



Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273

voice 360-416-1320 · www.skagitcounty.net/planning

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to request amendments to the Skagit County Comprehensive Plan/Zoning Map. Please do not combine multiple unrelated map amendments on a single form. This form is for changes to the map; use the Policy or Development Regulation Suggestion form for changes to those regulations.

RECEIVED
JUL 28 2017
SKAGIT COUNTY
PDS

PL17-0414

Submitted By

Name Elizabeth Seume
Address 14694 Gibraltar rd
Email quakercove@gmail.com

Organization Quaker Cove Ministries
City, State Anacortes, WA Zip 98221
Phone 360-899-8269

Request Type

Choose one of the following:

- General** Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.
- C-I** Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).
- Rezone** Site-specific rezone without the need for a Comprehensive Plan Map amendment per SCC 14.08.020(7).
- Area** Area-wide map amendment.

Required Submittals

All map amendments and rezones:

- Fees (except area-wide map amendments)
- Land Use Map
- Lot of Record Certification
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

- Site Plan
- Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)

Subject Property

Site Address 14694 Gibraltar Rd. City, State Anacortes, WA Zip 98221

P20408, P20423, P68160, P68161, P68162, P68163, P68167, P68169, P68170, P68171, P68172, P68173, P68174, P68175, P68178, P68179, P68180, P68182, P68183, P68184, P68185, P68186, P73564, P73565, P73566, P73574, P73600, P73603, P68166, P68168,

Parcel No(s) P68181 Existing Zone Rural Intermediate

Acreage 25.69 Acres Requested Zone Small Scale Recreation and Tourism

Property Interest

Are you the owner of the subject property?

- Yes** Please attach Attachment A, Ownership Certification
- No** Describe your interest in the subject property:

Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. *Describe your proposed amendment.*

We would like for all the Quaker Cove Ministries owned parcels (P20408, P20423, P68160, P68161, P68162, P68163, P68167, P68169, P68170, P68171, P68172, P68173, P68174, P68175, P68178, P68179, P68180, P68182, P68183, P68184, P68185, P68186, P73564, P73565, P73566, P73574, P73600, P73603), including the 3 privately owned parcels (P68166, P68168, P68181) that are used as part of our camp, to be rezoned from Rural Intermediate to Small Scale Recreation and Tourism.

2. *Describe the reasons your proposed amendment is needed or important.*

Under the current zoning we are "pre-existing, non-conforming" use of the land and therefore not allowed to expand the footprint of existing buildings or build new ones that will be used as part of our camp, which has existed and operated since 1930. This makes it impossible for us to improve our facilities in much needed ways to keep our buildings and property safe for campers and guests and up to date (i.e. with restrooms, accessible, arranged to eliminate traffic hazards to campers). It prevents us from any growth in our capacity as a camp. For example, we can sleep 85 in beds, but our dining hall holds only 60 at most. Under current zoning we are not allowed to extend the footprint of this building to hold a capacity that works with the rest of our facilities.

3. *Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.*

Our current zoning of Rural Intermediate, which seeks to "provide and protect land for residential living in a rural atmosphere" (SCC 14.16.300) has never accurately described the use of our property (that use pre-dates zoning and the comprehensive plan). Therefore, the zoning of Rural Intermediate should no longer apply. Our property has been used as a Christian camp and retreat center since 1930, and that use and intention has never changed or stopped. We believe that the property was overlooked and should have been recognized as a camp when the original zoning took place. We will continue to serve the community as a camp, as we are allowed and as we have since 1930, and therefore it is appropriate for us to have accurate zoning to properly and safely function as a camp.

4. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

We are an organization that helps preserve the high quality of life in Skagit County (. Our facilities are organized around the natural beauty of the land, and we seek to preserve and enhance that beauty by bringing people to interact with nature. We provide and host programs that help meet the social, cultural, educational and recreational needs of residents and their children as well as tourists. We do this through educational retreats, outdoor programs for kids, cultural programs, and hosting many non-profit groups like the girl scouts, local school co-ops, government organizations and schools.

