts areas where structures and wildland overlap with specific structure density ranges. **Exhibit 9-9** shows that a large area of the town is “WUI-Intermix.” One error in this map is in the area north of the Port of Friday Harbor Marina. This area is mistakenly shown as WUI, but is actually open water or marina and should be disregarded.

Exhibit 9-9. Wildland Urban Interface in Friday Harbor



8/23/2024

Wildland Urban Interface

WUI - Interface

WUI - Intermix

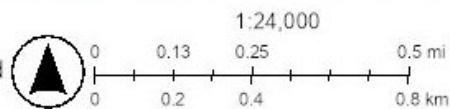
Non-Vegetated Uninhabited

Vegetated Uninhabited

Water

SJ Urban

World Hillshade



Esri, NASA, NGA, USGS, FEMA, WA State Parks GIS, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada, Department of Natural Resources (DNR), Wildfire Division, Forest Health Division

Source: Washington State Department of Natural Resources, 2019; BERK, 2024.

9.3 Climate Change and ResiliencyClimate Change and Resiliency Goals and Policies

Several specific strategies as well as analyses of exposure, risk, adaptive capacity, and vulnerability can be found in Appendices. Below are goals and policies necessary to lower vulnerabilities and remain resilient to the possible impacts. Cross references are made to relevant goals and policies in other elements.

Goal CR 9.1

Ensure there are adequate, climate resilient public facilities and public services with capacity to respond to climate-related hazards or other emergencies.

Policies:

- CR 9.1.1: Support the establishment of a year-round multipurpose climate-resiliency shelter (resilience hub) that includes protection from extreme temperatures, severe storms, and wildfire smoke and provides resources during major power outages or utility interruptions.
- CR 9.1.2: Explore opportunities to collaborate with jurisdictional agencies, Tribes, and other partners to relocate critical infrastructure and facilities from within potential sea level rise inundation zones.
- CR 9.1.3: Pursue upgrades and align facility investments to the San Juan County and Town of Friday Harbor Hazard Mitigation Plan.
- CR 9.1.4: Determine access needs and traffic flow to support rapid evacuations during emergency events.

Goal CR 9.2

Communicate climate hazard response and preemptive climate adaptation strategies with residents.

Policies:

- CR 9.2.1: Support the development of community wildfire protection plans and wildfire risk reduction plans in coordination with San Juan Island Fire and Rescue.
ENV Goal 3.4
- CR 9.2.2: Educate the public on opportunities and facilities to utilize during climate related emergencies. Pursue several methods of communication and Spanish language communication to reach a wide audience.
- CR 9.2.3: Communicate with employers about the importance of protecting the health and well-being of outdoor workers exposed to extreme heat and other climate-exacerbated hazards.

Goal CR 9.3

Ensure that historical structures, culturally significant sites, and tribal resources are protected or adapted to address climate-related hazards.

Policies:

- CR 9.3.1: Encourage climate adaptive retrofits to historical and, culturally significant structures.
See Land Use Element Historic and Cultural Resources Sub element
- CR 9.3.2: Coordinate with Tribal partners to adapt culturally significant sites to be resilient to extreme precipitation and sea level rise through retrofits and enhancement of shoreline conditions.
See Land Use Element Historic and Cultural Resources Sub element

Goal CR 9.4

Establish land use patterns and design standards that increase resilience and decrease vulnerability of the built environment, ecosystems, and communities to climate change.

