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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: THORNTON E. LUTTRIELL II

STREET ADDRESS 140 RUNNYMIEDE LN

MAIL ADDRESS IF DIFFERENT 6025A 57TH DR NE
MARYSVILLE WA 98270

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

e-mail TERWARDL@FRONTIER.COM **S.J.C. COMMUNITY**

TAX PARCEL NUMBER(S) 262722 00 5000

APR 30 2012

ISLAND SHAW

DEVELOPMENT & PLANNING

MANAGEMENT AREA SHAW ISLAND

REACH NUMBER 80/ 81? (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 X (Refer to reach characteristics in the text and appendices)

If not why not. SEE ATTACHMENT

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 SEE ATTACHED

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 _____

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 _____

ZONING RR

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 _____

OTHER COMMENTS AND OBSERVATIONS ATTACHED

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

T. E. LUTTRELL II

CAO Inventory Document

Does the discussion of the Reach properly reflect your property location, setting and context?

NO (Refer to reach characteristics in the text and appendices)
If not why not;

There are a variety of characteristics that are either wrong or exaggerated.

- 1) 03B Land Ownership, I was unaware and do not recall a recorded easement for Land Bank Conservation
- 2) 06B Same as 1)
- 3) 10B My septic is not properly placed on the map
- 4) 12B Has never flooded during my or previous owners occupation of the property. It is mischaracterized by FEMA
- 5) 14B is mischaracterized and a barrier estuary and is missing one pocket beach
- 6) 19B No Estuarine Emergent Wetland, no Palustrine Forested Wetland, little or no Shrub/Scrub
- 7) 23B Eel grass area exaggerated and over extended, as evidence see report done for dock opposite my property to the west.
- 8) 24B Eagle buffer zone overstated
- 9) 25B Have never seen herring or smelt and data "is prone to errors" as stated in response to comments by land use staff
- 10) 26B There are clams and oysters on the beaches and rocks
- 11) 27B, 28B, 29B Do not match historical observation and are exaggerated.
- 12) 30B No ling cod has been seen in this area during my ownership
- 13) 33B No pacific herring seen in this area during my ownership
- 14) 38B Unsupported by actual site verification of components used to designate medium importance
- 15) 39B Unsupported by actual site verification of components used to designate high importance

In general the scoring that is "derived" from this data and charts is misleading and overstated at best and therefore the not representative of the actual use and function of the property

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

I cannot find any specific harm listed. If it does I challenge the designation based on the many issues already brought up

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

YES

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

NO

Again I cannot find any appendices that shows a scientific basis for making the structures non-conforming and will challenge any incorrect data

