

Return Address: Michael Leonard
14522 SE 27th Circle
Vancouver, WA, 98683

Doc # 2004153601
Page 1 of 7
Date: 07/07/2004 12:14P
Filed by: DON MCCASKELL
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$25.00

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/
OWNER:** Michael Leonard

FILE NO.: NSA-03-60

PROJECT: Construct a dock addition (93.4 sq. ft.) and two-stall Boathouse (294.8 sq. ft.) onto an existing dock (393 sq. ft) on Wauna Lake.

LOCATION: Site 50 of Wauna Lake in Skamania County; Section 15 of Township 2N, Range 7E, W.M. and identified Skamania County tax lot #32-07-15-00-1550-00

LEGAL: Site 50 of Wauna Lake Club.

ZONING: General Management Area zoned Large-Scale Forest.

DECISION: Based upon the record and the Staff Report, the application by Michael Leonard, 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 Southwest Washington Health Department.

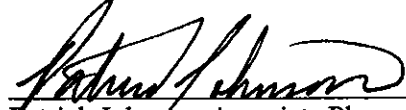
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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 and submitted to the Planning Department prior to issuance of a building permit for the approved project. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to the issuance of a Building Permit.
- 2) All developments shall be consistent with the enclosed site and landscape plan, unless modified by the following conditions of approval. If modified, the site and landscape plan shall be consistent with the conditions of approval.
- 3) All existing vegetation shall be retained, including aquatic vegetation. All disturbed area shall be re-vegetated with native vegetation. Any dead or dying vegetation shall be replaced in-kind or with species native to the setting.
- 4) All in-water construction shall be conducted during the WDFW approved in-water construction period for Wauna Lake. All conditions of approval for the Hydraulic Project Approval issued by WDFW shall be including in this approval by reference.
- 5) The Planning Department will conduct at least two site visits during construction. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, has been verified.
- 6) 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 19 day of February, 2004, at Stevenson, Washington.



Patrick Johnson, 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)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative 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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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 Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

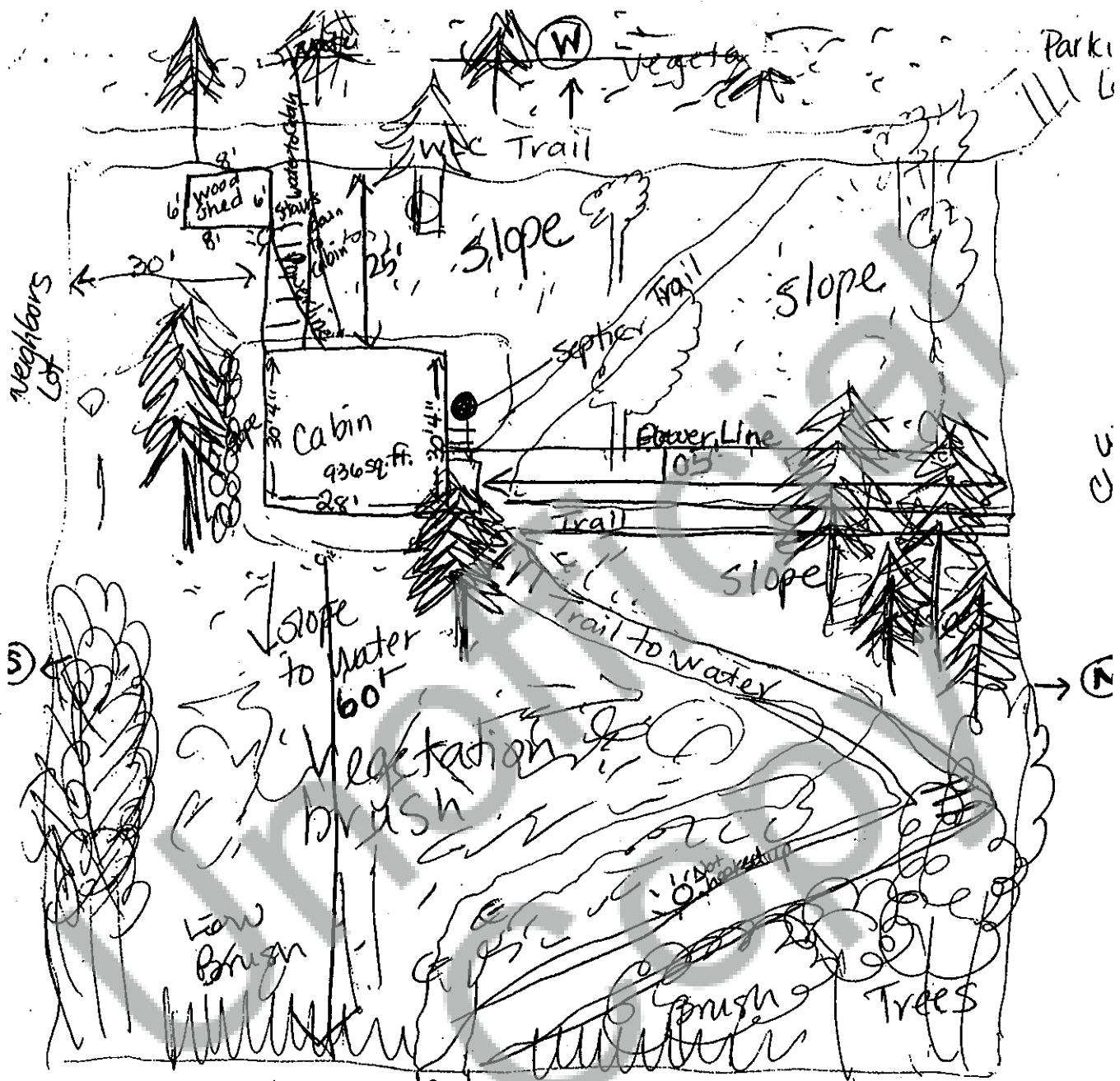
Skamania County Building Department
Skamania County Assessor's Office
Skamania County Health Department

