

\*362850013000-201-074-G00D-20120430\*

**Shoreline Master Plan Comments**

**57 Stony Point Lane  
Friday Harbor, WA 98250**

74

**Owners: Carol & David Good  
dmg.good@gmail.com**

**Tax Parcel ID# 362850013000  
Mineral Point Lot 13  
San Juan Island  
Management Area : San Juan Channel  
Reach # 201**

We purchased our home in January, 2007. This was a considerable investment to us of over one million dollars. Prior to the purchase, we performed due diligence on the property to be certain that all regulatory issues were in order. We have a permit for a seasonal dock (dated 10/16/84) and a mooring buoy (dated 07/27/90). We also upgraded the septic system to a state of the art AdvanTex system, which was approved by the county and properly installed. We have been good stewards of the land around our home. We do not use any fertilizers or chemicals which could become part of the ecosystem. We are keenly interested in preserving our investment from the environmental perspective. Our greatest concern right now, however, is protecting our investment from unnecessary and over burdensome proposed regulations from San Juan County Shoreline Management proposals.

We have made a good faith effort to familiarize ourselves with the process of shoreline characterization, investing over 100 hours to the process of document review. We consider ourselves to be intelligent with above average technical skills, and find the process of digging through all these documents intimidating. We have had great difficulty understanding many of the proposals because we do not understand what a lot of the terminology means. In addition, attempts to contact the county for explanations of the terminology have been futile. Emails and phone calls were not returned and the person we did speak with did not have a clue about what we were asking, It seems that even the county employees charged with this process are unable to cope with it. How can property owners be expected to understand this? We are fortunate to have good computer skills and access. Many people cannot even plow their way through all these reports and come up with a simple knowledge of them. It is - simply stated - OVERWHELMING ! The enormous size of the management areas and reaches makes it difficult to relate one small parcel (our home) to all the varied characteristics in the reach.

We remain very concerned that the average landowner will not be able to fully understand the impact of what the county is trying to do. We further are disgusted with the heavy involvement of a very liberal, overzealous, and frankly, radical organization (Friends of the San Juans) in this process. The rights of property owners are being diminished at the expense of a highly political organization's involvement. We have studied both sides of this issue and do not see where "Best Available Science" shows a need for all these proposed stringent and dangerous regulations. We feel that our very security is at high risk of being taken away from us, as our home is our greatest asset. We have done NOTHING wrong and lived faithfully by the existing regulations and codes of the county.

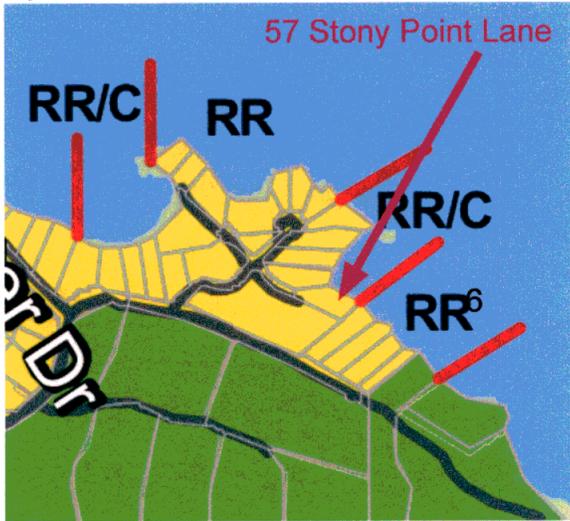
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## Comments for 57 Stony Point Lane:

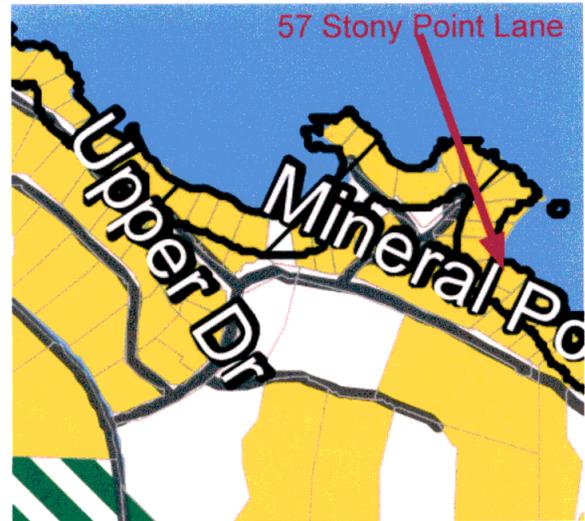
- Existing home
- Existing permitted seasonal dock
- Existing shoreline structures/equipment to support dock installation
- Existing shoreline armoring
- Existing Shoreline walkway/ramp to dock
- Existing permitted mooring buoy
- Existing permitted septic system installed
- Existing free standing garage