We are part of the history and heritage of Skagit County, a resource to the community, and should be allowed to operate under the appropriate zoning that will enable us to fittingly preserve and cultivate both our presence in the community and our programs which serve the community and enhance tourism.

We are a Rural development and are of a scale and nature consistent and compatible with rural character and rural services, we provide job opportunities, recreation, and tourism that rely on the natural environment unique to the rural area.

5. *Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.*

We do not anticipate any negative impact caused by the change. The change is mostly in the title or our zoning, as our property is already being used as a camp. We do not plan on extensively developing, changing the use of, or selling the property. Most of the wooded area will remain wooded for use with our outdoor programs (hiking, outdoor school, etc.) We plan on fixing existing buildings with some changes to floorplan, removing a few old buildings and replacing them with/adding a few much-needed newer buildings (indoor recreation area, nurses station, cabins with restrooms) which will add to camper experience and provide better safety.

6. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

Our camp is already used as a small-scale recreation and tourism facility under our allowed "pre-existing status". Our functional plans and capital facilities plans serve to improve that use of the land and make our facilities safer, better organized, and more able to meet the needs of our guest groups today. The changes we have planned are the normal changes or upgrades that one would find natural to a property already under the SRT zoning. We do not need to make changes to conform to the new status of SRT as we already fit under the outlined characteristics of an SRT defined under SCC 14.16.130

7. Describe any public review of the request that has already occurred.

8. Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.

Our camp is dependent on its rural location and setting. We are a "retreat" and a place for people to get away from the busyness of life and experience nature and its beauty. The water, woods, and rural atmosphere provide a location where kids and families can breathe in fresh air, learn about nature, relax in its beauty, and find peace and rest. Kids learn about challenge and adventure through hands on activities in nature, and build confidence through interacting with natural elements.

9. Population forecasts and distributions.

If you are proposing an urban growth area boundary change, describe how it is supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands, and the presence of critical areas.

If you are proposing a rural areas or natural resource land map designation change, describe how it is supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.

10. If you are proposing a natural resource land map designation change, describe how the change is necessary based on one or more of the following:

(A) A change in circumstances pertaining to the Comprehensive Plan or public policy.

(B) A change in circumstances beyond the control of the landowner pertaining to the subject property.

(C) An error in initial designation.

(D) New information on natural resource land or critical area status.

Notices

Fees. For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.

Refunds. If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

SEPA. The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

Docketing. SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

Submission deadline. A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

How to Submit. Submit your requests via email (preferred) to pdscomments@co.skagit.wa.us or to Planning & Development Services at the address above.

OWNERSHIP CERTIFICATION

I, Elizabeth Seume, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application for a Comprehensive Plan Zoning Amendment and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Street Address: 14694 Gibraltar rd.

City, State, Zip: Anacortes, WA 98221

Phone: (360) 899-8269

Signature(s):

[Handwritten Signature]

for: Quaker Cove Ministries
(corporation or company name, if applicable)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

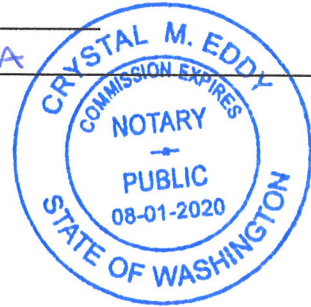
On this day personally appeared before me Elizabeth A. Seume, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

Given under my hand and official seal this 28th day of July, 2017.

