

\*261612003000-042-075-MCCOY-20120430\*

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S.J.C. COMMUNITY

APR 30 2012

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](http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf)

DEVELOPMENT & PLANNING

PROPERTY OWNERS: Miles and Louellen McCoy

STREET ADDRESS 89 Catboat Place Orcas, 98280

MAIL ADDRESS IF DIFFERENT P.O. Box 10 Orcas 98280

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

e-mail mileslouellen@centurytel.net

TAX PARCEL NUMBER(S) 261612003000

ISLAND Orcas

MANAGEMENT AREA West Sound

REACH NUMBER 42 (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. \_\_\_\_\_

\* The enclosed photos pretty much show the whole picture. We only have beach at times during some of the lower tides. There is a small rock garden between the shop and carport and another small one across the drive from the shop. Between the parking area in front of the carport and the stairs to the dock, there are rocks and shrubs.

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

NO X

YES      please specify *but we have clams, mussels, kelp comes and goes, waterbirds feeding, starfish, otters, and visiting seals. At times we see salmon jumping, but we don't fish except for crab in season.*

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 X

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 X

YES      AT PAGE(S)     

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

YES X

NO     

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

NO X

YES      AT PAGE(S)     

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

     Less than one acre, X one acre to less than five acres     , five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN     , RURAL X, CONSERVANCY      NATURAL     

*Farm forest*

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

COMPREHENSIVE PLAN *Any of these documents I tried to bring up on the county website came up blank/black. Why? So I think it's 2-5 acres in our neighborhood on Exton Road.*  
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 X

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

*In the fifty years that we have lived here, we have seen very little change on the shoreline on our property and to the immediate north of us. It is all steep rock. When we do have a little beach, we have seen it go from ground shell to sand due to more boat traffic up and down West Sound causing more wave action.*

*There was quite a decline in the wintering-over water birds. However, a year ago winter, we saw a good increase and this past year even more than in quite sometimes, although not as many varieties as 40-50 year ago.*

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

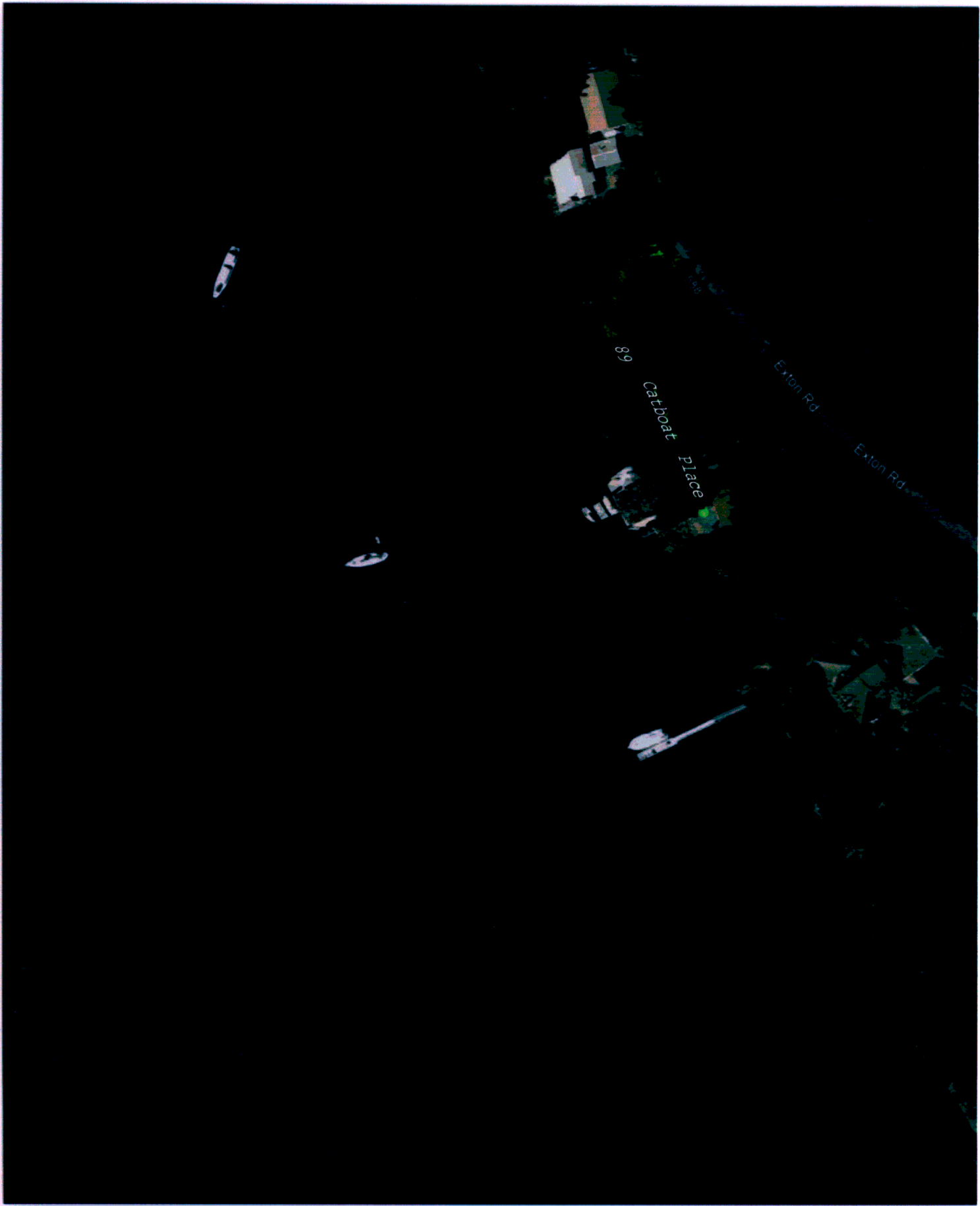
PRINT

*Loellen McCoy*

*Loellen McCoy*

*Miles McCoy*

*MILES M E COY*



Note to County: I added the road into our house, as it is not shown. The road shown as Exton Road is actually a leg off Exton Road and its name is Catboat Place. Miles and Louellen McCoy Parcel # 261612003000  
 68 Catboat Place Orcas April 28, 2012

Attachment 2

Steps & Trail

20'x36' Shop

20'x36' Carport

Small potting Shed



Miles and Louellen McCoy Parcel # 261612003000

89 Catboat Place P.O. Box 10 Orcas 98280

April 28, 2012

Miles and Louellen McCoy  
89 Catboat Place  
Orcas 98280

Parcel # 261612003000



Use of lift on north side of house is for our own use only.



Miles and Louellen McCoy Parcel # 261612003000  
P.O. Box 10 Orcas.WA 98280

April 28, 2012