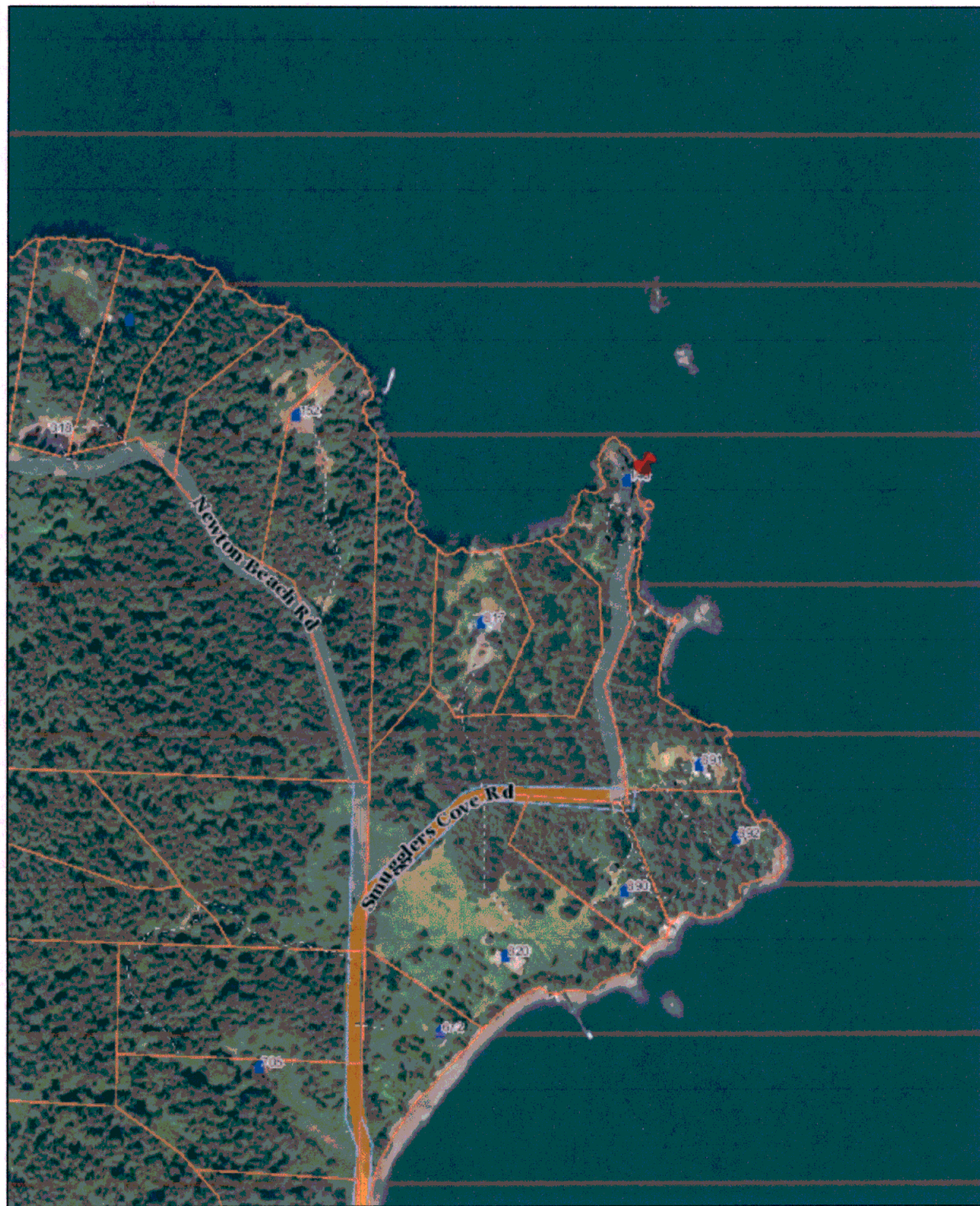
OTHER COMMENTS AND OBSERVATIONS

My property is groomed and heavily used as a recreational retreat for friends and family it has many planted tulips throughout the property. You can see from the pictures that virtually all of the shoreline is available and used by myself and guests. We use the beach for recreation activities and have a fire pit as well as garden and hot house.

Any buffers and or nonconforming designation will render the property useless and severely reduce the value of the property (taking).

I am uncertain why the County is using data that as the land use planning department says "is prone to errors".

I request that the County extend the time for comments again to allow more people to respond to the CAO Inventory and Characterization report. I have yet to find any property owners here on Shaw that were aware of this deadline and in most cases not even aware of the CAO IC.

