



\*462333006000-219-070-RAUTENBERG-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](http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf)

PROPERTY OWNERS: Robert A. & Kathryn L. Rautenberg

STREET ADDRESS 42 Saltwater Lane Friday Harbor, Wa. 98250

MAIL ADDRESS IF DIFFERENT PO Box 4366 Roche Harbor, Wa. 98250

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

e-mail \_\_\_\_\_

TAX PARCEL NUMBER(S) 462333006000

ISLAND San Juan

MANAGEMENT AREA Roche Harbor

REACH NUMBER 219 (FROM MAP index 37)

S.J.C. COMMUNITY  
APR 30 2012  
DEVELOPMENT & PLANNING

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 A, B, C, D, E

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 \_\_\_\_\_

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 Conservancy

ZONING R-2

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

RAR

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

# 4

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

*Robert A. Rautenberg*

Robert A. Rautenberg

*Kathryne L. Rautenberg*

Kathryne L. Rautenberg

Attachment 4

DATE: 02/20/12  
TO: San Juan County Council

SUBJECT: Current and past uses of waterfront lot.

ADDRESS: 42 Saltwater Lane, Friday Harbor, Wa. 98250

TAX PARCEL: 462333006

OWNER: Robert A. & Kathryne L. Rautenberg

PHONE: 360 378 5366

**Property Description:** The property is 3 acres in size with 265 feet of medium bank waterfront and 340 to 450 feet in depth.

**General History:** In early 1900 the land (on White Point) was cleared, plowed, rocks moved to shoreline and sheep were raised until the 1950's. We purchased our property in 1980 and dug a pond and built a storage shed the first two years.

**Current Structures:** Main House ( w/covered and uncovered decks), Guest House, Garage (w/shop,water storage & studio), Woodshed, Sitting Deck (by beach), Garden Potting Shed, Storage Shed (by main house), Dock (over pond), and Dock (w/kayak ramp on mosquito pass).

**Shoreline Uses:** Clam digging, gathering Oysters and Crabs, Beachcombing, Viewing (of the water), Dock(fishing,crabbing, boat & sea-plane moorage),Beach Camp Fires(in fire pit) Cooking & BBQ's, Parties & Games.

**Other Area Uses:** Fruit Trees, Berry, Vegetable & Flower Gardens (fenced & non-fenced). Lawns, Shrubs & Trees. Irrigation (from pond), Putting Greens, Cart Paths (for golf carts), Storage Areas (for boats,lawn mowers,trailers & tractor), Driveways and Parking Areas.



Attachment 1

To see all the details that are visible on the screen, use the "Print" link next to the map.



**Sign in to access, organize and share your places**

[Sign in](#)



Create your own maps to share the places that matter to you.



Star and save places to quickly find them again later.



Rate places you know to discover new ones you'll love.

*Rautenberg*

Attachment 2



To see all the details that are visible on the screen, use the "Print" link next to the map.



Imagery ©2012 DigitalGlobe, GeoEye, U.S. Geological Survey, Map data ©2012 Google -

**Sign in to access, organize and share your places**

[Sign in](#)



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*Rautenberg*

Pier for Dock / South Property Line Attachment 3 <sup>A</sup>  
Beach - (Home Behind)



Beach - (Home Behind)

Beach Looking North at Point



Beach (Point) Path to Beach on Left

Beach (Point)



Rautenbers



Beach (Sitting Deck Behind)



Beach (Sitting Deck Behind)



Beach - (North Property Line)



Garden (North Side of Home - Fenced)



Beach Views - Looking South



Attachment 3 C

Beach Looking to Home Center



Beach Looking to Home Center



Beach Looking to North



Beach North Looking To Home South

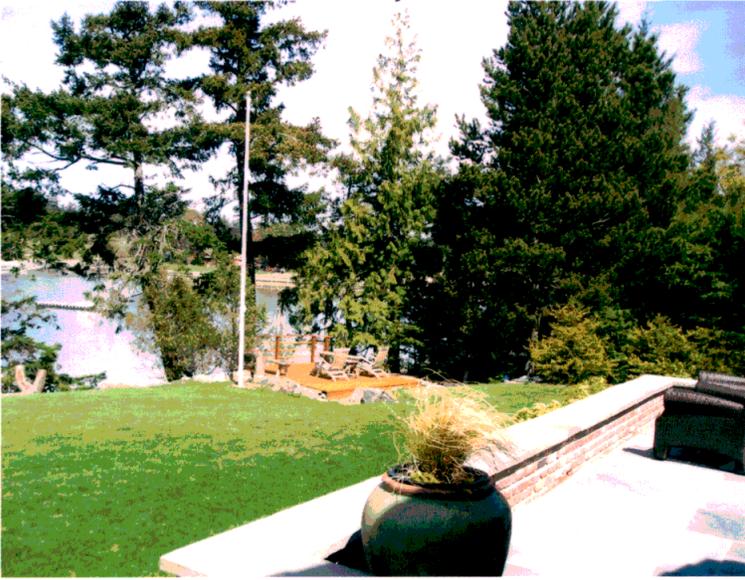


Beach Looking to Home from North



Rautenberg

Deck - Center Looking To North, Lawn in Front - Attachment 3 D  
Lawn in Front - Looking North from Deck



Home - Deck, Patio,



Home w/Decks Looking from South Front Lawn



Front Lawn, BBQ and Picnic Area



Firepit on Point



Looking North from Deck  
BBQ's & Fire pit on Point



Attachment 3 E

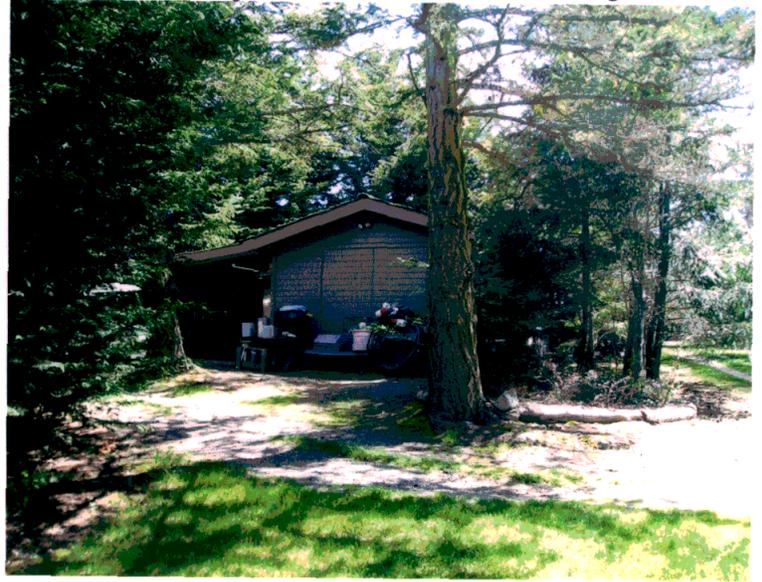
Shared Dock (Pier, Ramp, Float & Kayak/Boat Float)



Start of Pier To Dock - South Property Line



Storage Shed & Equipment Room for Pond Irrigation System



Pond for Irrigation - Garden & Fruit Trees in Back



Home, Drive & Parking Area  
Fenced Garden on Right

