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Skamania County
Department of Planning and
Community Development

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123551

Director's Decision

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Tom Marineau*

Oct 17 10 19 AM '95
P. Johnson

APPLICANT: Tom Marineau

FILE NO.: NSA-95-71

PROJECT: Reconstruction/expansion of an existing boathouse

AUDITOR
GARY M. OLSON

LOCATION: Lot 13 of Wauna Lake Club, in Section 14 of T2N, R7E, W.M., and identified as Skamania County Tax Lot #32-07-15-1513.

ZONING: Large Woodland (F-2).

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

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 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) Fire Safety Guidelines.

- a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.

Registered ☒
Indexed, Cir ☒
Indirect ☒
Filmed ☐
Mailed ☐

- b) Hazardous fuels shall be removed within the fuel break area.
 - c) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - d) Roofs of structures should be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
- 2) Prior to construction, a Hydraulics Project Approval (HPA) permit shall be obtained from the Washington Department of Fish and Wildlife. A copy of the staff report shall be submitted to the Department of Fish and Wildlife with the HPA application.
- 3) 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 28 day of September 1995, at Stevenson, Washington.



Harpreet Sandhu, Director
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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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 decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
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
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office