

148163

Return Address: Peggy Stamm  
723 McGilvra Blvd. E.  
Seattle, WA 98112

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FILED IN RECORD  
SKAMANIA COUNTY, WASH  
BY Peggy Stamm

MAR 31 2 53 PM '03

*Amoser*  
J. MICHAEL DARVISON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT: Peggy Stamm

PROPERTY  
OWNER: Peggy Stamm

FILE NO.: NSA-02-39

PROJECT: Remove the existing boathouse and portions of the existing dock and concurrently repair the dock areas that join the boathouse. A new two-slip boathouse, approximately 13.5'x 22.5', 8' in height, will be installed as replacement and a new section of dock will be added. The applicant has indicated that they will use the existing pilings that are still usable, replace old ones in bad repair, and install new ones where needed for the new extension of the boathouse and dock. The applicant is not proposing any tree removal, and the old material will be removed by putting it on a barge and taking it to the Wauna Lake Clubhouse dock and road (about 50 feet away) to haul away.

LOCATION: Lot 11, Wauna Lake Club Road; Section 15 of T2N, Range 7E, W.M. and identified as Skamania County Tax Lot #32-07-15-0-0-1511-00.

LEGAL  
DESCRIPTION: Wauna Lake Club.

ZONING: General Management Area-Large Woodland (F-2).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Peggy Stamm, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby Approved.

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Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

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 by the applicant 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) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plans, unless modified by the following conditions of approval. If modified, the site plans shall be consistent with the conditions of approval. (See attached, Page 5-6)
- 3) Prior to final inspection, all disturbed areas shall be re-vegetated.
- 4) All existing vegetation shall be retained, including aquatic vegetation, and maintained, in a healthy condition.
- 5) The applicant shall comply with all conditions in the Hydraulic Project approval.
- 6) The applicant shall contact the Washington Department of Fish and Wildlife to ensure that the proposed development is being constructed using best management practices, and that the proposal complies with all applicable laws.
- 7) 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.



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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 3<sup>rd</sup> day of March, 2003, at Stevenson, Washington.

Stacey Borland  
Stacey Borland, Associate Planner  
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)(5), this Decision 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.

#### APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

#### WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

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

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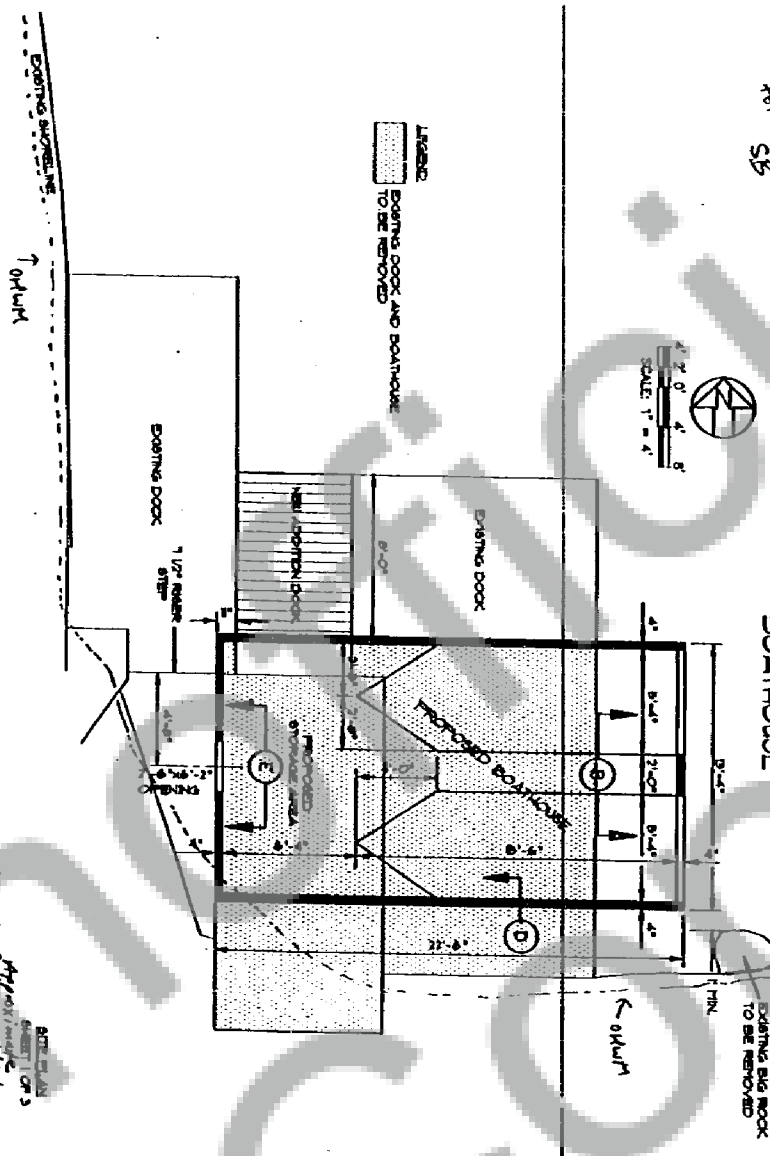
Nez Perce Tribe  
Office of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
State of Washington Office of Community Development  
Washington Natural Heritage Program  
Washington State Department of Fish and Wildlife



