

## Adam Zack

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**From:** Loren Burt <loren.burt@gmail.com>  
**Sent:** Tuesday, August 17, 2021 4:13 AM  
**To:** Comp Plan Update  
**Subject:** Fwd: San Juan County Comprehensive Plan Request 19-0003 Lopez TPN 241021002000  
**Attachments:** Response to Michelle Sosin and Lanie McMullin letter.docx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

**From:** Loren Burt <[loren.burt@gmail.com](mailto:loren.burt@gmail.com)>  
**Date:** Mon, Aug 16, 2021 at 12:25 PM  
**Subject:** San Juan County Comprehensive Plan Request 19-0003 Lopez TPN 241021002000  
**To:** Adam Zack <[adamz@sanjuanco.com](mailto:adamz@sanjuanco.com)>  
**Cc:** MARIANNE KARUZA <[m.karuza@msn.com](mailto:m.karuza@msn.com)>, Lisa Burt <[LMBurt@yahoo.com](mailto:LMBurt@yahoo.com)>

Hi Adam,

Thank you for sending us pdfs of the correspondence you received regarding our request 19-0003.

We have prepared three replies and I'm sending you the docx Word files in three separate emails as the file size for each of the replies is large. Let me know if you have any issues reading these read-only files.

Let me know if you have any additional questions.

File 3 of 3

Thank you,

Loren Burt  
Lisa Burt  
Marianne Burt Karuza  
Trustees of the Robert & Vivian Burt Family Trust

--  
Loren Burt

August 16, 2021

SENT VIA EMAIL AND U.S. MAIL

Adam Zack  
Dept of Community Development  
135 Rhone Street  
PO Box 947  
San Juan County, WA 98250

San Juan County Planning Commission

San Juan County Council

RE: Comprehensive Plan Update request 19-0003

Dear Mr. Zack, Planning Commission and County Council Members,

We appreciate the opportunity to respond to the letter you received from neighbors Michelle Sosin and Lanie McMullin.

1. They claim that our parcel is agricultural and 1du/20 acre designation is appropriate.

Response: Please note on the county maps that our property is in **RFF, not** agricultural zoning ([Attachment 1 Skid Road zoning map](#)). The zoning has never been agricultural and we have always paid taxes according to the RFF zoning of undeveloped land. We have never made any agricultural income from the field. We have someone mow to reduce fire danger and keep it maintained. They mention concern for critical and sensitive areas but their .91 acre parcel was cut out of this very same field. The Sosin/McMullin property has three dwellings, three septic tanks, pump station and drainfield, which are partially located in the protected waterfront conservation area. ([Attachment 2 overhead photo](#)). If we were to build something in the future it would not be permitted within the conservation area. As we are also in the very same RFF zoning as their parcel in the same neighborhood, the clarification of density of 1 du/5 acres will match that of the properties in our Skid Road neighborhood of which we are a part of. Most of our neighbors are also classified as rural residential on much smaller waterfront lots.

(F)(1)(a) – Clarify Density

Response: Our request of 1 du/5 acres or less aligns with the rest of our neighborhood and was overlooked when the rest of the property west of the ravine was developed. Please note the history of the property, which has been in the family since 1899. When our great great uncle J.T. Bloor died, our aunt Isabella Burt Bloor had to divide the property and J.T.'s children from a prior

marriage took the side east of the ravine as per court order for the estate of March 8, 1920 ([Attachment 3 San Juan County Superior court record of March 8, 1920, pages 4,5](#)). Our grandparents, Ray and May Burt, bought all of the property west of the ravine in 1929. Our grandfather died in 1951 and as a widow without income, our grandmother had to divide and sell the property after giving lots to each of her children, and two to her siblings, (one sibling received one of the Sosin/McMullin lots that was cut out of our field and the other lot, cut from the field, went to another relative).

We have actually bought back two parcels from other family members to keep it in the family. The division of our grandmother's property was done in about 1958-1962. All the parcels in our Skid Road neighborhood were divided into 1 du/5 acres or less and are all RFF 1 du/5 acres or RR zoned. Our grandmother kept the field and one waterfront lot for herself. She did not understand there was a discrepancy in the density of the field and she never used the field for agricultural purposes during our lifetime. Our parents, Robert and Vivian Burt, purchased this field from our grandmother in 1967 and also were not aware that there were two different densities.

Our parents put the property in trust in 2006 in hopes for us and our descendants, to continue to enjoy it for generations to come. According to SJCC 18.010.040 (C), a mapping error was made when the density was marked along the section line between [government lots 3 and 4 \(Attachment 4\)](#) instead of following the lot line or natural land form of the ravine and this does not conform with county code. As this parcel is part of the entire Skid Road neighborhood, which lies west of the line of the ravine, and our property is contiguous with these other parcels, the density of 1 du/5 acres is appropriate. With the comprehensive plan being updated, this is the right time to correct an oversight that was made in error many years ago.

Sosin/McMullin also mention protection of the watershed etc. They receive their water from a Class B water system that is located on our property, which our parents kindly provided to the neighbors. Marianne Burt Karuza maintains the well, well house, water testing and county permits. We have protected, and will continue to protect our water.