## Map Comments:

Map 4A: Existing Land Use - RR/C We disagree with the classification of our property as RR/C. As shown in Map 5A - Current Land Use - we do agree that our property is RR. We disagree with the additional classification of C(Conservancy) on this map 4A. It appears that the conservancy designation is intended to protect the small pocket beach that is adjacent to our property. We do not have any part of the beach on our property. Our adjacent neighbor's lot to the east has the exact same shoreline characteristics and shoreform classification as ours, and is classified as RR on Map 4A. In addition, the shoreform type classification (Map 14A) shows us as rocky ramp/platform. See photos # 1,2,3,4,& 5.

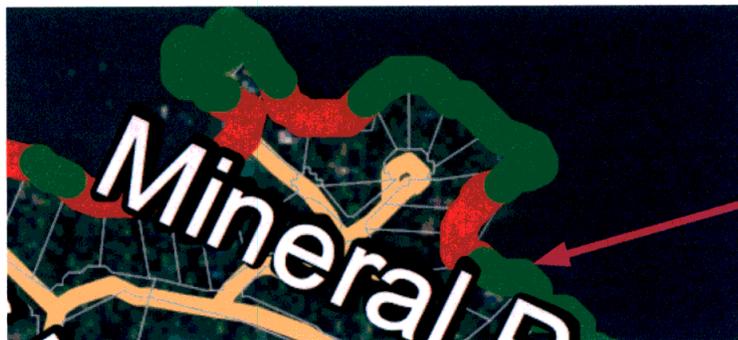


MAP 4A Existing Land Use



MAP 5A Current Land Use

Map 14A: Marine Shoreform - We are uncertain of our classification due to THREE SIMILAR COLORS OF GREEN being used for the designation in the legend. We are assuming and believe our classification is rocky ramp/platform. Our shoreline consists entirely of rocky bluff, with range of height above the high water line of 10 to 20 feet. See photos # 1, 2, 3, 4, & 5



MAP 14A MARINE SHOREFORM

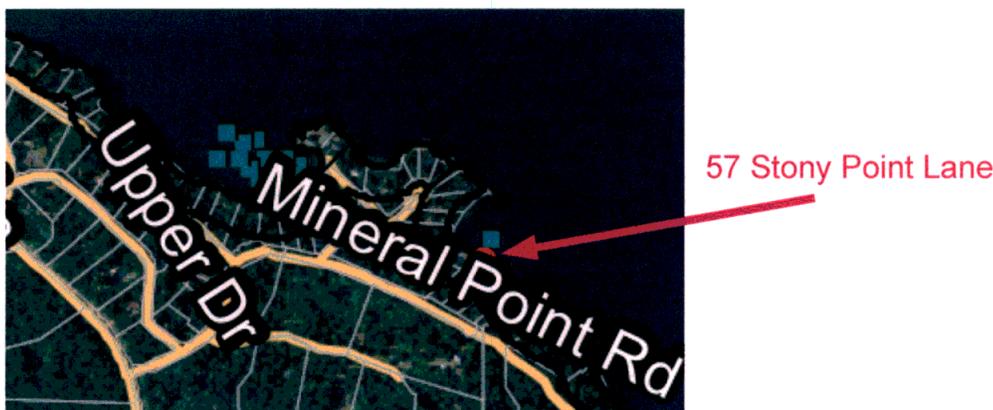
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Map 35A: Our lot is shown as having non conforming structure(s). While we agree that our home is within 50 Feet of the shoreline, we do not believe this location causes any specific harm to the existing shoreline. This house was built over twenty years ago and has never caused harm to the environment or shoreline. No encroachments to the shoreline have been made since the original construction. Our shoreline is composed of steep rocky terrain which does not allow access to the shoreline, except for the approved dock and walkway. We do not find any scientific basis for classifying our property as non conforming. There is no evidence of priority habitats and species near our property. The shape, size, and geological makeup of our lot does not allow for a structure to be moved back farther from the shoreline. Existing armoring in place is to protect from the effects of water on our shoreline, NOT to protect from any resulting harm caused by the structure to the shoreline.



