

251912006000-259-023-WRIGHT-20120430

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: William & Donna Wright TTEE

STREET ADDRESS 3209 Pear Point RD

MAIL ADDRESS IF DIFFERENT _____

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

e-mail bill33@centurylink.net

TAX PARCEL NUMBER(S) 251912006000 S.J.C. COMMUNITY

ISLAND San Juan APR 30 2012

MANAGEMENT AREA Friday Harbor DEVELOPMENT & PLANNING

REACH NUMBER 259 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale ~~Attachment 1~~ **Page 11**
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) ~~Attachment 2~~ **Page 10**
(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 **Pages 4 to 9**

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 X (Refer to reach characteristics in the text and appendices)

If not why not. Table 23B Friday Harbor Management Area Reach Assessment -Habitat Conditions Reach 259 - Only Total Vegetative Cover is approximately correct all other columns in this table have the wrong values for TPN 251912006000

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)**

NO ☒ SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final

YES _____ AT PAGE(S) _____ has not been peer review, so cannot be a scientific basis for designating this property as nonconforming.

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 _____

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 X _____

OTHER COMMENTS AND OBSERVATIONS ATTACHED

RCW 90.58.020 - Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single-family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.

In other words, in passing the SMA, the legislature found that we were to enjoy the shorelines, not be excluded from them. Also, single family residences were explicitly named as a use that is protected under SMA.

In other words, in passing the SMA, the legislature found that we were to enjoy the shorelines, not be excluded from them. Also, single family residences were explicitly named as a use that is protected under SMA and TPN 251912006000 shall never be designation a nonconforming use nor restricted in how we use this parcel.

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) X 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

William H Wright
Donna L Wright

William H. Wright

Donna L. Wright







County drainage pipe dumping untreated roadside water on to our property



Continuation of the County's runoff from roadside drainage on to our property



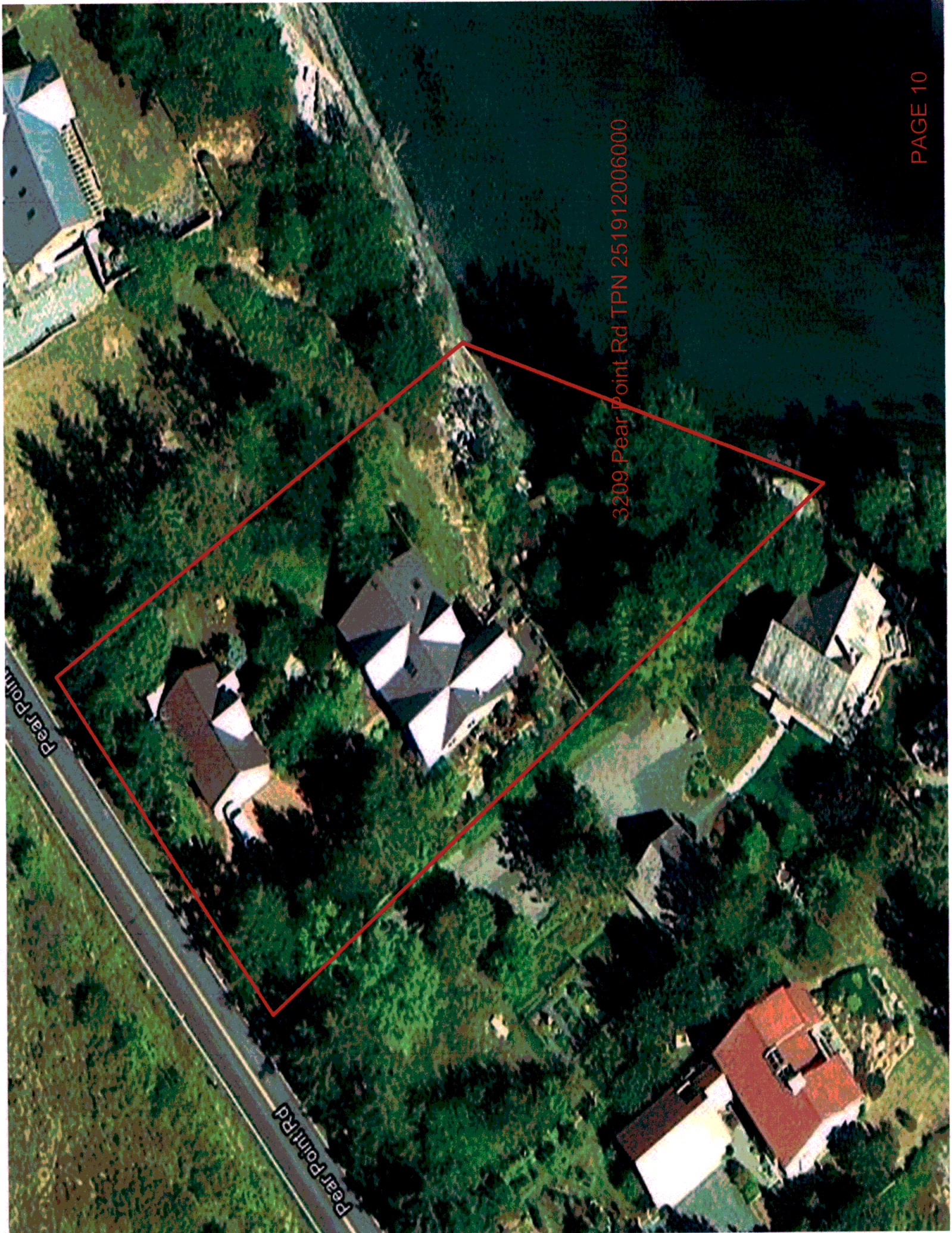




This gravel swale was created to carry the runoff from the County roadside drainage



Yard waste burn site used since 1996



3209 Pear Point Rd TPN 251912006000



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