

Freeborn Reserve’s Conditional Use Permit Application Narrative

Project File No: 17-102840 PA

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Introduction

The Freeborn Reserve campus, composed of 7 contiguous R-5 parcels at I-5's Exit 215, is a joint venture of the Pilchuck Learning Center ("PLC") and Freeborn Church ("FC"), both WA State tax-exempt nonprofits. **Comments** from Snohomish County's 12 April 2017 **Review Completion Letter** create the design of this document with 11 uses discussed, several of which are "umbrella like" in nature: church religious center, recreation facility, educational facility and museum.

The proposed use of ... might qualify for the definition of museum; Museum means a building or site serving as a repository for the collection and public display of natural, historical, scientific, cultural, or literary
(page 3, 2nd paragraph)

*Freeborn Reserve is a "museum" of values, plants, artifacts, art, and displays of ways of life unique to the County 150 years ago with the original small cemetery, preschool and church still in operation. The specific requested **Land Use(s)** that follow, as defined by Snohomish County Code 30.22.110 Rural and Resource Use Matrix, include our understanding of the **Status** (in R-5 parcels). Relevant **Reference Notes** for each are cited, followed by a brief **Discussion**. The 7 parcels are legally described in Exhibits A, B and C representing the Gardens & Herbarium, Church/Preschool/ Cemetery, and Adjunct Supporting Farm respectively. Exhibit E illustrates answers to Reference Notes Matrix footnotes when commented upon. Exhibit D illustrates the full campus; the areas south of 300 St. NW are primary (north is our farm, a necessary support element).*

#1 Bonhoeffer Botanical Gardens

Land Use: Recreation Facility Not Otherwise Listed

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 98, 115

- 98: Additional requirements for certain zones appear not applicable in R-5 (see: 30.28.076)
- 115: Use prohibited in Mineral Resource Overlay areas is not applicable as none exist

Review Completion Letter Comment: ... *Recreational Facility Not Otherwise Listed and would require a conditional use permit in the R-5 zone. The applicant would be required to provide documents and argument to the Hearing Examiner as to why this type of use would fit in the R-5 zone and be compatible with the existing uses on the property and surrounding areas.* (page 3, 1st paragraph)

Discussion: The Gardens contain the largest collection of Northwest American plants existent; it is "NW America's native plant garden." Built as a learning center with 16 kiosks spread along a circling boardwalk, the Gardens provide the ability for students and visitors to view native living trees, shrubs, vines, grasses, mosses, ferns and pond plants at a unique site where 3 State climate zones converge and almost everything grows. Permitted by the County (12-107767 LDA and the Washington Department of Ecology (Administrative Order Docket # 10500), the boardwalk and kiosks wind through distinctive areas of wetlands and wetland buffers. As a private garden, this unique teaching venue is regularly visited by garden clubs, confirmation classes and home and public schools, with an estimated 150 visitors per week during the Spring/Summer months (March 15 – October 15). "Walkers" of older visitors, wounded warriors, and new mothers sometimes dominate its perfectly level paths. Admission is free; as are "Special Events." Visitor pamphlets are provided (see Exhibit F). A narrative for this concept was sent out to 33,000 neighbors in March of 2013; see Exhibit N. Notes/letters from our neighbors are included in Exhibits K-L and provide arguments why the Freeborn Reserve well fits this R-5 northern top of Snohomish County.

#2 Life Remembrances

The Gardens are built on the only known northern counties' Jewish pioneer farm (John Braun) as a joint venture of PLC's Pilchuck (Christian) Learning Center and Freeborn Church; it provides a site for religious ceremonies and classes on the Holocaust, the Apostles, and life remembrance services. The Holocaust dominates present uses (name of Garden, original ownership of farm, etc.) and is unique in the NW. The church parcel's cemetery has been in use since 1900.

#2A Cemetery/Columbaria

Land Use: Cemetery

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 115

- 115 Use prohibited in Mineral Resource Overlay areas are not applicable as none exist

Review Completion Letter Comment: *... no records of approval or recorded information for the cemetery ... If the cemetery or columbaria is to be expanded beyond what was approved and documented by any recorded document or state approval ... (page 2, 7th paragraph)*

Discussion: The cemetery is located immediately west of the Old Chapel and directly south of 300th St NW. The cemetery was founded prior to the construction of the church with the date of 1900 on the oldest dated headstone (See Addendum to the Cultural Resources Inventory for the Freeborn Church, City of Stanwood, Snohomish County, Washington, December 15, 2016, Appendix A, Archaeological Site Forms – Exhibit R). Two small columbaria have been added to the southeast corner. In the Cemetery's center are 12 plots for the "Lady Saints" who, during day time hours, provided mental, medical, and social services to pioneers. The Cemetery was likely not unknown to planners who zoned the County when the across the street brothel was still in operation.

#2B Ash Scattering Platform

Land Use: Recreation Facility Not Otherwise Listed

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix:

- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.

Review Completion Letter Comment: *The applicant is also requesting ... ash scattering platform within the Gardens ... (page 3, 1st paragraph)*

Discussion: This is a Holocaust teaching area. A wooden platform from which to scatter ashes could be part of funeral services (but as yet, has not). We have a target for our ashes pile to contain soil (or ashes) from 16 WWII concentration camps, including those of the Lutheran minister Dietrich Bonhoeffer (Flossenburg) for whom the Gardens are named. Framed with a Star of David, as Jesus was Jewish, this is a platform for discussing indifference, intolerance and ignorance and advancing the concept "that humans should treat Earth as it were Heaven."

Note: Crowdsourcing claims are that this was because the Adjunct Support Farm served for many Decades as the north County brothel with a restaurant with music that could be heard for 5 miles around. We are asking that the "as-builts" for the completion of the Garden project (LDA 12-107767) serve as the recorded document, supported with the information contained in the Addendum to the Cultural Resources Inventory for the Freeborn Church, described above and attached hereto as Exhibit R.

#3 The Church: Old Chapel and Bonhoeffer Hall

Land Use: Church (Old Chapel and Meeting Hall)

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 115, 129

- 41 (special setback requirements). SCC30.23.110(5) “Church. All buildings must be at least 25 feet from any other lot in a residential zone.”
All Freeborn Reserve’s buildings are at least 25 feet from neighboring lots. See Exhibit E.
- 129 (development near airport): is not applicable
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist

Review Completion Letter Comment: *This use would be allowed in the R-5 zone with a conditional use permit.* (page 2, 3rd paragraph)

Discussion: The existing church (Old Chapel) has been in use since 1904 with worship services beginning ~5 years prior. A building addition now known as Bonhoeffer Hall was added in 1963. The church serves up to 150 parishioners weekly, as well as children daily as part of the preschool program. It is the area’s local landmark and the Old Chapel and Bonhoeffer Hall (and its basement) also act as a community center, a location to host special seasonal events, a site for other churches, and other organizations’ community events. No rent is charged, revenue comes from donations. Examples of other uses:

- As a community center, Al-Anon has used the church’s basement since 1954, WSU has hosted community meetings related to Pilchuck Tree Farm programs, NextDoor users meet there - including neighborhood meetings regarding marijuana growing, and a recently formed Freeborn Garden Club holds meetings there monthly.
- As an indoor meeting site, the buildings host introductory meetings for special seasonal events. Bus tours of the Garden Clubs begin here, as do large school field trip groups. Special event weekends focus on young families: 12 Days of Christmas, Daffodils/Easter, Music/Wilderfest, and Autumn/Halloween Walks, all free of charge. Enchanted Evening Walks are envisioned during the October – December time period where evening admission fees might be charged.
- Sunday afternoons have hosted a start-up Baptist Church (the Road to Emmaus). Saturday mornings an Assembly of God related, World Ministries International congregation meets; no rent is charged. Freeborn Church has met regularly in these buildings since 1904 on Sunday mornings and hosts joint sessions with El Camino de Emmaus to serve the ever-growing Latino population of Skagit and north Snohomish County on Saturdays. In addition, experimental worship programs exist for a Confessing Church modeled after Dietrich Bonhoeffer’s oft written dismay that the Reformation did not address the Apostles Creed. These virtual offerings will soon be broadcasted.
- Other community meeting/events include: private dinners, fundraisers, and the historic Freeborn Church Bazaar that has been held continuously each October since 1943.

