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Skagit County Auditor

AFTER RECORDING RETURN TO:  
SKAGIT COUNTY HEARING EXAMINER  
700 S. SECOND STREET, ROOM 100  
MOUNT VERNON, WA 98273

DOCUMENT TITLE: Substantial Development Permit PL21-0374

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Tina Mirabile, Advanced Environmental Solutions, on behalf of  
Michael Matthias

PARCEL NO(S): P66473

LOCATION: Located at 35193 Phipps Drive, on property situated within Skagit  
County, Washington, identified as tax assessor parcel number  
P66473; and minimally described as:

LOT 30, BLOCK 6, LAKE CAVANAUGH SUB DIV 1, RECORDED IN  
VOLUME 1 OF PLATS, PAGES 37 TO 43, RECORDS OF SKAGIT  
COUNTY, WASHINGTON. SURVEY AF#200608150165. SURVEY  
AF#201908090020.

Permits Plus Receipt(s) Dated: 07/14/2021

**NOTICE OF DECISION  
BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**Applicant:** Tina Mirabile, Advanced Environmental Solutions, on behalf of Michael Matthias

**Request /File No:** No. PL21-0374

**Location:** Located at 35193 Phipps Drive, on property situated within Skagit County, Washington, identified as tax assessor parcel number P66473; and minimally described as:

LOT 30, BLOCK 6, LAKE CAVANAUGH SUB DIV 1, RECORDED IN VOLUME 1 OF PLATS, PAGES 37 TO 43, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200608150165. SURVEY AF#201908090020.

**Land Use Designation:** Rural Village Residential

**SEPA Determination:** The County acted as lead agency and analyzed the environmental impacts of the proposal, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The County determined that, with mitigation measures, the proposal would not have a probable significant adverse impact on the environment. Accordingly, the County issued a Mitigated Determination of Nonsignificance (MDNS) on December 14, 2021, with a comment deadline of December 28, 2021, and an appeal deadline of January 12, 2022. The County did not receive any comments on the MDNS, and the MDNS was not appealed.

**Public Hearing:** The Skagit County Hearing Examiner held an open record hearing on the application on April 13, 2022, as required by SCC 14.06.160(1)(b).

**Summary of Decision:** The request for a shoreline substantial development permit and a shoreline variance to allow construction of a boardwalk and dock allowing wheelchair access to Lake Cavanaugh, which would include a 150-foot by 4-foot fixed and grated pier boardwalk, 3-foot by 8-foot grated ramp, and an 8-foot by 30-foot grated floating dock, at 35193 Phipps Drive, is **APPROVED**, with conditions.

**Decision Date:****May 2, 2022****Appeal:**

As provided in Section 13.01 of the County's Shoreline Master Program, any person aggrieved by the granting of a shoreline permit by the Skagit County Hearing Examiner may request a reconsideration before the Examiner or submit an appeal to the Board of Commissioners in accordance with Title 14 of the Skagit County Code. All requests for reconsideration or appeals must be submitted in writing within five (5) days of the date of the Examiner's written decision or decision after reconsideration.

Any person aggrieved by the granting of a shoreline permit may seek review from the State Shoreline Hearings Board by filing a written request for review with the Hearings Board within thirty (30) days of receipt by the Department of Ecology of the final order of the Hearing Examiner or Board of County Commissioners. The requester shall also file a copy of such request with the Department of Ecology, the Attorney General and the Board of County Commissioners. All procedures for appeal shall comply with RCW 90.58.180.

The entire decision can be obtained at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA.