

161550010000-071-028-LUTZ-20120430

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: PEGGY W. ELSTON, EDWIN C. LUTZ

STREET ADDRESS 173 WILLIS LANE OLGA, WA 98279

MAIL ADDRESS IF DIFFERENT PO BOX 1001 OLGA, WA 98279

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

e-mail elutz98433@aol.com

TAX PARCEL NUMBER(S) 161550010000

ISLAND ORCAS

MANAGEMENT AREA DOE BAY

REACH NUMBER 71 (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 HIGH: DUNGESE CRAB, KINGCOD, GRBELING, PACIFIC HERRING
JUVENILE CHUM SALMON

MEDIUM: SAND LANCER, JUVENILE CHIDOK SALMON & PINK SALMON

LOW - SMELT

EELGRASS IN REACH #71 BUT NOT IN FRONT OF OUR PROPERTY (MAP 23B)

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 _____ ? _____

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 PICTURES WERE TAKEN AT A 6.1 HIGH TIDE (9:15AM 4/28/2012)
WE HAVE MADE NO CHANGES TO PROPERTY SINCE PURCHASE IN 2011

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

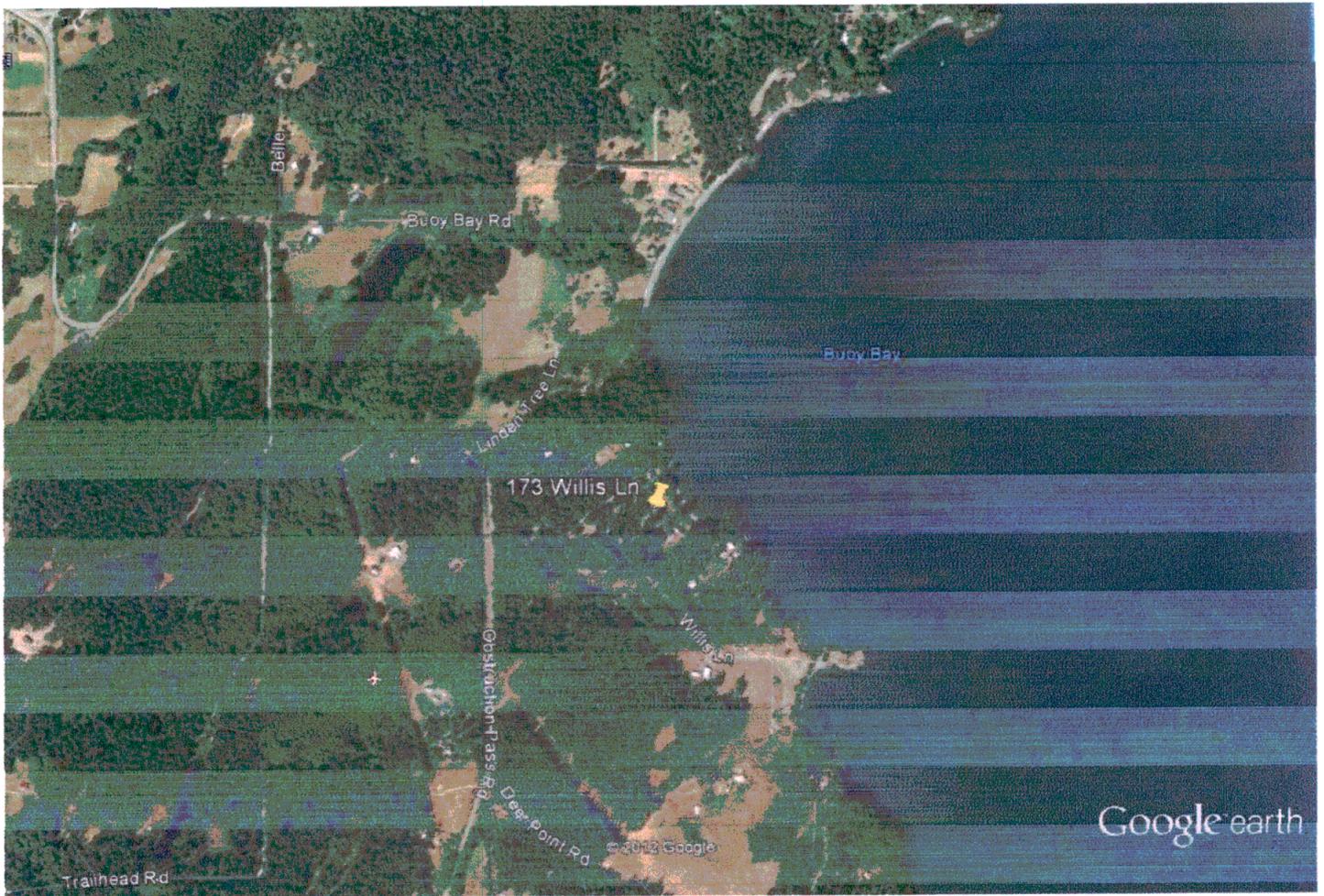
PRINT

Ed C Lutz

Edwin C. Lutz

Peggy W Elston

PEGGY W ELSTON

