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**SAN JUAN COUNTY  
RESPONSE TO SHORELINE INVENTORY REPORT**

**PROPERTY OWNERS:** Fred Bowen, Carolyn Bowen, David M. Good

**STREET ADDRESS:** Lot #13, Mineral Heights Subdivision  
Friday Harbor, WA 98250

**MAIL ADDRESS:** BOWENS: PO Box 1565, Friday Harbor, WA 98250  
Good: PO Box 2179, Friday Harbor, WA 98250

**EMAIL ADDRESS:** Fred Bowen: [fred@fbowenassociates.com](mailto:fred@fbowenassociates.com)  
Carolyn Bowen: [carolynbowen47@gmail.com](mailto:carolynbowen47@gmail.com)  
David M. Good: [dmg.good@gmail.com](mailto:dmg.good@gmail.com)

**TAX PARCEL #:** 362950013000

**ISLAND:** San Juan Island

**MANAGEMENT AREA:** San Juan Channel Management Area

**REACH NUMBER:** 201

**OPENING STATEMENT:** First Document

**PROPERTY CONTEXT:** Broad Scale (See Attachment 1)

**PROPERTY CONTEXT:** Close Scale (See Attachment 2)

**PROPOSED DEVELOPMENT  
ON THE PROPERTY,  
PER SEPTIC PERMIT:** See Attachment 3

**FLOODPLAINS AND  
WETLANDS:** See Attachment 4

**SERIES OF PHOTOS:  
AT THE SHORELINE  
AT THE HOME SITE** See Attachment 5 Series

**TAX STATEMENT, 2012:** See Attachment 6

**CLOSING COMMENTS:** Final Document

**S.J.C. COMMUNITY**

**APR 30 2012**

**DEVELOPMENT & PLANNING**

## PROTECTED INFORMATION

The information contained in this response to the Shoreline Inventory Report is provided under protest and without endorsement for the sole purpose of protecting the property rights for the owners of Lot #13 on Willows Lane, Friday Harbor, Washington. Any use other than for the Shoreline Inventory Report is expressly prohibited. Any disclosure of any information in this report (pages 1-17) to anyone other than San Juan County officials charged with the responsibility for developing a County Shoreline Management Plan is expressly prohibited. This includes other interested parties such as the Friends of San Juan and similar organizations whose interests are in opposition to owners' property rights. This prohibition includes other County offices with responsibilities for tax assessments and enforcement, building code enforcements, and similar responsibilities that might adversely affect the owners of this property.



## **ATTACHMENT #1**

### **Shows Broad Scale of Property Context:**

Picture A: From your map series, Existing Land Use

## **ATTACHMENT #2**

### **Shows Close Scale of Property Context:**

Picture A: Shows an aerial Google View of property—the edge of the treeline denotes the cliff in the black area on the upper part of the picture

Picture B: Shows an aerial Google View of property as above. Please note the cleared area is where dirt was removed prior to our owning the lot. It would now be considered the proposed building site.

Picture C: Shows the neighborhood plat and how Lot #13 fits into plan

Picture D: Shows a close-up of Lot #13 from neighborhood plat

## **ATTACHMENT #3**

Shows how a proposed residence would sit on the lot relative to a septic system design evaluation performed by Orcas Sewage Design, Inc. and approved by the County June 2011. This approved design determines the site of any future dwelling.

## **ATTACHMENT #4**

Floodplains and Wetlands

Shows Map 12 A with Commentary

## **ATTACHMENT #5 (Series of pictures)**

Picture A: Shows access easement which continues past Lot 13 to Lot 14

Picture B: Same as Picture A—also shows start of driveway down to Lot 13 off from easement

Picture C: Shows Willows Lane, easement access and approved septic drainfield area

Picture D: Shows closer view of where County approved septic drainfield is permitted to go

Picture E: Shows old cleared area of lot with natural wild grass

Picture F: View looking back up steep embankment from as far down as safe to access

Picture G: Shows rocky bedrock shore (last 20' totally inaccessible to get to)

Picture H: Looking down bank to rocky shore—shear drop at least 20' down from vantage point

Picture I: Steep embankment with picture taken as far as safe to access

Picture J: Looking straight down cliff to rocky shore 85' below

## **ATTACHMENT #6**

Shows Tax Statement for 2012, second half payment just made

## **FINAL DOCUMENT**

Closing Narrative

**SAN JUAN COUNTY  
RESPONSE TO SHORELINE INVENTORY REPORT  
OPENING STATEMENT**

Our vacant land, **Lot #13**, is located in the **development of Mineral Heights**, in the **San Juan Channel Management Area, Reach #201**.