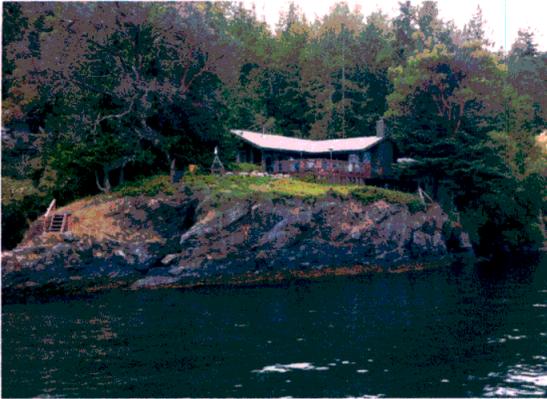
MAP 35A: NON CONFORMING STRUCTURES

Map 9A: It is very difficult to see our property on this map as the street name graphics have been imposed over our lot. Map shows existing armoring in the vicinity of our lot. Armoring has been in place on our lot for years and was existing when we purchased the property. We do have a mooring buoy which is permitted.



MAP 9A: SHORELINE MODIFICATIONS

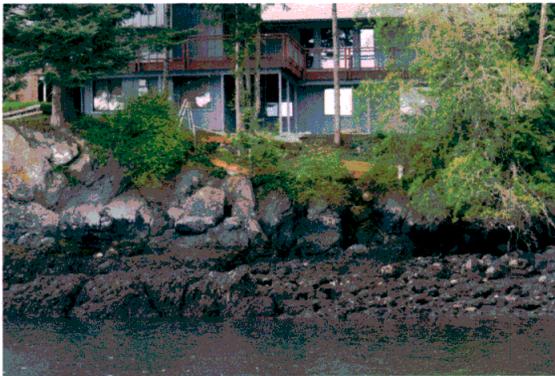
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1 - HOUSE FROM WATER



2 - HOUSE AND DOCK FROM WATER AT HIGH TIDE WITH APPROXIMATE PROPERTY LINES



3 - SHORELINE



4 - HOUSE FROM WATER AT LOW TIDE WITH APPROXIMATE PROPERTY LINES



5 - SHORELINE

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6



PERMITTED  
MOORING  
BALL

APPROXIMATE  
PROPERTY  
LINE



7



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8 - PERMITTED MOORING BALL FROM HOUSE



