271350029000-057-019-CAMERON-20120502

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May 2, 2012

San Juan County Community Development and Planning
c/o Shireene Hale, Planning Coordinator
Courthouse Annex 135 Rhone Street
P.O. Box 947
Friday Harbor, WA 98250

S.J.C. COMMUNITY
MAY 02 2012
DEVELOPMENT & PLANNING

Ms. Hale:

As we are sure you are aware, there is a lot of fear, distrust, and potential misinformation about the new Critical Area Ordinance shoreline restriction proposal. The latest stir has revolved around the Shoreline Inventory and Characterization Report. We have reviewed said document as relates to the management area and reach that pertains to our specific parcel and find no errors or objection.

Therefore, the following is being presented informationally with the intent of it being an "as is" description of the condition of our parcel at the present time. We would greatly appreciate having its content noted, scanned, and added to the records that pertain to tax parcel number 2713500290000, 254 Montgomery Lane, Eastsound.

Thank you,

Harlow Cameron

Harlow Cameron

Linda Cameron

Linda Cameron

April 28, 2012

Shoreline Inventory and Characterization Report V.2 – 2012-02-01
San Juan County

The following is being supplied as an *"As Is property characteristic information"* baseline specific to the parcel referenced below prior to the imposition of potential changes to the current shoreline development requirements.

Tax Parcel Number: **271350029000**

Street Address: **254 Montgomery Lane, Eastsound**

Property Owners: **Harlow & Linda Cameron**

Island: **Orcas**

Management Area: **Eastsound**

Reach Number: **57**

PROPERTY CONTEXT – Broad Scale 8/25/2011 Google Earth Photo (We noted that the county maintained website aerial GIS photo image layer is over 4 years old.)
See Attachment # 1
Approximately ¼ mile scale view showing orientation of normal water level, base of bluff, homes, Montgomery Lane, Country Corner, Crescent Beach Road, and Olga Road.

Site Characteristics Description – The subject is a 1.01 acre slightly sloping parcel with a vertical 55 foot high bank to a rocky shore below. At ordinary high tide levels the base of the shoreline bluff is roughly 20 feet from the water level. ***See Attachment # 2***
At low tide, the base of the bluff is often in excess of 100 feet from the bank due to the low slope ocean floor in the northeast portion of Ship's Bay. ***See Attachment # 3***
The bluff top area of the parcel is 0.87 acre.

EXISTING DEVELOPMENT ON PROPERTY – Close View Google Photo
See Attachment # 4
The locations of house, garage, porch, shop, septic sand filter, garden, drain field, and incidental temporary / portable fixtures are noted on the Google Earth aerial photo.

Site Improvements ***See Attachment #s 5 – 7***
County permits, setbacks, and engineered storm water retention measures were obtained and followed for all property development as per the existing requirements. The house, garage, porch, and septic system were completed in early 2006. The shop was added in 2008.

SHORELINE CHARACTERIZATION – Information specific to the subject parcel noted above contained in the Inventory and Characterization Report V.2 – 2012-02-01 is generally correct.

- The discussion of the Reach accurately reflects our property location, setting, and context.
- The site and adjacent shoreline contain none of the Nearshore Key Habitats and Species identified in pages 61-76 of the report.
- Our parcel is not listed as a potentially nonconforming lot by reason of a structure within 50 feet of the shoreline on Map 35B.
- The inventory report does not identify any scientific basis for our property to be considered a non-conforming use.
- The average parcel size on the shoreline in the area of our property is less than an acre.
- The property's current shoreline designation is Eastsound Shoreline Residential.
- The GMA comprehensive plan and zoning for the area in which our parcel is located were recently reviewed / updated in the Eastsound Subarea Plan study.
- The photographs attached hereto accurately reflect the existing conditions at our site.
- The level of development of our parcel is consistent with the other property in our area.

The undersigned property owners request that this document and attachments be incorporated into the county files to accurately characterize the existing condition of development of our specific property and the abutting shoreline as of this date, April 28, 2012.

