Appendix E

Comment Summary – Individual Summits

Outer Islands

The sixteen participants at the Outer Island Summit generated forty-seven statements. As a result of the prioritizing that took place during the small group sessions, the following statements were identified as the most important:

- Do not convert “natural” shoreline into a more dense category or increase density on any shorelines designation
- Shorelines improve over the next twenty years; this is defined as benefit to wildlife, since humans are notoriously adept at benefitting themselves
- Foster stewardship ethics: ownership responsibility
- Allow for annual incorporation of new scientific data into inventory
- Maintain property values over time
- Greater public access on Orcas for people traveling from outer islands
- Maximize setbacks for view from water, minimize armoring, and avoid natural areas

Attendees then participated in a polling exercise to determine their level of agreement with the statements identified as most important by the small groups (a larger list of priority statements from the one presented above was used to capture a broader range of perspectives). To get used to the polling equipment, participants were first asked to identify where they lived, what they are most interested in (related to shorelines), and how they heard about the summits.

![Graphs showing where people live and what they are interested in](image-url)
How did you hear about this event?

Maintain private property value over time

Setbacks are based on individual property conditions

No additional shore armorment

Greater public access to the shorelines from outer islands

Shorelines managed to benefit wildlife

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Size and scale of shoreline homes are limited

No new docks permitted over eelgrass

Supply recreation to the public while protecting historic, cultural and natural resources

Do not convert “natural” shorelines into a more dense category or increase density on any shoreline designation

Allow for annual incorporation of new scientific data into inventory

Maximize setbacks for view from water, minimize armoring requirements, and avoid hazard and erosion areas
San Juan Island
The fifty-seven participants at the San Juan Island Summit generated eighty-five statements. As a result of the prioritizing that took place during the small group sessions, the following statements were identified as the most important:

- Develop “Low Impact Development” Standards to minimize setback based on lower impact to shoreline environment
- All new regulations must consider economic impact on our human population/community
- Right to protect property owners expectations
- Include all land put into conservation via “Land Bank, preservation trust and private conservation easements” in the “No Net loss equation”
- Setback on shoreline for buildings as currently exist are appropriate
- Allow current Regulations, setbacks, buffers to go forward, for the next 25 years
- One size does not fit all - recognize individuality of each piece or area
- Non-conforming properties should get credit through storm water/other factors for mitigation
- Setback site specific and no buffers
- Since the SMA was implemented, growth has not been detrimental to the environment; that Juvenile salmon are on every mile of our shoreline proves it

Encourage public access on all federal, state, and county lands, including Land bank lands Attendees then participated in a polling exercise to determine their level of agreement with the statements identified as most important by the small groups (a larger list of priority statements from the one presented above was used to capture a broader range of perspectives). To get used to the polling equipment, participants were first asked to identify where they lived, what they are most interested in (related to shorelines), and how they heard about the summits.
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One size does not fit all recognize individuality of lots

Strongly Agree: 80%
Agree: 12%
Neutral: 5%
Disagree: 2%
Strongly Disagree: 0%

Have secondary barge access

Strongly Agree: 66%
Agree: 12%
Neutral: 17%
Disagree: 5%
Strongly Disagree: 0%

Maintain forage fish habitat

Strongly Agree: 45%
Agree: 29%
Neutral: 19%
Disagree: 5%
Strongly Disagree: 2%

Maintain rural character

Strongly Agree: 71%
Agree: 17%
Neutral: 12%
Disagree: 0%
Strongly Disagree: 0%

Setbacks on shoreline for buildings as currently exist are appropriate

Strongly Agree: 60%
Agree: 14%
Neutral: 5%
Disagree: 12%
Strongly Disagree: 10%

Maintain adequate native/natural shoreline vegetation to support ecosystem function

Strongly Agree: 26%
Agree: 23%
Neutral: 19%
Disagree: 16%
Strongly Disagree: 16%
**Barge uses for emergencies, businesses and essential public facilities**

- Strongly Agree: 50%
- Agree: 35%
- Neutral: 5%
- Disagree: 10%
- Strongly Disagree: 0%

**Property rights – campfires, docks, boating, maximum use of property**

- Strongly Agree: 58%
- Agree: 15%
- Neutral: 5%
- Disagree: 10%
- Strongly Disagree: 13%

**Public shore access to parks and trails**

- Strongly Agree: 23%
- Agree: 33%
- Neutral: 15%
- Disagree: 10%
- Strongly Disagree: 18%

**Power to regulate is back in the hands of elected representatives rather than bureaucrats at DOE**

- Strongly Agree: 64%
- Agree: 8%
- Neutral: 13%
- Disagree: 8%
- Strongly Disagree: 8%

**Allow current regulations, setback and buffers to go forward for next 25 years**

- Strongly Agree: 64%
- Agree: 11%
- Neutral: 5%
- Disagree: 9%
- Strongly Disagree: 11%