This lot was jointly purchased in 2006 by Fred and Carolyn Bowen and David M. Good. Its current and existing land use is classified as **Rural Residential (RR)** located within a neighborhood of **medium density** homes and lots. (*Attachment 1*). Per your SMP map series, *Attachment 2* shows Google aerial photos plus neighborhood plat and close-up of **Lot #13**.

The **Lot #13** is 0.74 acres. While much of the lot itself is fairly level, it does have a driveway that drops noticeably down to a level area from an access easement which is parallel to Willows Lane. The **County approved septic drain field** is adjacent to the access easement. From the edge of the drain field, plus required 10' separation to any potential dwelling, leaves 125 ft. to the cliff. The lot is considered high bank with no safe access to the water. From the top of the embankment to the water is 85 ft. The access easement referred to above provides access to the neighboring lots on either side (Lot #12 and Lot #14) as well as **Lot #13**. Thus, the building site for **Lot #13** is quite restricted.

The **Lot #13** as you can see (*Attachment 2*), is relatively square with 164.1 feet at roadside, flaring out slightly at the waterfront. "Waterfront" is a loose term as there is no access to the water and would make the lot more closely referred to as "waterview". It is 213' deep on one side (adjacent to Lot #12) and 222.8' on the other side (adjacent to Lot #14).

Prior to our purchase, it is our understanding that **Lot #13** had been cleared, the makeshift driveway was developed, and rocky dirt was removed from that lot to use toward the building of the access easement. Today the vacant property is covered in wild grass, salal and fir and cedar trees which prevents any soil erosion. It is a well maintained lot with no adverse conditions that harm in any way the bedrock shoreline below.

As stated in the "Shoreline Modifications", pages 171- 174 of the Shoreline Inventory and Characterization Information Packet for San Juan County, San Juan Channel is only 2.2 percent armored; one of the lowest values of armoring on the major islands. This is largely attributable to the steep bedrock shorelines, which preclude nearshore development and eliminate the need for erosion protection. The lack of nearshore development limits the number of dock and piers.

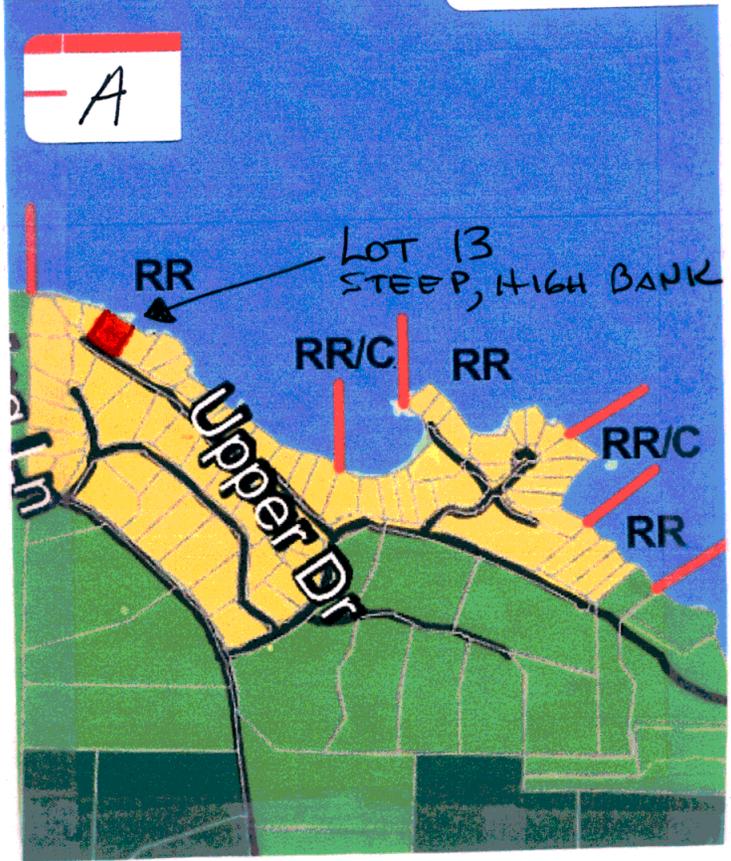
As further stated in Section 4.11 of the aforementioned publication (under Nearshore Physical Processes), the geology of this management area is relatively uniform and consists of altered marine sedimentary bedrock. Most of the shoreline is steep with very little sediment in transport alongshore... The shoreline is primarily forested, but steep and rocky. The shoreline lacks estuarine habitat with the exception of a small pocket area in Rocky Bay. Eelgrass distribution is limited with a patchy distribution close to the shoreline, but kelp is documented to be present throughout the management area.