(F)(1)(b) – Warrants a change due to error

Response: Sosin/McMullin claim 1 du/20 acres is appropriate for agricultural purposes. However, again, our property is not zoned agricultural but rural farm forest for which 1 du/5 acres density is appropriate, and matches our Skid Road neighborhood where all the properties are 1 du/5 acres or less. The density should have followed the lot line or natural landform (ravine) not a section line as this line does and as such does not follow with SJCC 18.10.040 (C).

(F)(1)(c) – Would not increase the maximum density

Response: Again, 1 du/5 acres in this RFF zoned parcel is consistent with our neighborhood as shown on the attached documents. Our neighborhood of Skid Road properties all are 1 du/5 acres or less and our density should be consistent with that of our neighbors and this is not an increase in density for the Skid Road neighborhood. It does not increase our neighborhood density, as the lot on the north side of us, to our west is 4.5 acres, and Sosin/McMullin on the south end of our property, to the west is .91 acres. This request is consistent with and does not change, the maximum density of all the other parcels in this Skid Road neighborhood.

(F)(1)(d) Would not create an ‘enclave’ of property owners enjoying greater privilege

Response: Sosin/McMullin argue additional agricultural property in the vicinity may also seek similar “zoning” change. This is not a zoning change but a clarification of the density. Our property is not zoned agricultural but rural farm forest. As Sosin/McMullin point out, there is contiguous density and zoning to the west in our Skid Road enclave, but they incorrectly called this zoning to the west agricultural which clearly it is not. It is rural farm forest as shown on all county maps. Please note there is another ten acre parcel in our Skid Road neighborhood that is clearly marked 5 acre density. ([Attachment 5, Skid Road Zoning/Density](#)). You should also note that the Sosin/McMullin parcel of .91 acres was actually cut out of the field many years ago, and they have three dwelling units, three septic tanks and a drainfield. They have enjoyed the opportunity to have a home, use the water provided from our property to their 3 dwellings, host their large family, and having the ability to rent via VRBO or do a home exchange as a vacation rental for many years. Please see Attachment 6 showing the [VRBO listing from 2018](#) and Attachment 7, which shows a screenshot of the current listing from [Home Exchange, SeaSpray Beach Cottage on Lopez Island](#), which is also posted on Home Exchange’s International sites as Michelle’s house (see the [France](#) and [Italy](#) listings)

(F)(1)(e) No adverse impacts are expected from adjusting the density boundary.

Response: Sosin/McMullin mention a split density fragment east of the ravine. The Lea’s have written to you and it appears that they want their property to remain in 20 acre zoning and the same density following the property line along the ravine, as the county recommends, and will keep their property in 20 acre agricultural density as they wish.

Sosin/McMullin go on to discuss Adverse Impacts: water inundation

Response: Michelle and Lanie stated that in the past few years they have experienced an increase in surface water runoff. On December 21-22, 2020 there was a record rainfall of between 2.47”-3” of rain and snowfall between 1-3”

on Lopez. When Lisa Burt and Marianne Burt Karuza spoke with them on December 29, 2020 they said they had not experienced this much water in the 13 years of owning the property. This was due to the record rain and snow precipitation. ([See attachment 8 - Lopez Island weather statistics for December 2020](#)). They claim that they are adversely impacted by any land development upland. There has not been any land development upland from them since they purchased their property in 2008 and, again, this was a one-time event that affected many residents on the island. The property to the north of us on Burt Road was built in 1977, our house to the west of them was built in 1971, and the property to the west of our home was built in 1975. To the north and immediate west of our field there has been a yurt since 1990. As shown by weather records, the extra water was solely caused by record rainfall.

Sosin/McMullin state that any future development of property on upland areas will exacerbate the issue. As stated by Adam Zack of San Juan County planning, any storm water plan would be considered during an application for development and that storm water must be managed on site. Our application is not for development but solely to correct the density line.

They state they are concerned about future water inundation because they experienced flooding of their septic infrastructure. Again, this happened during the extremely unusual rainfall of December 21-22, 2020 where many on the island had the same issue due to extremely rapid and high amounts of rainfall. When we spoke with them in person on December 29 we asked if they had a drainage system in their property like most of our neighbors do. They stated that they did not want to have to take out their fence and garden to put their own drain system in. They called Marianne, on July 14, 2021, and they said that in August 2021 they will be digging up their property and putting in a catch basin and drains after taking out their fence.

Their septic system flooding this was clearly due to the unusual and extreme rainfall. Please see attached emails from [A-1 Septic on December 22, 2020](#) at 2:29AM (Attachment 9) and [January 4, 2021](#) (Attachment 10) received by Marianne Burt Karuza from Jason Kramer of A-1 Septic. On December 22, 2020, Jason Kramer of A-1 Septic had an appointment to inspect the septic at 315 Skid Road and had to cancel as he said, "the rain caused alarms I had to get to". He also was going to do a small repair at 315 Skid Road in early January and he sent another email saying "this rain is causing havoc with septic (sic) systems in the sewer district and I am having to pump out daily".

