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Return Address: Carl and Sally Goebel
1915 N.W. Yorkshire Lane
Portland, OR 97229

BOOK 173 PAGE 495
FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Carl Goebel*

FEB 19 2 58 PM '98

P. Johnson
AUDITOR
GARY M. OLSON

By name ☒
By ref. ☒
Index ☒
Filed ☒
Date

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509-427-9418 FAX 509-427-4839

Director's Decision

APPLICANT:

Carl and Sally Goebel

FILE NO.:

NSA-97-82

PROJECT:

Replacement home

LOCATION:

Lot 16 of the Wauna Lake Club, in Section 15 of T2N, R7E, W.M., and identified as Skamania County Tax Lot # 32-07-15-1516.

ZONING:

General Management Area, Large Woodland (F-2)

DECISION:

Based upon the entire record before the Director, including particularly the Staff Report, the application by Carl and Sally Goebel, 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 Washington State Health District.

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) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) 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.
- 3) Hazardous fuels shall be removed within the fuel break area.
- 4) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 5) 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.
- 6) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
- 7) Prior to issuance of an occupancy permit for the dwelling, the Department shall conduct a review of the development to assure compliance with this section.
- 8) Telephone and power supply shall be underground.
- 9) 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.
- 10) Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
- 11) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.

- 12) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 13) Structure height shall not exceed the average tree canopy height of existing trees in the proposed development area.
- 14) Temporary and permanent control measures along with rehabilitation and enhancement plans, addressed in the submitted water resource mitigation plan shall be applied to minimize erosion and sedimentation during and after development. These measures are stated on Pages 2 and 3 of the mitigation plan under IV - Control Measures, (A) Temporary # 1- 7 and Permanent (B) (See attached water resource plan entitled *Environmental Plan-Goebel Cabin, Wauna Lake*, attached hereto and made a part hereof as set out herein).
- 15) The planting schedule submitted with the water resource mitigation plan, replacing two Douglas fir trees and planting the exposed ground with ferns and vine maples, shall be followed as shown on Page 3 of the water resource mitigation plan and the site plan submitted with the water resource mitigation plan (See attached plan).
- 16) An annual report shall be filed with the Skamania County Planning Department for three consecutive years which documents if the planted vegetation has survived and monitors all problems with plant survival.
- 17) 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 19th day of February, 1998, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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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(CX2), 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(CX5), 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 reversed or modified on appeal. A written Notice of Appeal may be 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, on or before 3-2-78. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

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
Board of County Commissioners

LS-277 (Revised 6/84) 2/85

Sally and Carl Goebel

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Phone: (503) 225-1126
FAX: (503) 225-1860

February 9, 1998

Kari R. Fagermess, Planning Department
Skamania County
P.O. Box 790
Stevenson, Washington 98648

RE: Environmental Plan-Goebel Cabin, Wauna Lake

Dear Kari,

We are responding to your request for information concerning lake protection during construction and the rehabilitation of the site following completion of the work. We have carefully reviewed pages 22, 14-6, 7, 8, 11, and 13 provided by you to determine the applicability of these sections on our site. In this response we address all of the pertinent issues associated with the protection of the lake, minimizing impacts on the buffer and rehabilitating the site.

1. **Physical Characteristics** - The building site is one of fifty at Wauna Lakes in the Columbia River Gorge. The site is on south shore of Wauna Lake and currently includes a cabin, decks, docks and boat house. The site has been surveyed by professional engineers (Bell Engineering, Bingen, WA). The site has 150 feet of lake frontage. At its widest, 80.69 feet from the lake (eastern site boundary). The site narrows to just 26 feet at the western site boundary. The cabin and decks have exhausted their useful life and are in need of replacement.

The Wauna Lake Board requires that cabins be constructed within the boundaries of the site. Further, adjacent owners must approve of improvement plans. In accordance with the Wauna Lake Club, Environmental Protection Plan, the Wauna Lake Long Range Planning Committee has reviewed the plans and has approved of the construction of plans as submitted to the Columbia Gorge Commission.

A licensed architect was hired to draw up the plans submitted as part of the National Scenic Area Land Use Application. Considerable effort has been devoted to minimize the excavation and stay as close as possible at existing building location. The architect has achieved these objectives by rotating the cabin to more directly face north and along the sites natural topography. The rotation of the cabin in this manner assures the greatest potential of returning the site to its natural contours once construction has been completed.

A. **Hydrology** - There is no water on the site nor are there any streams running through the

site. No construction will take place in or near the lake shore, and no impacts to the lake are anticipated.

- B. Flora and Fauna - As shown on Site Plan-Existing Conditions, National Scenic Area Land Use Application, the site includes four large Douglas fir trees and one maple. With the exception of the large trees, the site is covered with ferns, vine maple and other natural, low growing vegetation. As a result of many years of selective pruning, the dominant vegetation on the site is now vine maple.

As shown on submitted plans, two Douglas fir trees will be removed. The removal of the fir trees cannot be avoided as they are within or very close to the envelope of the new cabin's foundations. Two fir trees will be planted, as shown on the attached plan, to replace these losses. As much of the natural vegetation will be retained as possible and impacts are limited to the areas to be excavated. Vine maples and other natural vegetation will be transplanted from Wauna Lake property (outside of the buffer) to those areas around the new cabin.