Notary's Signature [Handwritten Signature]

Notary Public in and for the State of Washington residing at Bowl, WA

My Commission Expires 8-1-2020





Agent Authorization Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Permit #

Project Site

Property Address: Parcel No. P68166
City, State, Zip: Anacortes WA 98221

Authorization Statement

I/we, as the owners of the property identified above, authorize Elizabeth Seame to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

Property Owner Signature(s)

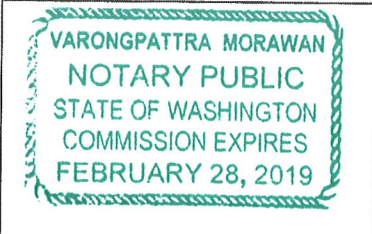
Signature: [Signature]
Printed Name: Merlin Rainwater
Title: Clerk
Company: University Meeting Religious Society of Friends
Date: 7/18/17

Signature: _____
Printed Name: _____
Title: _____
Company: _____
Date: _____

Notarization

I certify that I know or have satisfactory evidence that MERLIN RAINWATER is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JULY 18TH, 2017



[Signature]
Signature of Notary Public
VARONGPATRA MORAWAN
Printed Name of Notary Public
My appointment expires 02/28/2019

(Notary seal or stamp above)



Agent Authorization Form

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Permit #

Project Site

Property Address: 7290 Lone Buck road
City, State, Zip: Apacortes, WA 97251

Authorization Statement

I/we, as the owners of the property identified above, authorize ELISABETH FEVINE to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

Property Owner Signature(s)

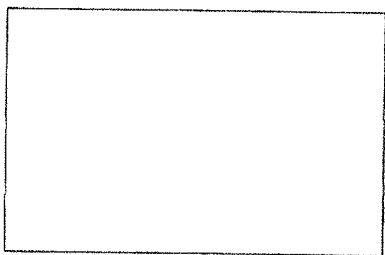
Signature: <u>[Signature]</u>	Signature: _____
Printed Name: <u>Andrew R Beck</u>	Printed Name: _____
Title: <u>Trustee</u>	Title: _____
Company: <u>Beck Family Legacy Trust</u>	Company: _____
Date: <u>7-14-2017</u>	Date: _____

Notarization

12285 SW Sheldrake Way, Beaverton, OR 97007

I certify that I know or have satisfactory evidence that Andrew R Beck is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

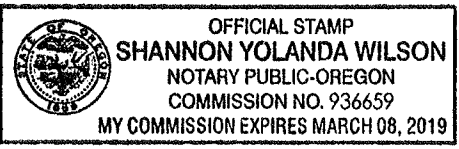
Dated: 7/14/2017



[Signature]
Signature of Notary Public

Shannon Wilson
Printed Name of Notary Public

My appointment expires 3/8/2019





Agent Authorization Form

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voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Permit #

Project Site

Property Address: Parcel # P68168
City, State, Zip: Anacortes, WA 98221

Authorization Statement

I/we, as the owners of the property identified above, authorize Elizabeth Seume to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

Property Owner Signature(s)

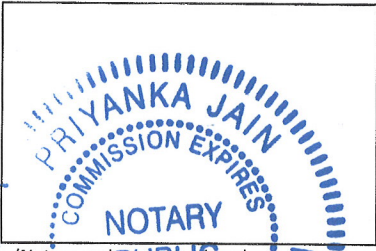
Signature: Barbara A. Brandt
Printed Name: Barbara A. Brandt
Title: _____
Company: _____
Date: 7-18-17

Signature: _____
Printed Name: _____
Title: _____
Company: _____
Date: _____

Notarization

I certify that I know or have satisfactory evidence that Barbara A Brandt is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 07/18/2017



Priyanka
Signature of Notary Public
Priyanka
Printed Name of Notary Public
My appointment expires 05/25/2020



Planning & Development Services

1800 Continental Place • Mount Vernon, Washington 98273
Phone: (360) 416-1320 • Fax: (360) 416-1340

RECEIVED

JUL 28 2017 5:00P

SKAGIT COUNTY
PDS

PL17-0414

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

- SEPA FEE \$ _____ PUBLICATION FEE \$ _____
 STAMPED ENVELOPES FOR OWNERS OF RECORD WITHIN 300' OF ALL PARCEL BOUNDARIES. INCLUDE MAP AND LIST OF ADDRESSES.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Forms online:

