161031002000-072-061-PERE-20120430

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SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT
See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

PROPERTY OWNERS: Molly Jones Pere

STREET ADDRESS 1312 - Pioneer Hill Rd, Olga WA 98279

MAIL ADDRESS IF DIFFERENT 3040 - 137th Ave NE, Bellevue WA 98005

✓ If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail mollypere@comcast.net

TAX PARCEL NUMBER(S) 161031002 0000

ISLAND ORCAS ("B")

MANAGEMENT AREA DOE BAY MANAGEMENT

REACH NUMBER 72 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale **Attachment 1**
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2**
(Google Earth or Map quest showing site and adjoining properties)
(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.
Yes ✓, NO___ (Refer to reach characteristics in the text and appendices)
If not why not.

Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO ✓

YES_____ please specify _____

IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO_____

YES ✓

IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO ✓

YES_____ AT PAGE(S)_____

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES ✓

NO _____

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)** on website or report

NO ✓

YES_____ AT PAGE(S)_____

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

____Less than one acre, ____ one acre to less than five acres ✓, five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN_____, RURAL ✓, CONSERVANCY_____ NATURAL_____

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

COMPREHENSIVE PLAN Rural residential

ZONING _____

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES_____

NO_____ N/A

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES ✓

NO_____,

OTHER COMMENTS AND OBSERVATIONS ATTACHED

I did not learn of this until Apr 28, 2012 when I overheard a discussion of the plan in the grocery. I have been to the Orcas Library to try to use the CD unsuccessfully and have been unable to access maps via my computer here in Bellevue. There was no time to order the CD so I have tried answers the question as best I could on this form.

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(CHECK IF APPROPRIATE) ✓ AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN	PRINT
Molly Jones Pere	Molly Jones Pere 4/30/12

April 30, 2012

6l contd.

Narrative on Orcas Island property at 1312 Pioneer Hill Rd, Olga WA 98279 (Tax parcel #161031002000)

I purchased this 5 acre property in 1993. The home and garage on the property was about 15 years old at that time and had been built by the previous owner, Dr and Mrs Nutley of Redlands CA. There was a two bedroom, two bath home with a detached garage and a small metal woodshed on the property when I bought it.

My primary residence is in Bellevue WA, so this is a vacation home.Since 1993, my husband and I have spent approximately 2 weekends a month on Orcas with more extended stays in the Summer months. I have intentionally tried to preserve the natural character of the property and keep a low profile, painting the home in dark colors and keeping the trees on the shoreline intact. I did build a short wooden stairway at the top of the lot in order to provide safe passage to the lower part and a few stairs from the lower edge to the water in order to assist in getting to the" beach"(a pebble pocket available only at low tide). I have planted flowering bushes , several fruit trees and some perennial beds between the house and garage. When the metal woodshed collapsed a couple of years ago, I built another small one in wood and stone.

In 2005, I made an addition to the home. It was a remodel of the kitchen and an additional living room of about 10'x17'.

Because of problems with the deer eating my flowers, a couple of years ago I fenced a part of the yard to keep them out.

The accompanying photos show the high bank nature of the property and the improvements made to it.

Photo 1: This is high bank so access to the pebble "beach" rocks below can only be achieved via the stairs I built. The "beach" is only accessible at lowtide.

Photo 2: Standing at the shoreline and looking up at the house. Because of the dark brown color and trees in place it is largely hidden from view at the water.

Photo 3: Short wooden stairs to help get down the steep slope

Photo 4: Looking from the house toward the east at the water

Photo 5: The house from the water side

Photo 6: Looking from my property toward the neighbors beach below

Photo 7: The gate leading to the enclosed part of the yard with garage in the background.

Photo 8: The yard between house and garage, looking toward the west, with the neighbor's house in the background.

Photo 9: Looking from the house toward Pioneer Hill Rd in the background. Garage is on the left.

Photo 10: Flower beds, Pioneer Hill Rd in the background

TAX PARCEL #161031002 0000 ORCAS ISLAND

Photo #2

View of house from shoreline

Photo #1

Stairs to pebble "beach"

Photo 3 Tax Parcel # 161031002 0000 ORCAS ISLAND

← Stairs built to help get down from high bank to the lower level of the property.

← Looking from the house toward water, in a SE direction

Photo 4

TAX PARCEL # 161031002000 ORCAS ISLAND

Photo 5: Looking at house from water side

Photo 6: Looking west at the beach belonging to our neighbors, The Roberts.

TAX Parcel # 161031002 0000 ORCAS ISLAND

Photo 7:
Garage and garden gate (house on right side of photo)

Photo 8:
Garden. Looking west toward the Robert's house.

TAX Parcel # 161031002000D ORCAS ISLAND

Photo 9: Garage and yard - street in background

Photo 10: Yard + garden, looking toward the street