The facilities are hampered with an upstairs occupancy of over 200 individuals allowed and less than 100 downstairs in the basement. A basement expansion is needed. ~October 15th of each year, Bonhoeffer Botanical Gardens takes its signature glass art from its waters/pond and stores them from the freezing temperatures. A single-story basement addition would allow a larger meeting area and a storage site for the only publicly collection of Pilchuck Glass School Signature Artists’ work where during the week admission might be charged. Upstairs in Bonhoeffer Hall, the only known collection of Pilchuck Glass School Auction Centerpieces is also on permanent display. Exhibit G shows architectural drawings for a museum addition.

#4 Preschool and Preschool Addition

Land Use: Schools, K-12 & Preschool

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 68, 115, 129

- 41 (special setback requirements). SCC30.23.110(7)
 - a) *“Educational Institution. All buildings must be at least 35 feet from any other lot in a residential zone.”* All buildings are at least 35 feet from neighboring lots.
 - b) *“All buildings shall be set back from all road network elements, except a driveway. The setback shall be the greater of either 75 feet from the centerline of a road network element, or 45 feet from the edge of the road network element.”* The school is more than 45 feet away from the edge of 300th St NW. See Exhibit E.
- 68 Building height provisions SCC 30.23.050(2)(d): *The building shall not be taller than 45 ft.* See Exhibit G, including the preschool’s proposed addition.
- 115: Use prohibited in Mineral Resource Overlay areas is not applicable as none exist
- 129 Development near airport: is not applicable

Review Completion Letter Comment: *The parsonage, now preschool, will need to acquire (a) conditional use permit and also a building permit to be in compliance.* (page 2, 5th paragraph)

Discussion: The present “Sunday school on weekdays” program has existed since 2002. Sunday school and Confirmation classes have been held in this old residence’s (parsonage) basement since it was built in the 1940s. Currently the preschool has a director and is operated by 6 teachers in 6 different/ small classrooms with 3-year-olds on Tuesday and Thursdays and 4-year-olds the other days. 40 families were turned away (as the Preschool is at capacity) this last September 2017. The Learning Center (Preschool) is proposing to construct a south addition to its building. Construction will also include renovating the current building to meet Fire and ADA standards. Exhibit H architectural drawings better describe.

#5 Church Basement and Proposed Addition for a Glass Museum

Land Use: Museum

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 115, 130

- 41 (special setback requirements). SCC30.23.110(13) *“Museum. All buildings must be at least 20 feet from any other lot in a residential zone.”* All buildings are at least 20 feet away.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.
- 130 Additional requirements for certain land designations: appears not applicable.

Review Completion Letter Comment: **Discussed** *“Restaurants are not allowed”* (page 2, 4th paragraph)

Discussion: Although there had been plans to remodel the church basement into a “1954 décor” coffee shop to complement the upstairs 1900 Old Chapel renovation and 2040 high tech renovation completed under Permit in 2013, the need is for expanded capacity downstairs and a place to store its unique Pilchuck Glass Artists’ Legacy Collection. Should an expanded church and community related meeting room and glass museum be allowed, this site could also serve as a visitor destination during the winter months in which the Gardens and Herbarium are closed because of frozen boardwalks, etc. The ability to serve a coffee shop menu with some Freeborn Reserve related gifts shop items would greatly enhance our programs and allow us to perhaps generate some revenue to support ongoing operations (serving coffee and baked goods like muffins and such, the type of snacks typically served after church services on Sunday.

#6 Gardens' Buildings

Two buildings, a shed and recently remodeled residence could welcome visitors and be used for exit/entrance purposes, a herbarium, a place to sit, drink coffee and purchase art, items and native plants.

#6A Garden Entrance/Exit Shed

Land Use: Recreation Facility Not Otherwise Listed

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 98, 115

- 98 Additional requirements for certain zones: is not applicable.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.

Review Completion Letter Comment: *For any commercial uses ... the applicant would have to apply for and obtain permits to convert the ... residence to a commercial use.* (page 2, 6th paragraph)

Discussion: This small existing structure (shed) is to be renovated to act as the exit point to the fenced in Gardens with an adjoining gate for entrance. Restricting access through this point would allow for the regulation of the direction of traffic along the walking paths (keeping the walkway a one-way sidewalk for safety concerns). This building would contain gardening related materials, botanicals, and local artist's work. The Gardens have been built to be admission free and a scholarship fund exists to pay for the cost of buses for public schools that no longer fund "field trips." (October 17, 2017 saw 90 students from Cedarcrest Middle School where the Learning Center covered the bus costs.) Limited retail sales and a place for visitors to sit and enjoy a light snack and a cup of coffee/tea would provide the only "coffee stop" within a radius of 7 miles, normal services provided by museums. Sale of rare native plants now under propagation might also occur.

#6B Herbarium

Land Use: Museum

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 115, 130

- 41 (special setback requirements). SCC30.23.110(13) "Museum. All buildings must be at least 20 feet from any other lot in a residential zone." All buildings are at least 20 feet away.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.
- 130 Additional requirements for certain land designations: appears not applicable.

Review Completion Letter Comment: *The proposed use of Herbarium might qualify for the definition of museum; "Museum means a building or site serving as a repository for the collection and public display of natural, historical, scientific, cultural, or literary curiosities or objects of interest, or works of art, with or without admission charge"* (page 3, 2nd paragraph)

Discussion: This historic age 1901 residence, recently remodeled for a caretaker's use is ready for commercial adaptation as a herbarium museum; see Exhibit I. As a herbarium, it would be used for classes, group meetings, garden and church broadcast administrative and media purposes, and tour ending/starting sessions with outdoor patio seating for visitor coffee/snack service. (Sophie's Coffee Shop would be named for Sophia Scholl of WW II's White Rose). Recently refitted with a specifically dedicated high speed Internet line (to send signals from 20 cameras to Sonitrol in Everett), wall mounted TV's would illustrate native plants flowering for identification purposes.

#6C Freeborn College Informatics Library/Classroom

Land Use: Schools, College

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 68, 115, 129

- 41 (special setback requirements). SCC30.23.110(7)
 - (a) *“Educational Institution. All buildings must be at least 35 feet from any other lot in a residential zone.”* All buildings are at least 35 feet from neighboring lots.
 - (b) *“All buildings shall be set back from all road network elements, except a driveway. The setback shall be the greater of either 75 feet from the centerline of a road network element, or 45 feet from the edge of the road network element.”* Structures are more than 45 feet away from the edge of 300th St NW and the Hall Road; see Exhibit D
- 68 Special building height provisions SCC 30.23.050(2)(d): *“The building shall not be taller than 45 feet.”* The Herbarium is a 2-story tall residential structure.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.
- 129 Development near airport: is not applicable.

Review Completion Letter Comment: *Colleges are allowed with a conditional use in the R-5 zone under schools.* (page 3, 3rd paragraph)

Discussion: The herbarium houses library data and continues several students’ virtual and non-accredited college careers as a successor remnant to Everett’s closed Trinity Lutheran College. The Learning Center, acting under the dba of Freeborn College, granted its 1st degree in June of 2017 attested to by 3 of the world’s top consultants (all with PhDs) reflecting course content unique to our site and its organizers. What is proposed is virtual on-line education focusing on botanical and theological topics in the new CRISPR world, communicated to that World from the Herbarium.

#7 Adjunct Support Farm

Across the road to the north (300th Street NW) is a farm jointly owned by Freeborn Church and the Pilchuck Learning Center. It was not intended to be included in this application, but the Gardens require an amazing amount of equipment, repair, and storage. And the Reserve’s campus Caretaker has lived there since 2007.

#7A Caretaker Quarters and Farm Support Buildings

Land Use: Caretaker Quarters

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: none

Review Completion Letter Comment: *Not covered*

Discussion: This old farm includes a residential house (since 1953, when its 8 upstairs bedrooms were converted into 3) as it was once the North County brothel (downstairs was a restaurant). The farmhouse is complemented by 3 support buildings (barns), one of which is the old Norse longhouse (1914) Freeborn Church Sunday School building moved to this site with the early 1960’s building of Bonhoeffer Hall. Tools, equipment, display materials, storage and repair facilities required to serve the buildings and gardens south of 300th are in constant use. No public use is allowed. Support facilities and equipment are a reality for a campus the size of the Reserve.