This was something that people in many places on the island experienced and it was not due to any upland development. When Sosin/McMullin called Marianne on July 14, 2021, they told her they found out their septic tanks were built on the island in parts, and that was part of their problem. They stated they will be replacing those in August 2021. They also indicated to her that there was a

problem with their system that needed repair. They told her they would be removing and replacing septic tanks, working on the septic system and doing significant excavation to install a storm drain system, which we understand they don't have at this time. Lanie and Michelle both told Lisa Burt that they will have their septic tanks replaced in August or September 2021.

Again, many on the island experienced similar flooding issues. The county cannot base this decision on this highly unusual incident on their one-time problem based on high rainfall to a property that does not have a storm drain system that we know of. Their situation was compounded by the presence of their three living units, with water draining off their roofs, and apparently no drains to handle the storm water.

We would appreciate the county staff, planning commission and county council taking the facts into consideration to correct a mapping error, that was made many years ago, so the density follows the RFF 1 du/5 acres zoning of our neighborhood, and not the section line as it is not appropriate as per San Juan County code.

Sincerely,

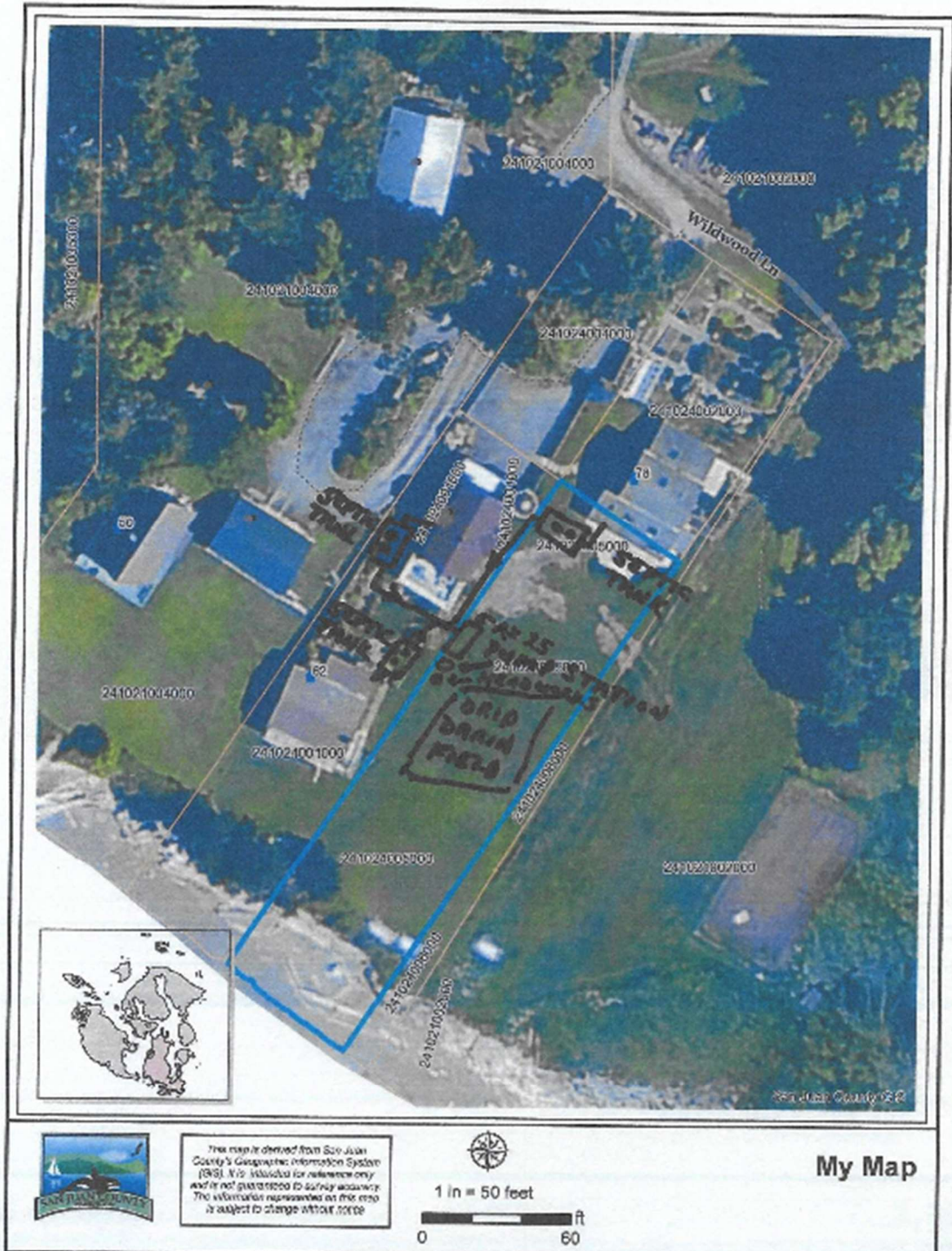
Loren Burt

Lisa Burt

Marianne Burt Karuza



Attachment 2: Overhead photo of Sosin/McMullin property



Attachment 3: San Juan County Superior court record of March 8, 1920

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SAN JUAN COUNTY

IN THE MATTER OF THE ESTATE OF J. F. BLOOR, DECEASED

ORDER APPROVING FINAL ACCOUNT AND ORDERING DISTRIBUTION.