<http://www.skagitcounty.net/PlanningAndPermit/Documents/Forms/SEPA/Environmental%20Checklist.pdf> OR
<https://fortress.wa.gov/ecy/publications/summarypages/ecy05045.html>

A. BACKGROUND

1. Name of proposed project, if applicable:

Application to Rezone Quaker Cove properties from Rural

2. Name of applicant:

Intermediate to small scale rec and tourism

Quaker Cove Ministries

3. Address and phone number of applicant and contact person:

Elizabeth Seume

14694 Gibraltar rd, Anacortes, WA 98221

4. Date checklist prepared:

July 28 2017

5. Agency requesting checklist:

Skagit County Planning and Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Docket

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Please see Quaker Cove re-zone document.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known at this time.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

None known at this time

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We would like to rezone the Quaker Cove Ministries properties along with Parcels P68166, P68168, and P68181 from Rural Intermediate to Small Scale Recreation and Tourism.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Quaker Cove Ministries Properties are located at and around
14694 Gibraltar rd. section 17, township 34
Anacortes, WA 98221
Please see attached maps

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

N/A This is a non-project action.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A This is a non-project action.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A This is a non-project action.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None proposed as part of this non-project action

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion will occur as a result of this non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No impervious surfaces will result from this non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No erosion will occur as a result of this non-project action.
No measures are proposed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No air emissions will result from this non-project action

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions will affect this non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No air emissions will result from this non-project action.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

~~Stagit~~ Similk Bay

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work over, in, or adjacent to shorelines will take place pursuant to this non-project action. Future plans can be seen in the document - Quaker Cove Rezone.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, this is a non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable, this is a non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable, this is a non-project action

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable, this is a non-project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable, this is a non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A, non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A, non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A, non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A, non-project action

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A, non-project action

c. List threatened and endangered species known to be on or near the site.

N/A, non-project action

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A, non-project action

e. List all noxious weeds and invasive species known to be on or near the site.

Spurge Laurel, Japanese Knotweed, Ivy, Holly, Scotch Broom, Blackberry

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: owl, quail
mammals: deer, bear, elk, beaver, other: coyote
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Bald Eagles, Northern Spotted Owl

c. Is the site part of a migration route? If so, explain.

Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

N/A, non-project action

e. List any invasive animal species known to be on or near the site.

N/A, non-project action

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A, non-project action

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A, non-project action

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A, non-project action

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

N/A, non-project action

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A, non-project action

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A, non-project action

4) Describe special emergency services that might be required.

N/A, non-project action

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A, non-project action

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A, non-project action

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A, non-project action

3) Proposed measures to reduce or control noise impacts, if any:

N/A, non-project action

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is used as a camp and retreat facility. The proposal will not change the current use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A, non-project action

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A, non-project action

c. Describe any structures on the site.

Please see Quaker Cove Rezone document

d. Will any structures be demolished? If so, what?

We do not have any specifics. Nothing related to this proposal as it is a non-project application

e. What is the current zoning classification of the site?

Rural Intermediate

f. What is the current comprehensive plan designation of the site?

Rural Intermediate

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Unknown

i. Approximately how many people would reside or work in the completed project?

1 caretaker family. No change

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A, non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None as a result of this non-project action.
See Quaker Cove Rezone

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A, non-project ~~pro~~ action

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A, non-project action

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A, non-project action

c. Proposed measures to reduce or control housing impacts, if any:

N/A, non-project action

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, non-project action

b. What views in the immediate vicinity would be altered or obstructed?

N/A, non-project action

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A, non-project action

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A, non-project action

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A, non-project action

c. What existing off-site sources of light or glare may affect your proposal?