#7B Kitchen, farm

Land Use: Kitchen, farm

Status: Permitted Use

.22.130 Reference notes for use matrix: none

Review Completion Letter Comment: *Not covered*

Discussion: It is envisioned that snack and coffee shop offerings (summer and spring at the Herbarium and its outdoor patio, winter in the Bonhoeffer Hall basement Glass Museum) could be augmented with pioneer home cooking prepared in the Support Farm's kitchen.

#7C Greenhouse

Land Use: Greenhouse

Status: Assumed allowed without a Conditional Use Permit

.22.130 Reference notes for use matrix: none

Review Completion Letter Comment: *Not covered*

Discussion: 14 boardwalk-like platforms, each on pin piles to prevent land disturbance and sized at 18' x 22' to hold small pre-built/purchased glass greenhouses are being constructed. Each will house the propagation and growing of soon-to-be extinct native plants. Example: for 2018 the Gardens have over 400 Golden Chinquapins (the western chestnut-like) seedlings now under propagation. This tree was once found in western Washington but as an "evergreen" leafed tree with brilliant golden leaves (underside) it has been all but eliminated; see the Gardens' web home page at www.plc215.com, Exhibit I. Only 3 have been found (plus the 2 in the Gardens. In 2018 Bonhoeffer Botanical Garden members (see Exhibit F pamphlet's fee schedule) will be given 1 of these plants under the concept that if 100 members take a chestnut and plant it in a protected space, we will have 103 of these plants scattered about western Washington.

#7D Heritage Support Buildings

Land Use: Museum

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 41, 115, 130

- 41 (special setback requirements). SCC30.23.110(13) "Museum. All buildings must be at least 20 feet from any other lot in a residential zone." All buildings are at least 20 feet away.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.
- 130 Additional requirements for certain land designations: is not applicable.

Review Completion Letter Comment: *Not covered*

Discussion: Two mortise and tendon cabins (of the 3 known existent, with the latter in negotiations) have been saved and moved to the Adjunct Support Farm. These cabins could join the greenhouse platforms described above should (when) engineering makes it feasible with the platforms holding small exhibit structures representing ethnic groups that 1st settled the County (Chinese and Norwegian, to start). Poster boards will describe the types of habitations used by these 14 other groups – a future "museum use." That said no public use is intended at this time. The cabins, each less than 400 square feet, are being saved for a later day.

Note: The Adjunct Farm’s NE corner has a location next to the Tatoosh Water Company main for a fire suppression water tank should it ever be required. However, the farm has insufficient area for parking and engineering firms have been unable to provide a plan for storm drainage.

#8 Other Areas/Uses

#8A One Parking Site for an Airstream Trailer

Land Use: Recreational Vehicle

Status: Assumed allowed without a Conditional Use Permit ... see: Exhibit E for location

.22.130 Reference notes for use matrix: 19

- 19 (a) There shall be no more than one per lot
- 19 (b) Shall not be placed on a single site for more than 180 days in any 12-month period
- 19 (c) Shall be limited in floodways to day use only during the flood season: N/A

Review Completion Letter Comment: *For the purposes of this definition, temporary parking shall mean placement of a recreational vehicle on a single site for 180 days or less* (page 3, 5th paragraph)

Discussion: Guest speakers make presentations at Bonhoeffer Hall and visiting researchers use the botanical gardens as a laboratory. Water and electrical hookups for an airstream trailer exist at the end of the Gardens’ upper level parking.. For example during the last weekend of September 2017, Dr. Mark Brocker, President of the International Bonhoeffer Society chaired a Finkenwalde (Bonhoeffer’s Confessing Church’s Seminary) 3 day seminar at the Reserve. There are no close-by accommodations.

#8B Children’s Garden

Land Use: Recreation Facility Not Otherwise Listed

Status: Allowed with a Conditional Use Permit

.22.130 Reference notes for use matrix: 98, 115

- 98 Additional requirements for certain zones: is not applicable
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist.

Review Completion Letter Comment: *The proposed Children’s Garden would be categorized the same as the Botanical Garden use ...* (page 4, 1st paragraph)

Discussion: The children’s garden is immediately southwest of the cemetery, located in a forested area with an 1880’s fireplace, a boxwood maze, wishing well, and a raccoon fountain for children. This small forested area/ garden is used by the Preschool and by the public for general picnicking and young children’s play. This children’s garden is a safe haven for younger children (shallow water, if any) and provides an alternative for the more extensive native gardens located to the west and down over a hill; it is easily and safely accessed from the preschool.

#8C Outdoor Life Events Venue

Land Use: Wedding Facility

Status: Permitted Use

.22.130 Reference notes for use matrix: 87, 115, 130

- 87 “Events shall follow guidelines outlined within reference note 87. These include the location of the event, compliance with noise control (SCC 10.01), parking availability and driving safety, adequate sanitation facilities, and a certificate of occupancy for use of the existing structure.” Outdoor weddings have occurred at the Reserve for 117 years.
- 115 Use prohibited in Mineral Resource Overlay areas is not applicable as none exist
- 130 Additional requirements for certain land designations: is not applicable

Review Completion Letter Comment: “Wedding Facility” means a privately-owned facility or site in certain rural and resource zone(s) where weddings and associated events are conducted in exchange for compensation. (page 4, 2nd paragraph)

Discussion: Outside weddings have been held on these parcels since before 1900. They will continue to be used in conjunction with the existing church(es) if allowed and a rental/use fee has been required depending upon length of time and space used.

#9 Community Center

#10 Special Events

#11 Other Events

Meetings and events could and have occurred everywhere on the Campus over the past 117 years; These uses have been previously covered in the #3, #5, #6 and #8 discussions.

Summary

Freeborn Reserve is a museum of values, plants, artifacts, art, and displays of ways of life unique to the County 150 years ago with the original small cemetery, preschool and church still in operation. Unique are:

- A collection educationally displayed of over 500 native plant species (1/2 way to our target)
- The only 2 existing collections of Pilchuck Glass School Auction Centerpieces
- 2 of the 3 heritage mortise and tendon 1880’s cabins of this area (3rd being purchased)
- The only museum display of ~100 Pilchuck Glass School artists’ signature pieces
- A quiet place to stop and contemplate the meaning of life
- Ongoing small church(es), graveyard, preschool, school age children offerings
- And a mile of level paths for youngsters of all ages to walk within Nature.

2 corporations jointly operate (guarding against bad nonprofit governance) with donations creating most of the revenue. Modest tuitions (for preschoolers) supplement, as would museum-like light snacks, coffee and gift/greenhouse revenues. Like the Roman roads of Europe, Exit 215 and Freeborn Reserve could endure for 1,000s of years if allowed. The I-5 freeway will not be abandoned, its exits will endure.

It is intended to be a gift to future generations.

Exhibit A

**FREEBORN RESERVE'S CHURCH, CEMETERY & CHILDREN'S PARK
2304 300 STREET NW, STANWOOD, WA 98292 (OWNED BY PLC)
(A JOINT VENTURE OF FREEBORN CHURCH & PILCHUCK LEARNING CENTER)
TAX PARCEL NUMBER 32041400200200
LEGAL DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
RUN THENCE EAST 419 FEET;
THENCE SOUTH 209 FEET;
THENCE WEST 523.5 FEET;
THENCE NORTH 209 FEET;
THENCE EAST 104.5 FEET TO THE POINT OF BEGINNING;
EXCEPT COUNTY ROAD;



ALSO THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 1° 54' 45" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 850.10 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 1° 54' 45" EAST ALONG SAID EAST LINE 305.50 FEET TO A POINT 209.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE NORTH 88° 59' 52" WEST PARALLEL WITH SAID NORTH LINE 104.50 FEET;
THENCE NORTH 1° 54' 45" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 195.50 FEET TO A POINT LYING 13.50 SOUTH OF SAID NORTH LINE;
THENCE NORTH 88° 59' 52" WEST PARALLEL WITH SAID NORTH LINE 182.75 FEET;
THENCE SOUTH 1° 29' 23" WEST 79.04 FEET;
THENCE SOUTH 28° 37' 25" EAST 144.95 FEET;
THENCE SOUTH 34° 08' 36" EAST 361.86 FEET TO THE EAST LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;
(PURSUANT TO SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 104-83 RECORDED UNDER AUDITOR'S FILE NUMBER 8309190240).
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

**TAX PARCEL NUMBER 32041400200202
(NEW BLA ADDITION FOR A SAFE DRIVEWAY)
LEGAL DESCRIPTION (OWNED BY PLC)**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
RUN THENCE E
SITUATE IN THE COUNTY OF SNOHOMISH,
STATE OF WASHINGTON

This was purchased in a Boundary Line Adjustment for provision of a safer driveway entrance and exit and although shown as a separate parcel, its description is included in the larger Tax Parcel described above.



