

144237

BOOK 222 PAGE 630

Return Address: Nick & Paula Zeller
2922 SW Canterbury Lane
Portland, OR 97201

FILED FOR RECORD
SKAMANIA CO. WASH
BY Paula Zeller

Apr 2 2 09 PM '02

SMASH
AUDITOR

J. MICHAEL GARVISON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-8288

Received
93-110 12-
93-110 12-
93-110 12-
93-110 12-
93-110 12-

Administrative Decision

APPLICANT: Nick & Paula Zeller

FILE NO.: NSA-02-04

PROJECT: Replace a one-story addition with a two-story addition on the east side of the cabin, upgrade the septic system to current standards, and temporary installation of a construction access road

LOCATION: Cabin No. 2 at Wauna Lake Club; Section 15 of T2N, Range 7E, W.M. and identified as Skamania County Tax Lot #32-7-15-1502

LEGAL: Cabin No. 2 at Wauna Lake Club

ZONING: General Management Area zoned Large Woodland (F-2)

DECISION: Based upon the record and the Staff Report, the application by Nick & Paula Zeller, 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.

Skamania County Planning and Community Development
File: NSA-02-04 Administrative Decision
Page 2

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).

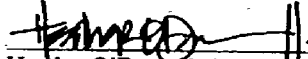
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Compliance with the fire safety guidelines a-k on page 3 of the staff report shall be met prior to final inspection by the Planning Department.
- 3) Since the proposed road is temporary for construction, the road shall be decommissioned and rehabilitated to its natural condition upon project completion and prior to final inspection by the Planning Department. Rehabilitation to a natural state includes replacing the existing berm, re-seeding all graded areas and reestablishing a variety of species, listed under "Coniferous Woodland" on the Native Plants list attached to the Staff Report, within the areas disturbed for the road. All grading shall be kept to the minimum necessary for site development, including for the road, building and porch pads, retaining wall and septic, with all disturbed areas being reseeded with native vegetation prior to final inspection by the Planning Department. The applicant and future owners are responsible for the proper maintenance and survival of any planted vegetation required under this Decision.
- 4) Side casting of any materials into the lake or further into the water resource zone is prohibited. Straw bales, jute covering, straw cover or other Best Management Practices, must be installed between the development area and the water resource, during construction. The Washington Department of Fish and Wildlife shall be contacted to verify that the proposed project complies with Best Management Practices.
- 5) The applicant shall comply with all conditions prior to final inspection by the Planning Department. The applicant shall coordinate all inspections with the Building Department. 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 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.
- 7) The following procedures shall be effected when cultural resources are discovered during construction activities:

BOOK 222 PAGE 632

Skamania County Planning and Community Development
File: NSA-02-04 Administrative Decision
Page 3

- 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 17th day of March, 2002, at Stevenson, Washington.


Heather O'Donnell, 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

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

BOOK 222 PAGE 633

Skamania County Planning and Community Development
File: NSA-02-04 Administrative Decision
Page 4

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

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

H:\odonnell\DD\Zeller02-04.doc

