



371311002000-086-064-CARLSON-2012-0430

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 H. Carlson

STREET ADDRESS _____

MAIL ADDRESS IF DIFFERENT PO Box 8, Orcas WA 98280

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

e-mail wlmcarslson@gmail.com

TAX PARCEL NUMBER(S) 371314001, 371311002

ISLAND Waldron

MANAGEMENT AREA Waldron

REACH NUMBER 86 (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 There is eel grass and Bull Kelp

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 RF5

ZONING R5

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

Waldron Island as a whole scores very well (HIGH) for both habitat and physical conditions.

Our family used Mail Bay as a Log Booming Area from 1964 to the early 70s. During the mid 1990's through the early 2000's logging was done sporadically and the logs were shipped by barge over the ramp on TP# 371314001. Our family owns the only private dock on Waldron. We built it in 1967. It seems like Mail bay was healthy during times of industrial logging use and when it is not being used

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

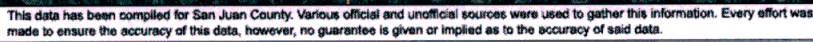
THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN



PRINT

Michael W Carlson
for William H Carlson



1971



Dock under construction

TP# 371314001

1995 – Continued



Trucks and equipment proceed up the ramp.

TP# 371314001



TP371914001



1992 - Continued

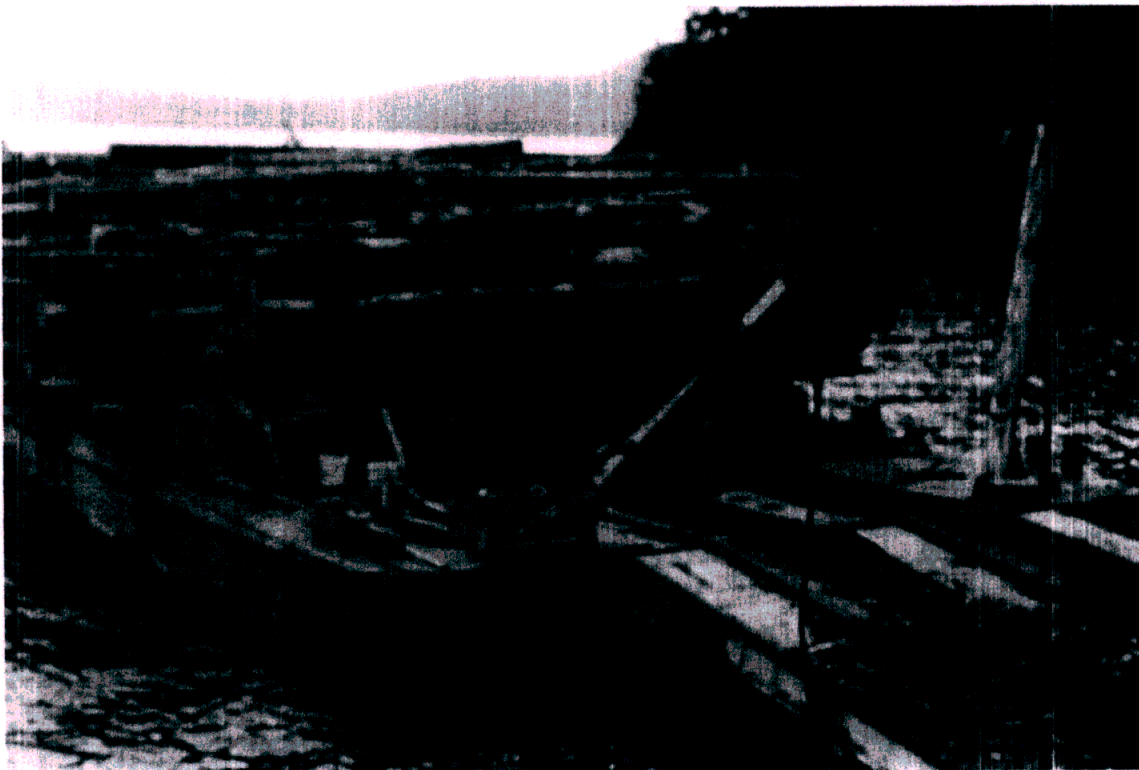


More equipment.



Mid 1990's

Dock w floats pulled
for winter



Loading logs onto the "Fir King"