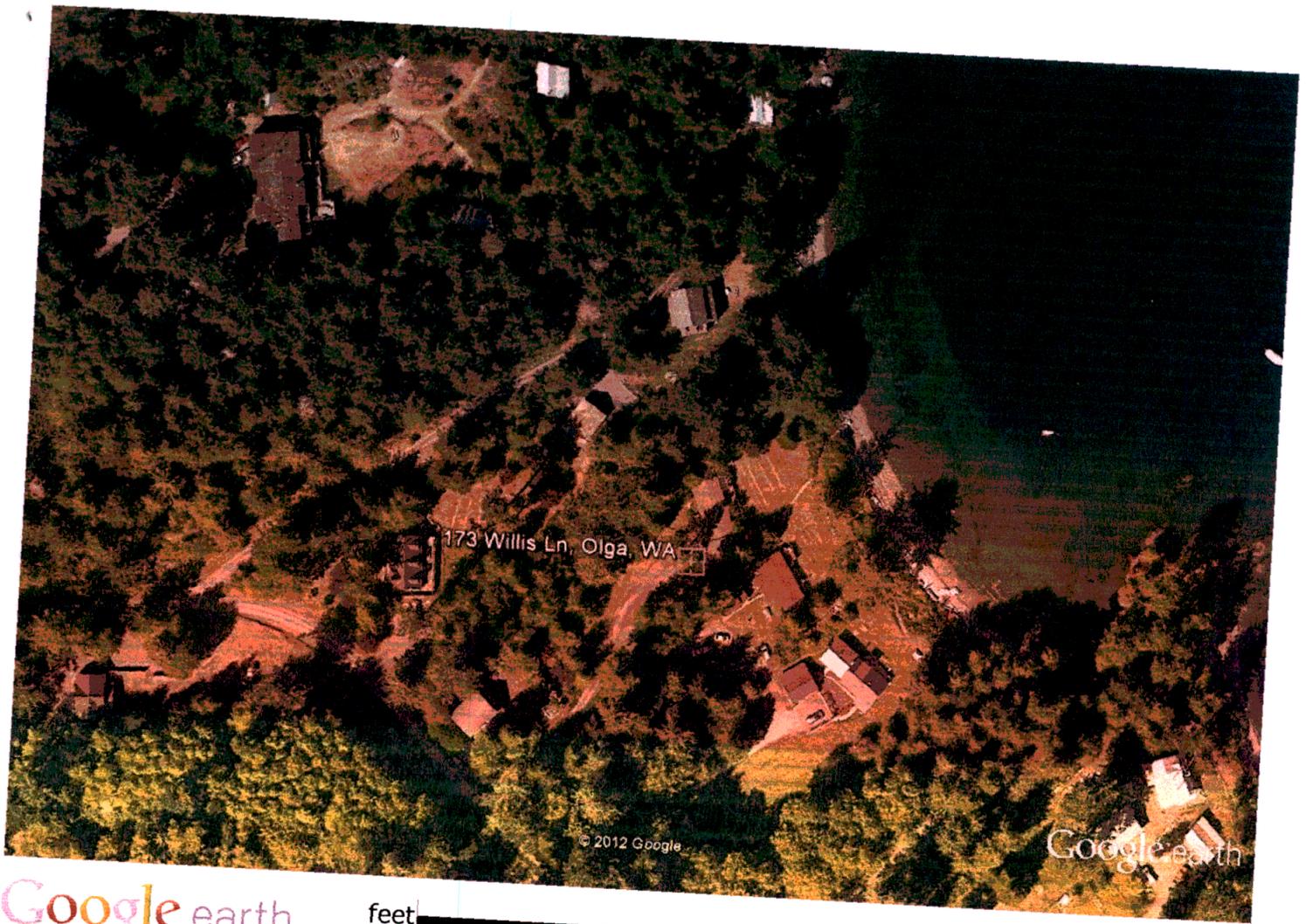


Google earth

feet
km



ATTACHMENT #1



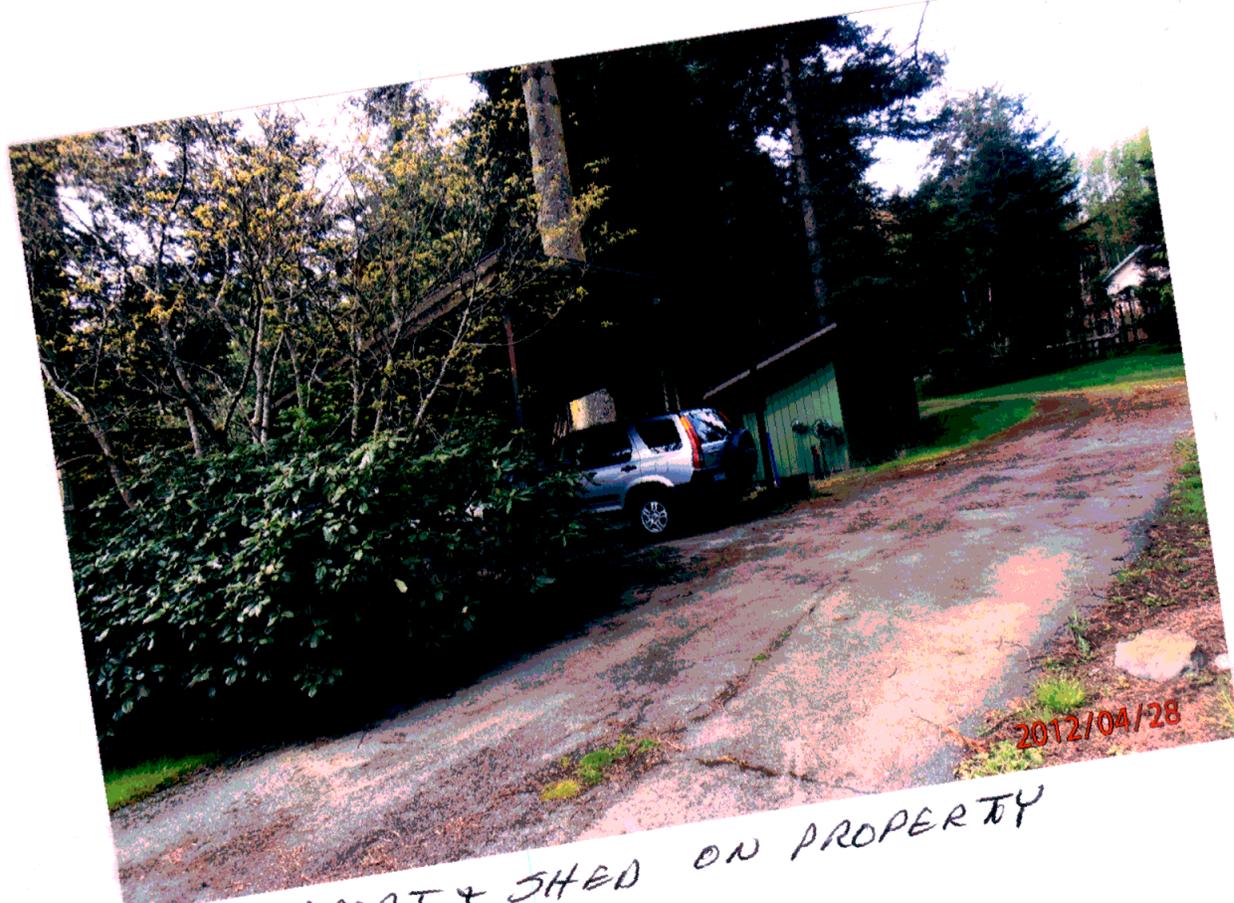
Google earth



ATTACHMENT NO. 2



FRONT OF HOUSE LOOKING FROM SHORELINE



CARPORNT + SHED ON PROPERTY



← PATHWAY FROM HOUSE LEADING TO SHORELINE

STEPS DOWN TO STAIRS





STEPS LOOKING UP FROM
STAIRS



STAIRS DOWN TO
BEACH