Harlow Cameron

Linda Cameron

271350029000 Broad Aerial View 254 Montgomery Lane, Eastsound

Attachment #1

Google earth
08-25-2011 photo

feet 900
meters 200

North

Shoreline View, South
254 Montgomery Lane
Eastsound
271350029000
4-27-2012
@ 6.6 high tide
Attachment #2

Westerly view
from base of bluff
254 Montgomery Lane
Eastsound

271350029000
4-28-2012
@ +0.5 low tide

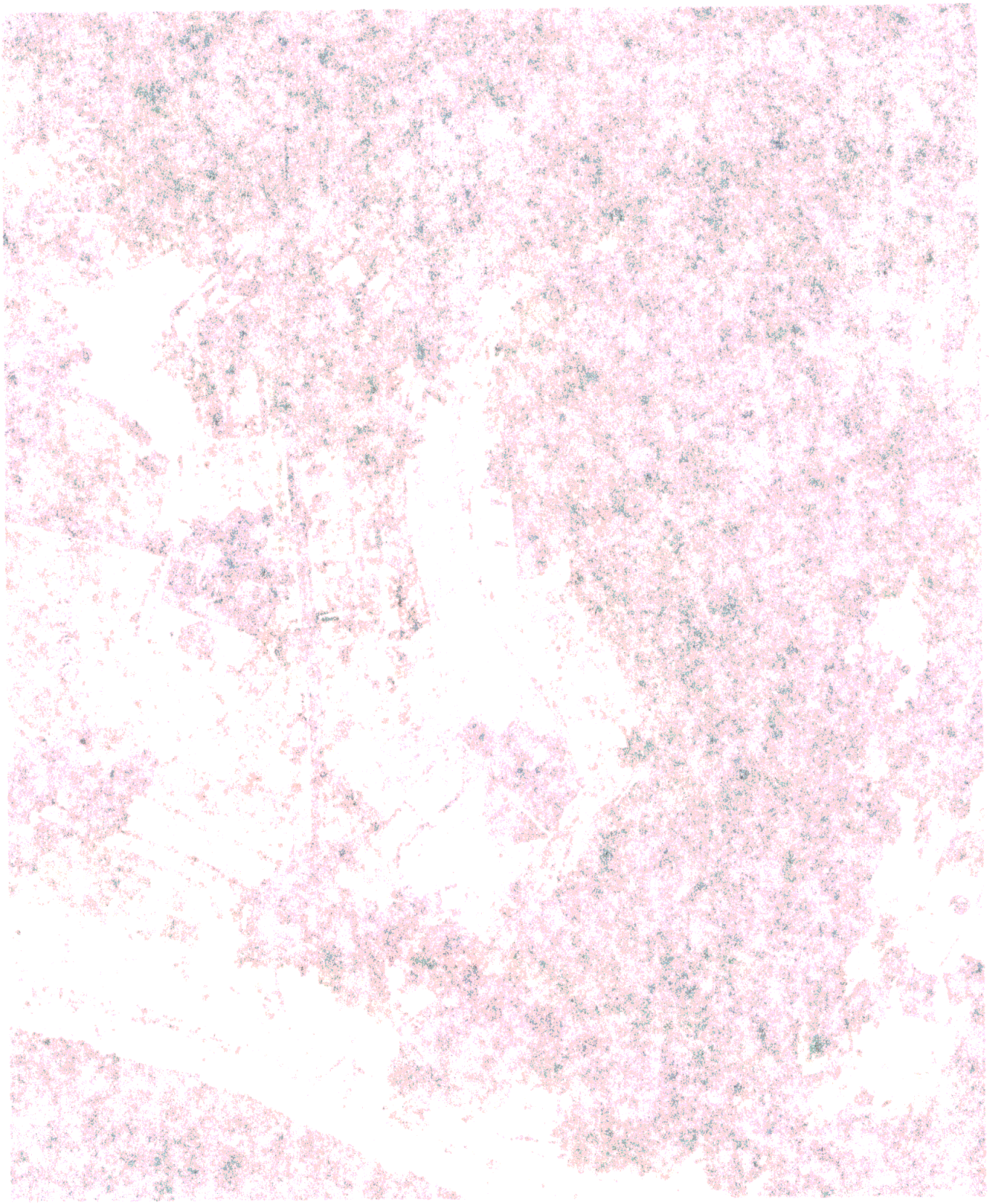
Attachment #3

271350029000 Close-up Aerial View 254 Montgomery Lane, Eastsound

Attachment #4

Google earth
08-25-2011 photo

feet 200
meters 80



271350029000
East facing view of
garage
playhouse/shed
shop
garden
254 Montgomery Lane
Eastsound
Attachment #5

Attachment #1
271350029000
Southeast orientation
garden
254 Montgomery Lane
Eastsound