This cause coming on to be heard the 2nd day of March, A. D. 1920, upon the final report of Isabella E. Bloor, as administratrix of the estate of J. F. Bloor, deceased, and upon the petition of the said administratrix for the settlement and approval and for distribution of the property in her hands to the parties entitled thereto and for her discharge as administratrix, she said administratrix appearing in person and by Geo. A. Joiner, attorney for the said estate, and Clifton H. Bloor appearing in person and the said Clifton H. Bloor, Libbie Bloor Jones and Loren S. Bloor, all of the children of said deceased appearing by Ernest S. Herald, their attorney, and it appearing to the court that due notice of this hearing had been given as required by law and the order of this court made and entered here in on the 3rd day of February, 1920, and it appearing to the court that all persons interested in said estate are present or have been notified by attorneys, and it further appearing from said report and the evidence produced that said estate is ready for final settlement and being fully advised in the premises, it is

ORDERED, ADJUDGED AND DECREED, that the said final report of the said Isabella E. Bloor, as administratrix of the estate of the said J. F. Bloor, deceased, filed herein on the 3rd day of February, A. D. 1920 and the supplemental report filed on the 2nd day of March, A. D. 1920, be and the same are hereby in all things settled, allowed, approved and confirmed and the acts and doings of said administratrix as set out in said reports are in all things approved and confirmed.

The said Isabella E. Bloor as said administratrix

25 32

is hereby charged, after allowance having been made for the personal property set aside to her, of receiving the sum of ONE THOUSAND, ONE HUNDRED AND EIGHTY-EIGHT (\$1118.88) DOLLARS and that she is credited in the payment of expenses incurred in the administration of said estate, as shown by said reports, together with taxes and insurance on the real and personal property and the execution of a monument in the total sum of FIVE HUNDRED AND NINETY-ONE AND 35/100 (\$591.35) DOLLARS, leaving a balance in her hands at the time of this hearing of FIVE HUNDRED AND TWENTY-SIX AND 66/100 (\$526.66) DOLLARS.

That the said Isabella K. Bloor, as administratrix of said estate, is hereby awarded an admission and compensation for her services as such administratrix the sum of THREE HUNDRED AND FIFTY (\$350.00) DOLLARS, and that she is allowed and directed to pay her attorney, Geo. A. Jaeger, for services performed in connection with the administration of said estate the sum of THREE HUNDRED AND FIFTY (\$350.00) DOLLARS, which amounts, when paid, she shall have credited upon her accounts; this leaving in cash a deficit of ONE HUNDRED SEVENTY-THREE AND 35/100 (\$173.35) DOLLARS the same is chargeable, one-half to the said administratrix and one-half to the said Blifton H. Bloor, Elvira Bloor Jones and Loren O. Alder, which deficit has been, as announced by counsel, adjusted so as to leave the real estate hereinafter referred to clear of any liens or claims arising from the expenses incurred in the administration of the said estate.

And it further appears from the testimony on the hearing that no claims against said estate of J. H. Bloor, deceased were presented to the said administratrix within the time allowed by law or at all, it is further,

ORDERED, ADJUDGED AND DECREED, that the said estate of J. H. Bloor, deceased, is not subject to the payment of administration tax to the State of Washington or at all, it is further

ORDERED, ADJUDGED AND DECREED, that the executor and

heirs at law of the said J. F. Moor, deceased who are entitled to participate in the distribution of the real estate and their distributive portions are as follows:

Iscella K. Moor, widow, residence, Port Stanley, Washington,  
one-half ( $\frac{1}{2}$ ).

Clifton H. Moor, son, residence, Dominion of Canada, one-sixth ( $\frac{1}{6}$ )

Joren C. Moor, son, residence, Dominion of Canada, one-sixth ( $\frac{1}{6}$ )

Lizzie Moor Jones, daughter, residence, Northeast, Pa. one-sixth  
( $\frac{1}{6}$ ).

And that each and all of said persons are over the age of twenty-one years and that said deceased left no other child or descendants of any deceased child him surviving, it is further,

ORDERED, ADJUDGED AND DECREED that the real estate belonging to said estate which came into the hands of said administrator and which is now ready for distribution is described as follows, to-wit:

Lots numbered Two (2), Three (3) and Four (4) and the northwest quarter (N. W.  $\frac{1}{4}$ ) of the Northeast quarter (N. E.  $\frac{1}{4}$ ) of Section Ten (10), in Township Forty-four (34), North Range Two (2) West, W. M. containing one hundred fifty (150) acres more or less, situated in the County of San Juan, Washington.

