

BUILDING AND DOCK PERMITS - UPDATED NOVEMBER 2024

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	PERMIT ISSUE DATE	PERMIT EXPIRE DATE	ACTION
8/9/2024	03-270	Jan and Lindy Parker	270 Balmoral	fence	Approved need payment #4486	8/9/2024	8/9/2025	8/8 - owners have been in communication with J. Ingemi. Received feedback on fencing on their property. All information provided, setbacks met. APPROVED
8/26/2024	03-229	George Huff	30 E. Glamis Ct	carport (2 metal)	Not Approved			10/11 -- carport was put up before application, both structures are within 10ft from road, sits right up against fence. NOT APPROVED. BOD agree to deny permit during 9/21 BOD meeting. Owner has requested a hearing.
9/12/2024	01-110	Sharon Koidahl	720 E. Ballantrae Dr.	fence	Approved need payment #4500	11/1/2024	11/1/2025	10/31 - reviewed with owner, received more plans. APPROVED 10/11 - reviewed during Arch Comm meeting, no plot plan provided. Will reach back out to owner to request this.
10/29/2024	01-105/106	Lee and Doralyn LeGarde	650 E. Ballantrae Dr	clearing to install metal carport	Approved paid #4501	11/8/2024	11/8/2025	11/8 - review during Arch Comm meeting. Owner came to meeting. All information provided, setbacks met. APPROVED
11/6/2024	04-067	Paul Hemming	361 E. Balbriggan Rd	New Residence	Not Approved			11/8 - sent via email -- owner/contractor had already brought in the manufactured home and set it on the property. J. Igemi called owner to let him know that any new residence being built on a lot must have a permit issued by the Architecture Committee. Upon observation of the home on the lot, it is clear that the it is not at least 30' from the street. Application was reviewed during the Arch Comm meeting. Plans show that the house is about 7' from the street. Not compliant. NOT APPROVED. Letter will be sent from Arch and Compliance. Some feedback/observation, maybe owner can get a variance from the county to move the home back closer to the creek in order to be compliant
11/6/2024	04-135	Roxanne and Kyle McBride	550 & 560 E. Dartmoor	shed/mobile office w/ bathroom	Approved fine for \$100 plus \$25 for permit #4502	11/8/2024	11/8/2025	11/8 - review during Arch Comm meeting. Shed had already been set up/built. Owner was told that permit was needed so application was sent in. All information provided, setback met. APPROVED. must pay fine for \$100 plus \$25 fee for permit.

PROJECT APPROVAL REQUEST

1. Project name:

Bird Sanctuary Vegetation and Sediment Removal – Phase 1 Feasibility Study

2. The person or Committee proposing the project.

The LLCC Lake / Dam Committee is sponsoring this project.

3. The project's description/scope including:

a. Narrative description of the project:

This \$17,000 (LLCC FY2025 budget) Feasibility study represents Phase 1 of an effort to address restoration of recreational and habitat functions and values in the Bird Sanctuary. It will analyze options for mitigating the impact of nutrient rich sedimentation in this former wetland. Sediments have made portions of the lake in this area inaccessible for recreation by LLCC members, reduced the surface area of navigable waters, and promoted the growth of nuisance aquatic and terrestrial plants. Phase 2 would take the results of Phase 1, and perform the necessary engineering design, permitting and construction activities.

Addressing vegetation and sediment issues in the Bird Sanctuary is a high priority recommendation from LLCC's contract limnologists Lake Advocates.

Options include selective plant cutting and harvesting and/or employment of bottom barriers to limit rooted plant coverage; followed by periodic Channel maintenance via hydraulic dredging to allow improved boat movement in and out of the bay; and application of phosphorus inactivation treatment to reduce overall bay production (sediment, etc.) and to prevent algae blooms. Terrestrial plants growing on the islands may be mechanically trimmed, and the islands themselves downsized.

Lake Limerick's Bird Sanctuary reflects the flooding of pre-existing wetlands when the Limerick reservoir was created and the on-going drainage it receives from an upstream wetland system and surrounding residential development. It is shallow with relatively nutrient rich sediments. Over the last several decades sediment depth has increased both due to sediment input from its drainage area, as well as organic material build up from rooted emergent and submersed plants. In recent years, this sediment deposition has increased due to increased production of both rooted plants and filamentous algae and the decomposition of organic plant matter. As a result, this portion of the lake is eutrophic (highly productive and nutrient rich) and more reflective of a developing wetland than open water and littoral lake environment. To maintain its historic

recreation access and diverse aquatic habitat, LLCC must act to reduce sediment build-up and aquatic productivity and make the Bird Sanctuary more consistent with the goal of maintaining Lake Limerick as a mesotrophic lake.

b. The project's purpose and the value LLCC members will receive from the completed project, including any health and safety improvement aspects:

Options for restoring the Bird Sanctuary for use by members residing there, as well as other users of Lake Limerick, could cost in the neighborhood of \$1.2M. Whatever options are selected should be those most likely to be effective, and able to be permitted by the appropriate regulatory agencies.