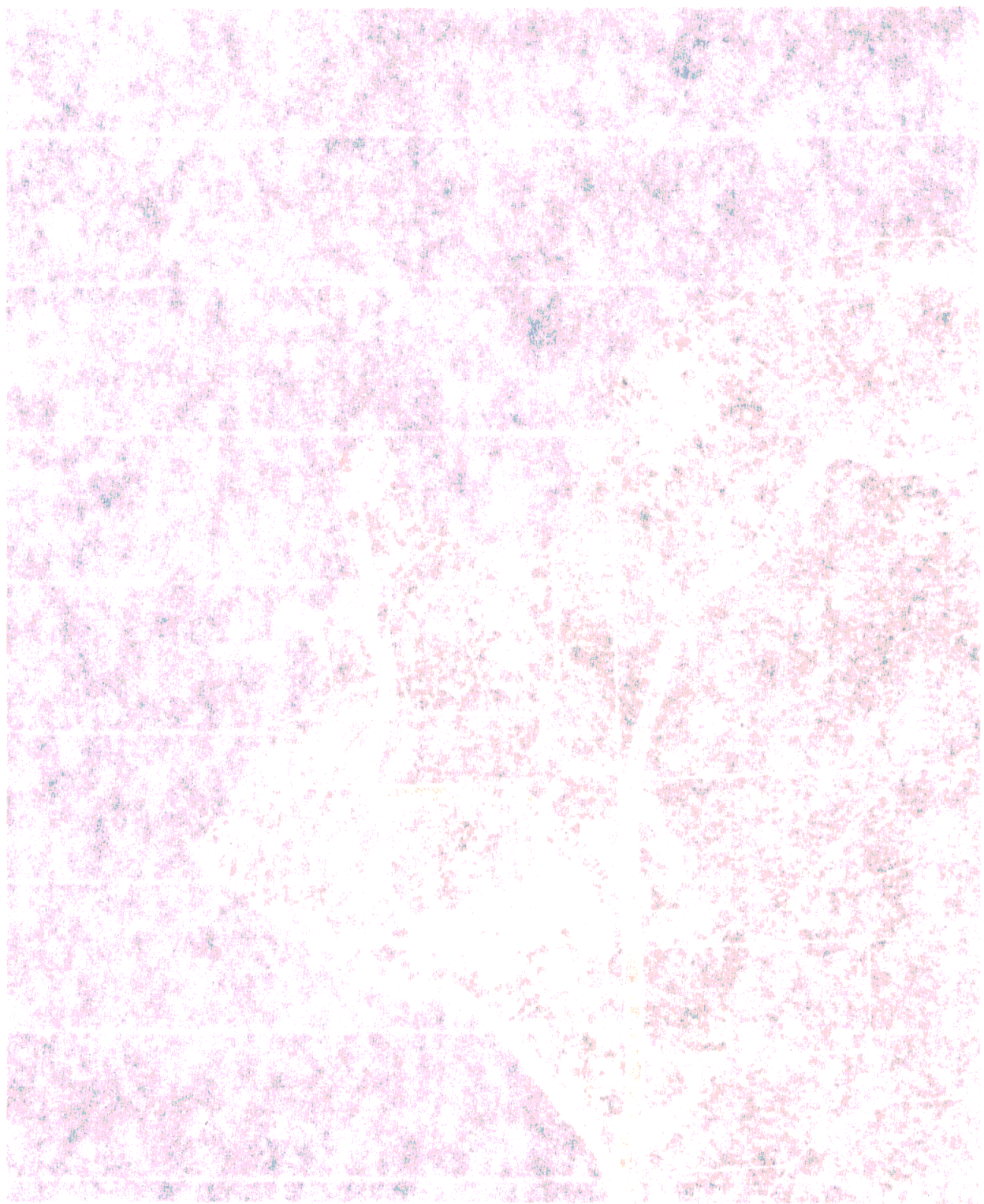


1:4800

Map Title

This data has been compiled for San Juan County. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





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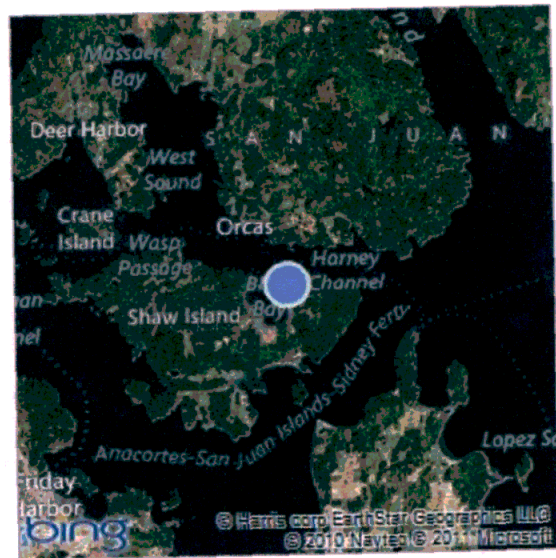
bing Maps

Shaw Island, WA

My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more



Bird's eye view maps can't be printed, so another map view has been substituted.