Also the following described tide lands situate in said San Juan County, Washington, described as follows, to-wit:

All tide and shore lands of the second class situated in front of, adjacent to or upon that portion of the government recorder line described as follows: Beginning at the corner corner to fractional Sections Nine (9) and Ten (10), Township 34 North Range 2, West of the Willamette Meridian, and running thence South 88-3/4 degrees East 4.50 chains; South 17 degrees East 2.20 chains; North 29 degrees East 3.40 chains; North 20 degrees East 4.50 chains; North 65 degrees West 2.20 chains; North 71 degrees East 1.10 chains; North 30 degrees East 2.00 chains; North 21 degrees East 4.40 chains; South 37 degrees East 7.50 chains; South

72-3/4 degrees East 2.50 chains; South 30 degrees East 1.20 chains;  
South 75 degrees East 2.46 chains to the true point of beginning;  
thence from said true point of beginning run South 75 degrees  
East 1.74 chains; South 38 degrees East 5.30 chains; South 49  
degrees East 3.71 chains; to the terminal point of this description  
with a frontage of 16.20 linear chains measured along the boundary  
line in front of a part of lots three (3) and four (4), Section  
10, Township 34, North Range 2, West of the Willamette Meridian  
according to a certified copy of the government field note of the  
Survey thereof on file in the office of the Commissioner of Pub-  
lic Lands at Olympia, Washington.

It further appearing from the final report of the  
said administratrix that the real estate heretofore described is  
divisible in substantially equal portions by a ravine which runs  
North and South through said real estate and that the said Isa-  
bella K. Moor, widow of said deceased and administratrix of said  
estate offered in her said final report, the said real estate to  
be divided by such ravine between her and the children of said de-  
ceased and that the said children might have their choice as be-  
tween the lands lying on the East or the West side of such ravine  
and said children of such deceased have accepted such offer of the  
said Isabella K. Moor and have in open court announced their will-  
ingness and desire to accept the lands upon the east side of said  
ravine as their portion of the real estate of said deceased, it is  
therefore,

ORDERED, ADJUDGED AND DECREED, that that portion of  
the real estate heretofore described lying upon the East side  
of the thread of <sup>the stream</sup> said ravine running North and South through said  
lands to-gather with all and singular its appurtenances, heredita-  
ments and belongings including all buildings which were the prop-  
erty of said estate are vested in the said Clifton H. Moor, Libbie  
Moor Jones and Loren C. Moor in undivided one-third (1/3) in-  
terests to each, free from all claims, rights or title of any

said Isabella K. Floor, and that all of said real estate herein-  
before described lying on the West side of the thread of said ~~stream~~  
ravine running North and South through said real estate be and  
the same is hereby vested absolutely free of the interest, rights  
or claims of the said Clifton M. Floor, Libbie Floor Jones and Loren  
C. Floor herein mentioned, in Isabella K. Floor.

That in the event the said ravine is not arable a-  
cross the tide lands above described, then in such event, the por-  
tion of the tide lands adjoining each of the tracts as heretofore  
awarded shall belong to the tract in front of which said tide  
land is situate, it is further,

ORDERED, ADJUDGED AND DECREED, that the said Isabella  
K. Floor, as administratrix of the estate upon the payment of the  
attorney's fees directed to be paid and filing the receipt thereof  
together with her own receipt for the same as administratrix here-  
in allowed and the surrender of the real estate awarded to the  
children of said deceased, be discharged from any further responsi-  
bility as such administratrix and that her bond be exonerated  
from further liability herein.

Dated this 5 day of March, A. D., 1920.

*William M. K... ..*  
JUDGE

*C. K. ... ..*  
Attorney for Clifton M. Floor, Libbie Floor  
Jones and Loren C. Floor.

