



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

Memorandum

TO: Skagit County Hearing Examiner
FROM: Betsy Stevenson, AICP, Senior Planner, Team Supervisor
DATE: October 24, 2012
REGARDING: Proposed minor modification to PL10-0277, Community of Christ Samish Island Campground

Mr. Glen Fishel representing the Community of Christ Samish Island Campground has requested consideration of a modification to the shoreline substantial development/variance permit granted by Skagit County for a proposed sport court. They would like to shift its location approximately 32 feet to the west (see site plan). The sport court would be moved closer to the play equipment and further away from the community building. A slightly larger percentage of the court would be encroaching into the shoreline setback (40 to 41%), but the court would not be moved closer to the ordinary high water mark.

In accordance with Section 9.13(a) of the Skagit County Shoreline Management Master Program, it has been determined that the modification as proposed is insignificant and does not change the scope and intent of the original permit, change the shoreline environment or any conditions attached to the permit. Section 9.13(c) indicates that the Hearing Examiner will review and approve the revision and the revised permit will become effective immediately.

I will notify the parties of record once a decision is made, to allow the opportunity for local appeal, in accordance with Section 13.01 of the Master Program. No parties were against the proposal in 2011. If none are received, the revision will be forwarded to Ecology.

Please find included a site plan showing the proposed revised location for the sport court. If you have any questions, please feel free to contact me. Thank you for your time and consideration of this matter.

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Community of Christ
Samish Island Campground Association
c/o Glen Fishel, Board President
12163 Bayhill Drive
Burlington, WA 98233

Agent: Ravnik & Associates, Inc.
John Ravnik
P. O. Box 361
Burlington, WA 98233

Request/File No: Modification to Shoreline Variance Permit, PL10-0277

Location: Community of Christ Campground, Samish Island, at 11795 Scott Road, within NW1/4NE1/4 Sec. 36, T36N, R2E, W.M.

Summary of Proposal: To shift the location of the approved concrete sports court 32 feet to the west, as shown on the site plan submitted.

Shoreline Designation: Conservancy

SEPA Compliance: Exempt

Procedure: By Memorandum dated October 24, 2012, Planning and Development Services (PDS) recommended approval of the modification. No hearing is required pursuant to the local Shoreline Master Program, SMP 9.13.

Decision/Date: The application is approved/October 30, 2012.

Appeal/Reconsideration: A Request for Reconsideration may be filed with PDS within 5 days of this decision. The Decision may be appealed to the Board of County Commissioners by filing an appeal with PDS within 5 days of the date of decision or decision on reconsideration, if applicable.

Online Text: The entire decision can be viewed at:
[www.skagitcounty.net/hearing examiner](http://www.skagitcounty.net/hearing_examiner)

FINDINGS OF FACT

1. The Community of Christ Samish Island Campground Association has requested a Shoreline Variance modification pursuant to Section 9.13 of the local Shoreline Master Program (SMP).
2. The request is for a shift in the location of the sports court which was approved by PL10-0277. The new location would be approximately 32 feet to the west of the previously approved location, as shown on the site plan which is included in the record as Exhibit 1.
3. The relocated sports court would be closer to the play equipment on the site and farther away from the community building. A slightly higher percentage of the court would be within the shore setback (41% versus 40%), but the move would place the court no closer to the Ordinary High Water Mark.
4. The area in question has already been extensively modified and the proposed change will have no adverse impact on the shoreline environment.
5. The Shoreline Administrator has reviewed the request and has determined that the proposed modification is insignificant and is within the scope and intent of the original permit. Her determination is shown in Exhibit 2.
6. The Hearing Examiner has reviewed the submission and concurs with the Staff determination.
7. Exhibits 1 and 2 are admitted to the record of this modification proceeding.

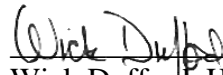
CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the subject request. SMP 9.13(c).
2. The request for modification of the subject shoreline variance meets the criteria for approval under the SMP.

DECISION

The requested modification of Shoreline Variance PL10-0277 is granted. The revised permit shall become effective immediately. The approved revision along with copies of the revised site plan and text shall be submitted to the Department of Ecology, to the Attorney General, and to parties of record.

SO ORDERED, this 30th day of October, 2012.



Wick Dufford, Hearing Examiner

FREESTAD LAKE
(LAKE LEVEL VARIES APPROX. ±2' WITH TIDES)

