

## RESOLUTION OF LCIA BOARD RE SKAGIT COUNTY REVISIONS TO SHORELINE MASTER PLAN

June 4, 2014

To: Skagit County Planning Commission  
Annie Lohman, Chair  
Robert Temples  
Kevin Meenaghan  
Tammy Candler  
Keith Greenwood  
Matt Mahaffie  
Dave Hughes (absent)  
Josh Axthelm

Staff: Dale Pernula, Planning Director  
Betsy Stevenson, Senior Planner

From: The Lake Cavanaugh Improvement Association (LCIA) Board

We are the elected representatives of the Lake Cavanaugh Improvement Association (LCIA), a non-profit corporation representing the nearly 500 property owners of Lake Cavanaugh, Skagit County. Our paid membership in 2013 was approximately 282 of those residents. See [www.lakecavanaugh.info](http://www.lakecavanaugh.info) for more information.

At general LCIA meetings open to the public on August 31, 2013 and May 24, 2014, and at several LCIA Board meetings, there was a discussion of the proposed changes to the Shoreline Master Program. The unanimous consensus of attending residents of Lake Cavanaugh at the May 24, 2014 meeting by a show of hands, and at other meetings, is against any additional restrictions on development at the Lake. Of particular concern are any additional setback requirements and any additional size limitations on docks.

The LCIA Board formally submits this resolution opposing any additional restrictions on development of individual residential properties at Lake Cavanaugh. The reasons are as follows.

The Lake is a clear pristine habitat for fish, birds, and wildlife, and the residents fully support reasonable efforts to maintain that habitat. However, the residents also use the Lake for their homes and for recreation activity, while still maintaining the habitat. Activities that have been a part of the Lake for over century include motor boating, skiing, sailing, fishing, and swimming. There is a public boat launch maintained by the Washington Department of Fish and Wildlife for boating and fishing access..

Quarterly Lake quality studies performed by the LCIA show that the Lake has been and remains a healthy habitat, co-existing successfully with these residential and recreational activities.

In the past two decades residents have been subject to increasing restrictions on their residential and recreational use of the Lake. For example, the current setback requirements are 100 feet for most structures, but most current buildings are about 50 feet from the water. The residents are opposed to increasing the setback beyond 100 feet because: (i) those who are building or re-building at more than 100 feet from the Lake will have their view of the Lake mostly blocked; (ii) existing regulations regarding setbacks, septic fields and toxic substances are adequate to protect the Lake, as proven by quarterly Lake quality studies performed by the LCIA; (iii) most other residential lakes in Washington do not have setbacks at greater than 100 feet.

The current dock restrictions are confusing and inconsistent. Fish and other aquatic life have thrived despite a proliferation of docks, most of which are larger than current regulations would permit. The proposed new regulations are impractical, as the mandated dock size would not be large enough to support the boating, swimming, fishing, and sailing activities that are an integral part of the Lake. Existing regulations regarding docks are adequate to protect the Lake (although they should be made consistent), as proven by the thriving fishing, crayfish, and other aquatic populations.

We request that these comments be considered in connection with proposed changes to dock regulations and setbacks under consideration by Skagit County and the State of Washington.

Respectfully submitted,

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Lake Cavanaugh Improvement Association Board  
May 28, 2014