



462250004000-230-045-CASEY-20120430

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: John and Jamie Casey

STREET ADDRESS 1607 Yacht Haven Road

MAIL ADDRESS IF DIFFERENT Friday Harbor, WA 98250

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

e-mail _____

TAX PARCEL NUMBER(S) 462250004

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"

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 the map information is not

contested in "Attachment" A, the property owner is in general agreement with the inventory

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

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) _____

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 _____,

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) 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



John J. Casey

Attachment A

John and Jamie Casey own TPN 462250004 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 man-made and environmental characterizations that do not accurately define this property. These items are as follows.

1. Map 9A does not recognize the existence of the Casey's residential use buoy, tram (elevator) that is used for the purpose of transporting luggage and other items from the shoreline up the steep bank or the beach access stairs located on this property. (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.

It is a known fact that the FEMA FIRM maps are extremely flawed as they pertain to San Juan County and are not a reliable source to determine flood prone areas within this county. They are not based on science.

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 is medium to low bank and consists of rock with areas of exposed spoils. The bank has not eroded since construction of a small bulkhead years ago before the SMA and SMP were adopted by the state and county, respectively, when the construction of bulkhead was not regulated. So, it may not be appropriate to refer to this property as 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 classify this site as being within an “estuarine zone.”

6. Map 35A identifies TPN as “potentially non-conforming.” “Uses” on the property (residential, residential accessory and dock use) are not considered non-conforming. It is the location of the residence that makes this site potentially non-conforming. (See attached photograph.)

Assessor’s records indicate the house was first constructed in 1972 prior to the adoption of the San Juan County Shoreline Master Program and numerical standards for setbacks from the shoreline. The existing residence is less than 50-feet from the Top-of-Bank.

San Juan County currently enforces setbacks from either the OHWM (which can be located scientifically) or from the Top-of Bank (which has no basis in science) depending upon the amount of native vegetation that exists along the shoreline. A 50-foot setback is allowed if vegetation provides an appropriate visual screen as viewed from the water and 100-feet if there is no vegetative screen.

In this case, there is vegetative screening along the shoreline but it is uncertain if it would be enough to allow for a 50-foot setback since the SMP does not provide any guidance what is and is not considered adequate screening. The determination of what is adequate is based on an arbitrary determination made by a County permit coordinator.

The “Top-of Bank” has been described in the past by San Juan County as the area along a sloping shoreline where “you would no longer drive your Mercedes.” It is clear that the residence does meet a 50 -foot setback from the Top-of-Bank as is required today causing the residence to be considered non-conforming.

There are three accessory structures on the property including a well pump house, a water storage tank and a combined wood/storage storage shed. These structures do not appear to be non-conforming.



Casey Henry Island Property



1:24000

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.





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1:2400





EXISTING
BUOY

HENRY
ISLAND
H/26/2012

TPN 462250004



TRAM

EXISTING BULKHEAD

JOINT-USE
RESIDENTIAL DOCK

BEACH ACCESS
STAIRS

TPN 462250004

HENRY ISLAND

4/26/2012
25.04.2012



4/26/2012

HENRY ISLAND

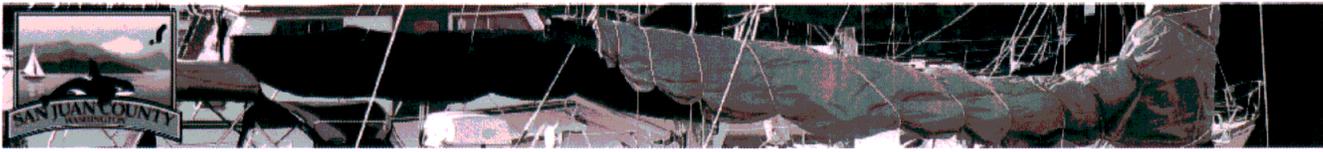
TPN 462250004



TOP-OF-BANK

Non-Conforming SETBACK
HENRY ISLAND

4-26-20



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SAN JUAN COUNTY ASSESSOR

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- [Washington State Dept of Revenue](#)
- [Use Notes/Disclaimer](#)
- [Charles Zalmanek, Assessor
350 Court St.
PO Box 1519
Friday Harbor, WA 98250
\(360\) 378-2172](#)
- [Email assessor@sanjuanco.com](mailto:assessor@sanjuanco.com)

Please Note: Neither San Juan County nor the Assessor warrants the accuracy, reliability or timeliness of any information provided. Any person or entity who relies on information obtained from this real property query does so at his or her own risk. **All users are advised to read [Site Use Notes/Disclaimer](#).**

Owner Information	Site Address	Codes
JOHN J & JAMIE J CASEY 1607 YACHT HAVEN RD FRIDAY HARBOR, WA 98250		Parcel # 462250004000 TA_ID 19920 Tax Area SAN JUAN ISLANDS
	<input type="checkbox"/> Current Use	<input type="checkbox"/> Mfg/Modular <input type="checkbox"/> Senior/Disabled Exemption
Market Values as of 1/1/2010	Land Information	
Building Value \$214,050	Legal 1.01 Acres	
Land Value \$269,290	Taxable 1.01 Acres	
Total Appraised Value \$483,340	Short DRIFTWOOD SHORES OF HENRY ISLAND LT Legal 4 TGW TDS 1.50CHS & JOINT USE DOCK Sec	
Recorded documents (Auditor)	View Tax Statement	Locate on map

Land Segment Information						
Segment ID	WATERFRONT	WATERFRONT (ft)	TIDELANDS (ft)	MARINEVIEW	TOPOGRAPHY	TERRITORIAL VIEW
26986	BEACH ACC, MED BANK	136.00	--	GOOD	LEVEL, WOODED	--
26987	--	--	--	--	--	--

No Sales Information Available

Improvements/Features					
1 Story - Built: 1972 Remodel: 1995					
MAIN FLOOR - AREA: 1152.0 sq. ft.					
APPLIANCE FAN 1	EXTERIOR WALL SI/ST	FIREPLACE SNG-1-A 1	FIREPLACE FS-A 3	FIXTURES 6 1	FLOORING SOFTWOOD 916 SQFT
FLOORING CARPET 140 SQFT	FLOORING TILE 96 SQFT	FOUNDATION PO&BL	HEATING/COOLING NONE	INTERIOR FINISH FINISH	PLUMBING KSINK 1
PLUMBING SHOWER 1	PLUMBING WTRHEAT 1	PLUMBING LAVATORY 1	PLUMBING ROUGHIN 1	PLUMBING TOILET 1	ROOF COVERING METAL
ROOM COUNT UTILITY 1	ROOM COUNT BATHROOM 1	ROOM COUNT LIVING 1	ROOM COUNT KITCHEN 1	ROOM COUNT BEDROOM 1	SEPTIC YES 8
SUB FLOOR FRAME					
CARPORT - AREA: 144.0 sq. ft.					
DOCK - AREA: sq. ft.					
WOOD DECK - AREA: 1505.0 sq. ft.					
OTHER - AREA: 0.0 sq. ft.					
SHED - AREA: 144.0 sq. ft.					



PUMP HOUSE

HENRY ISLAND

TPN 4162850004

Hoban



WATER STORAGE TANK

HENRY ISLAND

#1266012

TPN 462050004



WOOD SHED

HENRY ISLAND

10082917 NDL