SAMISH BAY

TIDE GATE TO BAY

SURVEYED ORDINARY HIGH WATER MARK

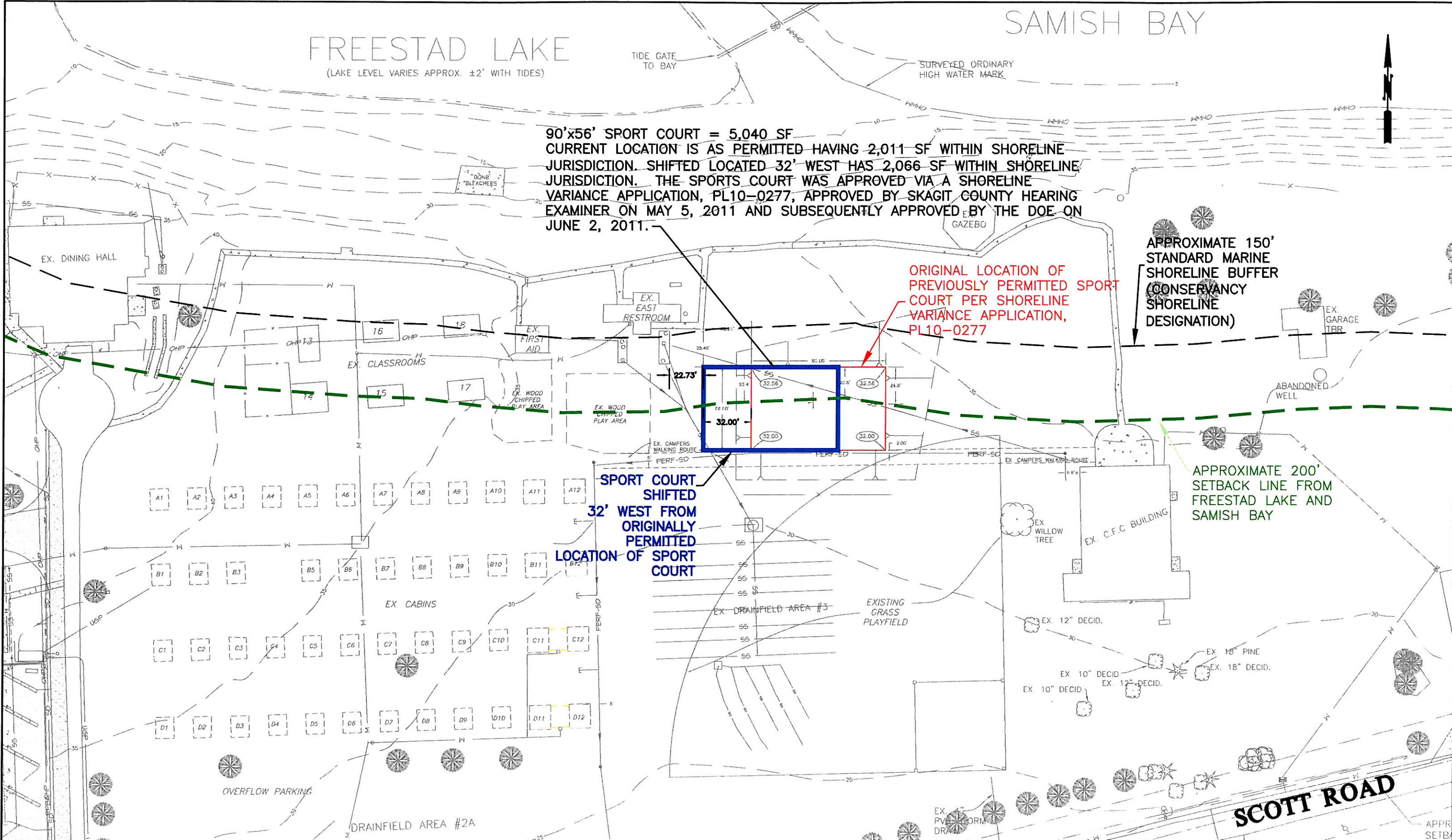
90'x56' SPORT COURT = 5,040 SF
CURRENT LOCATION IS AS PERMITTED HAVING 2,011 SF WITHIN SHORELINE JURISDICTION. SHIFTED LOCATED 32' WEST HAS 2,066 SF WITHIN SHORELINE JURISDICTION. THE SPORTS COURT WAS APPROVED VIA A SHORELINE VARIANCE APPLICATION, PL10-0277, APPROVED BY SKAGIT COUNTY HEARING EXAMINER ON MAY 5, 2011 AND SUBSEQUENTLY APPROVED BY THE DOE ON JUNE 2, 2011.

ORIGINAL LOCATION OF PREVIOUSLY PERMITTED SPORT COURT PER SHORELINE VARIANCE APPLICATION, PL10-0277

APPROXIMATE 150' STANDARD MARINE SHORELINE BUFFER (CONSERVANCY SHORELINE DESIGNATION)

APPROXIMATE 200' SETBACK LINE FROM FREESTAD LAKE AND SAMISH BAY

SPORT COURT SHIFTED 32' WEST FROM ORIGINALLY PERMITTED LOCATION OF SPORT COURT



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BURLINGTON, WA 98233
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SCALE: 1"=80'
DRAWN BY: HLN
CHECKED BY:
DATE: 05.23.12

SHEET TITLE: **SITE IMPROVEMENTS FOR COMMUNITY OF CHRIST SAMISH ISLAND CAMPGROUNDS S. 36, T. 36 N., R. 2 E., W.M.**

DRAWING NO. 05.23.12 REV SITE.DWG
JOB NO. 030238
SHEET NO. 1 OF 1

SHEET DESCRIPTION: **SPORT COURT EXHIBIT (REVISED LOCATION)**