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43 x 2

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: Bryan and Deanna Sires

STREET ADDRESS 5124 NE Latimer Place

MAIL ADDRESS IF DIFFERENT Seattle, WA 98105

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

e-mail _____

TAX PARCEL NUMBER(S) 462250003 S.J.C. COMMUNITY

ISLAND Henry APR 30 2012

MANAGEMENT AREA Roche Harbor DEVELOPMENT & PLANNING

REACH NUMBER 230 (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. See "Attachment A"

Attachment A

Bryan and Deanna Sires own TPN 462250003 which is located on Henry Island along the shoreline of Roche Harbor. Review of the San Juan County 2012 Shoreline Inventory and Characterization maps identify several environmental characterizations that do not accurately define this property. These items are as follows.

1. Map 9A does not recognize this property's shared use of a dock identified on TPN 462250004. (Please see the attached photographs.)
2. Map 12A indicates the property is located in a Zone A FEMA Flood Plain. There has been no history or evidence of this property ever experiencing flooding. This property is a medium bank shoreline with no area to flood since the entire lot slopes from the rear property line to the shoreline.
3. Map 13A shows the site as being classified as a feeder bluff including a drift cell. A feeder bluff is an eroding shoreline bank consisting mostly of soils, which slough off from time to time "feeding" (providing sediment/nourishment) to the beach below. This shoreline is also considered a "left-to-right" drift cell. A drift cell is an area where beach sand and sediments shift with the tides changing the topography and geological character of the shoreline.

The shoreline along this property consists mostly of bedrock with areas of exposed soils. The west bank is solid bedrock which transitions further east into a feeder bluff. As far as the land being a drift cell there has never been any noticeable shift of beach materials from season to season or even from year to year on this property. Therefore, it is unlikely that this area is a drift cell.

4. On Map 19A, the shoreline is being classified as an estuarine emergent wetland. However, there is no wetland or estuary on this property.
5. Map 22A shows that the shoreline is considered an "estuarine zone." "Estuarine" is defined as "those areas that are partially protected from marine circulation and waves and possess some amount of freshwater input."

This property is located on Roche Harbor which is somewhat protected from wave action but there is no fresh water influence on Roche Harbor and plenty of marine circulation to not classify this site as being within an "estuarine zone."

6. This property has not been identified as “potentially non-conforming” on Map 35A because existing development is consistent with the current development regulations of the San Juan County Shoreline Master Program. However, due to the potential for the residence to become non-conforming with the pending update to the SMP (primarily changes to residential setback regulations) the property owners are providing pictures to document potential future non-conformity to assure continued use of their land. .

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 If not contested in Attachment A

property owner is in general agreement with the maps

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

NA

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) NA

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 Rural

ZONING RR

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 _____, NA

OTHER COMMENTS AND OBSERVATIONS ATTACHED

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) X AND

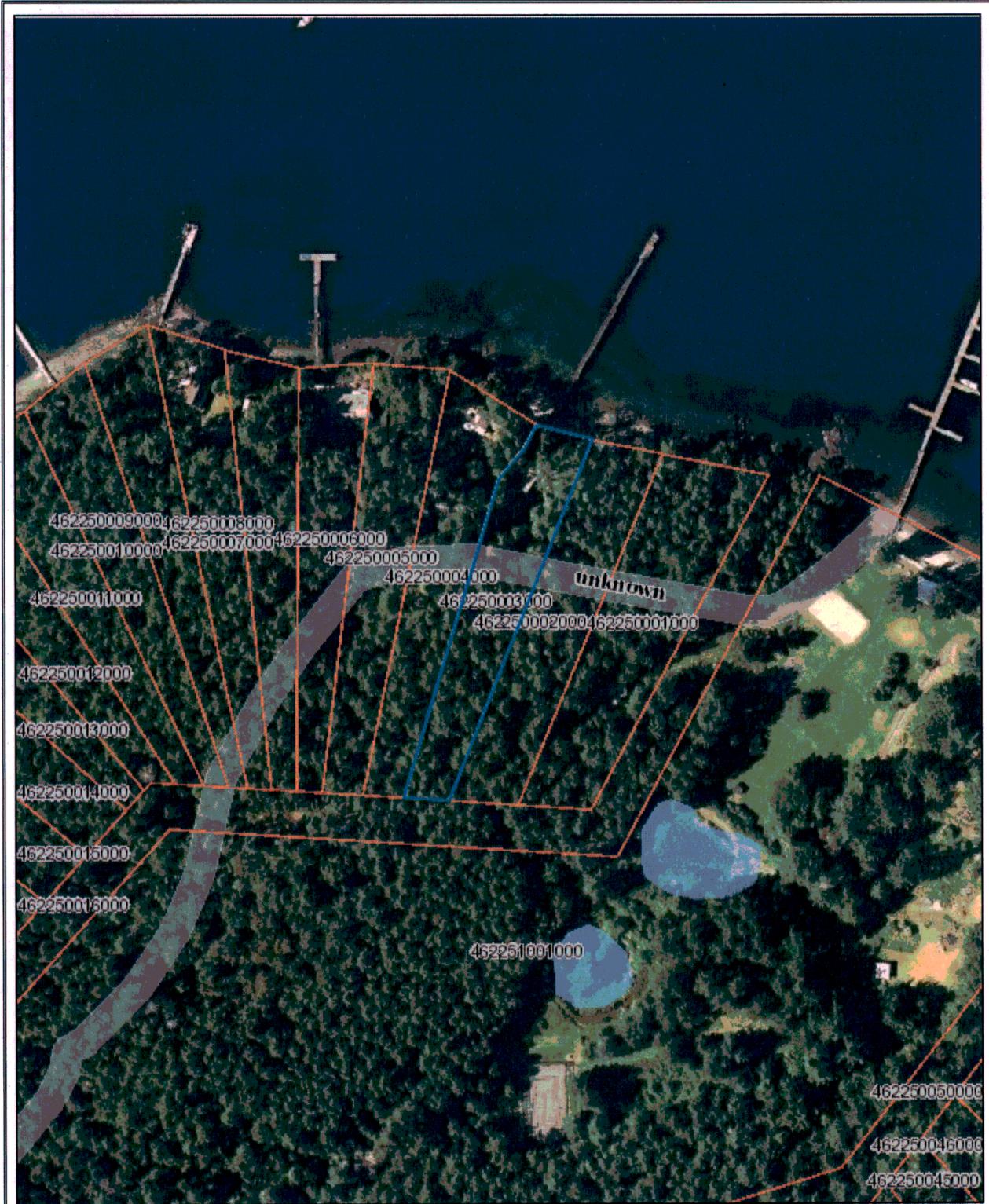
~~THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.~~

OWNERS SIGN

PRINT

Francine Shaw
Agent for Bryan & Deanna
Sines

Francine Shaw



TPN 462250003
Sires Property - Henry Island



1:2400

This data has been compiled for San Juan County. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





HENRY ISLAND
4/16/2014

2-USER JOINT USE
DOCK SHARED WITH
TPN 462250004

TPN 462250003



HENRY
ISLAND

2-USER JOINT USE
DOCK SHARED WITH
TPN 462250004

TPN 462250003



HENRY ISLAND 4/26/2012

2-USER JOINT USE-DOCK WITH TPN 462250004

TPN 462250003



HENRY
ISLAND

#huber

CONFORMING CABIN

TPN 462250003

TPA 462250003

CALIFORNIA CABIN

HENRY
ISLAND
4/26/02





HENRY
ISLAND

CONFORMING CABIN

TRX 4600-003

4/10/04