The goals of this project are to improve recreational access, make the area more navigable, and reduce nuisance aquatic plants. These improvements should also improve this area's value as fish and wildlife habitat. As mentioned previously there are various ways to remove sediments and aquatic and terrestrial weeds and try to prevent or slow their re-establishment, and to reduce the size of the plant/land islands which are growing and choking the waterways. The purpose of this feasibility study is to identify what actions might work to address the various problems present in the Bird Sanctuary, estimate costs of application, and select a slate of the most cost-effective actions for implementation in Phase 2.

Cleaning up sediment and nuisance aquatic and terrestrial plants supports Lake Limerick's overall lake management program which includes as a goal reducing the possible occurrence of toxic algae blooms, such as those plaguing other lakes in the greater Mason County and Thurston County region, which pose risks to pets, humans, and wildlife.

c. Such drawings and sketches as necessary to understand the project:

Not available currently. To be provided as part of This phase 1 feasibility study.

d. The approximate cost for the project, and the basis and assumptions for that cost estimate:

The overall project cost is based on a two-phase approach, with each phase having its own project approval request form. The L/D Committee is requesting \$17,000 in the FY 2024-25 HOA budget for the Phase 1 - Feasibility. Phase 2 – Design, Permits and Construction is estimated to possibly cost \$1.2M (to be verified in Phase 1). Work in the Bird Sanctuary is currently listed in the Reserve Study project list at \$1,250,000. A detailed feasibility study is a prudent first investment to refine the scope and cost of this effort.

- e. **A recommendation as to whether the project should be delivered in-house with LLCC staff, use outside contractors or consultants, or be carried out by a combination of in-house and outside resources:**

The L/D Committee believes a multi-disciplinary consultant should be procured for Phase 1. How Phase 2 could be carried out will depend on the options recommended in Phase 1.

- f. **An approximate schedule, including any time constraints regarding project activities or completion date:**

Phase 1 should be completed in FY 2025 in time for a budget request for Phase 2 implementation in FY 2026 to be submitted June 2025. The consultant procurement process should begin immediately on inclusion of this project in the FY2025 budget as approved by the LLCC HOA BOD.

- 4. **The budget status of the project (e.g., Has a committee, and/or the Board, already included the project in the current year's budget? Is it in a longer-range capital improvement plan? Is it a new idea coming in outside the normal budget cycle?):**

This Phase 1 project is included in the LLCC FY2025 budget. Planning for the Bird Sanctuary Dredging was initiated in the L/D Committee 2012-2015 Long-Range Plan. The L/D Committee requested funding for this project in the past three budget request cycles. The project was updated in the Lake Dam Committee's Long-Range Plan for 2019-2024 based in part on Lake Advocates input. It was included in the Long-Range Plan for 2020-2025 and is included in the current Long-Range plan for 2021-2026. This work is supported by the L/D Committee Long Term Lakes Health Management Plan.

- 5. **Any additional considerations the Board may need to consider, including any foreseeable project risks or liabilities:**

None that have not already been identified and previously addressed above.

- 6. **The proposed project manager:**

It is anticipated that the as-of-yet unfilled Operations Manager position, proposed by the General Manager would manage the project. It is likely that knowledgeable members of the L/D Committee can provide additional assistance.

- 7. **Evidence of coordination with the appropriate staff departments and management and the staff's recommendation.**

Coordination with appropriate staff and HOA managers will occur once the project is budgeted and the Operation Manager position is filled.

PROJECT APPROVAL REQUEST

1. Project name:

Replacement Lake Patrol Boat.

2. The person or Committee proposing the project.

The LLCC Lake Dam Committee is sponsoring this project.