**Waterfront property owners rights protected**

- Strongly Agree: 77%
- Agree: 7%
- Neutral: 12%
- Disagree: 5%
- Strongly Disagree: 0%
Orcas Island

The eighty-one participants at the Orcas Island Summit generated ninety statements. As a result of the prioritizing that took place during the small group sessions, the following statements were identified as the most important:

- Retain current set-back of 50 feet with screening and 100 feet with no screening
- Remodel is allowed on existing house within 200 feet of high tide line
- Rights of property owners are protected
- Existing structure and uses can be replaced /continue if damaged/destroyed
- All existing uses should be conforming
- All existing structures should be protected from being labeled “non-conforming”
- Destroyed structures may be rebuilt on footprint or larger with no-net loss
- Centers should be designated as harbors
- Eliminate “nonconforming” designations
- Owners privacy and rights to full enjoyment be insured by the government

Attendees then participated in a polling exercise to determine their level of agreement with the statements identified as most important by the small groups (a larger list of priority statements from the one presented above was used to capture a broader range of perspectives). To get used to the polling equipment, participants were first asked to identify where they lived, what they are most interested in (related to shorelines), and how they heard about the summits.

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How did you hear about this event?

Centers should be designated as harbors

Rights of property owners are protected

All existing uses shall be considered to be conforming

Retain existing setback of 50 feet with screening and 100 feet without

Encourage private docks
Allow expansion of “non-conforming” structures away from the shoreline

- Strongly Agree: 61%
- Agree: 18%
- Neutral: 11%
- Disagree: 7%
- Strongly Disagree: 4%

Shoreline buffers/setbacks should remain the same

- Strongly Agree: 69%
- Agree: 11%
- Neutral: 6%
- Disagree: 4%
- Strongly Disagree: 11%

Private property rights remain in place

- Strongly Agree: 86%
- Agree: 4%
- Neutral: 7%
- Disagree: 4%
- Strongly Disagree: 0%

Cooperation between property owners and county planners

- Strongly Agree: 52%
- Agree: 22%
- Neutral: 18%
- Disagree: 0%
- Strongly Disagree: 8%

Owners privacy and rights to full enjoyment be insured by the government

- Strongly Agree: 74%
- Agree: 13%
- Neutral: 8%
- Disagree: 6%
- Strongly Disagree: 0%

Destroyed structures may be rebuilt on footprint or larger with no net loss

- Strongly Agree: 92%
- Agree: 6%
- Neutral: 0%
- Disagree: 2%
- Strongly Disagree: 0%
### Remodel is allowed on existing house within 200 feet of high tide line

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<tr>
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<tbody>
<tr>
<td>68%</td>
<td>18%</td>
<td>4%</td>
<td>6%</td>
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### Healthy Sound – careful Regulation of discharge/runoff into sound (including from lawn, garden, industry and septic)

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### Allow 100% rebuild of damaged structures

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<td>9%</td>
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### SMP must allow for economic balance so there is an income base for county and property value is protected

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<tr>
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<td>68%</td>
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### No added regulation without real science – peer reviewed and empirical

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<tr>
<th>Strongly Agree</th>
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<td>75%</td>
<td>15%</td>
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### Existing legal development (structures, uses, and activities) protected in perpetuity

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<td>9%</td>
<td>4%</td>
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Lopez Island

The forty-five participants at the Lopez Island Summit generated seventy-five statements. As a result of the prioritizing that took place during the small group sessions, the following statements were identified as the most important:

- No changes – if it isn’t broken do not fix it
- Waters and waterfront are part of a vibrant island economy (e.g. seafood industry)
- Different rules for different islands/areas
- Grandfather in structures, etc. that you want to stay in the shoreline
- Setbacks determined by specific property conditions
- Site specific regulations
- Incentives provided to property owners for restoration efforts
- Do not make permit process difficult and lengthy. Do not perpetuate the trend to require multiple permits

Attendees then participated in a polling exercise to determine their level of agreement with the statements identified as most important by the small groups (a larger list of priority statements from the one presented above was used to capture a broader range of perspectives). To get used to the polling equipment, participants were first asked to identify where they lived, what they are most interested in (related to shorelines), and how they heard about the summits.
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There are no changes-if it isn’t broken then do not fix it

- Strongly Agree: 52%
- Agree: 10%
- Neutral: 3%
- Disagree: 28%
- Strongly Disagree: 7%

Grandfather in structures that you want to stay on the shoreline

- Strongly Agree: 50%
- Agree: 31%
- Neutral: 9%
- Disagree: 9%
- Strongly Disagree: 0%

Continue to allow limited expansion of existing non-conforming structures

- Strongly Agree: 33%
- Agree: 43%
- Neutral: 10%
- Disagree: 3%
- Strongly Disagree: 10%

Equally apply any new regulations to all uses and activities

- Strongly Agree: 74%
- Agree: 19%
- Neutral: 3%
- Disagree: 0%
- Strongly Disagree: 3%

Do not make permit process more difficult and lengthy. Do not perpetrate the trend to require multiple permits

- Strongly Agree: 47%
- Agree: 9%
- Neutral: 16%
- Disagree: 9%
- Strongly Disagree: 19%

Remove the term non-conforming from the statute

- Strongly Agree: 74%
- Agree: 19%
- Neutral: 3%
- Disagree: 0%
- Strongly Disagree: 3%
Each property owner should be responsible for following the new SMP rules voted on by the people and adopted by San Juan County. The County should be responsible for providing and enforcing them.

