

•271351008000-057-062-MONTGOMERY-20120430•

S.J.C. COMMUNITY

April 30, 2012

APR 30 2012

To: San Juan County Planning Department

Fr: Ronald and Victoria Montgomery

DEVELOPMENT & PLANNING

Re: Response and additional information to Shoreline Inventory Report

This statement is concerning three waterfront lots owned by Ronald and Victoria Montgomery, et. al. on Montgomery Lane. Specifically these lots are tax parcels 271351008000, 271351007000 and 271351001000.

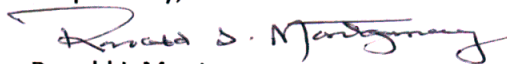
All property on the waterfront side of Montgomery Lane on Orcas Island has been platted and approved by the county as single residential lots only. The history of this property includes clear cut logging in the early part of the 1900's and this area was planted as a fruit orchard including Cherries, apples and pears. When fruit growth on Orcas declined the land was allowed to return to more natural tree and brush growth. In the early 1960's this land was platted by my grandfather, J. R. Montgomery. The plat and its conditions are on file in San Juan County.

The county road ran along the waterfront bank of these properties until the mid 1960's at which time it was relocated to the current location due to bank erosion. The road bed still exists beneath the ground cover on most of these 9 lots.

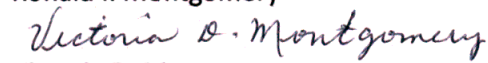
Bank erosion continues to take place at what I would expect is a more than natural rate. San Juan County has delineated the problem in their "Storm Water Management" comprehensive plan and recognizes that storm water runoff from parts Buck Mountain and the upland basin is directed through county ditches to a point adjacent to Montgomery Lane and then it has nowhere to go. It is then diverged by the old county road bed across the Montgomery Lane lots on the north end of the plat and in so doing causes unnatural erosion at above normal rate. This impacts the feeder bluff and thus the condition of the beach below. I realize that SJC has a plan to remedy this storm water problem but also understand, with current funding, it is a low priority and not likely to occur in the near future.

There are currently three waterfront lots (2, 3 & 7) that do not, as yet, have residences built out. This is likely to occur within the next 10-15 years by the current owners. The expectation is that positioning of these single family dwellings will be similar to those currently in existence.

Respectfully,



Ronald I. Montgomery



Victoria D. Montgomery

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: RONALD I + VICTORIA D. MONTGOMERY

STREET ADDRESS 36 MONTGOMERY LANE, EASTSOUND, WA 98245

MAIL ADDRESS IF DIFFERENT _____

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

e-mail rimorcas@hotmail.com

TAX PARCEL NUMBER(S) 271351008000 271351007000, 271351001000

ISLAND ORCAS

MANAGEMENT AREA EASTSOUND MANAGEMENT AREA

REACH NUMBER 57 (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. _____

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 CLAMMING, SHELL FISH, CRAB, EELGRASS, FORAGE FISH, OTTER, SEALS

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 ESR-N

ZONING ERR (max 1 unit/acre)