3. The project's description/scope including:

a. Narrative description of the project:

This project will replace the current aging, unreliable and currently nonfunctional patrol boat. Priority "Must Have" requirements are listed in 3.a.i with the Preferred/Desirable requirements listed in 3.a.ii for a replacement boat which will meet the needs of the Lake Patrol and the LLCC HOA as listed below:

i. Priority Vessel Requirements (Must Have)

- 1) Aluminum Hull Construction.
- 2) 16 to 18 foot vessel length.
- 3) Accommodate up to 4 passengers.
- 4) 2015 or newer 40hp, 4stroke, outboard motor minimum (size may vary depending on hull weight); must be able to reach 35mph.
- 5) Shallow draft vessel hull (not be a deep V hull).
- 6) Include a trailer.
- 7) Have an open bow.

ii. Preferred/Desirable Vessel Requirements (or can be purchased separately)

- 1) Removable fuel tanks.
- 2) Hard top or canvas Bimini top.
- 3) Full-length storage/moorage cover.
- 4) Secure lockable storage (or accommodations for)
- 5) Have a railing.
- 6) Have a rub rail and/or bumpers.

b. The project's purpose and the value LLCC members will receive from the completed project, including any health and safety improvement aspects:

A functioning lake patrol boat will benefit the community by improving the ability to safely patrol and monitor lake activities.

c. Such drawings and sketches as necessary to understand the project:

Not applicable.

d. The approximate cost for the project, and the basis and assumptions for that cost estimate:

The Board has authorized expenditure of up to \$15,000 for purchase of a replacement lake patrol boat. \$15K is the estimated cost for a boat that meets the above 3a criteria based on research and review of available inventory of boats listed for sale in the local area. The cost of conducting a hull survey and motor evaluation, if required, is included in this not to exceed cost.

- e. **A recommendation as to whether the project should be delivered in-house with LLCC staff, use outside contractors or consultants, or be carried out by a combination of in-house and outside resources:**

Lake Dam members Lou Jackson and Gary Wilson have been tasked to find a boat that meets the requirements for lake patrol. The Lake Limerick General manager is authorized to purchase the vessel.

- f. **An approximate schedule, including any time constraints regarding project activities or completion date:**

The boat should be purchased prior to the 2025 boating and fishing season.

- 4. **The budget status of the project:**

Funding for this project (purchase) has been requested by the Lake Dam Committee and approved by the Board for FY 2025.

- 5. **Any additional considerations the Board may need to consider, including any foreseeable project risks or liabilities:**

Lake Dam committee has vetted what vessel style would best suit the needs for lake patrol as well as support maintenance of the lake. This information is summarized in section 3a has been passed on to Lou Jackson and Gary Wilson to find a vessel that meets these needs and requirements.

- 6. **The proposed project manager:**

Lou Jackson and Gary Wilson are tasked with finding a vessel and the Lake Limerick General manager is authorized to purchase the vessel (issue the check).

- 7. **Evidence of coordination with the appropriate staff departments and management and the staff's recommendation.**

The LLCC General Manager, Facilities Manager and the Board have been made aware of the need to replace the aging unsafe and unreliable lake patrol vessel.

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3. **The project's description/scope including:**

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a. i. Priority Vessel Requirements (Must Have)

- 1) ~~1) 2017 or newer vessel. Aluminum Hull Construction.~~
- 2) ~~2) 16 to 18 foot vessel length.~~
- 3) ~~3) Accommodate up to 4 passengers.~~
- 4) ~~4) 2015 or newer 40hp, 4stroke, outboard motor minimum (size may vary depending on hull weight); must be able to reach 35mph.~~
- 5) ~~5) Shallow draft vessel hull (not be a deep V hull).~~
- 6) ~~6) Include a trailer.~~
- 7) ~~7) Have an open bow.~~

~~2) 16 to 18 foot vessel length.~~

~~3) Hard top or canvas/Bimini top.~~

~~4) Have inboard/outboard or outboard propulsion; outboard motor propulsion is preferred.~~

~~5) Have a shallow draft (not be of a deep v hull).~~

~~6) Includes a trailer.~~

~~7) Have an open bow, a rub rail, and secure lockable storage (or accommodations for).~~

~~8) Have either built in or removable fuel tanks; removable tanks are preferred.~~

~~9) Have a full length storage/moorage cover.~~ ii. Preferred/Desirable Vessel Requirements (or can be purchased separately)

1) Removable fuel tanks.

2) Hard top or canvas Bimini top.

3) Full-length storage/moorage cover.

4) Secure lockable storage (or accommodations for)

5) Have a railing.

6) Have a rub rail and/or bumpers. The cost of conducting a hull survey and motor evaluation is part of this PAR.

- b. **The project's purpose and the value LLCC members will receive from the completed project, including any health and safety improvement aspects:**

A functioning lake patrol boat will benefit the community by improving the ability to safely patrol and monitor lake activities.

- c. **Such drawings and sketches as necessary to understand the project:**

Not applicable.

- d. **The approximate cost for the project, and the basis and assumptions for that cost estimate:**

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7. Evidence of coordination with the appropriate staff departments and management and the staff's recommendation.

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