Policies:

- CR 9.4.1: Direct new development into areas where exposure to climate hazards is low or where development can be designed to be sustainable and resilient.
OSR Policy 3.1.1
ENV Goal 3.3
SLU Goal 3.1
- CR 9.4.2: Implement and promote green stormwater infrastructure and stormwater drainage in developments and rights-of-ways with large amounts of impervious surface to alleviate strain on existing stormwater systems.
ENV Policy 3.3.1
CFSD Goal 6.2
CFSD Goal 6.3
- CR 9.4.3: Remove unnecessary barriers in design standards in order to increase climate adaptation to flooding, drought, wildfire smoke, and extreme heat. Encourage energy and water conservation to reduce associated strain on energy and water system infrastructure.
UTL Goal 7.4
UTL Goal 7.5
CFW Goal 6.1
CFW Goal 6.2
- CR 9.4.4: Expand municipal reclaimed water systems and allow onsite non-potable water systems to reduce water demand in private-sector commercial and residential buildings.
CFW Goal 6.3
CFWW Goal 6.2

- CR 9.4.5: Maintain an up-to-date tree canopy map. Identify tree canopy inequities in public spaces and rights-of-way. Seek to add trees and shade structures in response to increased days of extreme heat in priority areas.
 - ED Policy 10.4.3
 - PR Policy 8.4.7
- CR 9.4.5: Develop and implement an urban heat resilience strategy that includes land use, urban design, and urban greening actions.
 - PR Policy 8.4.7
 - CFSD Policy 6.3.5
- CR 9.4.6: Choose native drought and pest-resistant trees, shrubs, and grasses when planting in public spaces or rights-of-way to support ecosystem health and biodiversity.
 - CFW Policy 6.3.3
 - CFW Policy 6.3.6
 - CFSD Policy 6.3.5
- CR 9.4.7: Expand local food security, mitigate the impacts of potential food-related supply chain disruption and increase access to healthy, affordable foods, particularly to serve vulnerable subsections of the population. Lower barriers to add community gardens in underutilized spaces.
 - See Capital Facilities Element Medical Services Sub element
- CR 9.4.8: Implement complimentary and mixed land uses to promote cycling and walking and reduce driving. Increase overall community connectivity, improve population health, and create transportation redundancies for residents to access vital services.
 - TE Goal X.X
 - UGA Goal 3.2
 - DTN Goal 3.2
 - OSR Goal 3.4

Goal CR 9.5

Protect Friday Harbor's natural environment, water resources, and clean air from drought, extreme heat, wildfire smoke, and other hazards exacerbated by climate change.

Policies:

- CR 9.5.1: Protect “critical areas” through a variety of measures such as:
 - Restrictions on clearing, grading, and filling; or
 - Stormwater runoff controls; or
 - Construction practices that are compatible with environmental concerns; or
 - Sufficient buffers to sustain environmental functions; or
 - Damage mitigation and restoration.
- CR 9.5.2: Identify and regulate land uses within potential aquifer recharge areas which could have a potential significant impact on ground water quality and/or quantity.
- CR 9.5.3: Explore the need for expanded water-storage systems to ensure potable water supply keeps up with demand as growth occurs in the wake of projected worsening drought conditions.

- CR 9.5.4: Identify and protect ecosystems that provide climate resilience benefits from conversion to land uses that do not increase resilience.
- CR 9.5.5: Utilize water conservation methods and technologies within parks and recreation areas to foster climate resilience.

Implementation Actions

The **Climate Vulnerability and Risk Assessment Appendix** provides a set of strategies by sector that the Town can consider when implementing this Element's goals and policies.



Town of Friday Harbor
Community Development and Planning
60 Second St. S | P.O. Box 219 | Friday Harbor, WA 98250
Office: (360) 378-2810 | Fax (360) 378-2380 | www.fridayharbor.org

DEC 29 2025

RECEIVED

Request for Change to Comprehensive Plan and Land Use Regulations

Applicant Name: Ann Hoins Phone: 928.821.6934
Agent Name: N/A Phone: _____
Mailing Address: 24940 N. Verde Ranch Rd, Paulden, AZ 86334
Email Address: tailtothewind@yahoo.com

Section 1. Request for Land Reclassification

Property Address: 820 Guard St, Friday Harbor, WA 98250
Tax Parcel Number: 351151007000

Current Land Use Classification (check one):

☐ Residential ☒ Non-Residential ☐ Utility ☐ Public Service

Proposed Land Use Classification (check one):

☒ Residential ☐ Non-Residential ☐ Utility ☐ Public Service

Section 2. Request for text changes to the Comprehensive Plan and/or Land Use Regulations *(attach additional pages as needed)*

No request. Map amendment only.