The series of pictures and information is included with this package and will be described on the following pages under the categories of *Attachment 3, 4, 5 and 6*. The final document to this package will be the closing narrative.



Attachment 1

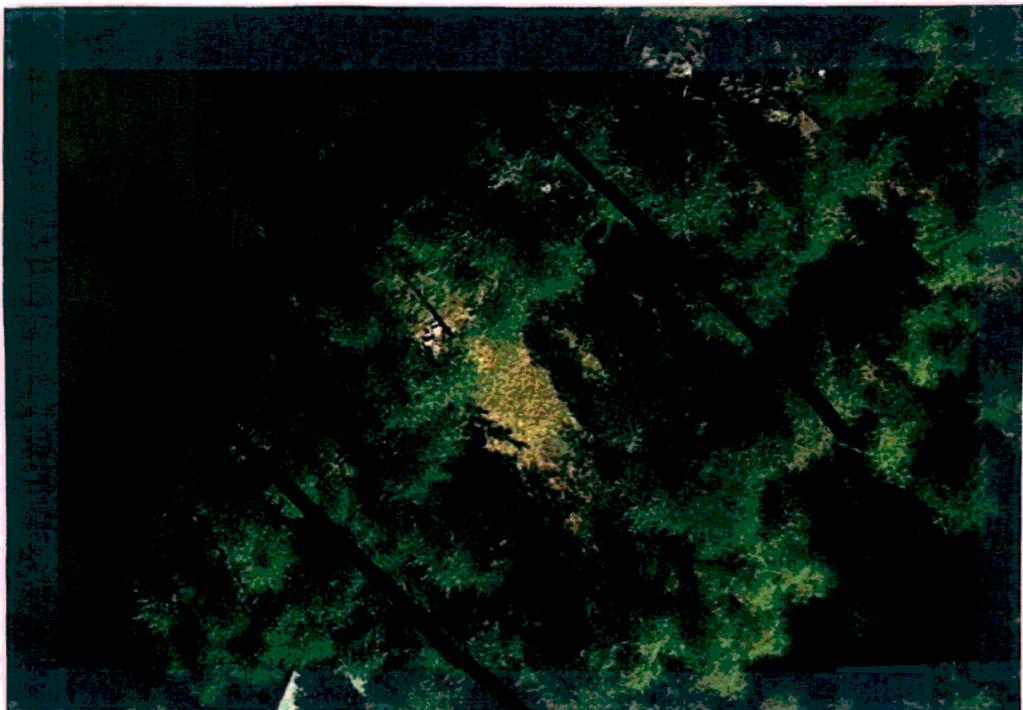
