



271460069000-055-032-TEMPLIN-20120430

APR 30 2012

DEVELOPMENT & PLANNING

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: LEITH TEMPLIN

STREET ADDRESS 44 HAVEN RD

MAIL ADDRESS IF DIFFERENT P.O. Box 128 EASTBOUND, WA

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

e-mail LEITHTEMPLIN@HOTMAIL.COM

TAX PARCEL NUMBER(S) 271460069000

ISLAND ORCAS

MANAGEMENT AREA EASTBOUND

REACH NUMBER 55 (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 NEED MORE TIME TO EVALUATE

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 X _____
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 X _____
NO _____

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO X _____
YES _____ AT PAGE(S) _____

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

X 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 _____ VILLAGE RESIDENTIAL

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY)

COMPREHENSIVE PLAN URBAN GROWTH AREA
ZONING VILLAGE RESIDENTIAL

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 X _____
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 _____

NOT SURE NEED MORE TIME TO ANALYZE

OTHER COMMENTS AND OBSERVATIONS ATTACHED

I QUESTION THE RESULT THAT TALKS ABOUT THE "PROBABILITY OF PRESENCE" OF SOME HABITAT. I AM LISTED AS A HIGH AREA FOR GREENLING + COD FISH. THERE IS NO SCIENCE TO PROVE THAT.

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

Leith Templin

LEITH TEMPLIN

April 29, 2012

Dear Community Development and Planning,

I have been trying to understand the Shoreline Characterization Report without a lot of success. I am reserving the right to add to my report that is attached after I have had an appropriate amount of time to be able to confer with someone at the county.

My property has been in our family since the turn of the century. We have historically used our property for family functions including a community 4th of July event.

I can enjoy from my deck my lovely lawn and garden. Also, in the garden and lawn area we have a fire pit and sitting area that are used year around.

I have tried to document the uses and characteristics in the attached pictures.

I question in the report the "probability of presence" of some of the habitat. There is no science at this time to document what is reported in the report. Also, in the parcel map my garage with apartment above is not shown and I do have a current permit to build the main house.

Sincerely,

A handwritten signature in black ink that reads "Leith Templin". The signature is written in a cursive, flowing style.

Leith Templin

San Juan County - Polaris Property Search

Map Scale: 1"=30'

Map Contents

Search

Find Address
Find Road
Find Parcel
Find Island

Search Results (Right click to zoom)

Clear All

- 35 matia (1)
 - Buildings Near View (1)
 - 35 Matia View Dr

Overview Map

My Maps



THIS MAP IS IN ERROR - IT SHOWS MY 5TH WHEEL TRAILER ON SITE. I HAVE A 24X24 SOURCE CAN GARAGE WITH AN APARTMENT ABOVE. I HAVE AN ACTIVE BUILDING PERMIT FOR MY MAIN HOUSE WHICH WILL BE AT LEAST 50' FROM THE TOP OF BANK.