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

Persons submitting comments in a timely manner
Board of County Commissioners
Yakima 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
Friends of the Columbia Gorge
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
CTED

Unofficial
Copy



Above is the site(50) map

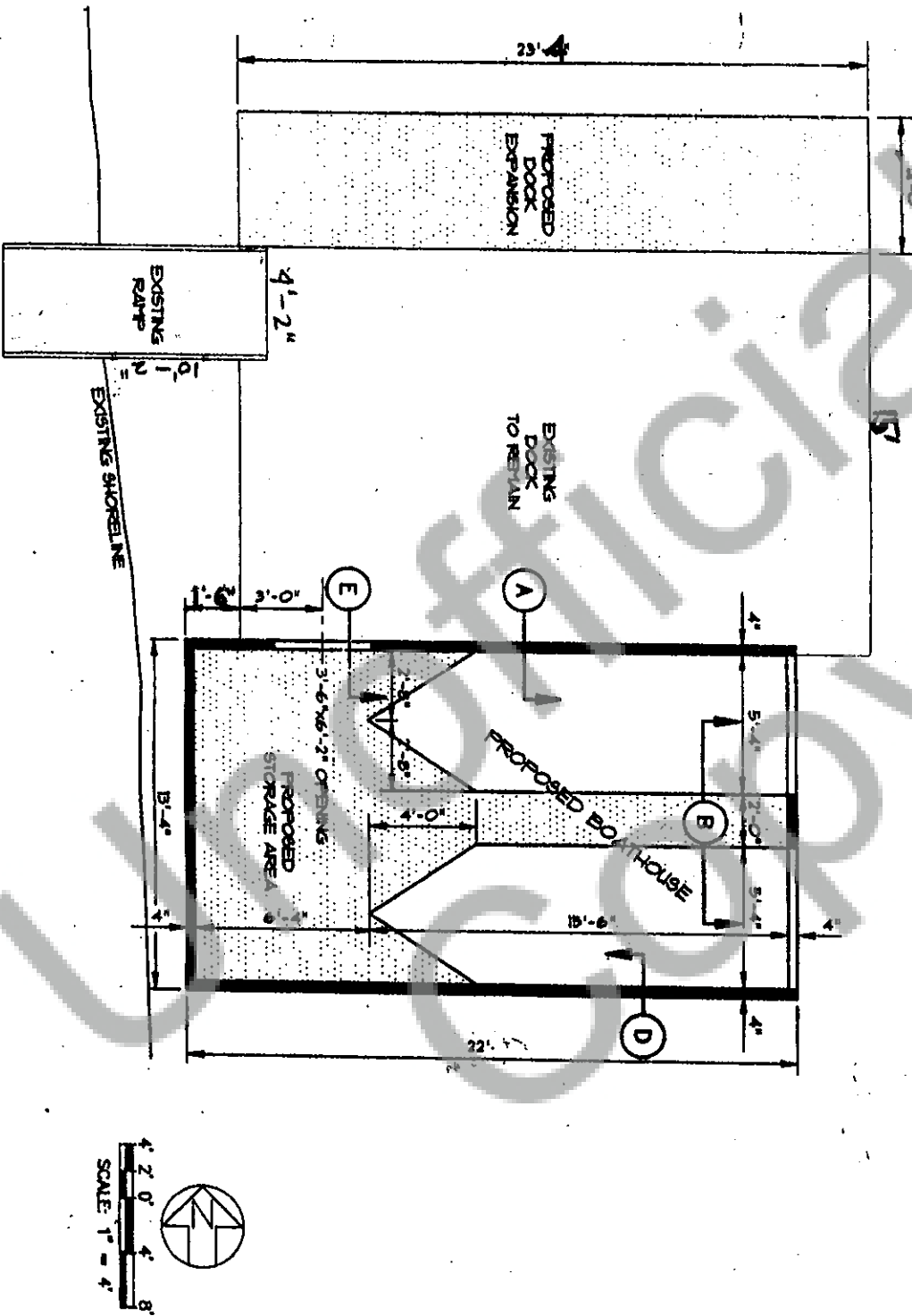
Wauna Lake Water

No grading or tree removal

↓
(E)

11/10/01

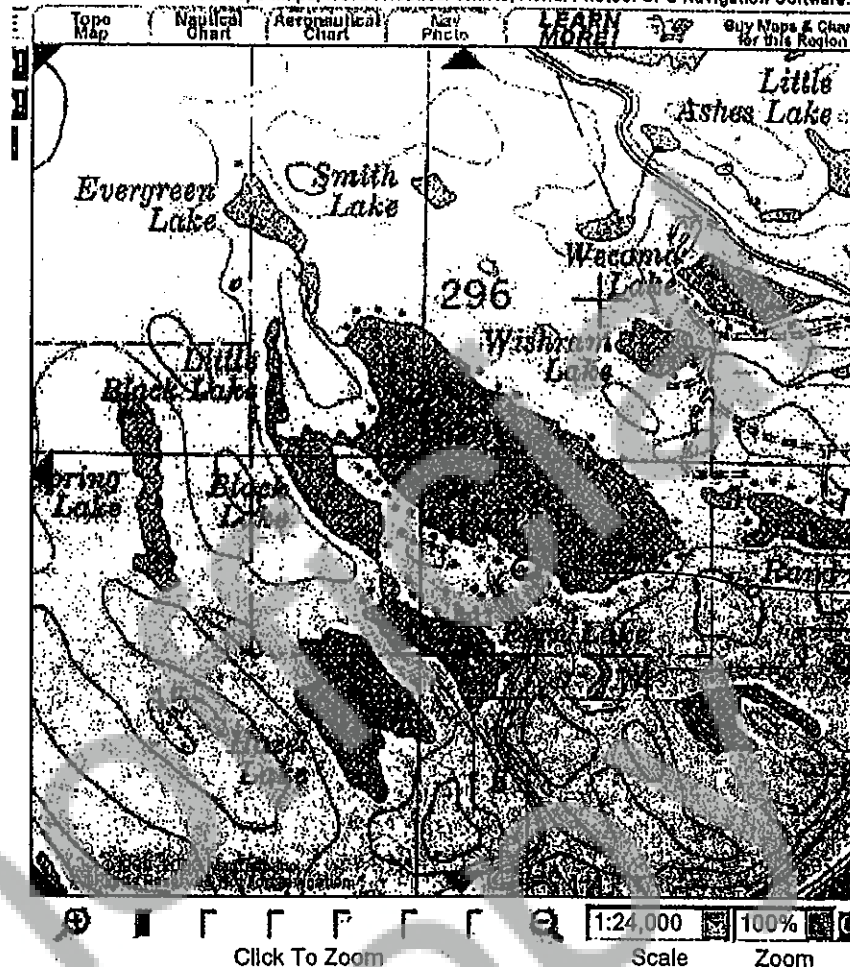
MIKE AND ANGIE LEONARD BOATHOUSE



Revised 1/18/2011
SIDE PLAN
SHEET 1 OF 3

View Cart Registration Support Downloads Online Maps Company Search

Charts: View FREE USGS Topo Maps, NOAA Nautical Charts, Aerial Photos, GPS Navigation Software.



Enter your email to register for prize drawings and product information:

Add Maps and Charts to Your Website - It's Free!

GORP.com Trail Finder

Work on Your Site! Display Topo Maps, Nautical Charts, High Altitude Photos, and Much More!

Maptech Product Line Overview

Software

Navigator
Charts
3D Charts
Navigator
Handhelds

Marine Books & Charts

ChartKit Books
Waterproof Charts & Chartbooks
Embassy Guides

Aeronautical Software

VFR/IFR AeroPacks
VFR/IFR AeroSlms
FAA Paper Charts
Pocket Navigator (Handheld)

Handheld GPS Solutions

