



TOWN OF FRIDAY HARBOR
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**Community Development and Planning Department
Staff Report**

January 08, 2026

The application by Port of Friday Harbor for Shoreline Substantial Development	LUA2025-0067 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS
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I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Summary: Install a metal frame parking canopy (207' L x 47' W x 14' H) over a portion of the existing paved parking lot and eight (8) pad & pier foundation pedestals.

Recommendation: Staff recommends approval of LUA2025-0067 as conditioned in Section X.

II. PRELIMINARY INFORMATION

A. BACKGROUND INFORMATION:

Applicant: Port of Friday Harbor

Agent/Representative: Todd Nicholson

Site Location/Address: 204 Front Street
Friday Harbor, WA, San Juan County

Tax Parcel Number: Parcel A - 351150004000, Parcel B -
351355001000

Existing Short Legal Description:

Parcel A – GOULD'S ACRE ADDN TO FH
- PR TRACT 2 (PER BLM AFN
2018720027) Sec 11, T 35N, R 3W

Parcel B - TOWN OF FRIDAY HARBOR -
PRS BLKS E & 8, VOL. 1 PG. 2-2A, PR
LOT 2 GOULDS ACRE ADDN Secs 11 12
13 14, T 35N, R 3W



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<u>Zoning:</u>	Commercial
<u>Comprehensive Plan:</u>	Non-Residential
<u>Shoreline Designation:</u>	Urban
<u>Total Acreage:</u>	Aquatic
<u>Roads:</u>	Front Street
<u>Water:</u>	Town of Friday Harbor
<u>Sewer:</u>	Town of Friday Harbor
<u>Topography:</u>	The parcel is a flat terrace with a steep bluff to the adjacent property.
<u>Vegetation:</u>	Upland vegetation consists of deciduous trees and shrubs, including some invasives such as Himalayan blackberry and English ivy.
<u>Adjacent Land Uses:</u>	Adjoining parcels are zoned Multifamily and commercial.
<u>SEPA Review:</u>	LUA2025-0064

B. AUTHORIZING ORDINANCES:

1. Revised Code of Washington Chapter 90.58
2. Washington Administrative Code 197-11
3. 2018 Town of Friday Harbor Comprehensive Plan
4. Friday Harbor Municipal Code Chapter
5. Friday Harbor Municipal Code Title 18, Environment
6. Friday Harbor Municipal Code Chapter 19.04, Shoreline Master Program

III. SITE DESCRIPTION

The subject property is identified as Tax Parcel Number 351150004000 and 351355001000 located at the Northwest end of Front Street, Friday Harbor, San Juan Island, WA, and is located within the shoreline of the state as defined by the Shoreline



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Master Program of the Town of Friday Harbor. The subject site is an existing parking lot serving the Port of Friday Harbor Marina, Port offices, and Port owned commercial buildings. The parking surface is 100% impervious.

IV. PROJECT PROPOSAL

Install a metal frame parking canopy (207' L x 47' W x 14' H) over a portion of the existing paved parking lot and eight (8) pad & pier foundation pedestals.

V. PUBLIC NOTICE AND COMMENT

Requirements for public notice are outlined in FHMC 20.24.010.

Notice of Application and ODNs: November 19, 2025, November 26, 2025, and

December 17, 2025 (comment extension).

Public Comment: One public comment was received from Department of Ecology. The comment addressed nearby environmental clean-up sites. The work will not occur in the immediate area of any known site.

Notice of Public Hearing: December 31, 2025, and January 07, 2026

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The State Environmental Protection Agency (SEPA) requires applicants to identify potential impacts to the environment that could result from their proposed project. The applicant submitted an Environmental Checklist on November 03, 2025. Upon review of a completed SEPA Checklist and other information on file, the Town of Friday Harbor, as lead agency, issued a determination of non-significance (DNS) for SEPA application LUA2025-0064; this information is readily available to the public upon request. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c).



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VII. Comprehensive Plan Policies

The proposed shoreline substantial development is subject to the entire FHMC as applicable. The following is a review of policies most applicable to determine consistency with Friday Harbor Comprehensive Plan Policies.

Comprehensive Plan Policies

ENV-7 New development should be required to protect and preserve critical areas.

As proposed, the project will not impact critical areas.

Shoreline Master Program Policies

VIII. FINDINGS OF FACT AND CONSISTENCY WITH REGULATIONS

The proposed shoreline substantial development is subject to the entire FHMC as applicable. The following is a review of regulations most applicable to determine consistency with Friday Harbor Development Regulations.

Friday Harbor Municipal Code Title 18, Environment

18.08.090 Minor development activities allowed without critical area review.

The proposed project meets the modification of existing structures criteria: structural modifications of an existing legally constructed structure that is not altering or increasing impacts to a critical area or buffer and does not increase risk to life or property. The solar canopy will be installed over existing parking lot.