A



- ATTACHMENT 2 -



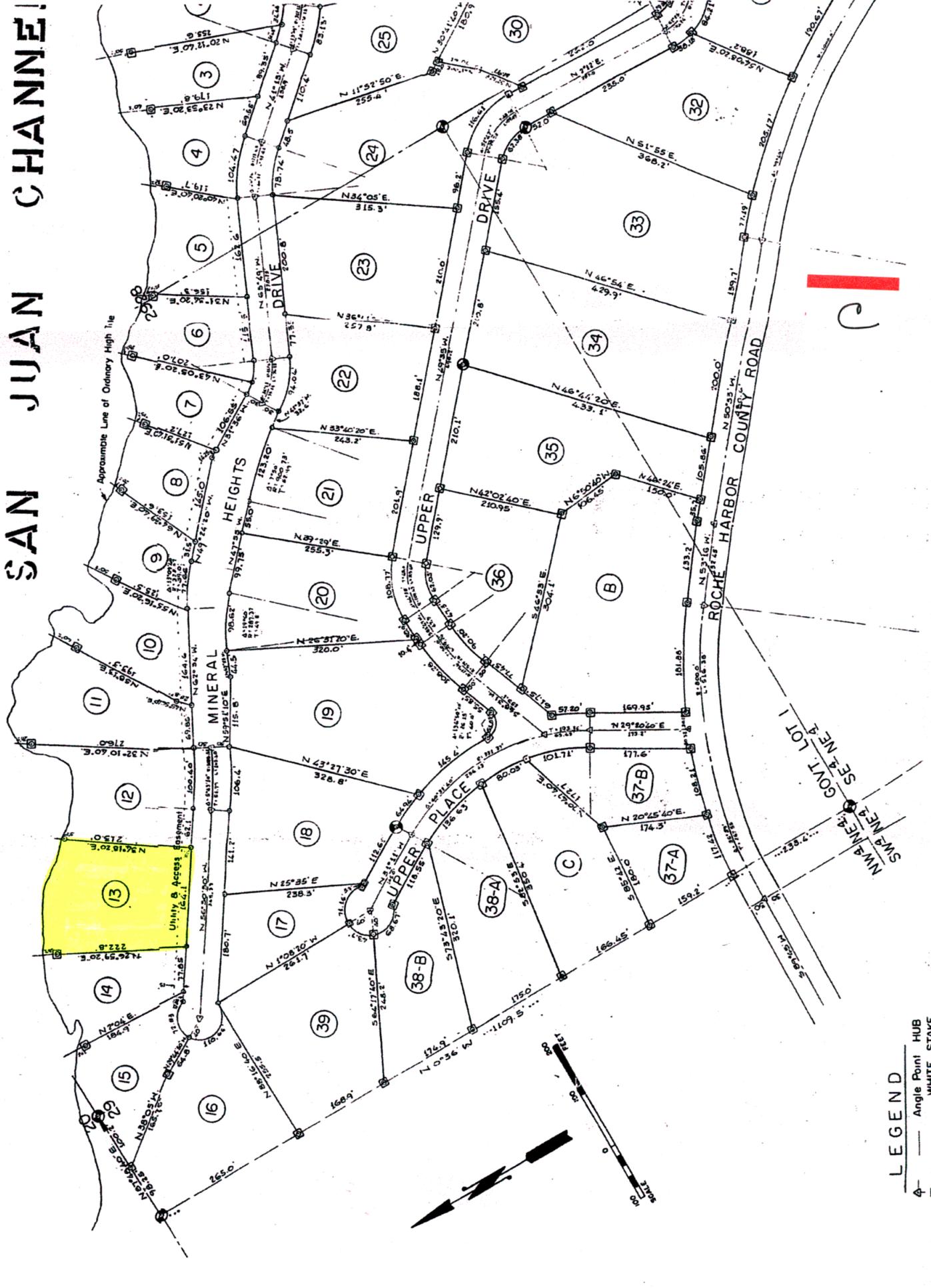
A



B

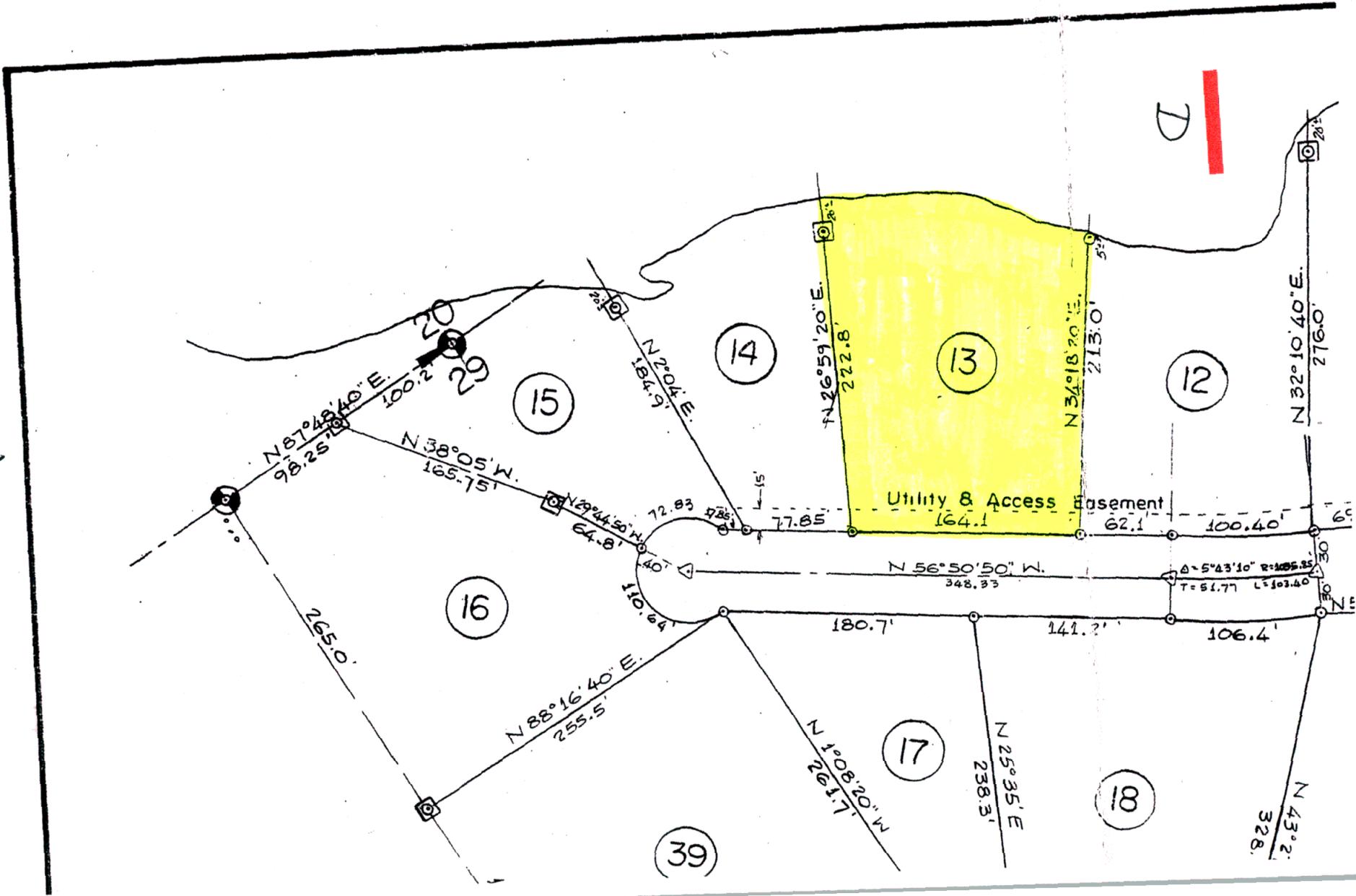
(6)