Exhibit B

**FREEBORN RESERVE'S BONHOEFFER BOTANICAL GARDENS (OWNED BY PLC)
(A JOINT VENTURE OF FREEBORN CHUCH & PILCHUCK LEARNING CENTER)**

2420 300 STREET NW, STANWOOD, WA 98292

TAX PARCEL NUMBER 32041400200300

LEGAL DESCRIPTION

THAT PORTION OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH TO A POINT 209 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE WEST 104.5 FEET, THENCE NORTH TO SOUTHERLY LINE OF THE COUNTY ROAD, THENCE SOUTHWESTERLY 250 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTHWESTERLY 264 FEET, THENCE WESTERLY TO INTERSECT WITH EASTERLY LINE OF NEW STATE HIGHWAY 1, THENCE NORTHWESTERLY ALONG SAID LINE TO A POINT OF THE SOUTH LINE OF THE COUNTY ROAD, THENCE EAST TO THE POINT OF BEGINNING,
LESS STATE HIGHWAY



TOGETHER WITH THAT PORTION OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 451.5 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH TO A POINT 209 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE WEST 104.5 FEET; THENCE NORTH TO SOUTHERLY LINE OF THE COUNTY ROAD, THENCE SOUTHWESTERLY 250 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTHERLY 264 FEET, THENCE WESTERLY TO INTERSECT WITH EASTERLY LINE OF NEW STATE HIGHWAY 1, THENCE SOUTHEASTERLY ALONG SAID LINE TO A POINT WEST OF THE TRUE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING.
LESS STATE HIGHWAY

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 1° 54' 45" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 850.10 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 1° 54' 45" EAST ALONG SAID EAST LINE 305.50 FEET TO A POINT 209.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, THENCE NORTH 88° 59' 52" WEST PARALLEL WITH SAID NORTH LINE 104.50 FEET, THENCE NORTH 1° 54' 45" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 195.50 FEET TO A POINT LYING 13.50 FEET SOUTH OF SAID NORTH LINE, THENCE NORTH 88° 59' 52" WEST PARALLEL WITH SAID NORTH LINE 182.75 FEET, THENCE SOUTH 1° 29' 23" WEST 79.04 FEET THENCE SOUTH 28° 37' 25" EAST 144.95 FEET, THENCE SOUTH 34° 08' 36" EAST 361.86 FEET TO THE EAST LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING

FREEBORN RESERVE'S BONHOEFFER BOTANICAL GARDENS (OWNED BY FC)

TAX PARCEL NUMBER 32041400202300

LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY IN SECTION 14, TOWNSHIP 32 NORTH, RANGE 4E., W.M., LYING EASTERLY OF THE NORTHEASTERLY TURNBACK LINE SHOW ON STATE HIGHWAY SURVEY OF SR 5, 284TH STREET NORTHWEST TO CONWAY HILL:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 451.50 FEET;
THENCE WEST 1529 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE COUNTY ROAD;
THENCE SOUTHEAST ALONG SAID ROAD TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST TO THE POINT OF BEGINNING; LESS STATE HIGHWAY 5, 284TH STREET NORTHWEST TO CONWAY HILL PER SNOHOMISH COUNTY AUDITOR'S FILE 109352 DATED 5/26/72
SITUATE IN SNOHOMISH COUNTY, STATE OF WASHINGTON.



Exhibit C

**FREEBORN RESERVE'S ADJUNCT SUPPORT FARM
(A JOINT VENTURE OF FREEBORN CHURCH & PILCHUCK LEARNING CENTER)
TAX PARCEL NUMBERS: 32041103300900, 32041100300700, and 32041100300701
LEGAL DESCRIPTION**

TAX PARCEL NUMBER 32041103300900 (OWNED BY PLC)

Lot 1 of Snohomish County Short Plat No. ZA8703097SP recorded under Auditor's File Number 8804260277, being a portion of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32 North, Range 4 East, W.M.

with the start of the reconstructed native American midden found just to the North as described by the pioneers (removed to be ground up into lime for acid peat earth enrichment).

farm driveway entrance with 1 historic mortise tendon cabin (see Exhibit L); 3.91 acres

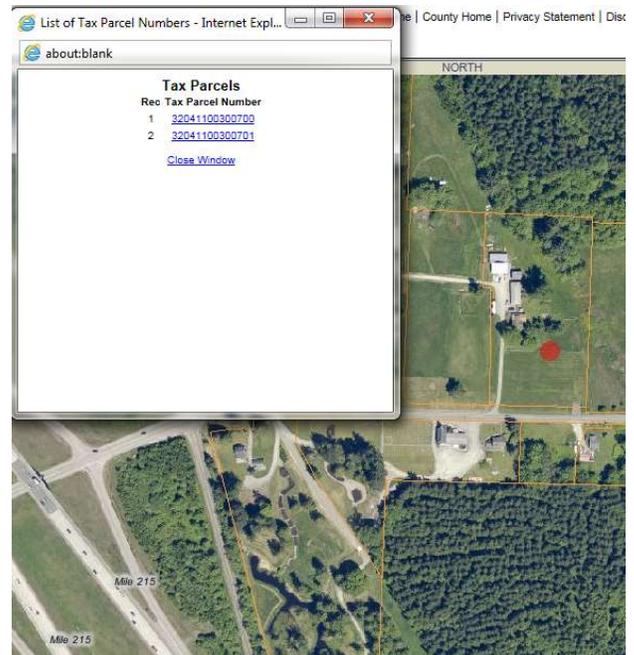


TAX PARCEL NUMBER 32041100300701 AND 32041100300700 (OWNED BY FC)

Lot 2 of Snohomish County Short Plat No. ZA8703097SP recorded under Auditor's File Number 8804260277, being a portion of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32 North, Range 4 East, W.M.

For tax purposes Parcel 32041100300700 contains 3.52 acres of land and all buildings. Parcel 32041100300701 contains approximately 1.14 acres and no buildings.

Parcels contain a Farmhouse (caretaker's quarters) with 3 support buildings used as sheds and barn – 1 of them the historic 1914 Norse style Sunday School moved to property in 1963 with the building of Bonhoeffer Hall.



Newsletter and Pamphlet

Pamphlet Example Page

A private nonprofit garden with the goal of hosting all our 1,048 local native Pacific NW plants, including sensitive and threatened species. Built for today's modern, 2-dimensionally trained & Nature starved youth, but with:

Walkways for those Older than 80 Years of Age
We have exactly .75 mile of ADA circular path that varies not an "1/4" in grade, built for those in wheelchairs or who wish to push walkers (plus new parents with strollers).

Visitor Guidelines

- Enthusiasts, professionals and others escorted by invitation (not yet open to the general public);
- Children must wear life jackets (see pre-school office);
- Please stay on the paths; do not pick leaves;
- Pet owners must control & manage their animals; and
- Garden visitors must assume their own liability.

2015-2016 Darford Hill Focus

Heritage daffodil (non-native narcissus) bulbs please! We have 300+ types planted, well over 400,000 bulbs. Our goal is 1,000,000 spring flowers blooming for 100 years!

In Addition to Darford Hill, don't miss seeing:

Peters Dogwood Cross, Young Children's Maze, Butterfly Kiosk rooftops (native fauna feed on native flora), Farm & Garden Learning Kiosks, the restored 1800 Church, our 1870s (Norse) Cabins, Bonhoeffer Hall's Pilchuck Glass School Auction Centerpieces collection, Lost Creek Vineyard, and Living History Farm (all for private viewing while the 215 Campus application for zoning is in process). See more at www.pic215.org.

Bonhoeffer Gardens' location is unique, sitting at the open eastern end of the 55 mile long Strait of Juan de Fuca. This provides for a combination of Pacific Coastal, Puget Sound trough, and Cascade Mountain slope environments, making the Gardens' species unique in scope and diversity. There is no similar park/garden solely devoted to native NW flora; this is the largest known existent.

