

Return Address: Gary Nelson
6670 SW Queen Lane
Beaverton, OR 97008

Doc # 2004153061
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Date: 05/21/2004 03:05P
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$23.00

**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: Gary Nelson

PROPERTY OWNER: Gary Nelson

FILE NO.: NSA-03-36

PROJECT: Replacement deck.

LOCATION: On Evergreen Lake, Wauna Lake Club; Section 10 of T2N, R7E, W.M. and identified as Skamania County Tax Lot #32-07-10-0-0-1528-00.

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 Gary Nelson, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby Approved.

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 Skamania County Health Department.

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)
- 3) Construction activities shall not occur between April 1—June 30.
- 4) All disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 6) All existing vegetation shall be retained to the maximum extent practicable, including aquatic vegetation, and maintained, in a healthy condition.
- 7) 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.
- 8) The applicant shall comply with the requirements of the Shoreline Variance Permit as approved and conditioned by the Skamania County Board of County Commissioners and Washington State Department of Ecology.
- 9) 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

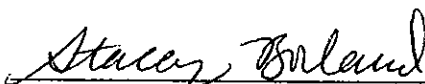
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otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

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

Dated and Signed this 31st day of October, 2003, at Stevenson, Washington.



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
Skamania County Health Department

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

Office of Archaeology and Historic Preservation

Columbia River Gorge Commission

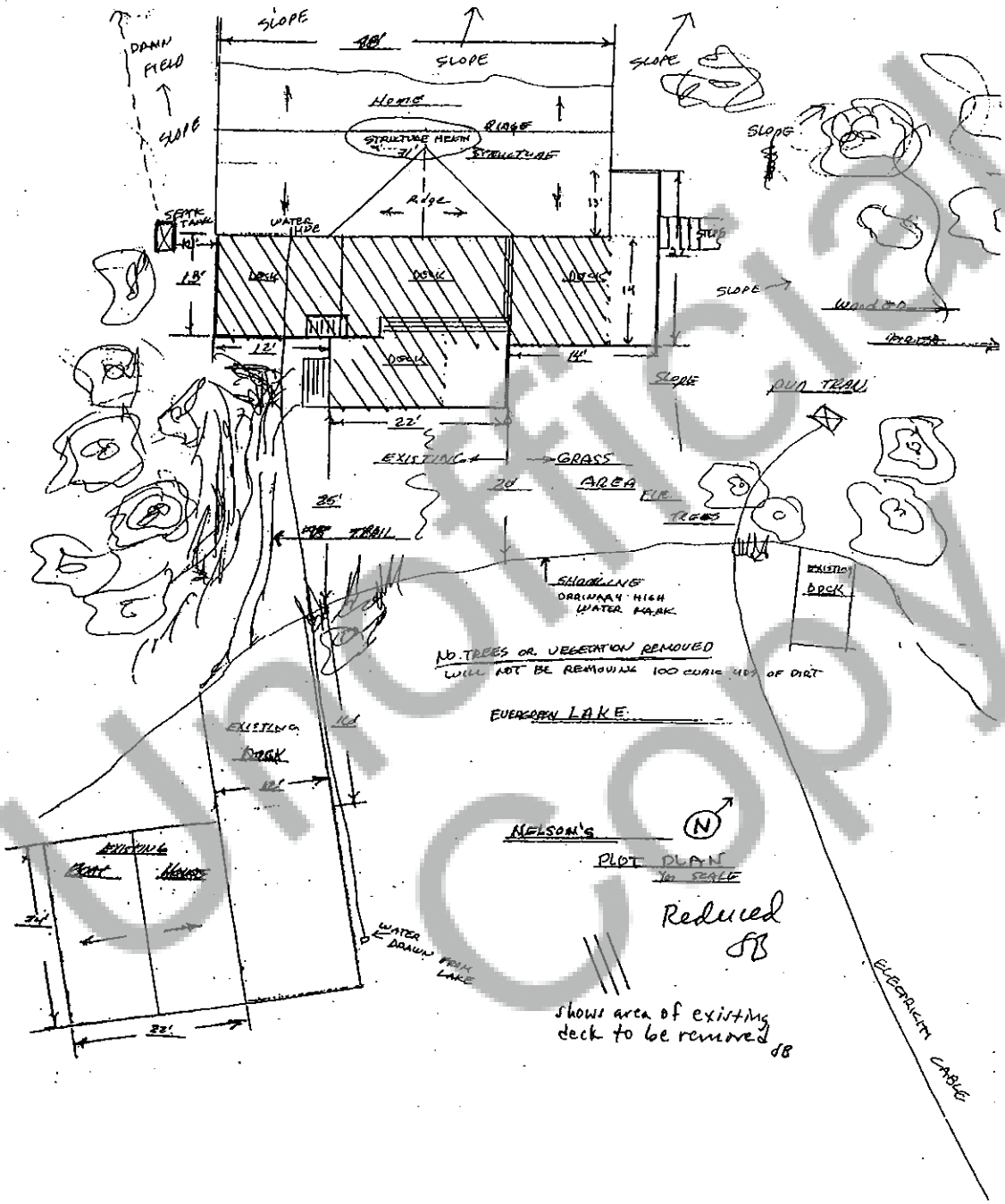
U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Office of Community Development

Washington State Department of Fish and Wildlife

Unofficial
Copy



shows area of existing deck to be removed 50