# SAN JUAN CHANNEL

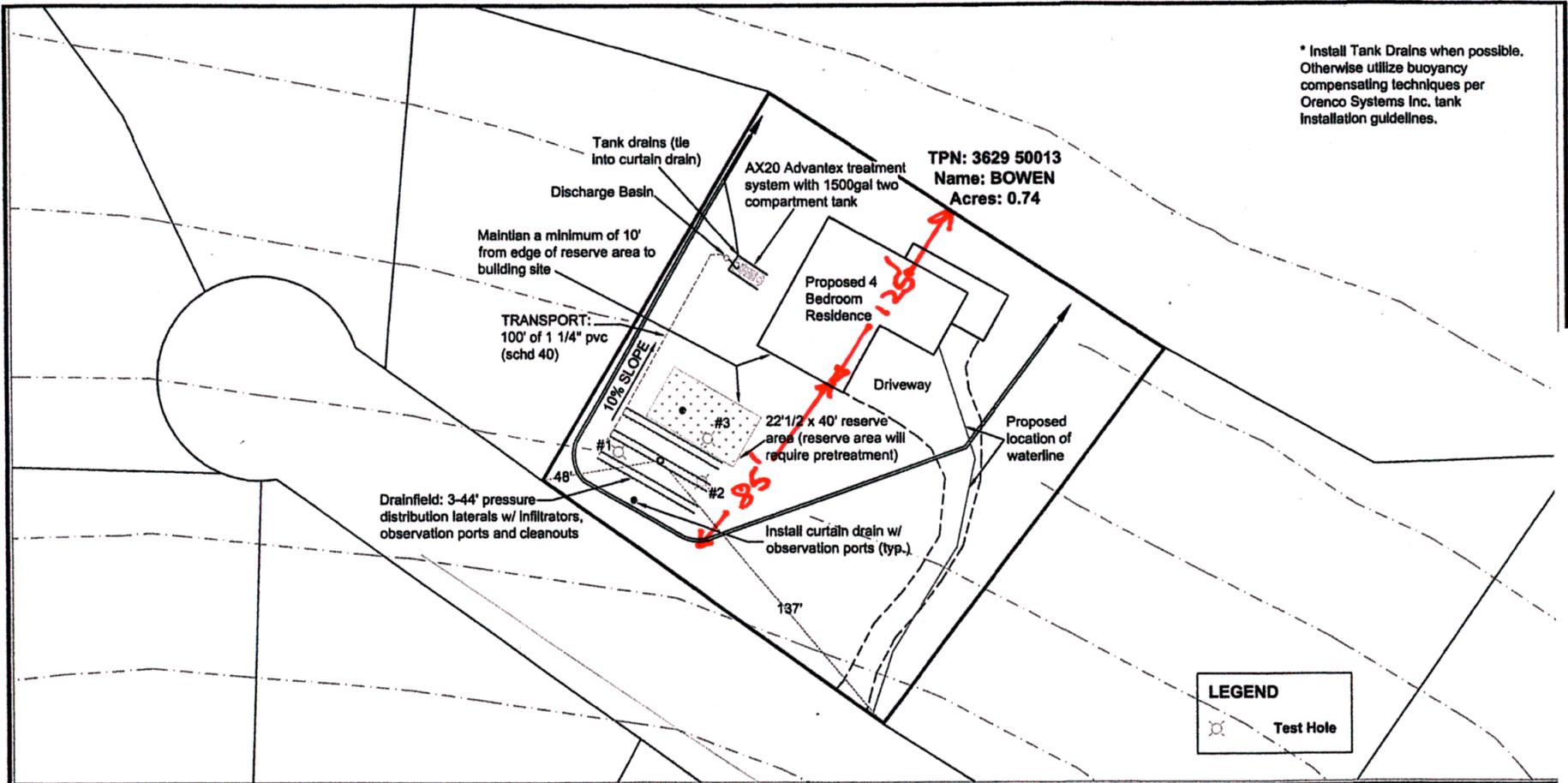


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(8)

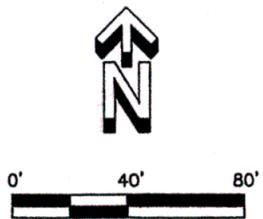


(9)



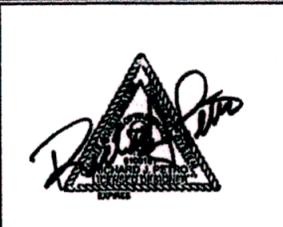
\* Install Tank Drains when possible. Otherwise utilize buoyancy compensating techniques per Oresco Systems Inc. tank installation guidelines.

Attachment 3



Note: Boundary and Contour lines shown hereon are per San Juan County GIS Data. Orcas Sewage Design makes no claim as to the accuracy of said boundary lines. Contours are at 20' intervals.

As-Built documentation is required at time of installation. Please contact Orcas Sewage Design for details.



**ORCAS SEWAGE DESIGN, INC.**

P. O. BOX 492  
EASTSOUND, WA. 98245  
(360) 376-2762  
FAX: (360) 376-4861  
EMAIL: rick@orcasdesign.com

JOB NAME: BOWEN TPN: 3629 50013 000

ISLAND: SAN JUAN SHEET NO. 1

CALCULATED BY: A.P.S. DATE: 6/7/11

CHECKED BY: R.J.P. DATE: 6/07/11

- Attachment 4 -

Map 12A - Floodplains and Wetlands - The map shows some indication that Lot 13 is in the A zone for annual flooding. There is no way that the shoreline of this lot would be capable of allowing ANY flooding. This is a high bank, rocky shoreline with no access to the shore due to the steepness and height of the bank. Map 14A shows our shoreform type as Rocky ramp/platform.