N/A, non-project action

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

N/A, non-project action

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking, Nature walks, canoeing, kayaking, beach activities, crabbing, clamming
- b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A, non-project proposal
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A, non-project proposal

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None listed

Non-project proposal; see Quaker-Cove rezone document for history

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Any future development will be subject to state laws concerning archeological resources

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A, non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A, non-project action

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A, non-project action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A, non-project action

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Elizabeth Seune

Position and Agency/Organization Director at Quaker Cove Ministries

Date Submitted: 7/28/2017

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not likely, this change would only help us to be able to make improvements in reducing these things

Proposed measures to avoid or reduce such increases are:

None proposed. Any future development would be subject to state laws.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

See Quaker Cove Rezone document. No big impacts are expected as we only plan minor developments to the property, leaving most of the nature unaffected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. Any future development would be subject to state laws.

3. How would the proposal be likely to deplete energy or natural resources?

We don't expect a sizeable increase in energy or natural resource use.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. Any future development would be subject to state laws.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This change is unlikely to have affect these areas. We are committed to protecting the environment and preserving the natural state of our land.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. Any future development would be subject to state laws.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

We have considered the idea of adding a dock to our beach, if it is compatible with state laws

Proposed measures to avoid or reduce shoreline and land use impacts are:

~~all~~ Any development would be subject to state laws.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

We don't plan on greatly increasing our capacity as a camp. ~~Small changes~~ Small changes will require more water, electricity and septic.

Proposed measures to reduce or respond to such demand(s) are:

None proposed. Any development would be subject to state laws. We would work with government agencies and utility companies to determine what is best.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not as far as we are aware.

Quaker Cove
14694 Gibraltar rd.
Anacortes, WA 98221
(360) 899-8269

Prepared by:
Elizabeth Seume, Camp Director

RECEIVED
JUL 28 2017
SKAGIT COUNTY PDS



March 6, 2017

Lots of Quaker Cove

→ case # assigned to this parcel #

Lots owned by Quaker Cove: P20408, P20423, P68160, P68161, P68162, P68163, P68167, P68169, P68170, P68171, P68172, P68173, P68174, P68175, P68178, P68179, P68180, P68182, P68183, P68184, P68185, P68186, P73564, P73565, P73566, P73574, P73600, P73603

Lots used by Quaker Cove, but privately owned: P68166, P68168, P68181

History of Property use to Current Day

Quaker Cove began in 1930, when a search group was formed, from the Friends (Quaker) Meeting in Seattle, to find a conference site. The search group found the property in 1930, and immediately began holding conferences. It was the clear intention to use and develop the land as a conference site as seen in the 1930 dedication of the camp below:

“To the glory of God, our Father, by whose favor we have been able to secure this conference site; to the honor of Jesus, the Christ, the Son of the living God, our Lord and Saviour; to the praise of the Holy Spirit, source of light and life; We dedicate these grounds...For worship in prayer and song; for the religious inspiration of our children, for the spiritual and social welfare of our young people...For the preservation and strengthening of family ties; for the guidance of youth; for the training of conscience; for aggression against evil...For the development of body, mind and spirit, under the blessing of our Lord and Saviour...As a tribute of gratitude, of love and devotion from those who have tasted the cup of thy salvation, and experienced the riches of thy grace; we thy people, now consecrating ourselves anew, dedicate these grounds with beach and Bay in the name of the Father, and of the Son, and of the Holy Spirit. Amen.
(emphasis added)”

The camp has been used, every year since, for these same purposes. This is also echoed repeatedly through its articles of incorporation over the years of the existence of the camp (the earliest copy we have at hand is from 1948, although the Corporation existed long before. “Quaker Cove Corporation” can be seen on the first purchase deeds for the land where the camp currently exists.)