Interested parties may contact the Gardens for an appointment to tour the property while under development. Development tours available relate to our Trinity College lab course initiatives, the Pilchuck Living History Farm collections, Bonhoeffer Holocaust Memorial, the Pilchuck Stanwood Camano Learning Center, the restored old Church, and Bonhoeffer Hall's 2 full collections of Pilchuck Glass School Auction Table Centerpieces. We thank the Stanwood Schools for their trial use, assistance and testing of learning programs, including the ongoing plantings and plant, bird, and butterfly photo campaigns.

While you are visiting please (soon) enjoy ...



The Butterfly Kiosk Rooftops
A creative interactive learning experience for children! Native animals eat native plants; dandelions, scotch broom, canary grass, and evergreen blackberries are junk food to native insects, birds, fish and mammals.



Native Plants
Bonhoeffer Gardens' goal is to grow all the 1,048 native Coastal, Cascade Slope and Puget Sound Troughs flora for viewing by the next generation. This is a unique collection.



The Children's Park
For 3 to 4 year olds and 20x that age; walk and sit among 22 native conifer species. Picnic on tables, find raccoons, make a wish in our wishing well, or see a water-wheel turn - all for younger children.



Our History
Imagine Coho salmon being dried in our picnic area's fireplace built with bricks used as ballast from English trading ships. Assist us restore the once abundant runs in Freeborn Church Creek waters destroyed by east cutting contractors while finishing the I-5.



Native Herbarium & Coffee Shop
Walk through the 150'1 farmhouse that displays digital "flowering pictures" of the area's 1,048 plant species (most NW plants only bloom March through May).



Learning Center Outdoor Lab Classes
Walk the wetland circular path; visit each of the 1 kiosks equally spaced around the flat Gardens' waters. Lab question sheets are available for visitors interested in the classes taught; review 7 courses developed either by Stanwood High or Trinity College classes, including the latter's and Northwest's only:



WW II Holocaust Remembrance
Visit kiosks for those who perished wearing badges; the educators, Jehovah Witnesses, military officers, Gypsies, the handicapped, & Lutherans & Catholics of offering opinions while honoring the disproportionate impact on those of the Jewish faith, all fruits of a Homeland Security.

BONHOEFFER BOTANICAL GARDENS

Visitor Guide

EDUCATION
INSPIRATION
COMMUNITY

Exit 215 - Interstate 5
2420 300th St. NW
Stanwood, WA 98292
(877) 875-0215
www.bonhoeffergardens.org

Newsletter Example Page

"THE ULTIMATE QUESTION FOR A RESPONSIBLE PERSON TO ASK IS ... HOW THE COMING GENERATION SHALL CONTINUE TO LIVE." DIETRICH BONHOEFFER

DISJUNCT POPULATIONS - THE HUNT FOR GOLDEN CHINQUAPIN
130 years ago pioneers began the logging of 100% of the 1,000 year old big trees (drive north from Medford to BC, east or west 1 hour in either direction, you will find no tree older than 150 years). The 1890s' debris littered the ground and forest fires then raged, evidenced by blackened stumps still existing in western WA. Plants that took time to reseed disappeared or were left here and there in "disjunct populations." This UW Burke map reports only 4 WA

Chrysolepis chrysophylla
giant chinquapin



counties where Chinquapins are found; although the one shown below grows 3 miles east of Bellingham. If readers know of others - where healthy young specimens might be acquired, please let us know. Those now found in our Gardens were purchased from UC Berkeley's Hackberry Botanic Nursery at this west coast native's furthest southern range limit.

VISIT BONHOEFFER GARDENS
Visitors enter under WA Revised Codes - RCW 4.24.2004.24.210, allowing public recreational use: nature study and viewing or enjoying scenic or scientific sites and waterways on private land.

THE MEANING OF LIFE
If you wish to struggle with others with "freeborn minds" over the reason why humans still grace this earth, please join us:

- Worship 10 AM Sundays
- Music 5 PM Tuesdays
- Latin Club 3 PM Wednesdays
- Barbecue & Prayer 6 PM Saturdays



We are now a community church in name: Freeborn Church, Martin Luther also changed his name (old Greek "freedom's" eluthernus).

WHY?
Review any map of the area around I-5's Exit 215 - the Gardens' stream system is displayed as shown below:



Water runs north here and there is a stream reported running through the proposed herbarium coffee shop and in the middle of the I-5 on top of a tall hill - almost comically plotted.

The Gardens' waters contain the abandoned (west fork) of Freeborn Church Creek (hence the name "Church Creek") rerouted to circumvent Exit 215 in 1973 in a last minute decision based on cost cutting and deception. If you believe your government does not lie to you from time to time

look at official maps. No other stream in western Washington is so misleadingly recorded (to be continued in October's News Update).

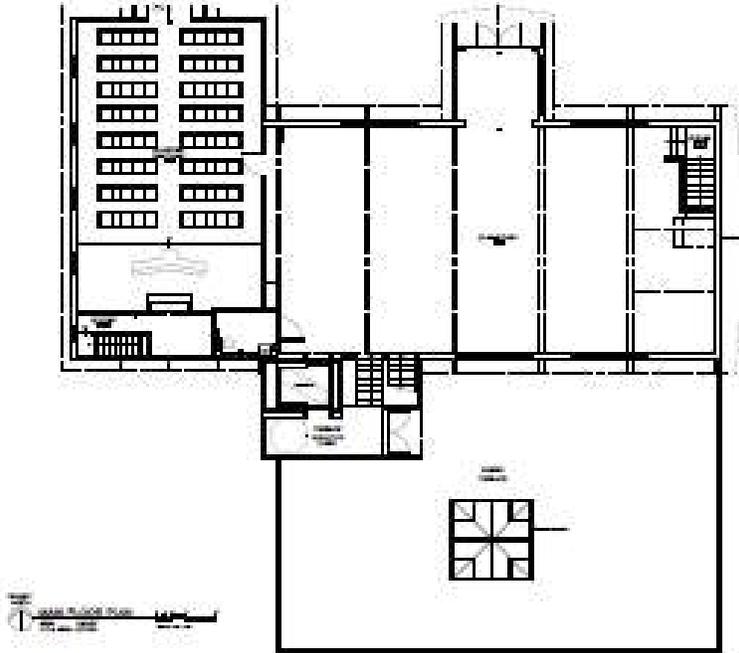
WORLD NOTES
In the 1980s politicians talked of welfare reform and inflation; those topics are missing from today's political discourse, as quickly forgotten as our area's history 150 years ago. The former has disappeared because we've taken a certain portion of our population out of the economy by greatly expanding the use of Social Security Disability; as much of 1/2 of some southern State areas' adult populations are receiving their full age 65-67 benefit early (and after 2 years, Medicare). In 30 years the # of recipients have doubled and doubled again. During the same period the US debt has grown at a like astronomical rate, yet inflation appears uncoupled. The US \$ during this period has become the default international currency (what economists call the "reference currency.") The US median age is approximately 38 years (~double Afghanistan & Iraq's) and most Americans don't remember these "issues" while technology further divorces our young from the old. In 10 years it is forecasted that 70% of the world's population above age 12 will carry a phospe containing what in the 1980s was called a "super computer." Philadelphia has self driving taxis, visit LA and try its automated garage, Uber (a software company) has all but eliminated taxis in Chicago, Khan is bringing 1st world education to the 3rd world, in 20 years it is forecasted that 80% of all existing jobs will change or no longer exist. Change of "things" is certain.

The question remaining will be that of the value system practiced by Americans: a) that of Christian civilization (Winston Churchill's phrase) or b) today's media's ever changing "secular neutrality?"