Friday Harbor Municipal Code Chapter 19.04, Shoreline Master Program

19.04.520 Utilities.

- A. Introduction. Utilities are services and facilities that produce, store, transmit or process electrical power, gas, water, sewage, oil or communications. Utility development includes installation of pipes or wires, structures and utilities apparatus. Disruption to soil and vegetation are the primary effects of installations on shorelines. In water areas, dredging or trenching temporarily affects aquatic life by removal or by suspension of sediments. Visual impacts may result from clearing rights-of-way, placement of structures and design and location of signs.

The project meets the definition of facility that produces electrical power. Mitigation for



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visual impacts will be addressed by the use of low glare solar panels with a uniform dark field. (Condition 1)

B. Policies.

1. Utilities and transportation facilities should be installed in the same rights-of-way when the effect will be to reduce cumulative impacts on the shoreline.

The project proposes to site the solar canopies over existing parking spaces.

2. Disturbance of the shoreline resulting from installation and/or maintenance of utilities should be minimized.

The project proposes to install the solar canopies over existing impervious surfaces.

3. Utility facilities should be located underground to prevent cumulative impacts on public shoreline views, consistent with this master program.

This project is a solar canopy that cannot be installed underground. Mitigation of visual impacts will be addressed by the use of low glare solar panels with a uniform dark field.

C. Regulations.

1. Utilities and transportation facilities shall be installed in the same rights-of-way when the effect will be to reduce cumulative impacts on the shoreline.

The project proposes to site the solar canopies over existing parking spaces.

2. Immediately upon completion of utilities installation or maintenance projects, shoreline areas disturbed shall be restored to pre-project configurations, replanted with local vegetation and the vegetation maintained until it is firmly established, pursuant to FHMC 19.04.330(G).

The proposed project will not impact existing vegetation.

3. Utility lines, pipes, stations, plants and other apparatus shall not be installed in shoreline areas unless there is no feasible alternative.

The proposed project is accessory to the Port of Friday Harbor Marina and Offices. The solar panels will be installed over existing impervious surfaces and the farthest distance feasible from the shoreline.

4. Utility lines shall be installed underground.

Transmission lines will be installed underground.



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IX. RECOMMENDATION

Based on review by the Community Development and Planning Department proposed LUA2025-0067 is consistent with the Town of Friday Harbor's Municipal Code. Town Staff recommend approval subject to Section X, Recommended Conditions of Approval.

X. RECOMMENDED CONDITIONS OF APPROVAL

Community Development:

1. To reduce potential visual impact low glare solar panels with a uniform dark field shall be installed.

Building

2. A building permit will be required

Fire Marshal

3. Roof access pathways will not be required.

Staff Report Prepared for Town of Friday Harbor Town Council by:

Ryan Ericson
Community Planning Director

Attached Document

- A. SEPA Checklist, date stamped November 03, 2025
- B. SEPA Threshold Determination issued January 8, 2026

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Friday Harbor Marina Solar Parking Canopy

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2. Name of applicant:

Port of Friday Harbor, Todd Nicholson

3. Address / phone number / email address of applicant:

204 Front Street, P.O. Box 889, Friday Harbor, WA / ToddN@PortFridayHarbor.org

4. Date checklist prepared:

10/10/2025

5. Agency requesting checklist:

Town of Friday Harbor

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

Jan 1 - May 30, 2026

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

No

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

None

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

No

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

Town building permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Install eight (8) pad & pier foundation pedestals and a 207' X 47' X 14' clearance metal frame parking canopy over a portion of the existing paved parking lot.

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12. **Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Upper Friday Harbor Marina parking lot at 204 Front Street, Friday Harbor, WA

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

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

- a. **General description of the site:**

(check one): Flat ☒ rolling ☐, hilly ☐, steep slopes ☐, mountainous ☐, other _____
Existing paved surface

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

1%

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

Pavement over 3' of sandy gravel over bedrock. foundation pads will displace 10' x 10' x 3' of soil with concrete.

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

No

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Foundations will need to excavate 89 cubic yards of soil

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

No - all work will be on paved surfaces

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

Impervious areas of the existing parcel is 55%. Impervious areas remain unchanged post project.

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

Construction BMPs

2. Air [\[help\]](#)

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

only emissions of construction equipment during construction

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

No

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

None

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

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

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

Yes, Salish Sea. Construction BMPs

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans

Yes. closest edge of the canopy will be 85' from the shoreline.

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

None

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

No

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

No

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

No

b. **Ground Water:** [\[help\]](#)

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

No

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

None

c. **Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Canopy runoff falls on the existing parking lot and uses its existing storm sewer system - no additional runoff.

