



251733001000-259-041-HARRISON-20120430

APR 30 2012

April 30, 2012

SJC CDPD
Friday Harbor, WA 98250

DEVELOPMENT & PLANNING

HAND DELIVERED

RE: RESPONSE TO SJC SHORELINE INVENTORY REPORT

Dear CDPD:

Attached please find our Response to SJC Shoreline Inventory Report ('Report'). Although we are submitting this within the arbitrarily set deadline of noon today, please be advised that we strongly protest this deadline because of:

- the lack of readily available public information to assist in our response,
- the ridiculous size of the Report and it's continual use of "Insider Lingo" designed to intimidate property owners from the get-go,
- the enormous sizes of the management areas and reaches that make the general descriptions of these vastly varied and often nonsensical,
- the great diversity of geology, biology, development and activity within the areas and reaches that do not lend themselves to the stupefying categories and descriptions listed in the Report and its' many maps,
- the maps' legends color coding and other designators often being difficult and/or impossible to match to the parcels themselves.

Regarding the Property Context (Attachments 1 & 2, pages 4-5) please be advised that these aerial photos were taken prior to the issuance of all permits/completion of construction on the main residence and the garage. However, the basic footprints of the new structures are almost identical to the old structures (per the permits), and are noted only for full disclosure. All photos (pages 6-16) are of the property in its current form and are annotated to point out salient features.

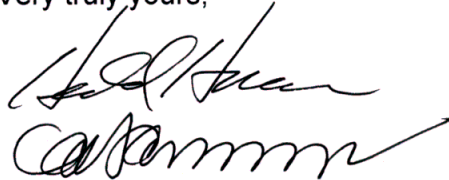
Regarding the photos, the following narrative is provided:

- Shoreline fire pit (pages 6, 11, & 12) – the fire pit was built shortly after the original residence was completed in 1970-71 and has been in continual use ever since its construction. Every Fourth of July since anyone can remember, friends, neighbors and family assemble at the fire pit to celebrate the Lopez fireworks display. Smaller gatherings occur often whenever weather permits.
- Shoreline, rocky cliff, pastures and woodlands paths (pages 6, 7, 8, 9, 10, 11, 12, 14, 15 & 16) – these paths were originally deer/wildlife paths that eventually became "family, friends & neighbors" paths as well. Often while quietly walking these interconnected paths, otters, foxes, mink, deer and other wildlife will be spotted walking the same paths.
- Geothermal heat field, garden structures, pastures and woodlands (pages 4, 5, 6, & 15) – the geothermal heat field was installed per permits in 2004-5 timeframe, and the garden shed and enclosed veggie garden were constructed in 2011. All structures lie outside of the shoreline setback.
- Man-made pond and waterfall (pages 13 & 14) – both were designed/constructed for the original residence (circa 1971) and were retained as part of the new construction, although the pond was enhanced by channeling roof rainwater to it through buried drainpipes. The pond provides freshwater bathing for otters that travel up the paths from the shoreline to partake of the "free swimming."

Regarding this Response to the Report, please be advised that although we have submitted this within the time limit, we do not feel that adequate time, notification, information, and/or assistance was made available to shoreline property owners to absorb, consider and respond in a thorough manner. We therefore reserve the right to make future additions, alterations and/or corrections to our Response as more information becomes available to us.

Thank you.

Very truly yours,

The image shows two handwritten signatures in black ink. The top signature is 'Harold Harrison' and the bottom signature is 'Shari Harrison'. Both are written in a cursive, flowing style.