Exhibit G

Proposed Church Addition Example

Upper Level Roof/Outdoor Patio



(addition is the rectangle bottom area)

Lower, Basement Level

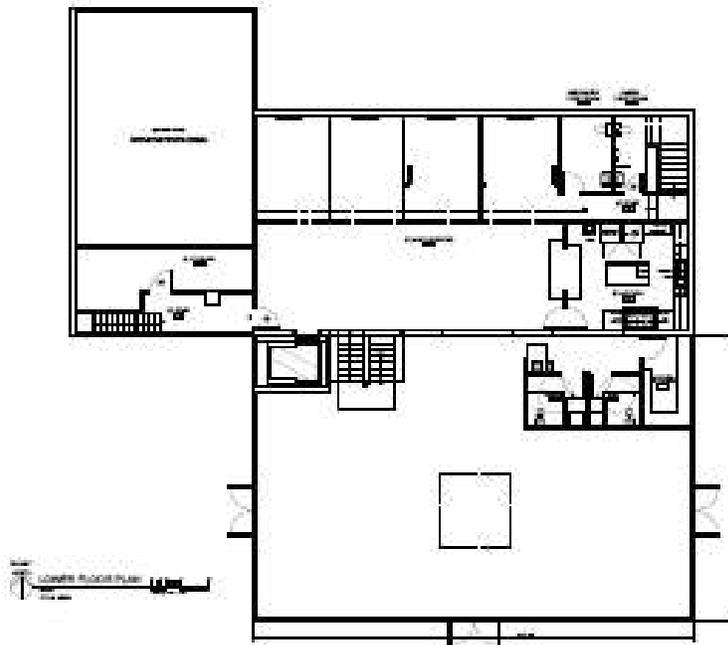
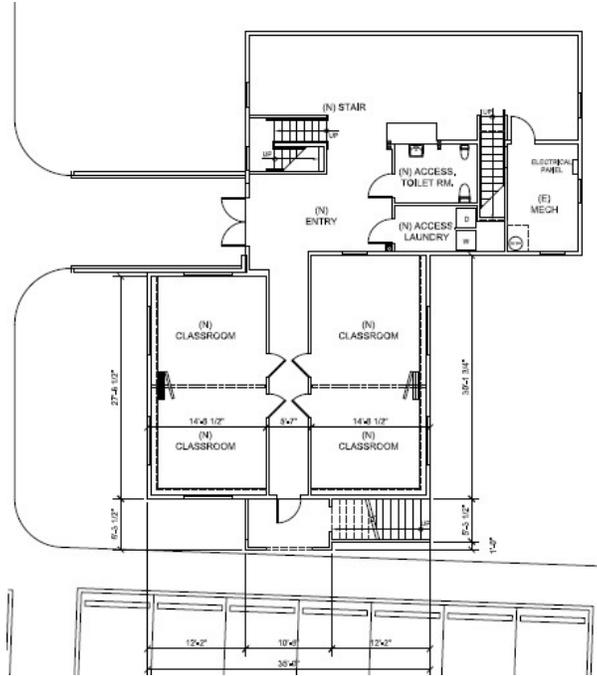


Exhibit H

Proposed Preschool Addition Example

Upper Level



(addition is the square bottom area)

Lower, Basement Level

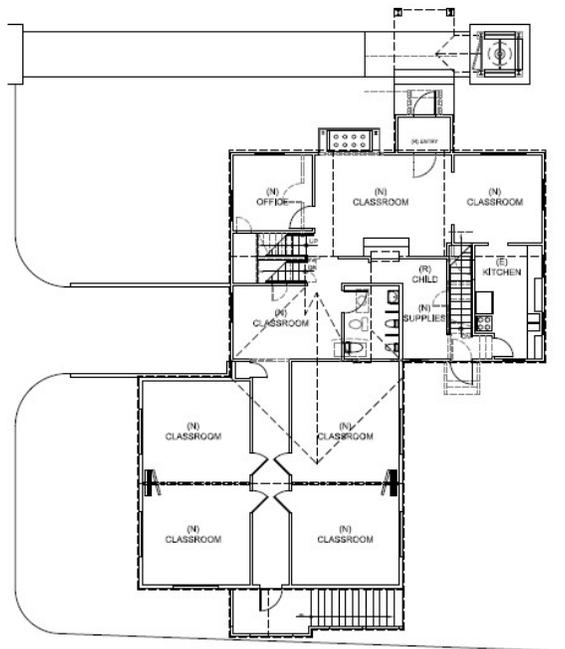


Exhibit I

Residential to Commercial Herbarium Conversion Illustration

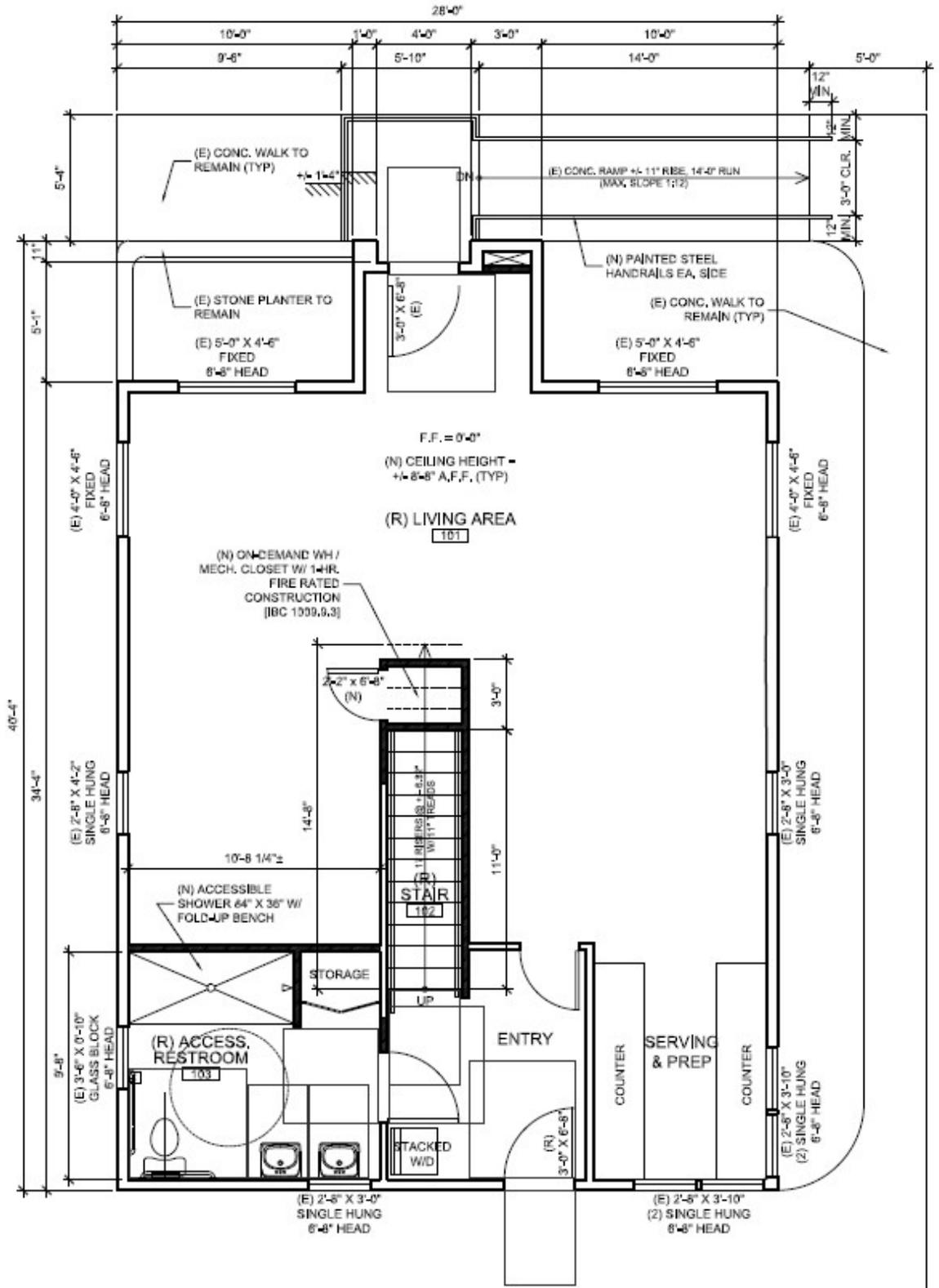


Exhibit J

Reintroduction of Species, Restoring Biodiversity

www.plc215.org



Onalaska



Hood Canal



Bellingham

3 of 4 native western chestnuts found north of the Columbia; we've killed all others. See the 4th **Golden Chinquapin** at I-5's Exit 215 **Bonhoeffer Gardens**; admission is free.

Interested in ecology? **NW America's native plant garden** hosts level paths, rainy-day kiosks, and the native flora that covered the land west of the Cascades 150 years ago.

Interested in life? Explore memorials for individuals and the millions sent to early deaths in the last 150 years for their beliefs, indifference, or because they were "different."

