

**SHORELINE MANAGEMENT PERMIT  
ACTION SHEET**

**Application #:** SP-16-07  
**Administering Agency** Douglas County Transportation and Land Services  
**Type of Permit:** ■ Shoreline Substantial Development  
**Action:** ■ Approved    □ Denied  
**Date of Action:** February 23, 2017

**Date Mailed to DOE/AG**

Pursuant to Chapter 90.58 RCW and the Shoreline Master Program of Douglas County, a permit is hereby granted to:

**Bauers Landing Lodge Association  
Orondo, WA**

To undertake the following development: An application for a shoreline substantial development permit to cut back the existing steeply sloped shoreline at the Bauer's Landing Community Beach to eliminate erosion and ensure user safety

Upon the following property: located within the NW Quarter of Section 15, Township 26N, Range 21E., W.M., Douglas County, Washington.

Within 200 feet of the Columbia River and/or its associated wetlands.

The project will be within a shoreline of state-wide significance (RCW 90.58.030). The project will be located within a Shoreline Residential designation. The Douglas County Shoreline Master Program is applicable to this development.

Development pursuant to this permit shall be undertaken in conformance with the following terms and conditions:

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The project shall proceed in substantial conformance with the plans and application materials on file, submitted on November 1, 2016 except as amended by the conditions herein.
3. The applicant shall comply with all applicable local, state and federal regulations.
4. A copy of this permit and attached conditions shall be kept on-site and provided to the contractor and all others working within the shoreline area at all times. The applicant, contractor, machinery

operators and all others working within the shoreline area shall have read this permit and attached conditions and shall follow its conditions at all times.

5. The project application shall proceed consistent with the Fish & Wildlife Habitat Management and Mitigation Plan prepared by Grette Associates, dated September 2016.
6. Where necessary, a permanent means of irrigation shall be installed for the mitigation plantings that are designed by a landscape architect or equivalent professional. Said design shall meet the specific needs of riparian and shrub steppe vegetation.
7. Mitigation plantings as shown on the mitigation planting plan sheet 6 of 6, dated 1/16/2017, shall be planted in the growing season in which the project is constructed.
8. A five year monitoring period shall commence upon placement of the planting materials and irrigation system. A performance surety agreement in conformance with Title 14 Douglas County Code shall be entered into between the property owners and Douglas County Transportation and Land Services upon approval of the shoreline permit. Douglas County must approve quotes for the cost of installation, delivery, plant material, soil amendments, irrigation, seed mix and necessary monitoring visits and reports by the biologist of record and Washington State sales tax.
9. The mitigation site shall be maintained to ensure the management and mitigation plan objectives are successful. Maintenance shall ensure 80% survival during the 5 year monitoring period and shall include corrective actions to rectify problems, include rigorous, as-needed elimination of undesirable plants; protection of shrubs and small trees from competition by grasses and herbaceous plants, and repair and replacement of any dead plants.
10. Onsite monitoring and monitoring reports shall be submitted to Douglas County Transportation and Land Services 1 year after mitigation installation; 3 years after mitigation installation; and 5 years after mitigation installation. Monitoring reports shall be submitted by a qualified biologist, as defined by Douglas County Code. The biologist must verify that the conditions of approval and provisions in the Habitat Management and Mitigation Plan submitted by Grette Associates, dated September 2016 have been satisfied.
11. Sequential release of funds associated with the surety agreement shall be reviewed for conformance with the conditions of approval and the management and mitigation plan. Release of funds may occur in increments of 1/3 for substantial conformance with the plan and conditions of approval. If the standards that are not met are only minimally out of compliance and contingency actions are actively being pursued by the property owner to bring the project into compliance, the County may choose to consider a partial release of the scheduled increment. Non-compliance can result in one or more of the following actions: carry-over of the surety amount to the next review period; use of funds to remedy the nonconformance; scheduling a hearing with the Douglas County Hearing Examiner to review conformance with the conditions of approval and to determine what actions may be appropriate.
12. Where a condition imposed herein may be found inconsistent with the requirements of the Washington State Department of Fish and Wildlife, HPA Permit, or permitting issued by the United States Army Corps of Engineers, the Douglas County Land Services Director shall have discretion to allow for project redesign consistent with the approvals granted by said agencies; if the redesign can be found consistent with the Douglas County Code, the Shoreline Master Program, and the Shoreline Management Act.

13. Construction of the project for which this permit has been granted must be commenced within two (2) years of the effective date of this permit. Authorization to conduct development activities granted by the permit shall terminate five (5) years from the filing date of the permit.

