



351250003000-264-073-ARNOLD-20120430

**SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT**

PROPERTY OWNERS: **Joel M. Arnold & June N. Arnold**

STREET ADDRESS: **3 Brown Island, Friday Harbor, WA 98250**

MAILING ADDRESS: **P.O. Box 2161, Friday Harbor, WA 98250**

X If checked, please add our email address to the contact list for future shoreline proceedings

Email: lopezsound@hotmail.com

TAX PARCEL NUMBER(S): **351250003000**

ISLAND: **San Juan, Brown Island**

MANAGEMENT AREA: **A**

REACH NUMBER: **264 (from map index 37)**

PROPERTY CONTEXT (BROAD SCALE) : SEE ATTACHEMENT 1 : **GOOGLE MAP**

PROPERTY CONTEXT (CLOSE SCALE): SEE ATTACHEMENT 2: **GOOGLE EARTH PICTURE**


EXISTING DEVELOPMENT OF THE PROPERTY: **SEE ATTACHED NARRATIVE AND ASSOCIATED PICTURES ON THE FOLLOWING PAGES**

**S.J.C. COMMUNITY
APR 30 2012
DEVELOPMENT & PLANNING**



Address **Brown Is**
Friday Harbor, WA 98250

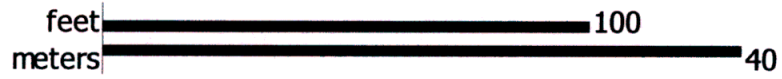
Get Google Maps on your phone
Text the word "GMAPS" to 466453




ATTACHMENT 1



Google earth



ATTACHMENT 2

Narrative Summary as Response to Shoreline Inventory Report

Tax Parcel: 351250003000

There has been repeated development and re-development of this property over a period of more than 35 years. The lot includes a single family residence that has been expanded and upgraded to its final current size of 3700+/- SQFT, and auxiliary shop building approximately 480 SQFT. The inland portion of the lot is landscaped with native vegetation and contains a small recreational sport court and above ground hot tub (PHOTO 1). There is a large central gravel covered clearing in the center connected via a gravel driveway to the main island roads and multiple concrete walkways around the house. The Southern exposure of the lot (shore side) is developed with a substantial concrete bulkhead, large floating dock with associated pier and aluminum gangway, and numerous sun decks (PHOTOS 2).

The dock, which has been in place for more than 20 years, consists of a shore connected wood structure pier approximately 66' x 4'. It is supported by 12 wood pilings that are driven into the mud or drilled into the rock. The float is 55' x 8' and is comprised of commercial grade concrete float modules. The float is connected to the pier with a Mantle aluminum ramp approximately 30' long. We use the dock every day, year round as our primary access point to and from the island. (PHOTO 3)

The bulkhead is a substantial concrete structure that serves as a structural retaining wall for the main home and connection point for the pier to the floating dock. The bulkhead runs the entire length of the shore side of the parcel and is approximately 30' high from the beach surface to the top of the stairs. We use the bulkhead year round as our primary access point between the house and the floating dock. There are multiple landscape planting beds contained in the bulkhead, in which we garden. We utilize the lower horizontal section 100' x 10' of the bulkhead for family gatherings, beach fires, and picnics. There are two access stairs from the lower bulkhead to the main home site and a single concrete access stairway from the bulkhead to the beach (PHOTOS 4-7)

There are sundecks that run the full length of the main house that overlook the beach, dock and bulkhead. We utilize these decks daily year round for family gatherings, gardening, and dining. There is an auxiliary (not connected to the main house) deck on the South East extreme corner of the property that is approximately 120 SQFT. The shore side of this deck is anchored to the upper portion of the bank and the beach side portion of the deck is supported on wooden pilings that land in footings down on the main concrete bulkhead. We utilize this deck during the non-winter months for family dining, gathering and relaxing (PHOTOS 8-9)

The beach environment is a shallow sloping sand/and rock in the upper section. Below the tideline, the beach is dominated by thick mud and minimal to no underwater vegetation. There is no eel grass present or any of the "near-shore species" as identified in the proposed county maps. We utilize the beach year round for swimming, kayaking, beach walking, and family gatherings.

Because the property is located on an outer island, our usage of the property's shoreline attributes, beach, bulkhead and dock are significantly more intensive than those of the average waterfront parcel in San Juan County as we come and go through the beach access area and dock many times a day. We have endeavored to maintain significant native vegetation to provide shore-side screening for the development (PHOTO 10).

View of inland side of main house and associated shop



PHOTO 1

Shore-side (Southern Exposure) close range view of existing home, bulkhead
And dock structure



PHOTO 2

Existing floating dock 55' x 8' , 66' pier and gangway



PHOTO 3

Concrete beach bulkhead (mid-point looking East) Shore pier connection
And stairs to upper bulkhead and house



PHOTO 4

View of existing concrete bulkhead from beach, with shore access
Concrete stairs



PHOTO 5

View of existing concrete bulkhead looking South West



PHOTO 6

View of existing brick and concrete stairs from lower concrete Bulkhead to upper bulkhead and main house



PHOTO 7

Existing deck on shore side of main house, showing proximity to top of bulkhead



PHOTO 8

View of existing sun deck on extreme SE corner of lot, footings land on
Existing concrete bulkhead below



PHOTO 9

View from water showing vegetation screening



PHOTO 10

Signature Page

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATE INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORT 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 CENTER UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDINGS WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

Joel Arnold
June N. Arnold

PRINT

JOEL M ARNSOLD
JUNE N. ARNOLD