Interested in history? View cabins built 150 years ago when the County Census listed 44 pioneers, all single men. Study signature work of our neighbor **Pilchuck Glass School's Artists** (1972 – 2014). Stand over a scattered few of **Dietrich's** Flossenburg ashes.

And isn't it time for Christians to adopt a **Green Creed**; do we really think we will be allowed to pollute Heaven and destroy its native plants and life like we have Earth's?

Why? As we become like Delaware where 1/2 its native plants have disappeared, we fail to appreciate the gift of Nature's balance; when we ignore an area's history, we fail to understand its repository of values and lessons learned; when we fail to contemplate life, we accept secular meaninglessness and the march to man-made extinction.

Visitors enter, by invitation, under WA State's Recreational Use Statutes: RCW 4.24.200 & .210 allowing public recreational use, including nature study and viewing of scenic or scientific sites on private land.

Exhibit K

Letter from Pilchuck Glass School

Subject: FW: Freeborn Glass Museum

From: Jim Baker [<mailto:JBaker@pilchuck.com>]

Thank you for the update. I admire your 'gumption' and I bet you'll live to 110. I do want you to know that I'm retiring (the 'grapevine' probably already notified you). I decided I have a life after Pilchuck and want to get back into the studio to do my photography and writing. My wife helped convince me. Having served 7+ years a director, in February I'm moving to Colorado where we have a home. Which gives me the chance to thank you for all you've done to keep our 'front door' - that is, the entrance off Exit 215 to this beautiful part of the world - free from big box stores and maintaining the rural ambiance. Only someone with your fortitude could have done it. Every time I drive up to campus I get to leave an increasingly busy and distracting world and when I head back to the big city I start missing what's here soon after I pass the church and see the highway on-ramp signs. Thank you for those gifts -- it really has been a huge contribution to the Pilchuck experience. Keep up the good work.

Sent: Thursday, October 5, 2017 7:35:23 PM

Subject: FW: Freeborn Glass Museum

Concept here is ...

- 1) Upstairs (Old Chapel and Bonhoeffer Hall) can hold over 200 folks under OP, downstairs only 89 ...
- 2) Expand the area for downstairs get together to allow 200 folks upstairs to have a place to sit/be downstairs; recreate rooms for use for Sunday School (long forgotten in the old Lutheran Church .. we are like Shakers)
- 3) Top of basement expansion/roof of one-story addition a "patio" with 2 sets of clear glass doors like those on the north side of Bonhoeffer Hall allowing folks to step out onto a "lawn" (like top of kiosk roofs) for outdoor events "on the roof"
- 4) Downstairs a "museum" of Pilchuck Glass School artists (no museum focuses on the over 100 individual artists who have attended PGS and then gone on to make "a living") ... in the summer the museum basement's posts would be topped with tabletops for "events" (surrounded by bar stools) but in the Winter (and we are taking the glass off the pond as of today ... Oct 15 to April 1 we have 100 pieces sitting in storage ... if we put them in the basement it would become a PGS Artists museum (replace the tabletops with the pond glass platforms) and charge a modest fee.
- 5) "Museum" would be able to serve snacks/coffee and sell stuff ...
- 6) Room for ADA bathrooms and storage .. expansion would allow us to put a heat exhaust pipe up from kitchen without tearing apart the existing building, allow us to update the kitchen
- 7) And we'd rewire electric .. we've done that upstairs and have a new mater board, but downstairs wires are a mishmash
- 8) And we'd frame the CUP with the concept of this, too being a "museum" of artists' work ... we have a museum/zoo of the area's native plants ... museum of early pioneers, etc. Freeborn Reserve is a "museum" (because museums can sell stuff and serve a bit of food).
- 9) And with a lift we'd have the whole building ADA If we get the CUP permission for this ... we put this work out for bid (along with the preschool expansion ... though building contractor fees this Summer are "insane") .. have the building addition built quickly if possible ... or pledge to live to be 90 and get this done before we die. .. we have the traffic, water, septic, storm drain systems to do this (plus the preschool expansion) ... just need the courage to think there is a market for this.

Exhibit L

**Letter of Support from Founder of NOAH, another nonprofit neighbor
Anne Belovich**

FREEBORN RESERVE

For many years I have had the pleasure of passing by the Freeborn Lutheran Church and its associated country cemetery on my way to my nearby home. The building is small by present day standards and has a simple, pure architectural style. This reflects the fact that it was built by the local farmers with hand tools more than 100 years ago. In recent years I have watched a restoration process of the church and adjacent, associated property that will preserve this wonderful part of our local history.

A special part of this new development is the establishment of an outdoor public display that will record the history and inform the public about the early settlers of the area. There are two mortice and tendon cabins at the site built of hand split logs from the ancient cedars that once grew in this area. They are beautifully crafted, without nails, using a building method that has been used in northern European countries for thousands of years. I am proud to be able to say that one is my donation from where it previously stood on my property. I was always concerned about what might happen to the cabin after my death. Many of those that existed at one time were cut up and burned for firewood or destroyed in other careless ways. Now I know that it will be preserved for many, many years.

The Bonhoeffer Botanical Gardens should be considered a treasure, both locally and for people anywhere who want to study the wonderful collection of native plants or simply for those who want a beautiful place to walk and observe a true natural environment. The collection of native plants is astonishing. Not only are they extensive and planted in an ecologically proper manner, they are labeled with the plant's name. The paths through the garden are well graded and places that need extra safety features are provided with hand rails. I have walked through the garden with a disabled military veteran who had no trouble with the terrain. The natural vegetation also provides a refuge and feeding ground for butterflies, birds and the local mammals, including beavers.

I want to express my appreciation of the work and planning done by Dr. David Thomsen and the volunteers who have worked under his direction to make this wonderful contribution to our community and elsewhere possible.

Anne Belovich

From: annebelovich@aol.com

Sent: Thursday, October 19, 2017 3:15 PM

Subject: Freeborn Reserve CUP

see: https://www.scnews.com/news/article_21ea9776-c0b5-11e6-b236-6fd50e13d97d.html

Exhibit M

Our 2 Neighbors' Easement and BLA Agreements

The Freeborn Reserve's 20+ acres are unique in that almost all of it is bounded by the Pilchuck Tree Farm, a subsidiary of the Pacific Denkmann, Co. of Seattle, WA. The latter holds title to 16,000+ acres of tree farm land north of the Stillaguamish River, most within Snohomish County. In October 2017 Pacific Denkmann and the 2 joint venture entities (Pilchuck Learning Center and Freeborn Church) signed an easement agreement where their meet. This allows for traffic and infrastructure overflow, one owner to the next.

AFTER RECORDING, RETURN TO:

BAILEY DUSKIN & PEIFFLE, P.S.
P.O. BOX 188
ARLINGTON, WA 98223

OUR FILE NO. 8358

ACCESS AND UTILITY EASEMENT

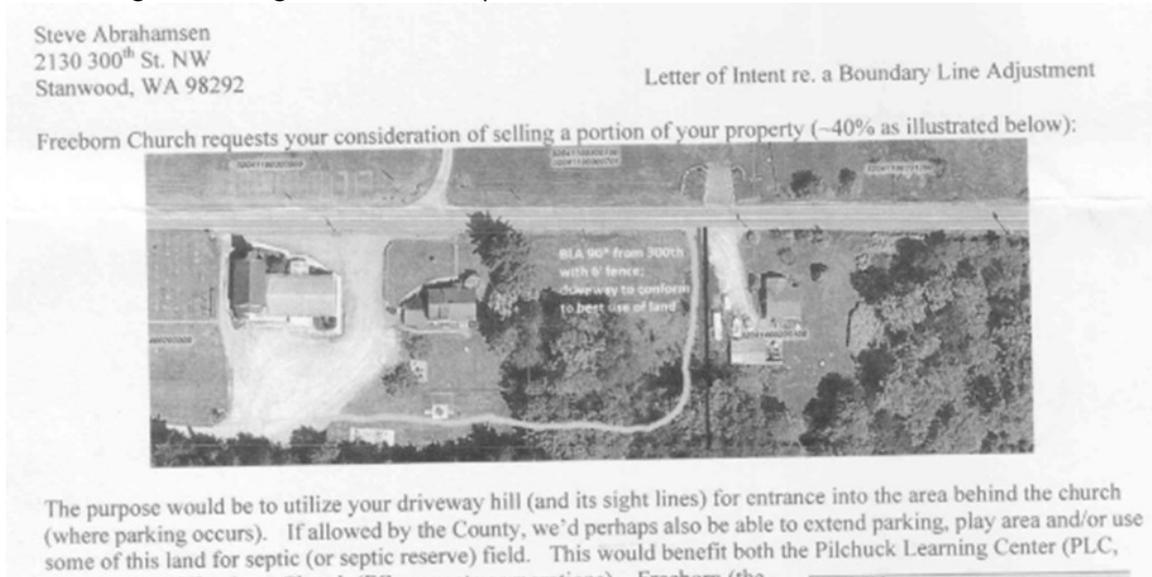
GRANTOR(S): PACIFIC DENKMAN CO., a/k/a PILCHUCK TREE FARM