Waters and waterfront are part of a vibrant island economy.

Incentives provided to property owners for restoration efforts.

Setbacks determined by specific property conditions.
This picture (#1) represents my vision for water-oriented uses.
This picture (#2) represents my vision for water-oriented uses.
This picture (#3) represents my vision for water-oriented uses.

![Image of water-oriented uses]

**All Islands**

- **Strongly Agree**
- **Agree**
- **Neutral**
- **Disagree**
- **Strongly Disagree**

- Outer Islands
- San Juan Island
- Orcas Island
- Lopez Island
This picture (#4) represents my vision for water-oriented uses

![Image of a dock leading to a building with trees in the background.]

### All Islands

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- 0%          - 10%          - 20%          - 30%          - 40%          - 50%          - 60%
This picture (#5) represents my vision for water-oriented uses

All Islands

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Legend:
- Outer Islands
- San Juan Island
- Orcas Island
- Lopez Island
This picture (#6) represents my vision for water-oriented uses.

![Bar chart showing the percentage of Strongly Agree, Agree, Neutral, Disagree, and Strongly Disagree among different islands.]

- All Islands
- Outer Islands
- San Juan Island
- Orcas Island
- Lopez Island
With regard to residential development, participants demonstrated a stronger level of agreement with pictures that depicted lightly developed, well-screened, and setback structures (pictures #6 and #7). There was less agreement on picture #2, which depicted a mostly visible home with some armoring along its shoreline. Finally, for picture #1 which depicted the most intense residential development, the majority of participants disagreed or strongly disagreed that this picture represents their vision for water-oriented uses. The level of disagreement with picture #1 appears to contradict some of the statements about protecting property rights and using property to the maximum extent possible and suggests that despite fear or dislike of regulations that there is limited desire for dense, intrusive, and highly visual development along the shorelines.

With regards to other water-oriented uses, such as marinas, resorts, and businesses, participants demonstrated a strong level of agreement with pictures #3-5 (with the exception of Outer Islands participants for picture #4). This suggests that participants want to continue to have all of these types of
facilities in the future, which comes as no surprise given the County’s dependence on the water for transportation and enjoyment, among other things.
This picture (#8) represents my vision for environmental protection & restoration.

![Image of environmental restoration activity]

**All Islands**

- **Strongly Agree**: Various percentages for different islands
- **Agree**: Various percentages for different islands
- **Neutral**: Various percentages for different islands
- **Disagree**: Various percentages for different islands
- **Strongly Disagree**: Various percentages for different islands

Legend:
- Outer Islands
- San Juan Island
- Orcas Island
- Lopez Island
This picture (#9) represents my vision for environmental protection & restoration
This picture (#10) represents my vision for environmental protection & restoration
This picture (#11) represents my vision for environmental protection & restoration
This picture (#12) represents my vision for environmental protection & restoration
This picture (#13) represents my vision for environmental protection & restoration

Environmental protection and restoration pictures presented a variety of restoration activities and two different pictures of what many would say are natural and ecologically valuable shorelines. There was a strong level of agreement with all pictures that depicted environmental protection and restoration, with the exception of picture #12 (pictured #12 showed a rather aggressive erosion control method with several large rootwads chained to the shoreline. The fact that the majority of participants strongly agreed or agreed that these pictures represented their vision for shorelines indicates that protecting and restoring shoreline are not mutually exclusive of private property rights – that many participants feel strongly about both.
This picture (#14) represents my vision for public access.
This picture (#15) represents my vision for public access

All Islands

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This picture (#16) represents my vision for public access.

![BEACH ACCESS sign](image)

**All Islands**

- **Strongly Agree**
- **Agree**
- **Neutral**
- **Disagree**
- **Strongly Disagree**

- Outer Islands
- San Juan Island
- Orcas Island
- Lopez Island
This picture (#17) represents my vision for public access

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This picture (#18) represents my vision for public access
This picture (#19) represents my vision for public access

The pictures of public access provide a range of access opportunities, from restricted access, to developed access, to park-like access, to natural and unrestricted access. With the exception of Outer Island participants feelings about picture #14, a large majority of participants strongly agreed or agreed that the public access pictures shown represented their vision for public access. These sentiments about the public access pictures are consistent with the statements made about public access and indicate a strong desire to maintain and increase the amount and type of public access opportunities in the future.