INSERT MAP 12 A



— ATTACHMENT 5 —



A



B

(11)

Willows Lane  
EASEMENT ACCESS



C



D

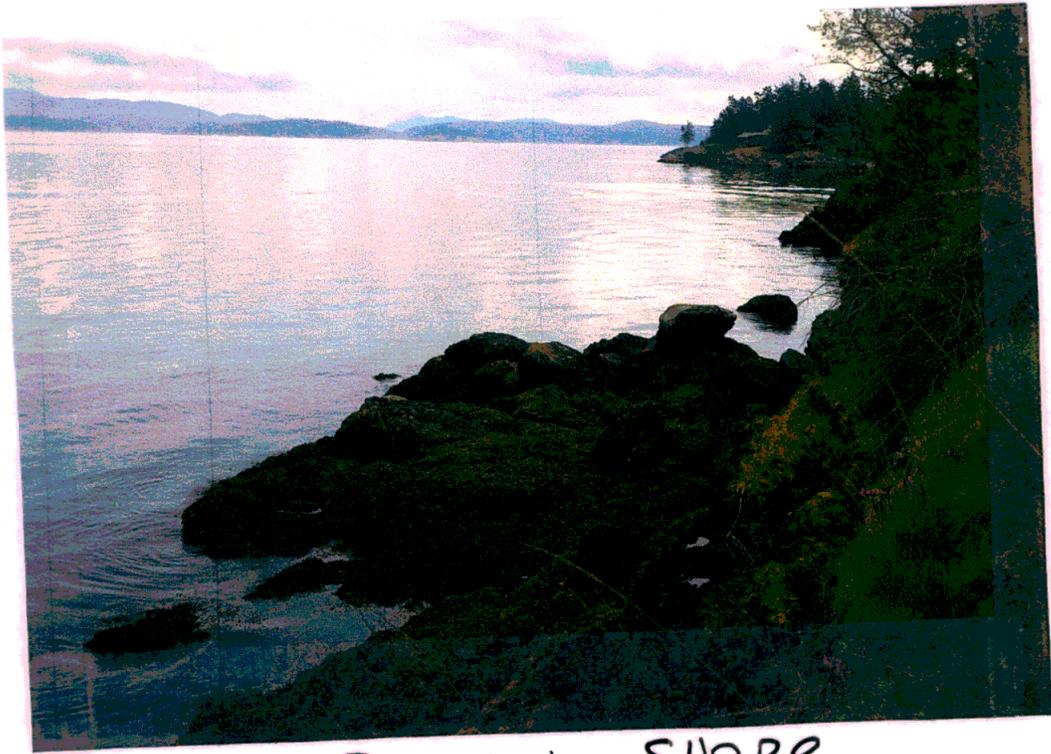


OLD CLEARED AREA



LOOKING UP BANK - STEEP

(13)