271350029000
West facing view of
garden, house & shop
254 Montgomery Lane
Eastsound
Photo #7

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Lynda Guernsey

From: Harcameron@aol.com
Sent: Monday, April 30, 2012 8:52 PM
To: DL - Council; Lynda Guernsey; Shireene Hale
Subject: Comments on the Proposed CAO Shoreline Property Restrictions
Attachments: COMMENTS ON THE PROPOSED SHORELINE RESTRICTIONS.doc

To whom it concerns:

Please disseminate the attached letter to the Council, Commission, and Department member representatives.

Thank you

April 30, 2012

San Juan County Council
San Juan County Planning Commission
San Juan County Community Development and Planning Department

COMMENTS ON THE PROPOSED CAO SHORELINE RESTRICTIONS

My concerns are centered on the possibility that our home and the existing property features may be designated non-conforming going forward within the proposed CAO Shoreline Management Plan. As ordinary law abiding owners / tax paying citizens of the county we are not equipped nor should we rationally be expected to have a complete understanding and working knowledge of the 300+ page Inventory and Characterization Report (plus maps and appendices), or the potential impact imposed upon our specific property by the proposals being considered. In our opinion, the county has done a woeful job of communicating the specifics, basis, true motivation, and full ramifications of the changes being considered. The property tax bill enclosure provided only direction to some documents available for viewing online, none of which included a draft of changes to development standards, parcel specific information for each owner to relate to, nor an indication that owners may be required to take action to protect their rights or inform the county of the as is condition of their property.

Granted, communication with property owners is difficult and costly. An added challenge in San Juan County is the high number of absentee / part time resident owners. However, these parties are equally impacted by changes in standards, if not more so in the case of vacant land owners hoping to build retirement homes in the coming years. This being the case, it seems unfair and highly unwise for county officials to proceed with adoption of any code document calling for sweeping changes in development standards, requirements, and classification of land and existing structures prior to making an exhaustive effort to advise each property owner as to the specific information on file for their parcel and the impact to their property by the proposed code changes.

In addition, as far as we have seen, there has been no truly objective local study of best available science in the San Juan Islands. In truth, any such study is highly subject to bias by the personal beliefs and motivations of the scientists and/or the funding source driving said reports. We also question purported scientific proof that doubling or tripling future development setbacks will significantly alter the effects of development on the environment. These issues combined with the unavoidable bias of planners drafting the proposals, and counsel members directing and adopting the development standards, dramatically speaking, the county and public is presented with a cauldron of venomous snakes poised to strike.

For ourselves, what we do know is that we have followed the current development guidelines and standards completely. We have endeavored to do no harm to the physical condition of the environment in which we are privileged to live. Having done so, we are greatly concerned about and object to the county imposing any regulation that will classify our property at any point in the future as non-conforming by subsequent changes in regulations. In spite of what anyone may say to convince you otherwise, from my professional experience, I can advise with near absolute certainty that among the future consequences of your actions will be an exponential increase in the hostility of your constituents, a decrease in future property tax revenue potential spanning for much more than a decade, and a long term legacy of increase in cost of litigation for the county over development issues. Clearly, your decisions on this issue will have direct and indirect long term effects upon all property owners within the county and services it is able to provide, proponents and detractors alike. The course of action being pursed on this matter appears drastic. In the interest of mitigating the potential negative outcomes from the development code review in process, I encourage you to endorse the absolute minimum and necessary revisions of the existing code.

Respectfully submitted,

Harlow Cameron
Eastsound