Barge Landing TP #371314001

Bull Kelp on Reef

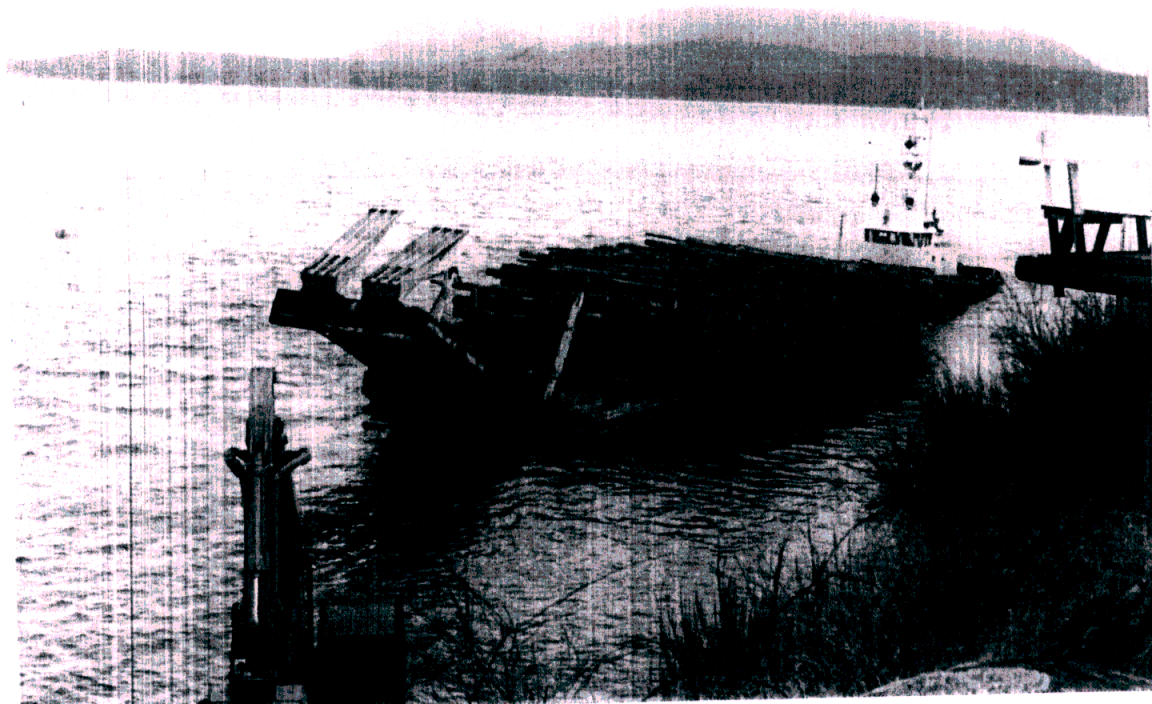
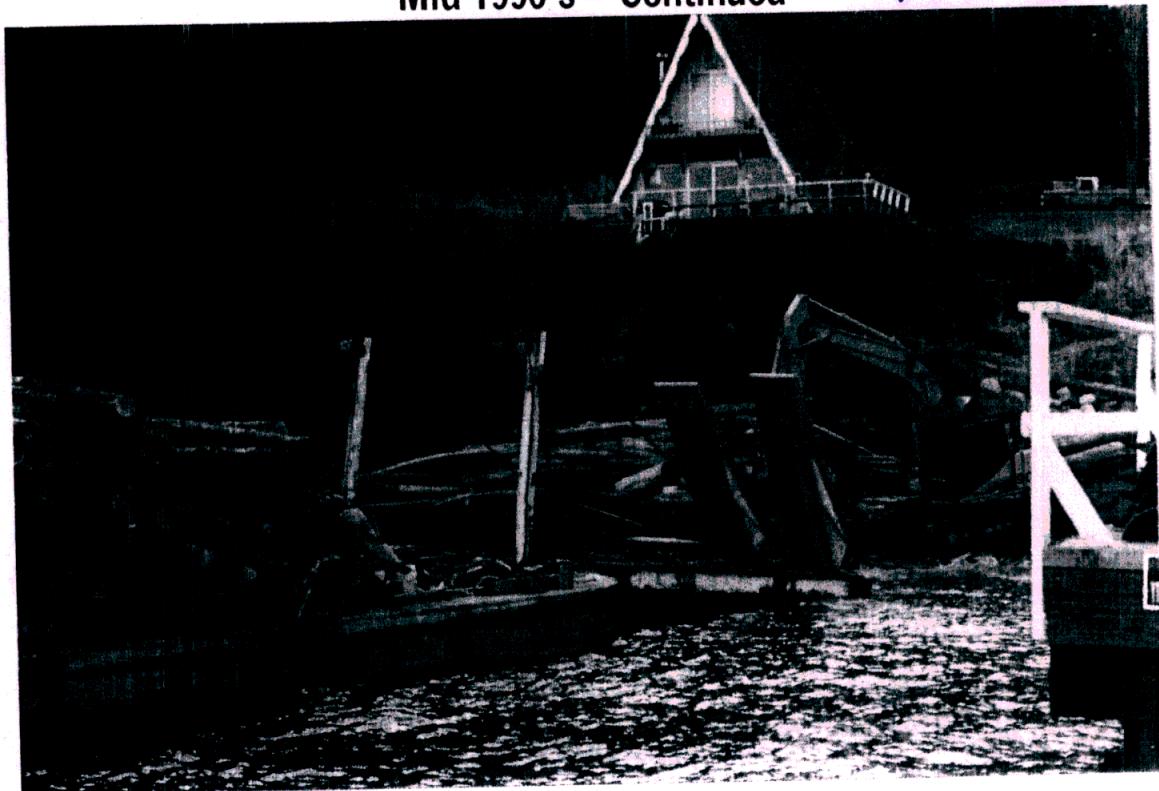
78 3713 14001



TP 371314001

Mid 1990's - Continued

TP#37150



Departure.

TP# 371311002



TP # 371311002



WALDRON REACH 86

TP# 3713002