Harold & Shari Harrison
2623 Pear Point Road
Mailing: 685 Spring St. PMB 168
Friday Harbor, WA 98250

Attach: Response to Shoreline Inventory Report – 16 pages

Duplicate Copy on file with Harrisons

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: Harold & Shari Harrison

STREET ADDRESS 2623 Pear Point Rd

MAIL ADDRESS IF DIFFERENT 685 Spring St. PMB 168 FH WA 98250

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

e-mail glassboks@rockisland.com

TAX PARCEL NUMBER(S) 251733001000

ISLAND SJI

MANAGEMENT AREA FH Mgmt Area

REACH NUMBER 259 (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 Y (Refer to reach characteristics in the text and appendices)

If not why not. Evergr. Forest/ Shrub scrub - Map - actual - part forest, part lawn, many outcroppings of rock. AT street - low int. developed - actual - none
Maps 09A, 26A, 24A, 23A, 22A, 19A & 12A, etc.:

"Associated/Potential Wetlands" - Cannot determine from legend colors/ cross hatching/etc whether street side property is included in this category. We do not have wetlands - road drainage ditches are the problem & are County man-made.

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 abundant otter, ~~mink~~, deer, fox, eagles (Golden & American)
a few mink red urchin - per Map 26A
but we've not seen any ever.

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

N/A

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)**

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 _____

MAP 04A -
Rural Residential
shoreline environ (pg.128)

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

COMPREHENSIVE PLAN shoreline residential
ZONING same

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

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 _____ *N/A*

OTHER COMMENTS AND OBSERVATIONS ATTACHED

- See Cover Letter of April 30, 2012.
- See pg 1 of 16 - maps - legends are unintelligible in many cases - too much detail that is too general in scope & not applicable to individual parcels, especially in "wetlands" categories. County drainage at roadways has resulted in misclassification of ditches as wetlands. We do not have any wetlands that Mother Nature created - only ditches the County created.

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

[Signature]

[Signature]

PRINT

Harold Harrison

Shari Harrison



Find on Map

Photo Reference: 060815_14424

Date: 8/15/2006

Area: San Juan Island - San Juan Channel

Panel

[Low Resolution \(800 x 531 pixels, 83Kb\)](#)

[High Resolution \(4288 x 2848 pixels, 3059Kb\)](#)

Approx. 12 seconds for 56kbps modem; 2 seconds for Cable/DSL

Approx. 7.3 minutes for 56kbps modem; 64 seconds for Cable/DSL

1940s [1976-77](#) [1992-97](#) [2000-02](#)

this is pre
new construction of main residence
& garage, but all photos are
of new existing structures.
Construction completed 2010.

Harrison 2623 Pear Pt Rd

rd

Harrison
Pear Pt Rd

8/15/2006 1:38 PM



residence/garage construction (completed since this shot was taken) (permits/occupancy issued)