Later, in the 50’s, the land was divided into parceled lots, some leased and some sold to individual churches and families in churches to spur development for the camp (the lessees and owners of lots would build on those lots and the camp would use the money raised to develop communal buildings for the camp.) The private parcel lessees and owners developed cabins on their lots with the understanding that the lots and private housing were still part of the camp and would be used for the church when retreats and other events took place and more housing was needed. The privately-owned parcels

continued to remain as part of the Quaker Cove Corporation and they participated in the management of the camp and paid dues. This was a very common arrangement in the development of other church camps of the same era. Most of these private owners have, at this point, donated or sold the parcels back to the camp. The three lots that are still privately owned and remain as part of the camp are used by the camp throughout the year and shared by the private owners.

Our own programs include (Currently):

Quaker Cove Day Camp – two weeks of day time camp for children ages K-6 from the local area. Kids are outside most their time at the camp. They adventure and participate in activities that build confidence and skills. They learn about nature, get their hands dirty and laugh with fun young adult counselors who help them grow in character.

Quaker Cove Family Camp – A long held tradition at Quaker Cove. Families and singles come together to build community from the Puget Sound Area Friends Churches. Families are strengthened through group activities, worship, play and chapel services.

Amplify Camp – A camp for middle school students, where Quaker Cove partners with Anacortes Christian Church, to help them grow and learn to face the tough things they are beginning to encounter at this age. There is a focus for them to enjoy nature and be away from the distraction of electronics and media.

Serve Retreats – Groups come to the camp to volunteer around the grounds, doing basic work like landscaping and painting. In their free-time these groups enjoy the amenities of the camp, and meet and worship together.

Open House – We offer an open day to the public where families can come and enjoy the property and get to know the camp. There is play on the beach, tours of the grounds, s'more making, face-painting, games and free food.

In development – We are working on seasonal cooking courses (teaching how to cook from your garden or with fresh local produce) to offer to the community. We have a few seasonal events we would also like to implement in the future which would focus on bringing the community and families together, for example an outdoor worship service for all churches in the area or building gingerbread houses for kids and families in Anacortes.

Other groups using the camp: A variety of non-profits from near and far, covering many different themes and purposes. Recently, those groups include:

Anacortes Girl Scouts, NAS Whidbey Island Navigators, Friendly Waters for the World - Olympia, Snohomish CTK Church, Lydia Ministries - Anacortes, Seattle Academy of Sciences, Greenwood Tree Cooperative School – Mt. Vernon, Explorations Academy – Bellingham, Foothills Christian School – Mt. Vernon, Westminster Presbyterian Church – Anacortes, Arlington Lifeway Church, Bible Baptist Church – Oak Harbor, Sherwood Friends Church - Oregon, Greenleaf Friends Church - Idaho, Swedenborgian Church Seattle and several family conferences bringing families together from across the US to enjoy Fidalgo Island.

Use of the Camps Natural Features

The natural beauty of the land at Quaker Cove have always been important to the purpose and mission of the camp.

Beach: From the beginning of the camp in 1930, we see the beach area incorporated into the conference programs through sailing to deception pass from a dock on our beach, water-skiing, and we even have records of a clam-bake on the beach with a local tribe. There was also a beach house (which does not exist today) and the current Chapel, overlooking the beach, was used as a lodge and meeting space in the 30's. Last summer, as well as being enjoyed by many visiting groups to the camp, our own day camp program for children K-6th grade, used the beach to learn about crabs and clams and other beach life, geology by looking at different rocks, and the balance of the ecosystem. These children also learned through hours of play; digging and building driftwood forts and rafts which encouraged their creativity and helped to grow physical skills of coordination and balance. We also often use canoes and kayaks from the beach, and an occasional group (on a very hot day) will use the water for a swim. In the evening, groups have enjoyed our beach fire-pit area to gather their families and groups around food, music, drama or a speaker and watch the sun set over the islands.

Fields: At the camp, there are two large fields which are very versatile and a very important part of camp life. They are used for tent camping, group games, outdoor conference sessions, soccer, volleyball, dancing, and chapel services.

