

SAN JUAN ISLANDS

REAL ESTATE TAB | APRIL 2023



COLDWELL BANKER

**SAN JUAN
ISLANDS, INC.**

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MOORING BUOYS - WHY THE DELAY?

For many years, the County, Native American Tribes and State agencies preferred and approved the permits for the installation of mooring buoys versus docks or anchorage. The buoys have much less impact to eel grass and other marine plants versus anchorage. This premise cannot be argued; if you have ever pulled your anchor in our waters, you know that it comes up regularly with seaweed, mud and eel grass.

In the past, to process a registered mooring buoy was straight forward with numerous regulations that needed to be complied with. The approvals from the Department of Resources (DNR), Washington Department of Fish and Wildlife (WDFW) and Army Corps of Engineers (ACE), the Native American Tribes and San Juan County were required. The process took about 1 year to complete, and the cost was close to \$8,000.

The Native American Tribes in the State of Washington have always been involved in the permit issuance process, same as for docks and other waterway permits.

Generally, the mooring buoy installation regulations include the following:

- The proposed location must be inspected/certified by a diver during the months of June-September to determine if any eel grass or other sensitive vegetation will be harmed.
- The location must offer at least 11.5 feet in depth, and it is recommended that it be in sheltered waters.
- The location may not interfere with any existing buoys or docks within a 118 feet Radius.
- The location may not be in a Channel and interfere with boat navigation.
- The buoys are rated for boats under 65 feet in length only.
- The cost to install a mooring buoy was \$8000 however, that amount is now undetermined as none have been approved recently.

· The registration number must be present on the buoy itself. Plastic stick-on numbers do not stay attached, so your best application is paint or plastic welding. For existing buoys, every year you should conduct an annual inspection on your buoy to ensure the chain, shackles and/or lines are in good condition. Replacement hardware is needed about every 3-5 years depending on the location.

It is very important to maintain the condition of the buoy, lines, chains and hardware. I can attest to how difficult it is to locate your anchor block or embedded anchor when your buoy is broken off during the winter storms, even with the longitude and latitude.

Towards the end of 2021, some of the Native American Tribes initiated objections to the mooring buoy permit applications.

Per the rejection letter for one of the permit applicants, the Native American Tribe requested that ACE deny the permit application due to impact to the Tribe's treaty-reserved fishing rights. Docks and buoys could interfere with their nets and the setting of their shrimp and crab pots. Further, vessel traffic from the buoys may interfere with the gear causing damage or equipment loss. The fishermen would have to avoid the location where the buoy is proposed as it would create in-water navigational and physical obstacle. Most of the permit objections include all these same reasons . . .

To continue reading

Mooring Buoys - Why the Delay?

please visit our website:

<https://www.sanjuanislandslifestyle.com/blog>



FLY HOME TO ROCHE HARBOR SKYWAY
\$1,800,000 - MLS #2022214



NEW LISTING

BEAUTIFUL COVETED WESTSIDE LOT WITH INCREDIBLE SUNSETS
\$775,000 - MLS #2047971



NEW LISTING



NEW LISTING

GREAT VIEWS FROM MT. PROSPECT ACREAGE
\$395,000 - MLS #2046800



SUNNY SAN JUAN VALLEY HOME
\$759,000 - MLS #2026337



REDUCED

THRIVING LOCAL BUSINESS FOR SALE
\$800,000 - MLS #1808687



REDUCED

GARRISON BAY INTER-HARBOR WATERFRONT
\$850,000 - MLS #1974364



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CONTEMPORARY HOME SITED ON 5 ACRES OF PICTURESQUE COASTAL SHORELINE - LISTED FOR \$5,000,000 - MLS #2049219

Sited on 5 acres of picturesque coastal shoreline in what many regard as the most scenic part of San Juan Island, this contemporary home offers sweeping vistas of the Haro Strait, Olympic Mountains & Victoria. The open, light-filled floor plan is ideal for today's lifestyles & entertains beautifully. Designed to take in the stunning views while cooking in the chef's kitchen, dining or relaxing in the great room or primary suite. A spacious terrace is perfect for watching gorgeous sunsets. Enjoy the sights & sounds of Orca whales as well as Eagles soaring & landing on the scenic rock formations. This special property is just minutes from the local favorite sandy beach; Eagle Cove & just a short drive to Friday Harbor's shops & restaurants.

Scan the QR Code!





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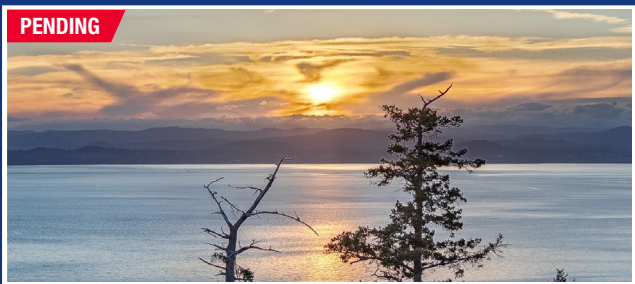
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SERENE PARADISE RETREAT CENTER ON 20 ACRES \$1,850,000 - MLS #1995115

This serene paradise has been used as a Buddhist retreat center on 20 acres graced with madrona, native fir trees, & rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor & tile floors . . .



