

462650065000-235-094-KEYES-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: DAVID W. KEYES JR & DOREEN A KEYES

STREET ADDRESS 28 FIR LANE

MAIL ADDRESS IF DIFFERENT 9211 SHORELAND DR BELLEVUE WA 98004

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

e-mail DAVIDK@SEANET.COM

TAX PARCEL NUMBER(S) 462650063, 064, 065

S.J.C. COMMUNITY

ISLAND SAN JUAN

APR 30 2012

MANAGEMENT AREA ROCK HARBOR

DEVELOPMENT & PLANNING

REACH NUMBER 235 (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. QUESTIONS ON ACCURACY OF MAPS
9A, 12A, 15A, 16A

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 Dungeess Crab

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 RESIDENTIAL
ZONING _____

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 _____

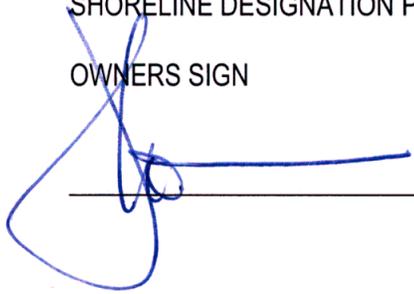
OTHER COMMENTS AND OBSERVATIONS ATTACHED

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

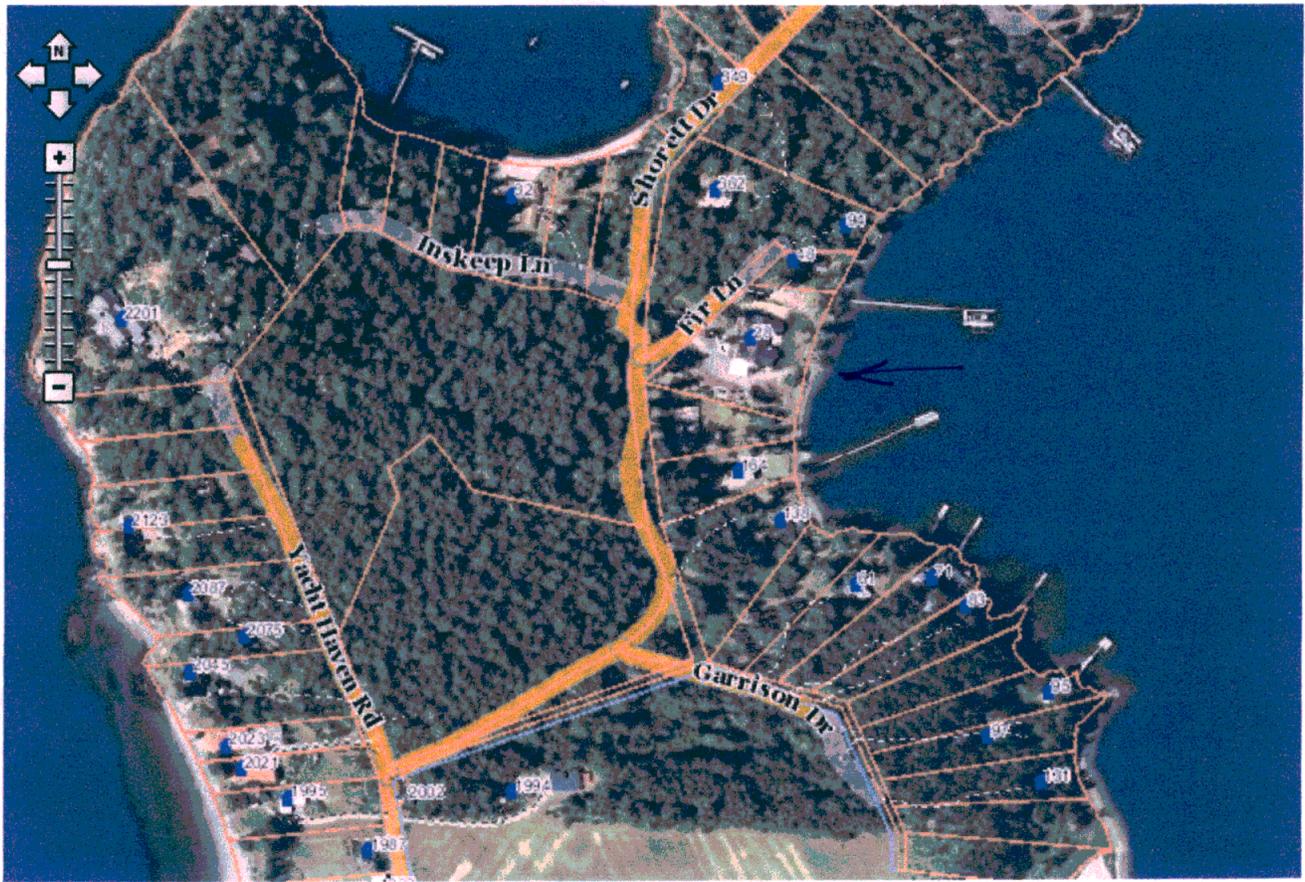
THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