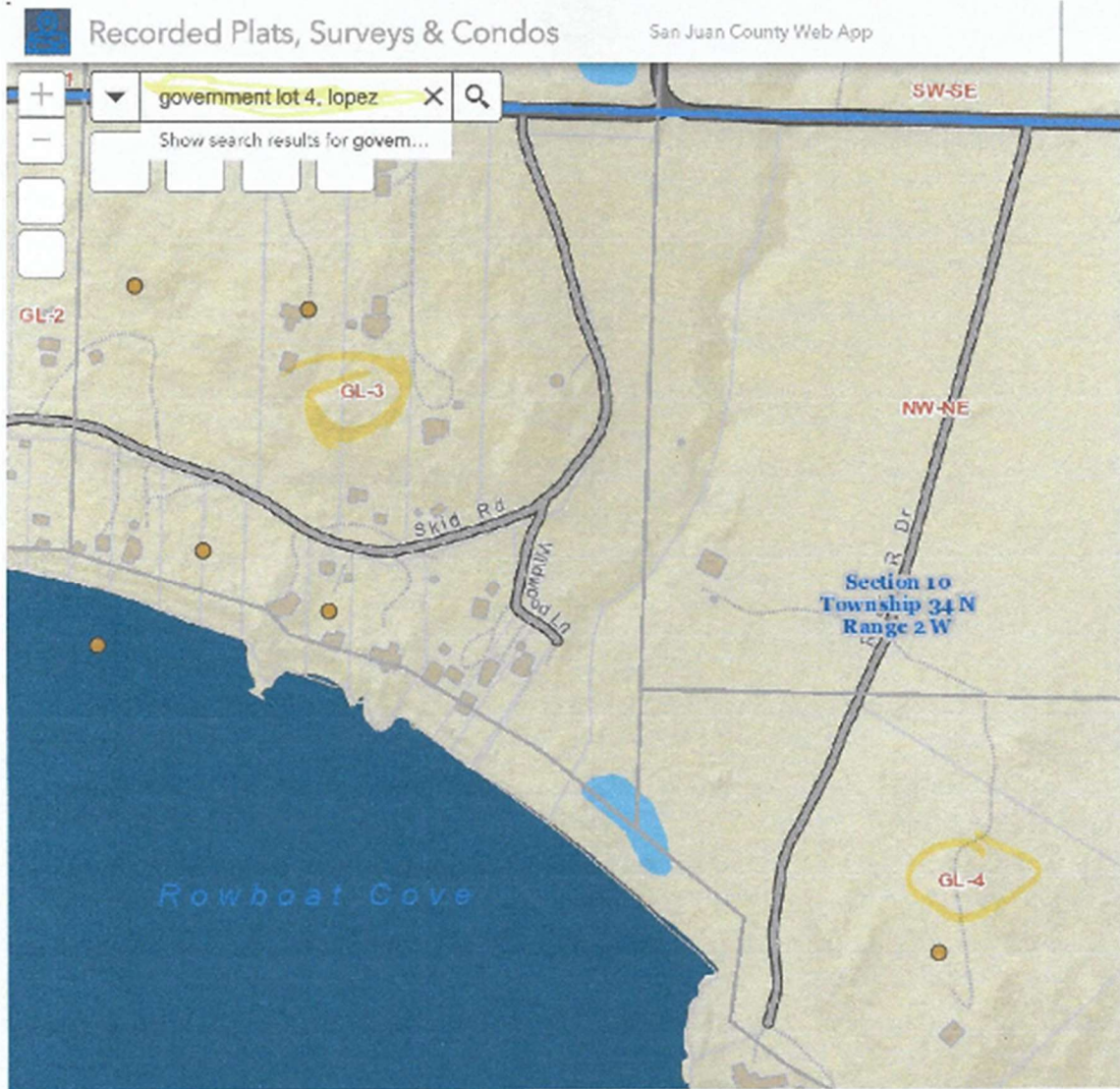
Recorded in Vol. 1  
Page 311-22 *Patrol Journal*  
Date March 10 1920  
*W. H. ... ..*



25 x 10

32 x 10

Attachment 4: Government lots 3 and 4





Attachment 6: 2018 VRBO Listing - SeaSpray Cottage

2BR Cottage Vacation Rental in Lopez Island, Washington  
Vacation Rentals

Updated on Jun 3, 2018

[More near LOPEZ ISLAND, WA](#) | [Contact Vrbo](#)

## Sun All Day & on the Beach: a '50's Beach Cottage!



[View More Pictures](#)

Sleeps	4
Bedrooms	2
Bathrooms	1
Property type	<b>cottage</b>
Property #	<b>224522</b>

*Vrbo*

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[Get Booking Details](#)



[View more vacation rentals near LOPEZ ISLAND, WA](#)

[Do you own this property?](#)

Search

**Located in: Lopez Island**

SeaSpray Cottage is the quintessential 50's beach cabin! Whether you seek a family vacation cottage or a cozy romantic getaway cottage for two, SeaSpray is the perfect vacation cottage from which to explore and experience the beauty of Lopez Island, a jewel of the San Juan Islands. Known as the 'Friendly Isle', it is a haven for bicycling, kayaking, gentle hiking, beachcombing and beautiful views of the San Juan Islands and Olympic Mountains. Lopez Island is peaceful and quiet.

SeaSpray Cottage is 30 feet from the natural rock steps down onto our private, no-bank beach on Davis Bay. Launch your own kayak from the shore, fly kites with the kids, picnic on the sand or take your family for a bicycle tour of rolling farmlands and gentle fields. Your family can walk along the trails at Iceberg Point, explore Shark's Reef, play at Spencer Spit State Park or Watmough Bay.

SeaSpray has just been completely 'refreshed' inside during the spring of 2012. With the walls whitewashed, new plush carpet underfoot, new lighting and many new touches throughout, the cottage is every bit as original 50's and charming as ever, but fresh and bright and ready to delight you.

SeaSpray's living room is perfect for spending time together; relaxing in front of the wood stove, reading or watching the water just out the windows that stretch across the front of the cottage. Move onto the Sun Porch, even closer to the beach and listen to the waves and the grumbling sea lions. There is a large dining table here for your evening meals. The kitchen is small but fully equipped for family style cooking. Plenty of dishes, glassware and cookware are provided for your use. You will also find a microwave, coffee maker, toaster, full set of kitchen knives and a hand mixer. The kitchen is open to the living room, across the breakfast counter, which will seat four. Along the eastern picture window off the kitchen sits a breakfast table for two more people.

The Master bedroom is on the ocean side of the cottage and has a double bed. From here a sliding glass door opens onto the Sun Porch so the breeze and water sounds will find you while sleeping. The kids will enjoy the cozy, built in 'cabin style' lower bunks in the garden side bedroom. The upper level of the bunk beds are cozy reading nooks for the kids. Brightly colored headlamps await to make the reading bright and fun. We have provided fine quality cotton linens for all the beds and fluffy towels for after your showers. The bathroom has been freshly painted and the shower surround tiled, adding another sparkle to the cottage. Beach towels will accompany you to the shore for your adventures there.