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

No

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

No

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

None

4. **Plants** [\[help\]](#)

a. **Check the types of vegetation found on the site:**

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- ☒ deciduous tree: alder ☒, maple ☐, aspen ☐, other _____
- ☐ Evergreen tree: fir ☒, cedar ☒, pine ☐, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail ☐, buttercup ☐, bullrush ☐, skunk cabbage ☐, other _____
- ☐ water plants: water lily ☐, eelgrass ☐, milfoil ☐, other _____
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

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

unknown

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

None

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

Blackberries

5. Animals [\[help\]](#)

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

songbirds, seagulls, otter

Examples include:

birds: hawk ☐, heron ☐, eagle ☒, songbirds ☒, other _____

mammals: deer ☒, bear ☐, elk ☐, beaver ☐, other _____

fish: bass ☐, salmon ☐, trout ☐, herring ☐, shellfish ☐, other _____

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

Unknown Island Butterfly (*Euchloe ausonides insulanus*) other aquatic species such as Souther Resident Killer Whale, Yellow-eye and Bacaccio Rockfish, and Pugen Sound Chinook or nearby.

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

Unknown Pacific Migratory Bird Flyway extending From North America to South America

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

None

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

Unknown

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

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

No, the project installs solar but blocks none

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

Installs solar array

7. Environmental Health [\[help\]](#)

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

No

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

None known. adjacent site was a voluntary cleanup with institutional controls

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

None known

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

None

4) Describe special emergency services that might be required.

None

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

None

b. Noise

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

Temporary construction activity noise

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site.

Traffic - no addition to current amount

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

None

Equipment will use
mufflers as required by
federal agencies

8. Land and Shoreline Use [\[help\]](#)

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

Parking with adjacent business building

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

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

No

c. Describe any structures on the site.

Project adjacent 271 Spring Street building

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

No

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

Commercial

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

NA – Town **Non-Residential**

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

NA – Town **Urban**

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

No **Fish and Wildlife Conservation area (150' from OWHM)**

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

None

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

None

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

None

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

Town Permitting

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

None

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

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

None

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

None

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

None

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

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

17'

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

None based on elevation and sight lines from First Street

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

Non glare black solar panels

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

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

None - non glare panels

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

No

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

None

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

non glare panels

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

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

Marina and park

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

No

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

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None

13. *Historic and cultural preservation* [\[help\]](#)

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

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Abide by permit requirements, if any.

14. *Transportation* [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Front Street

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

No

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

None, None

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

near marina, Spring Street landing, ferry landing and seaplane base

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No additional

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

No

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

None

15. Public Services [\[help\]](#)

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

No

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

None

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

- a. Check utilities currently available at the site:

electricity ☒, natural gas ☐, water ☒, refuse service ☒, telephone ☐, sanitary sewer ☒, septic system ☐, other _____

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

Utility trenching through existing pavement will connect electric power from the canopy to a transformer near 271 Front Street

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

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




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Signature: Todd Nicholson

 Digitally signed by Todd Nicholson
Date: 2025.10.10 13:27:43 -07'00'

Name of signee Todd Nicholson

Position and Agency/Organization Executive Director, Port of Friday Harbor

Date Submitted: 10/13/2025



Town Reviewer: Ryan Ericson, Community Development Director

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

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,



TOWN OF FRIDAY HARBOR
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STATE ENVIRONMENTAL POLICY ACT

Determination of Non-Significance (DNS)

Applicant(s): Port of Friday Harbor, Todd Nicholson

Project Name: Friday Harbor Marina Solar Parking Canopy

Location of Proposal: 204 Front Street, Friday Harbor WA 98250

Description of Proposal: Install a metal frame parking canopy (207' L x 47' W x 14' H) over a portion of the existing paved parking lot and eight (8) pad & pier foundation pedestals.

Documents Available: The SEPA Environmental Checklist and background information are available via the Town's website: <http://www.fridayharbor.org/2346/Development-Applications-Notices>

Agency File Number: LUA2025-0064

Lead Agency: Town of Friday Harbor

Agency Contact: Ryan Ericson, ryane@fridayharbor.org, 360-378-2810 ext. 231

SEPA Decision: The Town of Friday Harbor has determined that this non-project proposal will not have a probable significant adverse impact on the environment. The determination was made after reviewing a completed environmental checklist and other information on file with the lead agency. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This DNS is issued under WAC 197-11-340(2). **The lead agency will not act on this proposal for 14 days. Comments must be submitted to the Agency Contact no later than 4:00 p.m. on January 22, 2026**

Responsible Official: Ryan Ericson, Community Development Director

Address: 60 Second Street
PO Box 219
Friday Harbor WA 98250

Signature: 

Date of Issuance: January 08, 2026

Appeal Process: Appeal procedures are found in RCW 43.21C.075 Appeals.