- II. Cross Sectional Drawings - Cross Sectional Drawings have been provided as part of the application to the Columbia Gorge Commission.
- III. Topographical Survey - A topographical survey was performed and submitted as part of the application to the Columbia Gorge Commission.
- IV. Control Measures

- A. Temporary - The project's architect has drawn up a plan for the protection of the site during construction. As the architect is also the builder on this project, the conditions of the attached plan will be followed. To control sediment runoff from the site during construction, the Architect/Builder will:

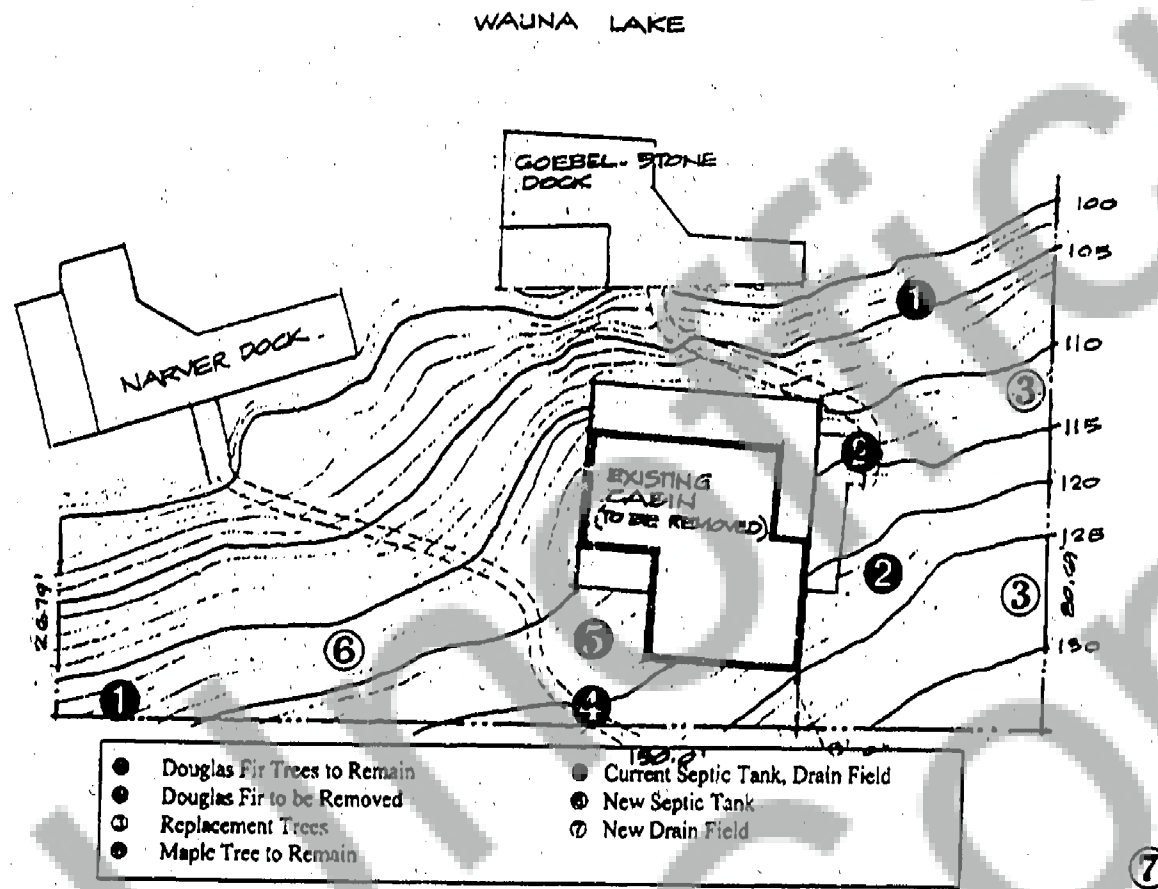
1. Delay construction to the late spring and do excavation during a period of dry weather.
2. Install and maintain a sediment fence along a contour between the construction and the lake shore for the entire distance of the construction site and reinforce with additional erosion control measures if warranted.
3. Cover stockpiles of backfill soil with 6 mill visqueen anchored to prevent wind removal. The duration of stockpiling will be limited to the maximum of one (1) month.
4. Cover exposed ground wherever possible without hindering the construction of the foundation.
5. Backfill as soon as possible after the foundation is complete.
6. Where feasible, return site to pre-construction contours as soon as possible following completion of the foundation.
7. Cover the backfilled and graded areas with 2" to 3" of fresh fire barkdust.

- B. Permanent - Permanent control for sediment erosion will be addressed through the replanting of the exposed ground (see Planting Plan) and the permanent removal of all impervious areas' storm water. All impervious area storm water will piped directly to the lake.
- V. Planting Plan - The vegetation of exposed ground will replanted with fern and vine maples. These plants will be transplanted from within the boundaries of the Wauwa Lake property, outside of Wauwa Lake's 75 foot buffer. Two firs will be planted to replace those lost with construction. Thus, the plants will be local and conform to the existing character of the site. Re-planting will be performed upon completion of construction. Weather allowing, initial replanting is planned for the fall of the current year.
- VI. Three-year monitoring, maintenance and rehabilitation
- A. Report - A report on the replanting effort will be filed with Skamania County annually, in the fall, documenting the successes and problems encountered with the replanting of the exposed ground.
- B. Photographic - Photographs will be taken and submitted to the County with the report to confirm the report's conclusions

Sincerely,


Sally and Carl Goebel

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SITE PLAN - EXISTING CONDITIONS

10.29.97

1" = 20.0'

Note: Septic tank and drain field location approved by neighbor/owner of site and received approval from Health District