It may look small, but SeaSpray Cottage has been a cozy, comfortable year round residence that is big on making memories for families! Whether in winter, summer, spring or fall there is no better spot for a getaway. Come be our guest at SeaSpray!

## Attachment 7: Home Exchange Listing

8/15/2021

SeaSpray Beach Cottage on Lopez Island- On the water & in the sun - Lopez Island / États-Unis - HomeExchange

Covid-19: HomeExchange's measures are summarized [here](https://homeexchangehelp.zendesk.com/hc/en-us/articles/360006295777-Information-on-Coronavirus-situation) (https://homeexchangehelp.zendesk.com/hc/en-us/articles/360006295777-Information-on-Coronavirus-situation) X

home exchange

Where are you going?

(/)



1 / 3 ↗

PHOTOS DESCRIPTION AMENITIES MAP REVIEWS

United States (/home-exchange-united-states)

- › Washington (/home-exchange-united-states/washington-2)
- › San Juan County (/home-exchange-united-states/washington/san-juan-county-1)
- › Lopez Island (/home-exchange-united-states/washington/san-juan-county/lopez-island)

### ✓ SeaSpray Beach Cottage on Lopez Island- On the water & in the sun

**163** GP / night

♥ Add to favorites

**MICHELLE**

2 exchanges



Start exchanging your home!

Create a HomeExchange account to start contacting members.

🔒 ID and proof of address verified

Contact

<https://www.homeexchange.com/holiday-home/1024797>

1/7

- ☑ Telephone number verified
- ☑ Email address verified



House



Secondary residence



Sleeps 4



2 Bedrooms



1 Bathroom

93 m<sup>2</sup>

View beds

### Become a member!

For the price of one night in a hotel, sign up and enjoy unlimited home exchanges for one year.

Learn more (<https://www.homeexchange.com/p/subscription-homeexchange>)

## Description

Michelle has described his/her home in [English](#).

### What you will love about this home

Welcome to SeaSpray Cottage on the beach. The edge of the water is merely steps away from your cottage door. The amazing view south, to the Olympic Mountains over the Straits of Juan de Fuca, stretches across the horizon. You cannot get closer to the essence of what makes this National Monument in the Northwest special than hearing the waves on the shore, the sea lions grumbling from their rookery, or a splendid view of mountains in the distance over sparkling water.

The cottage is a comfortable, cozy beach retreat. It's a perfect getaway for two adults or a family of 4. Built in 1958, it is in pristine condition, refreshed in 2012 and retains its mid-century charm. The living space is open, with a fully equipped small kitchen, dining area and living room all sharing the views of the bay to the south. Dining out on the south facing sunroom gives a 180 degree view of the bay and surrounding islands. The sunroom and its patio door adjoins the outside deck and stairway to the yard and beach.

On the garden side of the cottage there is a **contact** with two lower twin bunk beds. The upper

bunks are cozy reading nooks for children. Also on this floor is a full bath, as well as a washer and dryer and a sitting room with a DVD for movies.

On the water side of the cottage is the Master bedroom which opens onto the sunroom. There is a comfortable queen bed from which you can be lulled to sleep by the sound of the waves lapping the shore.

SeaSpray Cottage is airy and full of light. The wood stove keeps it cozy, warm and romantic in the winter months. Fresh sea breezes keep it cool during the summer months. The cottage is 30 feet from our private, low bank beach which delights in all seasons.

### **What you will love about this neighborhood**

Lopez Island is a small, agricultural island in the American San Juan Islands of Washington State. The rolling countryside, farms, beautiful coastlines and vistas endow this island with a quiet, serene feeling.

While the island itself is slightly larger than Manhattan, here you'll find only 2,400 year round residents. It's an eclectic mix of people, but all share a common mind set about preserving what is good, organic, community minded and naturally pristine about Lopez. The Washington State Ferry system connects Lopez to the mainland via Anacortes and the other islands in the San Juan Archipelago, but most 'Lopezians' prefer to stay on their own island unless business dictates otherwise. The San Juan Islands have been rightfully designated as a National Monument by President Obama in 2013.

The community comes together once a month for a Locavore Dinner at the school, Bingo is a fun Saturday night event, there are several concert series lectures and dances at the Community Center and Grange throughout the year. The many artists and writers living and working on Lopez share their work at their studios and local galleries. Lopez Island is the most bicycle friendly of the San Juan Islands. The robust summer Farmers Markets are lively and fun, the many places to walk are lovely, kayaking opportunities are abundant. The small offering of restaurants are excellent. Bring a good book, play scrabble, shop the local farms for your fare, listen to the water music at the beach. It's a quiet island, and perfect in its quietude.

### **Additional information**

For Home Exchange Points exchanges, we request a \$100.00 cleaning fee, to be paid upon arrival.

For Lopez Island Events, information and a great map, check out our Chamber of Commerce Website; [www.lopezisland.com](http://www.lopezisland.com)

We are looking forward to hosting you!

**Home ID**

#1024797

Start exchanging your home!