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 X

NO _____

OTHER COMMENTS AND OBSERVATIONS ATTACHED

SEE ATTACHED COMMENTS

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

Ronald I. Montgomery

RONALD I. MONTGOMERY

Victoria D. Montgomery

Victoria D. Montgomery



Google earth

feet
meters

300
100



A	271 351 008 000
B	271 351 007 000



Google earth

© 2012 Google

Google earth

feet
meters

200
60

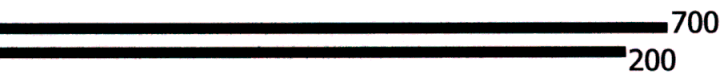
TAX PARCEL # 271351001000



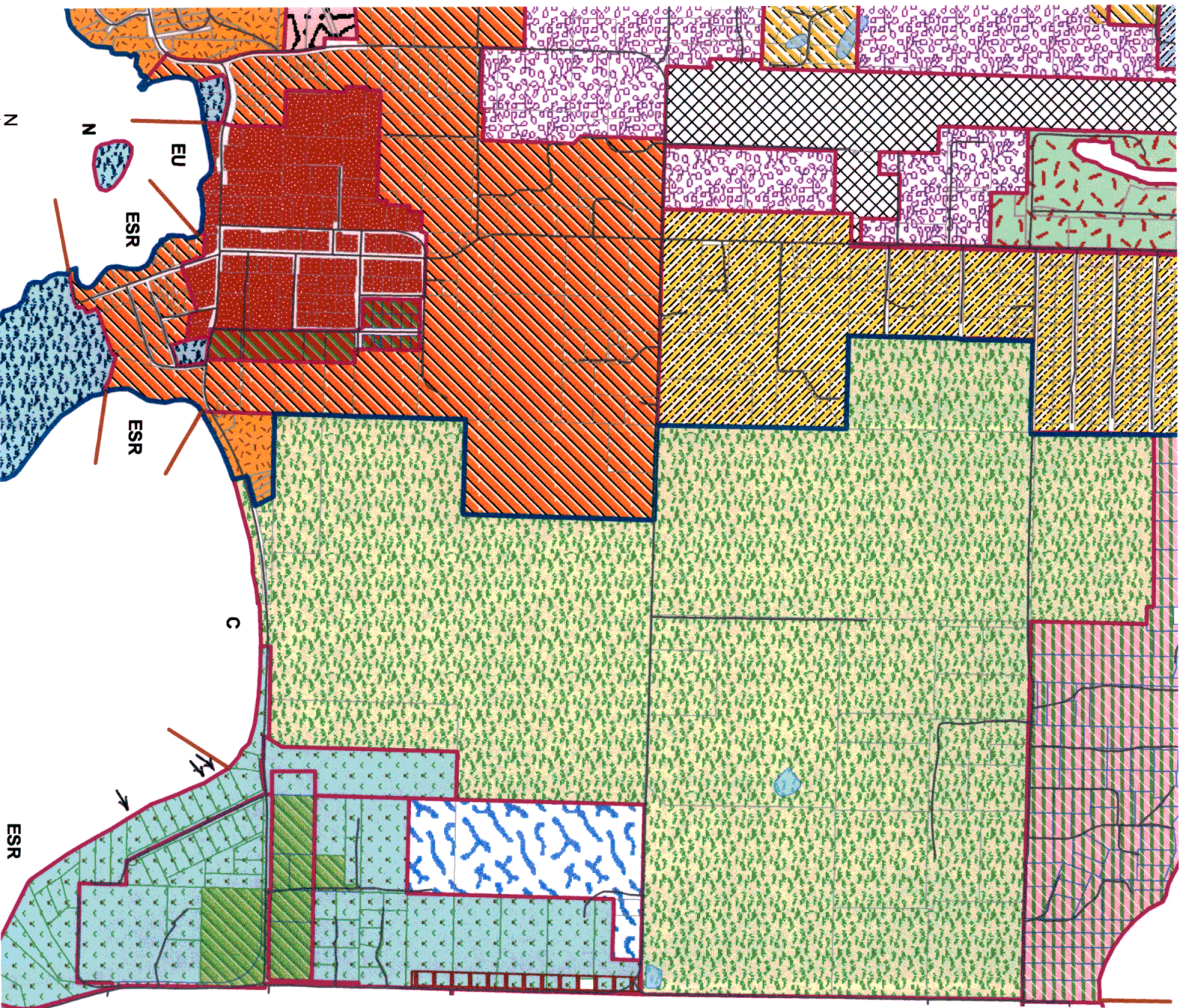


Google earth

feet
meters



271351001000



- Legend**
- Density
 - Eastsound Urban Growth Area
 - Eastsound 50 Foot Buffer
 - Eastsound**
 - Country Corner Commercial
 - Eastsound Airport District (no residential development is allowed)
 - Eastsound Natural (max. 1 unit per parcel)
 - Eastsound Rural (max. 1 unit/5 acres)
 - Eastsound Residential 1/acre (max. 1 unit/acre)
 - Eastsound Residential 1/acre P*
 - Eastsound Residential 2/acre
 - Eastsound Residential 2/acre P*
 - Eastsound Residential 4-12/acre (min. 4 - max. 12 units/acre; see S
 - Eastsound Residential 4/acre P*
 - Eastsound Rural Residential (max. 1 unit/5 acres)
 - Eastsound Rural Residential (max. 1 unit/2 acres)
 - Marina (max. 6-8 units/acre)
 - Service & Light Industrial (residential use allowed only as accessor
 - Service Park (residential use allowed only as accessory to commer
 - Village Commercial (min. 4 - max. 40 units/acre)
 - Village Commercial Limited (see SJCC 16.55.210.D.3)
 - Village Residential (min. 4 - max. 12 units/acre)
 - Water