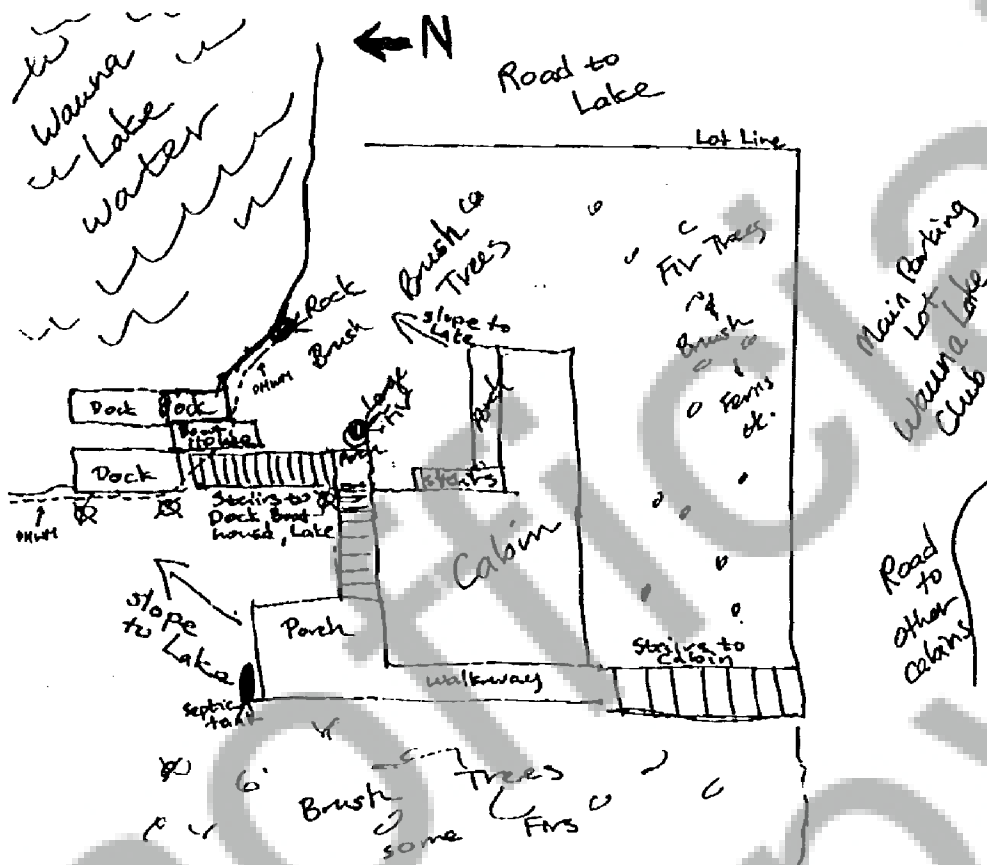
Reduced  
for SB



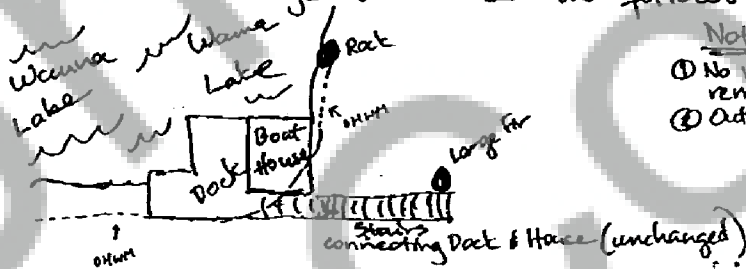
LUCKE AND STANN  
BOATHOUSE



SEE PLAN  
SHOWING  
04.011 - GROUND HIGH  
WATER LINE  
SB



Above is the current site map  
The change would be as follows:



- Notes:
- ① No vegetation to be removed
  - ② Outside Lights (3)

Reduced SB

Approximate  
OHWM - Ordinary High  
Water Mark  
05

OCT - 1 2002