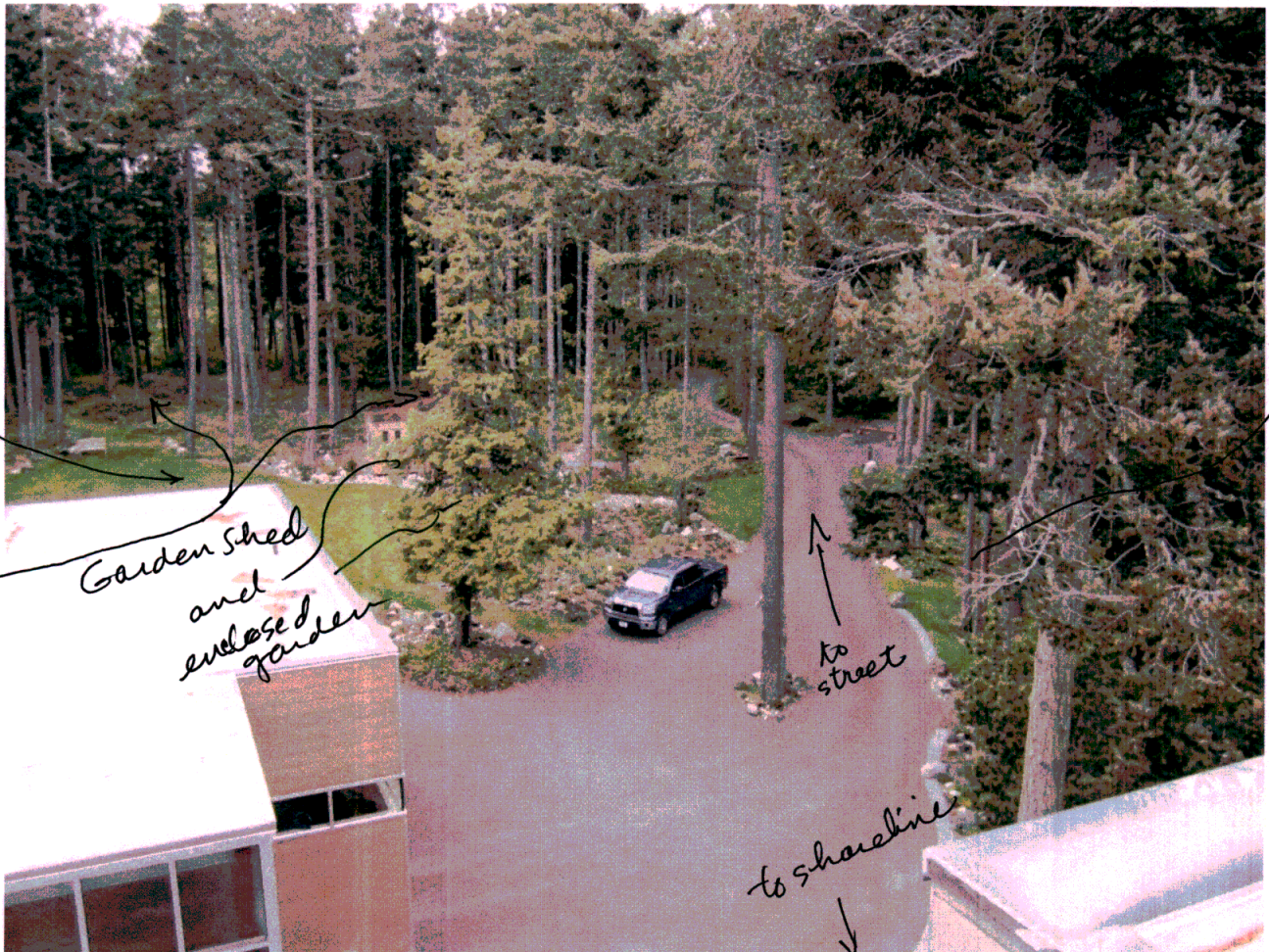
residence/garage construction

Havasin 2623 Pear Point Rd.



firepit at shoreline
for last 25 years

shoreline
path
for last
40+ years



geothermal
heat field

woodlands
path

Garden shed
and
enclosed
garden

to street

to shoreline

posture
paths

West
↑
↓
East

Harrison 2623 Pear Point Rd.