Woods: Trails for horseback riding and hiking had been developed, earlier in the camps history, in the wooded area of the property. This area is used, to this day, for outdoor education, nature walks, learning about native plants and animals, and finding peace and calm in the beauty of quiet nature. Although somewhat crowded residential housing has crept up on every side of the property since the original purchase, the camp has been able to preserve this large area. Tree planting (both in the woods and around the camp) has also been very important.

Issues with the current zoning (Rural Intermediate)

Many buildings at the camp have been improved or maintained over the years. Several times, there were plans to further develop the camp, however due to income challenges off and on, an investment scandal where the camp lost a large amount of funds reserved for development, and the very unexpected death of the President of the corporation who was handling building plans, the camp had been unable to make the larger changes it wanted to make.

Currently the camp has the ability and momentum to start to make additions to the camp, but those at a pre-development meeting informed the camp that it would not be allowed to change the footprint of any existing buildings or build new buildings that aren't for residential use. For example, we would like to replace an older rustic cabin (not insulated and without plumbing), with a cabin that is 12 feet longer so that we can include a restroom and keep an appropriate number of beds. We have several buildings which are of similar size, and also without plumbing or insulation. The incorrect zoning of the property gives us several issues to deal with.

Issues with Keeping Abuse Prevention Guidelines: To remodel cabins at their current size, which would be allowed, makes the cabins un-useable for many of our summer camp programs, especially those with minors. The current abuse prevention guidelines of most churches and organizations today (including our own) require that two adults, per cabin, supervise overnight groups of youth. The addition of a bathroom, but keeping the footprint of buildings at their current size, would cut the bed number from 6-8 down to just 4, which means that 2 adults would be needed per cabin with 2 youth. This creates a difficult problem for us, and takes away from the cabin atmosphere that is part of camp programming.

Issues with including all ages and abilities: To remodel these cabins at their current size without adding bathrooms means that our facilities are very limited for many participants in our programs. For small children, parents with babies, people with health issues, and the elderly it is difficult to make the trek to our bathrooms in the middle of the night, especially in winter. These are not issues that were considered in the 50's when most of our buildings were built, but today are very important. It is important for us to be able to include people of all ages and abilities in our programming and to make their experience as comfortable as we can, as comfortable as it is for those without these limitations.

Issues with making cabins accessible: Along with the above issues, not being able to expand our current buildings or build new ones which are carefully thought out, it is almost impossible for us to meet ADA guidelines and have accessibility. The problem here is with the amount of size needed for accessible bathrooms with large enough doorways and having enough aisle room between beds.

Other general issues: Aside from just these rustic cabins, we have the same issues with adding bathrooms and making things accessible for our common buildings like the dining hall and chapel, while retaining enough capacity in those buildings. Limiting our building under the rural intermediate zoning also keeps us from being able to carefully plan and re-work the facilities at the camp in such a way as to consider accessibility, pedestrian areas, green space, a dedicated first aid office, maintenance areas (keeping work areas enclosed and away from campers), traffic safety, and updating electrical and plumbing. The layout of a camp is very important, and an issue that most camps are dealing with today. Many camps weren't thoroughly thought out in the beginning, and buildings were added without thought for many of the above issues. Having the ability to arrange/re-arrange buildings in a more efficient way as we grow and change allows us to preserve more of the natural areas at camp, and also allows us to make decisions that are best for camper safety.

Development Plans

Dining Hall: We need to expand our dining hall at its current location. Currently, the seating in our dining hall is about half the capacity of the camp when it is full. This is partially because we have exchanged bench seating for round tables with chairs, which are easier for those with mobility problems to use. We also have space limitations in the kitchen area of the dining hall, which make it difficult to have all the necessary modern equipment which helps the kitchen to run more efficiently and up to higher standards.

Chapel: We would replace or expand this building. Built in the 30's originally, the chapel is not as accessible as we would like for it to be. There are no bathroom facilities, which is very important as it is on the other side of Gibraltar rd. from the main camp. This provides problems for many of our guests who cannot make the hike across the campus in time to use the bathroom.