G

ROCKY SHORE



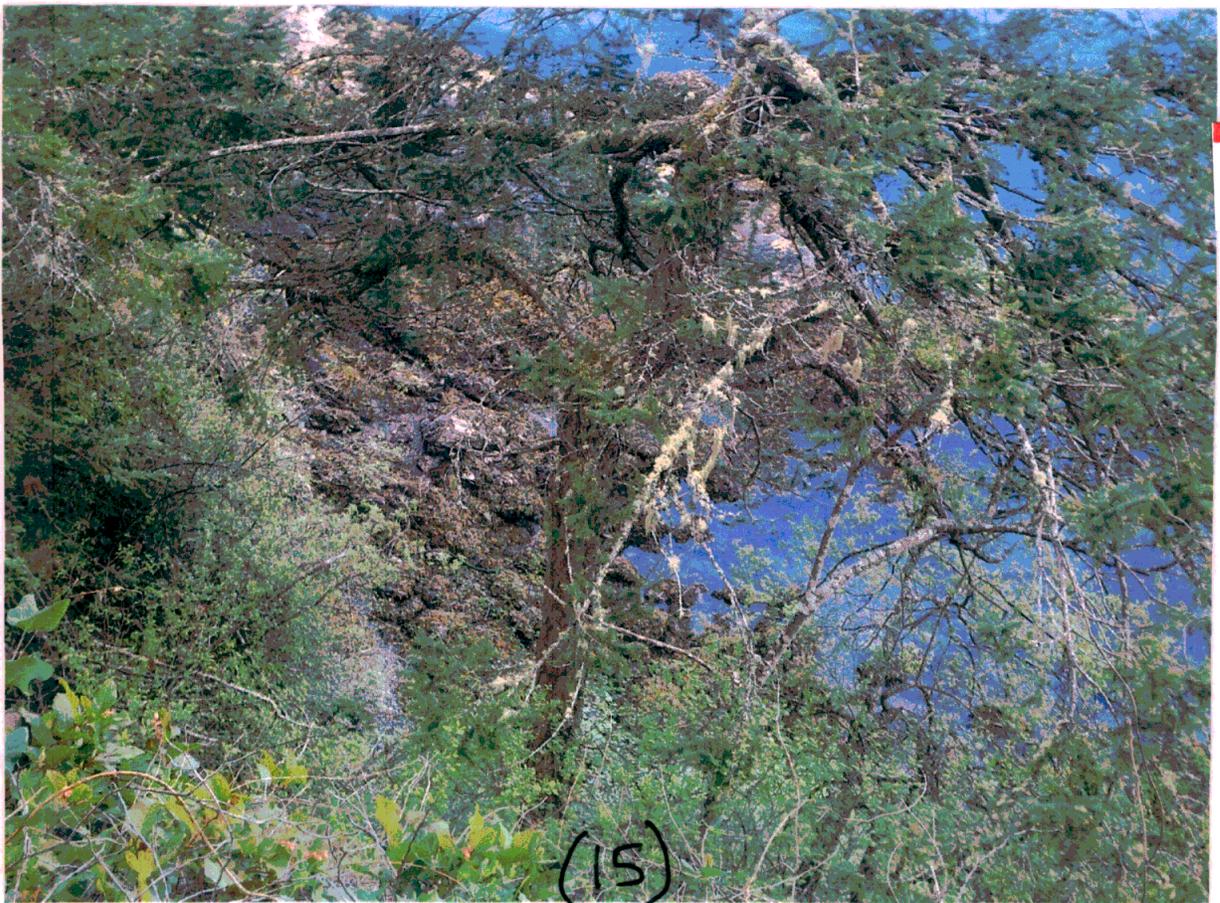
H

LOOKING DOWN BANK TO  
ROCKY SHORE  
(14)



I

STEEP BANK FROM CLIFF  
TO ROCKY SHORE



J

(15)

LOOKING STRAIGHT DOWN CLIFF  
TO ROCKY SHORE 85' BELOW



**CLOSING NARRATIVE**

In closing, we purchased **Lot #13** in the Mineral Heights subdivision in 2006 as an investment since at that time, shoreline properties were at a premium. It currently is a liability as there is no interest by anyone to purchase a shoreline property as long as the SMP is on the table. The value of this property is thereby greatly reduced and will result in our appeal to the County to reduce our tax liability accordingly.

The lot is natural with wild grasses, salal, boulders, ocean spray, firs and cedars. It is a high bank waterfront lot which would be more accurately referred to as a waterview lot due to the inaccessibility to the water. The fact that the NE corner of the lot is shown on your Map 12A as a floodplain is absurd. The lot has a rocky steep slope which drops down to a shoreline of bedrock at low tide.

Attachment 5, picture "F" was taken part way down the rocky steep embankment looking back up to the top. It is unsafe to go down any further. Picture "G" shows the bedrock at shoreline at a low tide, taken from above.

Of major importance with **Lot #13** is that less than one year ago (**June 7, 2011**), the **County approved the site plan** for a septic system which in itself determines the site of any future dwelling on this particular lot. We thereby request that the status of **Lot #13** remain unchanged based on prior County approval.

Respectfully submitted,  
Frederick W. Bowen  
Carolyn A. Bowen  
David M. Good

.....  
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.

**Owners Sign**

Fred W Bowen  
Carolyn A. Bowen  
David M Good

**Owners Print**

Fred W Bowen  
CAROLYN A. BOWEN  
DAVID M GOOD

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