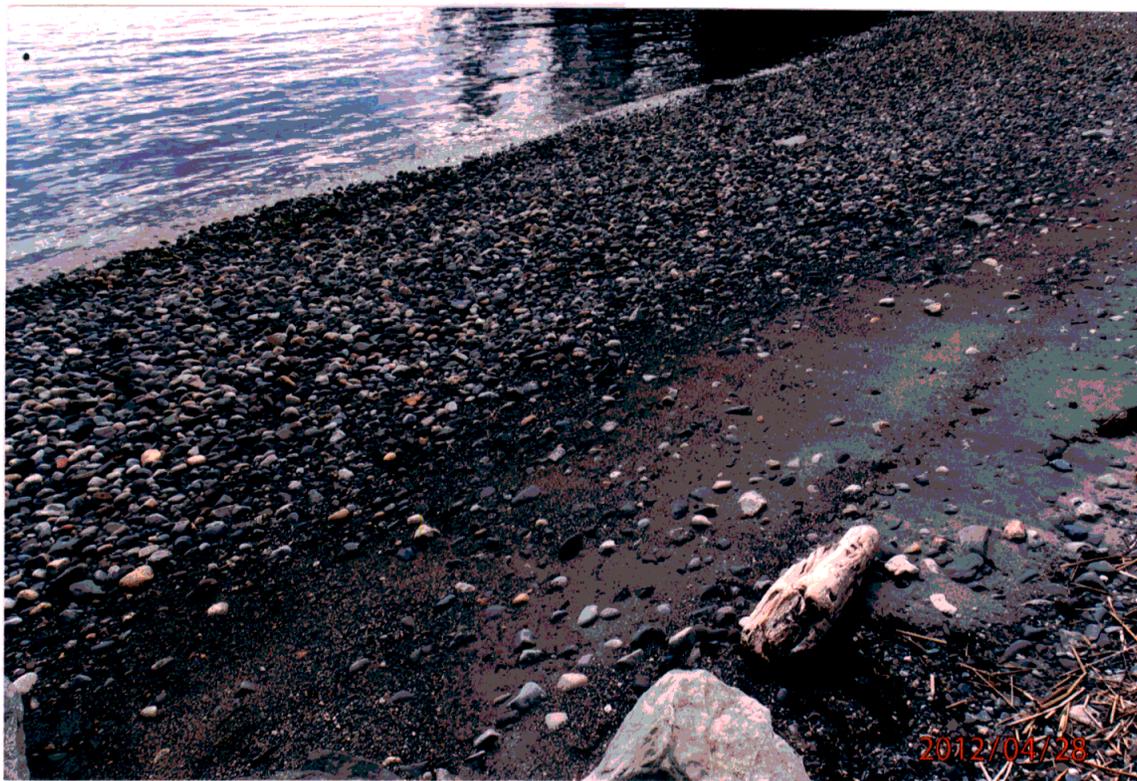


LICENSED
BOUY



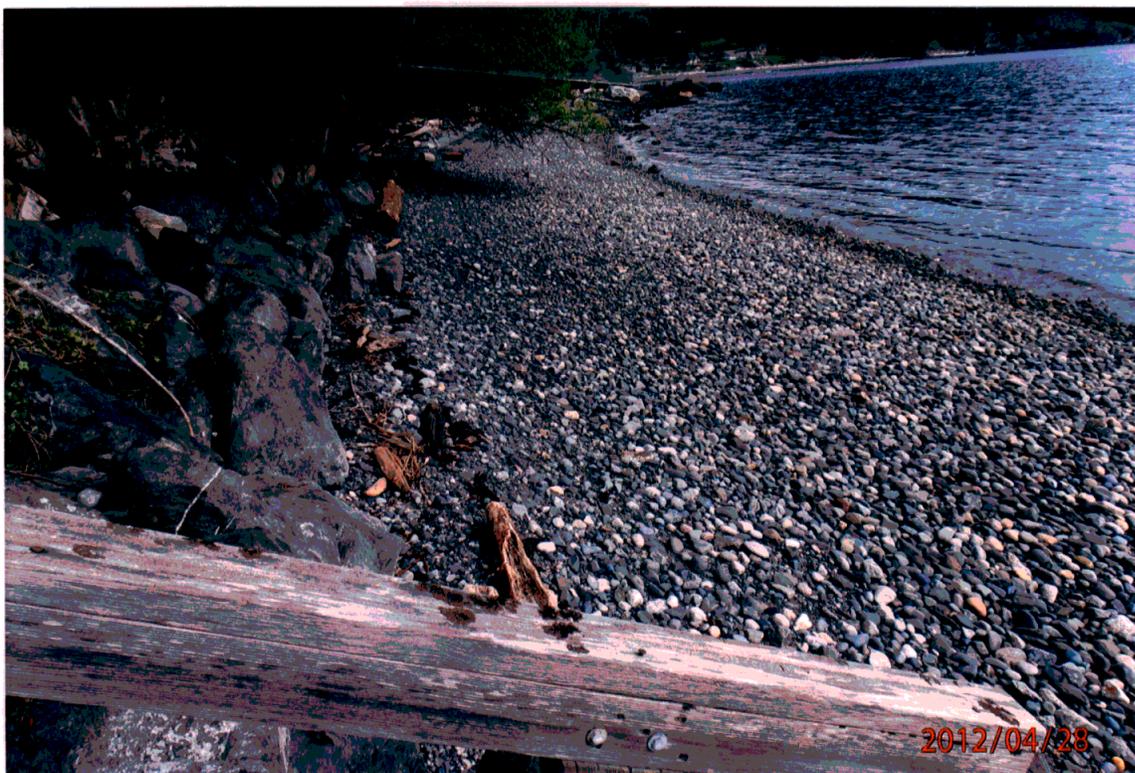
EXISTING BOAT HOLDING AREA
KEEP KAYAKS AT THIS LOCATION

ATTACHMENT 30



BEACH LOOKING
SOUTH
PICTURE TAKEN
AT ABOUT
9:15AM.
6.1 high tide

BEACH LOOKING NORTH - SAME TIME AND TIDE AS ABOVE PICTURE



EXISTING
ARMORING SOUTH
OF STAIRS



EXISTING ARMORING NORTH OF STAIRS