GRANTEE(S): FREEBORN CHURCH
PILCHUCK LEARNING CENTER

LEGAL (Abbrev.): Ptn NW ¼ NW ¼ Sec 14 T 32N R 4 E WM

ASSESSOR'S TAX #: 32041400200800

The eastern property line of the Church, south of 300th St. NW, borders the residential property of Steve Abrahamson. In 2016 the Abrahamsons allowed a boundary line adjustment to improve the safety of vehicles entering and leaving the Church and preschool as described below:



This new driveway is being completed under LDA Permit # 16 106779. These 2 documents evidence the support of all our neighbors for the work and proposed uses amply described in our 2013 neighborhood Narrative – Exhibit N. Excluding the County Hall Road and the I-5, they are our only neighbors within 500 feet of any part of the Freeborn Reserve.

Exhibit N

Inital Narrative of 2013 sent to all Surrounding Neighbors
(33,000 sent in all - a full copy of this 54 page document accompanies this report)

I

A Crowdsourcing CUP Narrative Draft

Exit 215 Campus - Freeborn Historic District



Bonhoeffer Botanical Gardens

Pilchuck Living History Farm & Research Center

Freeborn Lutheran Church, Cemetery, & Preschool

June 2013

Draft for Community Review & Response

(Being developed for a County Conditional Use Permit Application ... distributed for public proofing & corrections)

This document was created from "crowd source" ads published in the Stanwood/Camano NEWS, a 30,000+ mailer to residents of 98292 & 29282+, and stories heard over the months and years ... please add, correct, and/or comment.

Exhibit O

Gibson Traffic Consultants, Inc.' Traffic Study
(a full copy of this 14 page document accompanies this report)

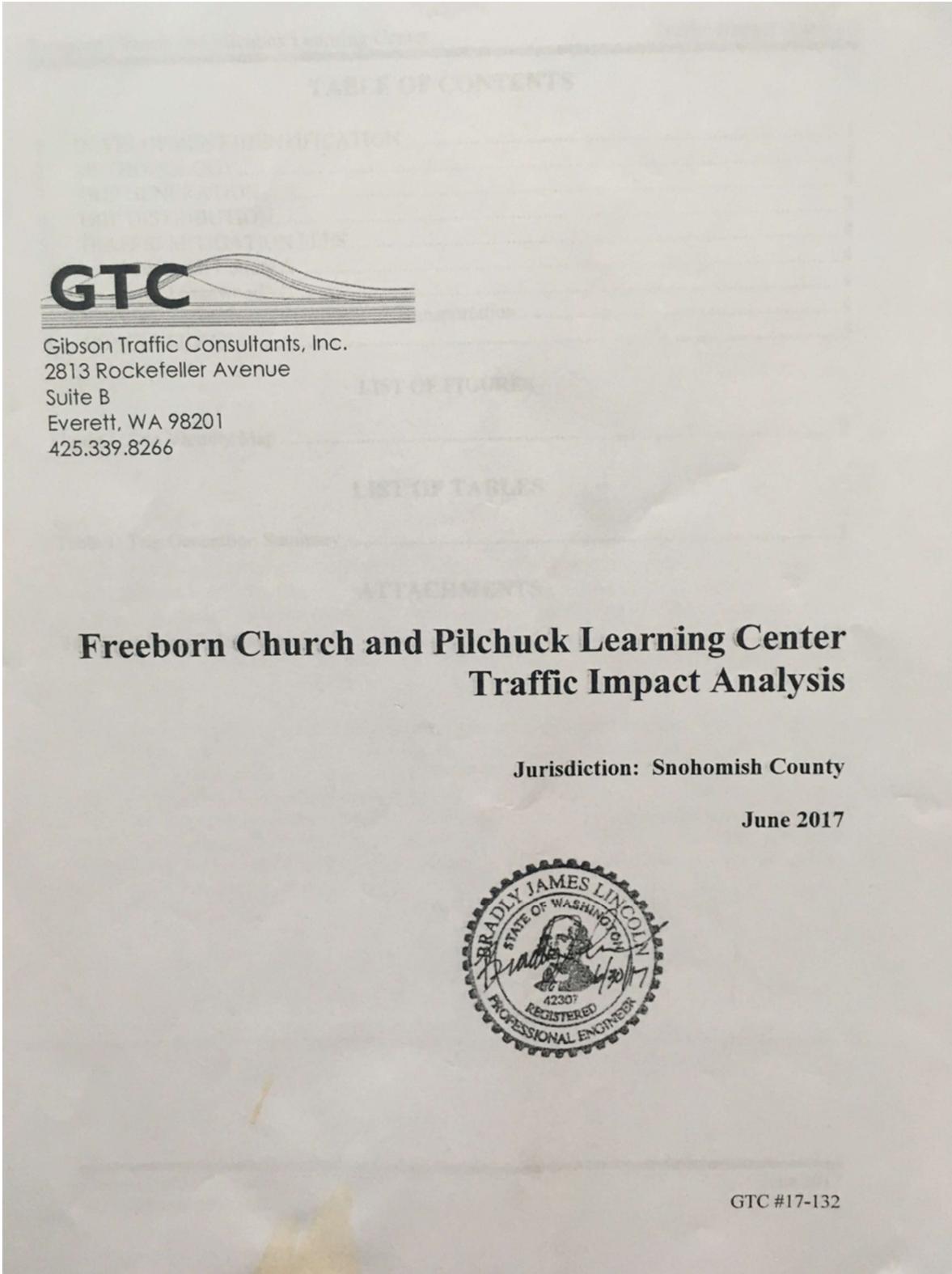


Exhibit P

Wetland Resources' Critical Areas Study/Report

Exhibit Q

Anchor QEA' Archeological Inadvertent Discovery Plan (full report accompanies these discussions)

June 2017
Freeborn Lutheran Church



Inadvertent Discovery Plan

4 Contact Information

Project Director

Dr. David Thomsen
(360) 305-2852
David.Thomsen@outlook.com

Sauk-Suiattle Tribe

Benjamin Joseph, Tribal Historic Preservation Officer
(360) 436-0333
BJoseph@sauk-suiattle.com

Department of Archaeology and Historic Preservation

Gretchen Kaehler, Local Government Archaeologist
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

or

Lance Wollwage, Assistant State Archaeologist
(360) 586-3586
lance.wollwage@dahp.wa.gov

Snoqualmie Tribe

Steven Mullen-Moses, Cultural Resources
(425) 888-6551
Steve@snoqualmietribe.us

Samish Indian Nation

Jackie Ferry, Tribal Historic Preservation Officer
(360) 293-6404, ext. 126
jferry@samishtribe.nsn.us

Snohomish County

Barb Mock, Planning and Development Services
(425) 388-3186
barbara.mock@snoco.org

Snohomish County Sheriff

(425) 388-3393

Snohomish County Medical Examiner

(425) 438-6200

Stillaguamish Tribe of Indians

Kerry Lyste, Cultural Resources
(360) 572-3072
KLyste@stillaguamish.com

Tulalip Tribes

Richard Young, Cultural Resources
(425) 239-0182
ryoung@tulaliptribes-nsn.gov

Exhibit R

Recording the Cemetery
Anchor QEA' Archeological Report
(a full copy of this 62 page document accompanies this report)



December 2016
Freeborn Church



Addendum to the Cultural Resources Inventory
for the Freeborn Church, City of Stanwood, Snohomish County, Washington

ARCHAEOLOGICAL SITE INVENTORY FORM

Smithsonian Number: _____

Page 6 of 10

SKETCH MAP

*Sketch Map Description: Freeborn Lutheran Church Cemetery