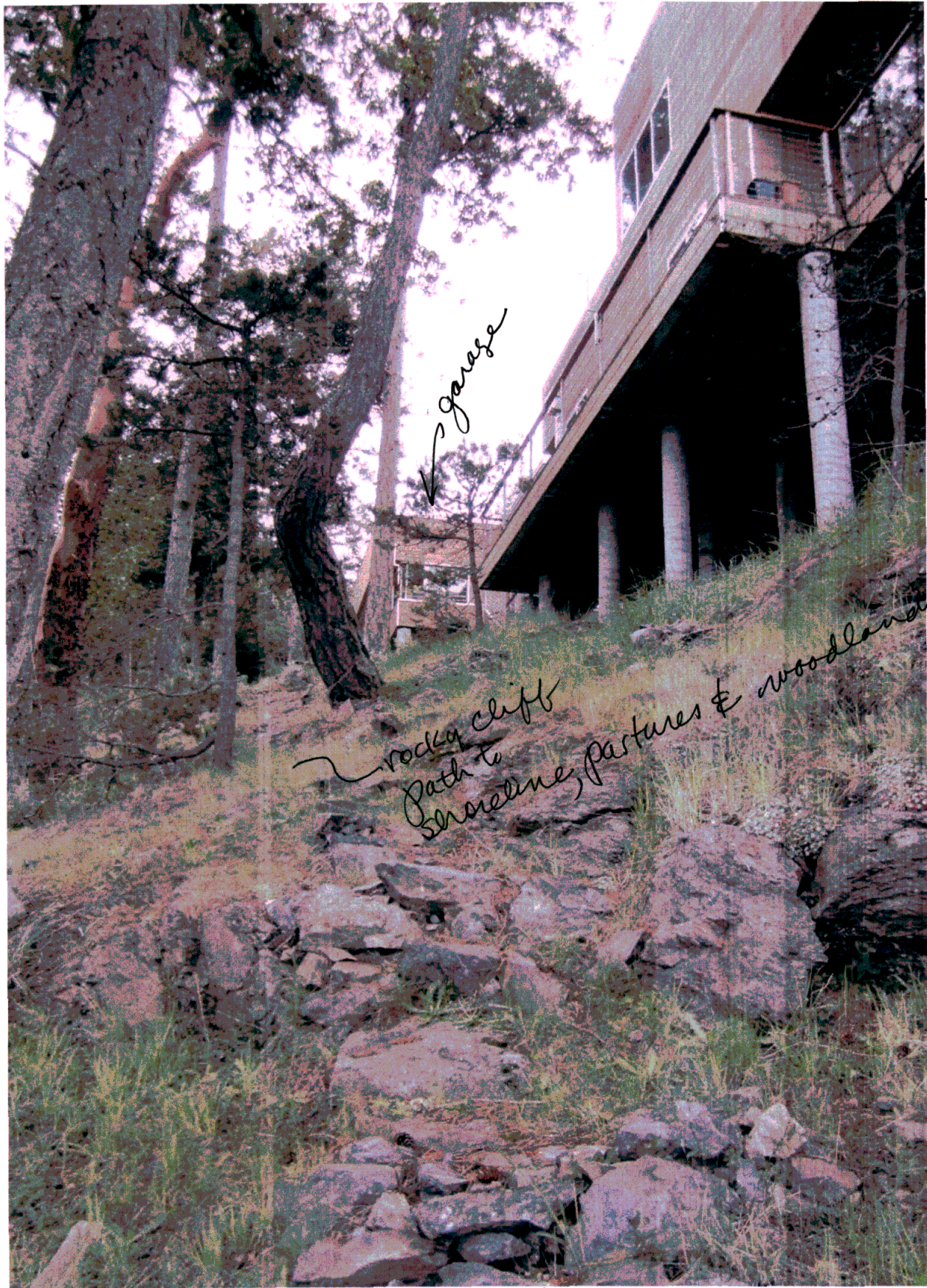


Harrison

2623 Pear Pt Rd.



Hanson 2623 Bear Pt Rd.



main residence

garage

rocky cliff path to shoreline, pastures & woodlands paths

rocky cliff - south side of residence & guest/garage structures

N ↑
← S
E ↓
shoreline

cliff to south side

Harrison

2623 Pear Pt Rd.



Shoreline
& waterfront
paths

Harrison

2023 Pear Pt Rd.

new main residence



new garage

path to pastures & woodlands

path to shoreline



shoreline path

40+ year old firepit

Hanson

2623 Pear Pt Rd.



neighbors

rocky
cliffs
path

Path to
neighbors

waterfront
path



firepit -
@ least 20+
years old

Harrison

2623 Pear Pt Rd.



Existing manmade
pond and waterfall
(pond filled
thru roof H₂O
run off)
40+ yrs old