Create a HomeExchange account to start contacting members.

Contact

was spectacular. The large lawn, private beach and quiet bay set the scene for easy kayak launches and evening campfires. We saw seals and sea otters right from the beach. Michelle and Lanie were gracious hosts, and we are looking forward to returning the hospitality.

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### Currency

English

US dollars - \$

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Start exchanging your home!  
Create a HomeExchange account to start contacting members.

Contact

Create an account to see the home's location and contact the member for an exchange!

Sign up

## Reviews for this home ★ 5

All reviews (2) (/user/view/1260171#ratings)



100% authentic reviews: Only a member who has made an exchange can write a review.

Reviews are displayed from most recent to oldest. [Learn more.](#)

(<https://homeexchangehelp.zendesk.com/hc/en-us/articles/360005670478-Comment-les-avis-sont-ils-r%C3%A9dig%C3%A9s-mod%C3%A9r%C3%A9s-et-publi%C3%A9s->)

/user/\ **Becky**

stayed at Michelle's home for 2 days on November 8, 2019

★ 5 Communication

★ 5 Home matches description

★ 5 Cleanliness

Translate

Lopez is magical and Sea Spry cottage is a little piece of paradise. The location is amazing and the cottage is charming inside and out. Michelle and Lanie are so warm and accommodating. We loved taking time out of our busy lives and to enjoy Slopez and are grateful to our hosts for sharing their lovely space and making us feel welcome. We hope to be back again soon.

/user/\ **Laura**

stayed at Michelle's home for 6 days on August 9, 2017

★ 5 Communication

★ 5 Home matches description

★ 5 Cleanliness

Translate

Start exchanging your home!

Create a HomeExchange account to start contacting members.

Lanie and Michelle made us feel right at home. Wildwood Cottage was very comfortable, modern and had everything we needed. We would have been happy to move in and stay! The location

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## Amenities



TV



WiFi



Dishwasher



Dryer

See more

---

## House rules



Smokers welcome



Pets welcome



Children welcome



Dog to feed



Cat to feed



Plants to water

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## Map



Start exchanging your home!  
Create a HomeExchange account to start contacting members.

**Join the HomeExchange community!**

## Links to listings on HomeExchange.com

- USA: <https://www.homeexchange.com/holiday-home/1024797>
- France: La maison de Michelle: <https://www.homeexchange.fr/maison-vacances/102479>
- Italy: La casa de Michelle: <https://www.homeexchange.it/case-vacanze/1024797>

## Attachment 8: Lopez Island weather statistics for December 2020

Scott Rozenbaum data posted January 1, 2021 on the Lopez Community board on Facebook.

# Lopez Island Community Board

Private group · 1.8K members

About

Discussion

Prayers

Request or Offer Help

Chats



Scott J. Rozenbaum

January 1 · 🌍



Weather/Precipitation Summary: The first two-thirds of December was fairly benign, but the last third was notably wetter than usual.

Cumulative rainfall for month: 6.03" (my 24-yr Dec. ave. is 3.52", Jack Giard's 42-yr ave. is 3.53", and 30-yr ave. by PRISM for this location is 3.02" [yeah, right?!]). This included a 20-21-hr rainfall event on Dec. 21 that dumped 2.47" of rainfall and 1" of snow; some locations on Lopez were pushing 3" of rainfall that day. Total rainfall for calendar year 2020: 33.63" (my annual ave. is 25.44"), so over 8" above average (remember, our January, February, and December rainfalls were very much above average). Total cumulative rainfall for Water Year 2020-21 (Oct. - Dec.) so far: 13.50" (3.22" above ave). South Lopez received between 4.8 to 5.4" of rainfall for December 2020. And Aleck Bay recorded over 29.6+" of rain for 2020. At my North Lopez location, ten days in Dec. with light, patchy frost to heavier frosts. Only one snow event on Dec. 21st, with amounts island-wide varying from a light dusting, to 1 inch, up to 3 inches in some areas. Orcas & San Juan received heavier snowfalls (2 – 4+"). So is 2020 the wettest year on record? No. Jack Giard's 1990 data show 35.64" of rainfall. But 2020 does rank #2 in the last 42 years.

## Attachment 9: Email from Jason Kramer of A-1 Septic to Burt Karuza

December 22, 2020 at 2:29AM

### Inspection.

Jason Kramer <jason@a1septiconlopez.com>

Tue 12/22/2020 2:29 AM

To: MARIANNE KARUZA <m.karuza@msn.com>

Good evening

I wasn't able to stop by this evening. The rain caused alarms I needed to get to. May I come over next Monday to do that inspection?

Humbly

Jason

## Attachment 10: Email from Jason Kramer of A-1 Septic to Burt Karuza

January 4, 2021 email from A-1 Septic to Burt Karuza

Jason Kramer <jason@a1septiconlopez.com>

Mon 1/4/2021 1:56 PM

To:

- MARIANNE KARUZA <m.karuza@msn.com>

This rain is wreaking havoc with the septic systems in the sewer district, and I'm having to pump out daily. I need to delay repair of your inlet baffle for a couple of weeks. Sorry about that. I'll email you when the pumping lightens up.

Jason