



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO, WASH

BY *Don Dean*

JUN 26 2 44 PM '96

P. Johnson
AUDITOR
GARY M. OLSON

125589

BOOK 158 PAGE 7

Director's Decision

APPLICANT: Karen and Don Dean
FILE NO.: NSA-95-87
PROJECT: Add 16' and 22' boathouse alongside an existing dock.
LOCATION: Lot 31 of the Wauna Lake Club, in Section 15 of T2N, R7E, W.M., and identified as Skamania County Tax Lot #32-7-15-1531.
ZONING: Large Woodland (F-2).
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Karen and Don Dean, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) The applicant shall contact the Washington State Department of Fish and Wildlife to obtain an Hydraulics Project Approval Permit to ensure that the repairs are conducted using best management practices, and that they comply with all applicable laws.
- 2) Due to a wildlife nest site within 1000 feet of the property, the applicant may have a limited time period to do construction. No building permit shall be issued until the


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Skamania County Planning and Community Development
File: NSA-95-87 (Dean) Director's Decision
Page 2

applicant contacts WDFW, and WDFW provides the Planning Department with a letter stating that the time of construction will not negatively affect the nest site.

- 3) The following procedures shall be effected when cultural resources are discovered during construction activities.
 - a) Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 12th day of February, 1996, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

Skamania County Planning and Community Development
File: NSA-95-87 (Daan) Director's Decision
Page 3

APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Washington State Department of Fish and Wildlife
Skamania County Building Department

~~NSA-95-87~~