### **FINDINGS OF FACT**

1. The applicant is Bauers Landing Lodge Association, Orondo, WA.
2. General Description: An application for a shoreline substantial development permit to cut back the existing steeply sloped shoreline at the Bauer's Landing Community Beach to eliminate erosion and ensure user safety. The subject property is located on the Columbia River in the Bauers Landing subdivision. The property is further described as being located within the NW Quarter of Section 15, Township 26N, Range 21E., W.M., Douglas County, Washington. The Douglas County Assessor's Parcel Number is: 45600000000.
3. The Comprehensive Plan Designation is Rural Recreation (R-REC).
4. The subject property is located in the Rural Recreation (R-REC) zoning district.
5. The Columbia River Shoreline section of the subject property is designated as Shoreline Residential by the Douglas County Regional Shoreline Master Program.
6. WAC 173-27-150 establishes minimum review criteria for Shoreline Substantial Development Permits. This criteria states that a substantial development permit shall be granted only when the development proposed is consistent with the policies and procedures of the Act; the provisions of this regulation; and the applicable master program adopted or approved for the area.
7. A Fish & Wildlife Habitat Management and Mitigation Plan, dated September 2016, was performed for the project by Grette Associates.
8. The Fish & Wildlife Habitat Management and Mitigation Plan states that the proposed project would have minimal impacts to the existing riparian habitat or buffer. Mitigation will provide a net increase in habitat functions and values.
9. The Fish & Wildlife Habitat Management and Mitigation Plan has determined that a total of 4,500 sq ft of riparian buffer will be impacted. The application proposes 4,500 sq. ft. of mitigation. A planting plan is proposed on sheet 6 of 6 of the diagrams in the Fish & Wildlife Habitat Management and Mitigation Plan.
10. The mitigation proposed in the Fish & Wildlife Management and Mitigation Plan meets the requirements of the Douglas County Regional Shoreline Master Program.
11. Comments have been received from the Chelan County PUD dated December 15, 2016.
12. Comments have been received from the WA Dept. of Ecology dated December 23, 2016 and January 18, 2017.
13. Comments have been received from the WA Dept. of Fish & Wildlife dated January 6 and 18, 2017.

14. Douglas County issued a Determination of Non-significance on January 24, 2017 in accordance with WAC 197-11-355 (Optional DNS).
15. Surrounding property owners were given the opportunity to comment on the proposal, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
16. No public comments were received at the writing of the staff report.
17. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
18. WAC 173-27-090 requires that construction must be commenced within 2 years of the effective date of the shoreline permit and that authorization for construction shall terminate 5 years after the effective date of the shoreline permit.
19. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.
20. The Douglas County Department of Land Services recommended approval of the requested permit(s), subject to the recommended conditions of approval.
21. An open record public hearing after legal notice was held on February 16, 2017. Appearing and testifying at the hearing on behalf of the applicant was Larry Lehman. Mr. Lehman testified that he was an agent authorized to appear and speak on behalf of the applicant and property owner. Mr. Lehman indicated that the applicant had no objection to any of the proposed conditions of approval.
22. No member of the public appeared at the hearing.
23. At the open record public hearing, the entire planning staff file was admitted into the record.
24. Public agencies with potential jurisdiction over this project were given an opportunity to review the proposal. Agencies that responded with comments were admitted into the record and considered by the Hearing Examiner in rendering this Decision.
25. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

### **CONCLUSIONS**

1. The Hearing Examiner has been granted authority to render this Decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Douglas County Countywide Comprehensive Plan and the Douglas County Regional Shoreline Master Program.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. As proposed, revised, and conditioned, potential impacts of the project can be mitigated.
5. Public interests will be served by approval of this proposal.

6. As conditioned, the proposal is consistent with Title 18 "Zoning" and Title 19 "Environment" of the Douglas County Code.
7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This permit is granted pursuant to the Shoreline Master Program of Douglas County, as amended, and nothing in this permit shall excuse the applicant from compliance with any other federal, state, or local statutes, ordinances, or regulations applicable to this project, but not inconsistent with the Shoreline Management Act of 1971 (Chapter 90.58 RCW).**

**This permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms and conditions hereof.**

**CONSTRUCTION PURSUANT TO THIS PERMIT SHALL NOT BEGIN NOR IS AUTHORIZED UNTIL TWENTY-ONE (21) DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCW 90.58.140(5)(a)(b)(c).**

Substantial progress toward construction of the project for which this permit has been granted must be accomplished within two (2) years of the filing date of this permit. Authorization to conduct development activities granted by this permit shall terminate five (5) years from the filing date of this permit.

Approved this 23<sup>rd</sup> day of February, 2017.

DOUGLAS COUNTY HEARING EXAMINER



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Andrew L. Kottkamp

**Anyone aggrieved by this decision has twenty-one (21) days from the "date of receipt" as defined in RCW 43.21B.001 to file a petition for review with the Shorelines Hearings Board as provided for in Washington law.**

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**THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN REGARD TO A  
CONDITIONAL USE OR VARIANCE PERMIT**

Date received by the Department \_\_\_\_\_

Approved \_\_\_\_\_

Denied \_\_\_\_\_

This conditional use/variance permit is approved/denied by the Department pursuant to Chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

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Date

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Signature of Authorized Department Official