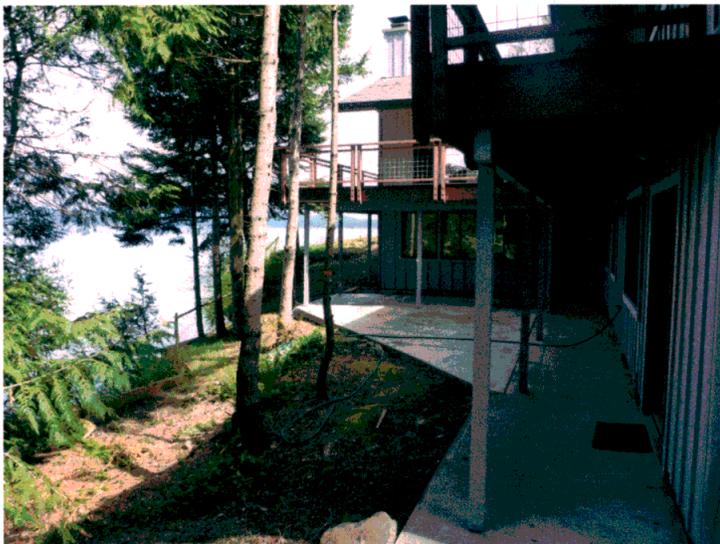
9 - STEPS TO DOCK AND WATER



10 - DECK VIEW 1



11 - DECK VIEW 2

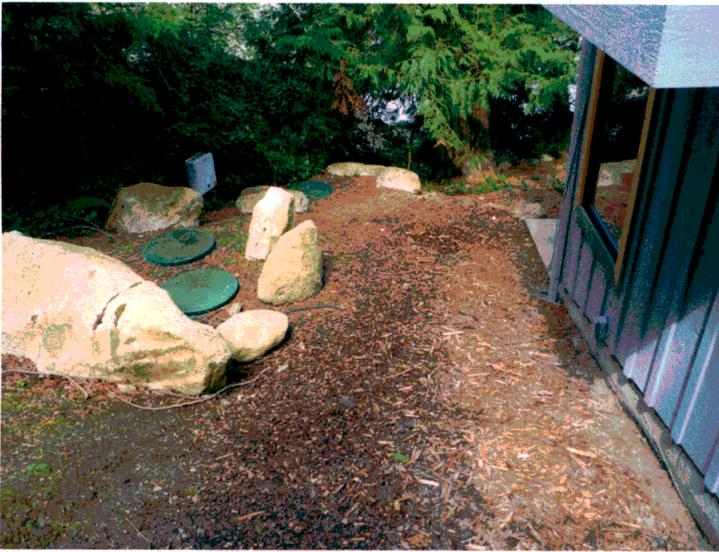


12 - DECK VIEW 2



13 - ARMORING VIEW 1

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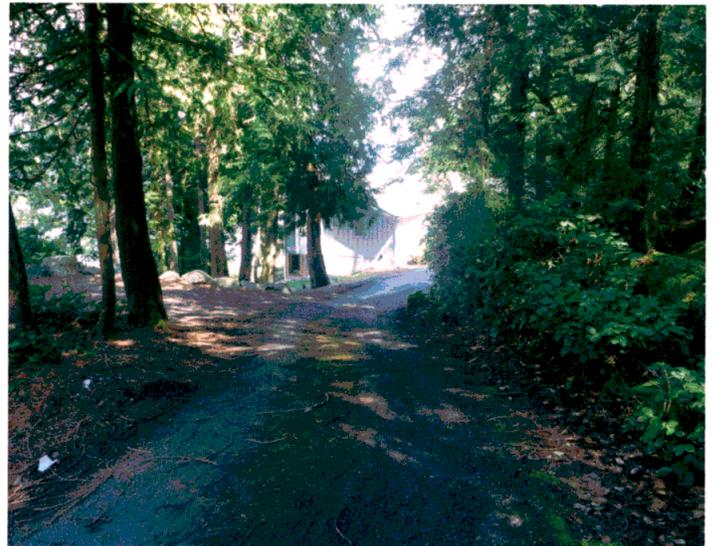
14 - PERMITTED SEPTIC SYSTEM



15 - ARMORING VIEW 2



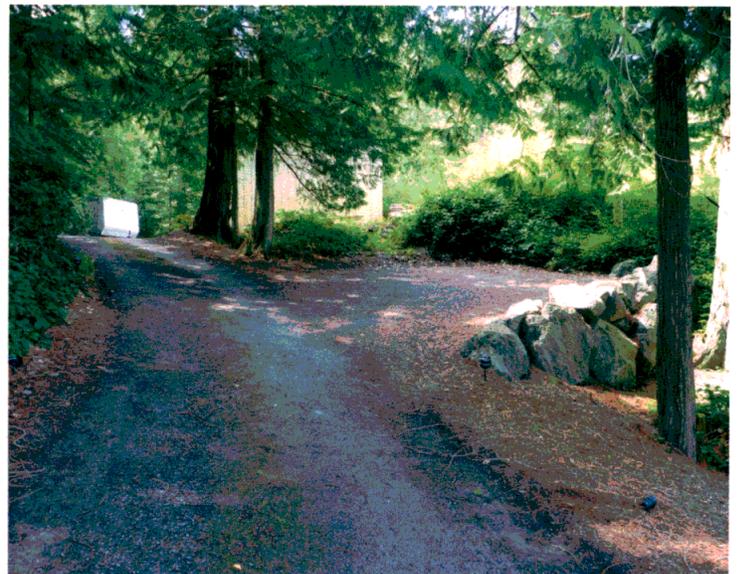
16 - PARKING AREA



17 - DRIVEWAY TO HOUSE



18 - GARAGE AND DRIVEWAY



19 - DRIVEWAY AND TURN AROUND

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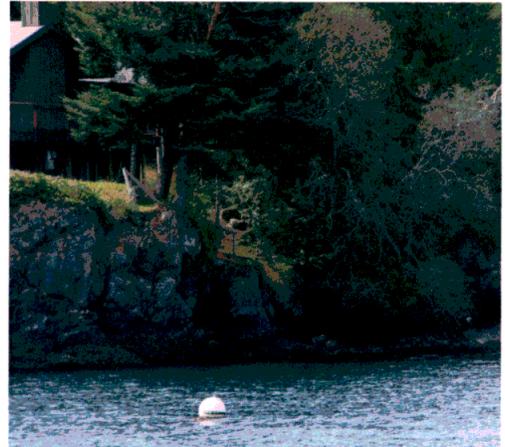
20 - PERMITTED SEASONAL DOCK



21 - RAMP TO DOCK



22 - DOCK ATTACHMENTS WITH WATER AND POWER



23 - PERMITTED MOORING BALL

David M. Good

Carol H. Good

S.J.C. COMMUNITY

APR 30 2012

DEVELOPMENT & PLANNING

Hand delivered to San Juan County Community Development and Planning Department, 135 Rhone Street, Courthouse Annex, Friday Harbor at \_\_\_\_\_ . (Date & Time)

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