Submittal Requirements All requests must include the following:

- ☒ Completed, signed, and dated Request for Change to Comprehensive Plan form
- ☒ Map of property (if applicable)
- ☐ Goal or Policy number (e.g., UGA-1)
- ☒ Written narrative explaining reason for requested change
- ☒ Fee payment by check (50% at application; 50% upon docketing of request)

Ann Hoins
Signature (Legal Owner or Authorized Agent*)
*Letter of Agent Authorization signed by the legal property owner required.

Date

12.29.2025

\$600 Deposit

Pamela A. Sanjuan Iskrod
(on)



Narrative Explaining Reason for Request for Change

820 Guard Street, which is currently zoned professional services, is part of an estate.

The desire is to list it as soon as possible with a goal of selling the property so that it not only sells at the highest market value but is also utilized in a way that will benefit the community. Given the location of being close to downtown and the proximity of other multifamily properties, we feel that a rezoning to multifamily use will obtain both goals.

An added factor to this property is the condition of the building. There has been deferred maintenance and disrepair of the interior and exterior. It is timely that the comprehensive plan is currently being considered. Having a clear indication of the zoning will be advantageous for future buyers to be able to move forward in reconstruction and thus further enhance the area and fulfill the need of the community.

Thank you for your consideration in our request to permit the change to multifamily zoning.



LIHN LAW GROUP
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Rachael Mitchell, SBN 035614
16165 North 83rd Avenue, Suite 120
Peoria, AZ 85382
Court@lihnlawgroup.com
Phone: (602) 887-5031
Attorneys for Ann Hoins

SUPERIOR COURT
YAVAPAI COUNTY, ARIZONA

2025 NOV 26 PM 4:05 ✓

DONNA MCQUALITY, CLERK

BY: A. KNICKERBOCKER

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF YAVAPAI**

In the Matter of the Estate of:

Case No. S1300PB202500028

CHRISTINE FORD;

**LETTERS OF PERSONAL
REPRESENTATIVE**

Deceased:

Ann Hoins is hereby appointed as Personal Representative of this Estate without restriction.

DATED: November 26th, 2025

Clerk of the Superior Court

By: *Audrey Knickerbocker*
Deputy Clerk

Town of Friday Harbor

PO Box 219 / Friday Harbor / WA / 98250

(360) 378-2810 / fax (360) 378-2380 / www.fridayharbor.org

LETTER OF AGENT AUTHORIZATION

I, Ann Hoins, Personal Representative for the Estate of Christine Ford
(Legal Property Owner(s))

authorize Ann Hoins, Personal Representative to act on
(Agent)

my behalf during the processing of:

Request for Change to Comprehensive Plan and Land Use R

(Application Type)

Ann Hoins, Personal Representative 12.29.2025
(Signature of legal property owner) (Date)

(Signature of legal property owner) (Date)

Shelby Ness

From: Billing Mailbox
Sent: Wednesday, December 31, 2025 10:05 AM
To: Billing Mailbox
Subject: Receipt #R00022920

Thank you for your payment with the Town of Friday Harbor!

60 Second Street
Friday Harbor, WA 98250
(360) 378-2810

DATE : 12/31/2025 10:03 AM
OPER : SN
TKBY : Shelby Ness
TERM : 1
REC# : R00022920
03 Permit
Pamela Williams 600.00
CDP: Comprehensive Plan Requests 600.00
001.3458100.08 -600.00

Paid By:Pamela Williams
2 600.00 REF:#2682

\$600.00, #2682
12/31/25, Am

Town of Friday Harbor
Finance Office

DEC 31 2025

PAID

POSTED
DEC 31 2025
TR# 24178

POSTED
DEC 31 2025
TR#