



Skagit County Auditor
8/5/2013 Page

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2:58PM

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AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON SHORELINE VARIANCE PL13-0037
CRITICAL AREAS VARIANCE PL13-0036
ZONING SETBACK VARIANCE PL13-0031

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: BLUE COASTAL HOLDINGS, INC. attn: DAVID GILBERT

PARCEL NUMBERS: P66454, P66452, P66430, P66429

LEGAL DESCRIPTION: The subject property is located on the shore of Lake Cavanaugh;
35018 North Shore Drive, Mount Vernon, WA; within the Southwest ¼ of Section 25,
Township 33 North, Range 6 East, W.M., Skagit County, Washington.

Permits Plus Receipt dated: 1/28/13

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Blue Coastal Holdings, Inc.
Attn: David Gilbert
1201-168 Chadwick Court
North Vancouver, B.C. V7M 3L4

Agent: Warren Otteson
7506 Plateau Place
Yakima, WA 98908

Request/File No: Shoreline Variance, PL13-0037
Critical Areas Variance, PL13-0036
Zoning Setback Variance, PL13-0031

Location: Shore of Lake Cavanaugh, 35018 North Shore Drive, within
SW1/4 Sec. 25, T33N, R6E, W.M.; Parcel Nos: P66454, P66452,
P66430, P66429.

Shoreline Designation: Rural Residential
Zoning Designation: Rural Village Residential (RVR)

Summary of Proposal: To demolish an existing deteriorated cabin at the ordinary high water mark (OHWM) and replace it with a new single-family residence set back 20 feet from the OHWM. The new residence would be located one foot from the right-of-way of North Shore Drive. A proposed drainfield would be located on the landward side of the road.

SEPA Compliance: Exempt per WAC 197-11-800(6)(b).

Public Hearing: July 10, 2013; testimony by County staff, the applicant, his wife, and their representative. Three members of the public testified, generally in favor of the proposal. Planning and Development Services (PDS) recommended denial. The Examiner visited the site.

Decision/Date: The application is denied. August 5, 2013.

Reconsideration/Appeal: A Request for Reconsideration may be filed within PDS within 5 days of the Shoreline decision and within 10 days of the Critical Areas and Zoning decisions. An appeal to the Board of County Commissioners may be filed with PDS within 5 days of the Shoreline decision and within 14 days of the Critical Areas and Zoning decisions -- or of the decision(s) on reconsideration if applicable.

Online Text: The entire decision can be viewed at:
www.skagitcounty.net/hearing_examiner