Hansin

2623 Bear Pt Rd.



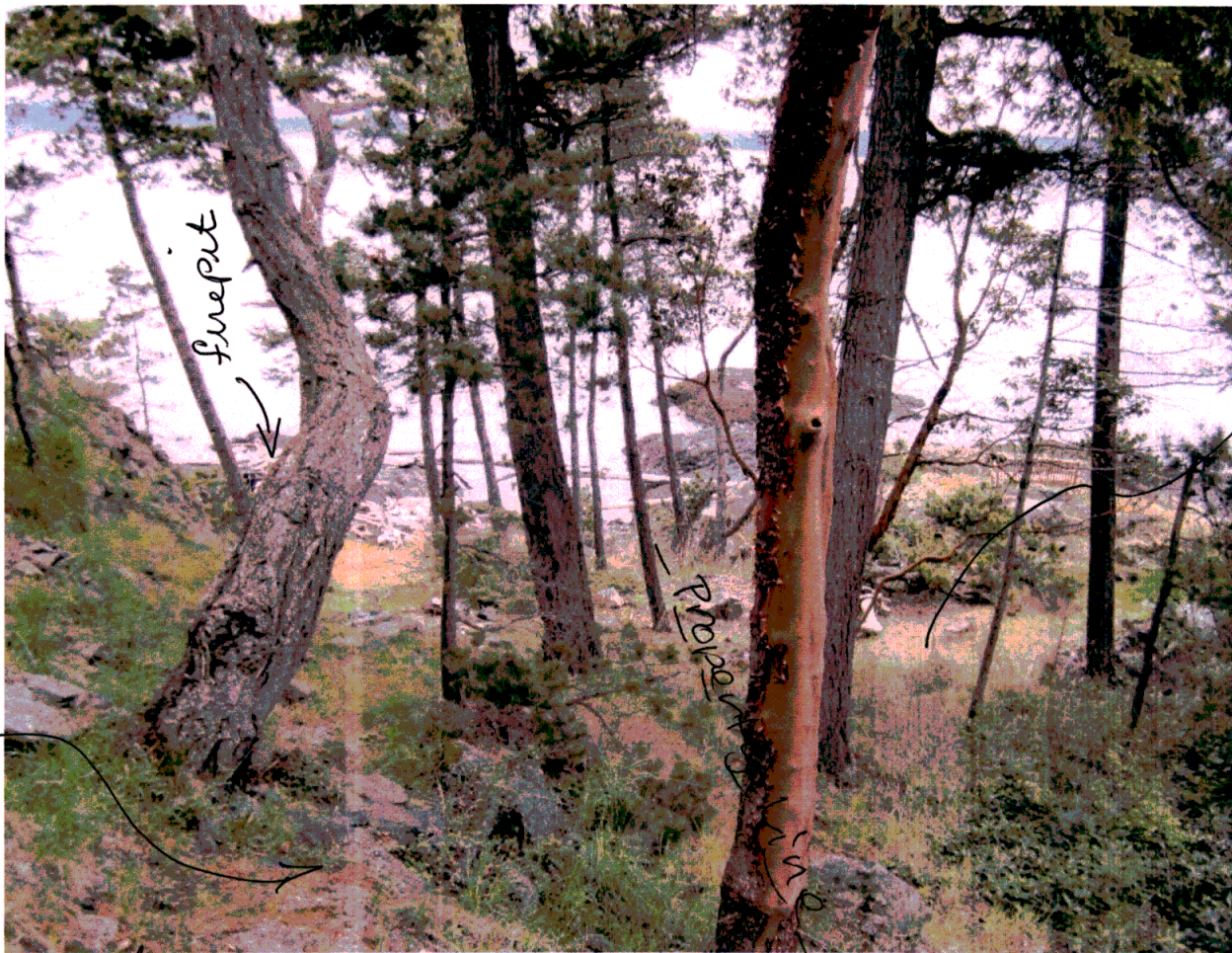
man-made
Pond
in existence
for 40+ years

pasture &
woodlands
paths

to
snowline
paths

Harrison

2623 Pear Pt Rd.



shoreline path to neighbor's property

property line

firepit

South side rocky paths to water & waterfront path



geothermal heat field

path to woodlands

manmade pond

path to woodlands

Harrison 2623 Pear Pt Rd.



woodlands
forrest
garden
Baths
(West side)



street
2623

Pear Pt
Rd

drive
to street