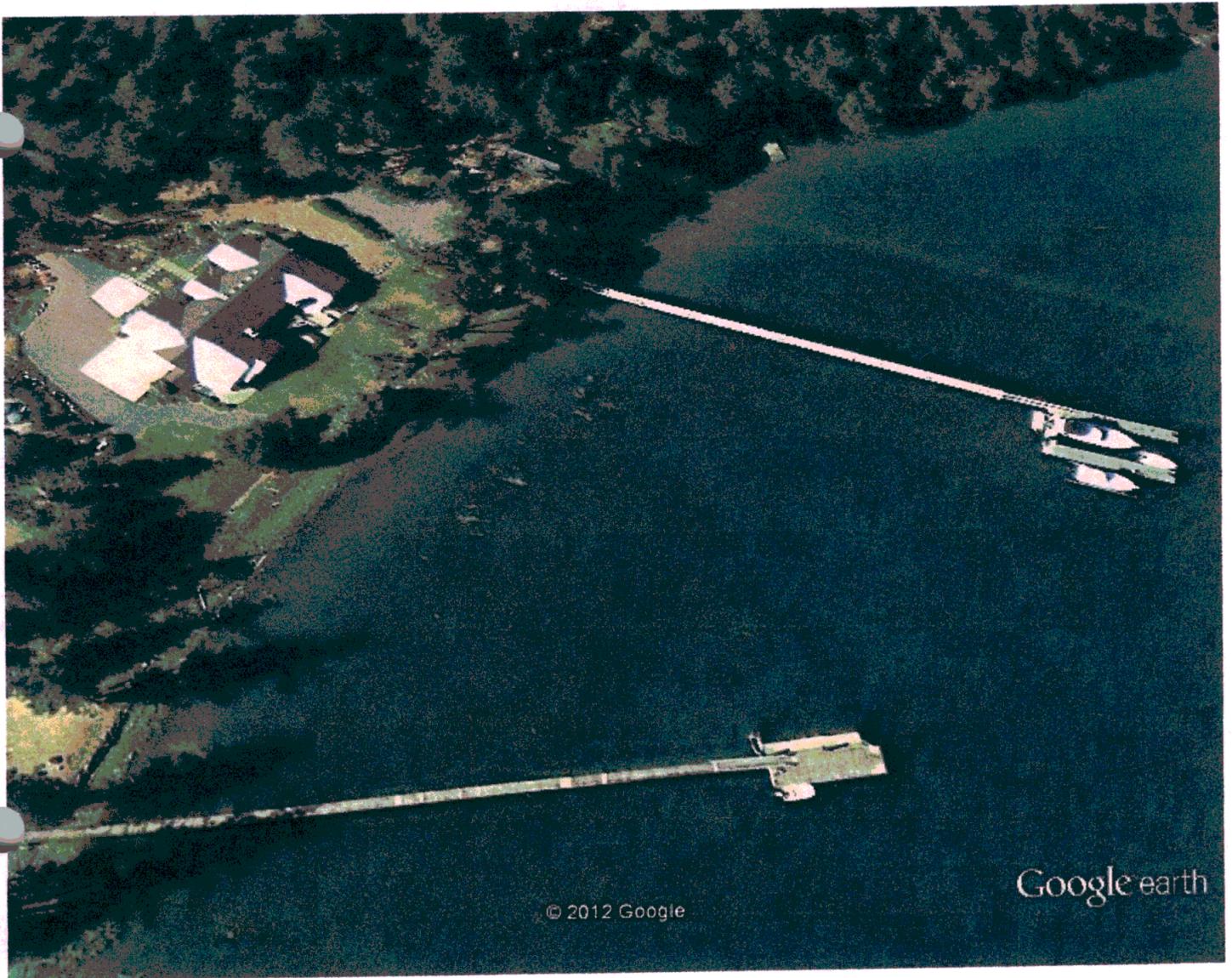


PRINT

JOHN LAUCKY AS AGENT FOR
DAVID & DOREEN KEYES



Attachment 1



Google earth

feet 200
meters 60



Attachment 2



Attachment 3

28 Fir Lane, Friday Harbor WA 98250

TPN: 462650063, 064, 065

David W. Keyes Jr. & Doreen A. Keyes

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Map 9A- Shoreline modifications-only a portion of this shoreline has armoring.



Map 12A-Flood plains and wetlands-grossly inaccurate map.

Map 15A-Geologic Units. Confusing with no glossary or explanation of terms.

Map 16A-Soils- See above.



Existing Development and uses on Property:

-House with attached 3 car garage-See attached photos

-Wide gravel path to beach-See attached photos

-Dock-See attached photos

-Utility building at dock-See photos

-Partial bulkhead on shoreline-See attached photos

-Lawn between house and shoreline-See attached photos



-Steps to beach-See attached photos









