



Skagit County Planning & Development Services

EXEMPTION FROM SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENT

TO: Gennadiy Darakhovskiy
24463 SE 46th Place
Sammamish, WA 98029

PLAN1-2026-0089

Site address, if any: 18141 West Big Lake Boulevard
Assessor's Account number: 3862-000-037-0008
Parcel Number: P62014

The proposal to undertake the following development:

Construction of a new dock accessory to an existing single family residence. The dock will be 4 feet wide by 60 feet long and will include a ramp and landing. It will be located a minimum of 8 feet from the side property lines. The dock will be prefabricated aluminum with 8" steel pilings for support. The piles will be installed with a vibratory hammer. All over water decking will be grated panels.

Upon the following property:

NW ¼ Section 1, Township 33 North, Range 4 East, W.M.

Within Big Lake and/or its associated shorelands is exempt from the requirement of a Shoreline Substantial Development Permit because the proposal meets the following exemption criteria as outlined in RCW 90.58.030 and Section 2.05 of the Skagit County Shoreline Management Master Program (SMP):

(vii) Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multiple family residences. This exception applies if either: (A) In salt waters, the fair market value of the dock does not exceed two thousand five hundred dollars; or (B) in fresh waters, the fair market value of the dock does not exceed ten thousand dollars, but if subsequent construction having a fair market value exceeding two thousand five hundred dollars occurs within five years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter;

The development as proposed is consistent with the policies of the Shoreline Management Act and the Skagit County Shoreline Management Master Program.

Conditions of Approval:

1. The proposal shall comply with all policies and regulations of the Skagit County Shoreline Management Master Program and the Shoreline Management Act RCW 90.58.

2. The applicant and/or the contractor shall utilize best management practices to ensure that no construction materials enter the waters during construction. All materials shall be disposed of in an approved method and location.
3. Any upland areas disturbed during construction shall be replanted with self-sustaining vegetation upon completion of the project.
4. As part of dock construction, the existing deck and block retaining wall will be removed. All exposed soils will be stabilized using appropriate erosion and sedimentation control measures.
5. A minimum of 10 red osier dogwood and/or native willow stakes will be planted where the existing deck will be removed. The plants will be installed on both sides of the proposed ramp and landing within 60 days of dock construction.
6. The applicant and/or contractor shall strictly adhere to the approved project information and site plan submitted for this proposal. If the applicant proposes any modification of the subject proposal, he/she shall request a permit revision prior to the start of construction.
7. The applicant shall adhere to the conditions and the permit requirements of other agencies.

This exemption from the requirement of a Shoreline Substantial Development Permit is approved, subject to the conditions above.

Prepared by:



Leah Forbes, AICP, Senior Planner

Reviewed by:



Allen Rozema, Assistant Director



Jack Moore, Planning Director
Skagit County Planning and Development Services

7-10-26

Date

Please Note: Obtaining a county permit exemption does not exempt the project from other state and federal statutes and regulations that may apply.

For information regarding federal and state regulations, contact these agencies:

U. S. Army Corps of Engineers (206) 764-3495

Washington State Department of Ecology (425) 649-7000

Washington State Department of Fish & Wildlife (425) 775-1311

Washington State Department of Natural Resources (360) 856-3500