PREMIER LOCATION ON THE WEST SIDE OF SAN JUAN ISLAND \$1,100,000 - MLS #1999937

Premier location on westside of San Juan, with 180* views of the Straits, Victoria, various species of whales, shipping lanes, sunsets and Olympics. Very private, on 5 delightful acres graced with old growth trees and rocky knolls, this 2300SF 2 bedroom 2 ½ bath custom home is sited on one of the best parcels . . .



BEAUTIFUL PASTORAL ACREAGE \$699,000 - MLS #2053435

One of the most beautiful pastoral settings on San Juan Island, this 7.79 acre parcel is ready to build! Water, power, phone, and 4 bd septic permit. Bathed in sunshine, with 180 *sweeping views of Mt Young and English Camp, West Valley, and community lake. Fully fenced, gently rolling pastures with 2 large building envelopes, and plenty of space for equine activity, ranching, or farming. Small...



COZY COTTAGE IN THE FOREST \$699,000 - MLS #2050966

Perfect cozy getaway NW home in the woods! Open floor plan offers 2 bedrooms and light filled loft with nice second floor water view. Full bath with nice tiled bath surround. Great room with deck, kitchen with propane stove, hardwood and laminate floors, heat pump with AC, convect air panel and wood stove for back up. Detached dual purpose garage /shop with loft and tons of...



COUNTRY FAIR CONDOMINIUM IN TOWN \$399,000 - MLS #2049596

Easy living from this cozy 2 story Country Fair Condo town! Walking distance from ferry, stores, and schools. Off street paved parking. Approx 1177 SF. 2 bedrooms, office/study, 2 baths, Updated in 2017, with quartz counter in kitchen, new flooring, appliances, roof new in 2022 . Easy street level access into main level with primary bed and bath, living room and kitchen. Enjoy the private . . .



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REDUCED



WATERFRONT ESTATE | MLS #19777734 | \$5,950,000

One Of The Most Spectacular Waterfront Properties In All The San Juan Islands! 2 Acre West Side Estate on a point; 900 ft medium-low bank WF; Breathtaking views of the Straits, the Olympic Mtns, Canada, whales, marine traffic, sunsets, and the lights of Victoria. 3450 sf, 3 bed, 2.5 bath main home. Two 600 sf cabins with baths. 3-bedroom septic allows for in-house or detached office/bedrooms. 1248 sf garage-shop-exercise-office; treehouse; extensive landscaping; 2 fenced gardens, heated greenhouse; chicken run; high quality water de-sal plant with 30,000 gal of storage; 20KW backup generator. Gift yourself the generational experience of this lease-hold property with 72 years remaining. What would a \$6M yacht be worth in 10 or 20 years?



WATER VIEW ACREAGE | MLS #1959918 | \$895,000

Spectacular views across masses of water to Yellow Is, Jones Is, Orcas Is, Flat Top Is, Waldron Is, Saturna Is, and Spieden Island, plus big, big, views of Mt Baker, on approx. 6.4 acres including half interest in a well, a 4-bedroom septic permit, utilities close to the building site, a portion of a beautiful pond, and level wooded and steep ground. The ideal building scenario is a garage/shop with an elevator leading to a second story that accesses the moss covered peak of the property for expansion of the structure. This property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on the old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.

NEW



RARE ACREAGE | MLS #2050420 | \$1,695,000

Rare water view acreage within walking distance to Roche Harbor. Two spectacular side-by-side 5+/- acre parcels ideally located for both privacy and easy access with southwest-facing water views across Westcott Bay, open sunny meadow, plus wooded areas. Each parcel has water, power, phone, and 4-bedroom septic designs. High speed fiber in road. Perfect for vacation rentals with all day sun on a quiet cove and an easy walk or bike ride to the Roche Harbor airstrip, marina, shops, and restaurants.

REDUCED



HOME IN TOWN | MLS #2028814 | \$629,500

Lovely home in town with 1188 sf, 2 bedrooms, and 1.5 baths. A covered front porch and covered back deck are perfect places to settle for a morning coffee or an evening refreshment. Includes fully fenced back yard, raised bed garden, low maintenance landscaping, and a 1-car attached garage.

PENDING



HOME NEAR TOWN | MLS #1922375 | \$775,000

Bright and sunny west-facing home with territorial views of the beautiful SJC Land Bank property. Extensive remodel throughout just completed. 1616 sf, 3 bed/2 bath, large great room with vaulted ceiling and wood stove, new exterior paint in 2020, new roof in 2019, a 4-car garage (782 sf), a garage/shop/storage (928 sf) wired throughout with 220v, just over an acre, and close to town.

SOLD



BEAUTIFUL FARM | MLS #1950257 | \$1,725,000

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, an animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large...



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