

Return Address: Kathryn and Scott Keller
118 SE 30th Place
Portland, OR 97214

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Administrative Decision

APPLICANT: Kathryn and Scott Keller

PROPERTY OWNER: Kathryn and Scott Keller

FILE NO.: NSA-11-42

PROJECT: Application to demolish the current boathouse and dock, and replace it with a similar boathouse and dock structure, both to be supported with new pilings to be driven with a 1,500 ft. lb. manual pile driver.

LOCATION: 702 Wauna Lake Road, Section 15 of T2N, R7E, W.M. and is identified as Skamania County Tax Lot Number 02-07-15-0-0-0100-00 and Tax Account Number 32-07-15-0-0-1504-00.

LEGAL: Cabin #4 at Wauna Lake Club

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

DECISION: Based upon the record and the Staff Report, the application Kathryn and Scott Keller, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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File: NSA-11-42 (Keller) Administrative Decision
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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 Division and the Skamania County Environmental Health Division.

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 Code 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 §22.06.120(C)(2).

- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) 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. (See attached)
- 3) { The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after the dock is completed and before the siding is installed on the boathouse. A site visit for Final Inspection shall also be conducted. 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 Division Inspection line at 509-427-3922.
- 4) Fire Safety Provisions.
 - a) All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b) Hazardous fuels shall be removed within the fuel break area.

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- c) Buildings with plumbed water systems shall install at least one (1) standpipe at a minimum of fifty (50) feet from the structure(s).
 - d) Buildings with plumbed water systems shall install at least one (1) standpipe at a minimum of fifty (50) feet from the structure(s).
 - e) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - f) Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a finished grade of twelve percent (12%). 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. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
 - g) Within one (1) year of the occupancy of a dwelling, the Administrator shall conduct a review of the development to assure compliance with these this section.
 - h) Telephone and power supply shall be underground whenever possible.
 - i) Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - j) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - k) 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.
 - l) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) **Siting Criteria.** The approval of new dwellings and new accessory buildings and structures on forest lands shall comply with the following standards:
- a) Dwellings and accessory buildings and structures shall be setback at least 200 feet from adjacent properties.
 - b) Dwellings and accessory buildings and structures shall be sited so that they will have the least impact on nearby or adjoining forest operations. Clustering or locating proposed development closer to existing development on adjacent lands may minimize impacts on nearby or adjacent forest operations.
 - c) The amount of forest land used to site dwellings, accessory buildings, accessory structures, access roads and service corridors shall be minimized. This can include locating new dwellings and structures as close to existing public roads as possible, thereby minimizing the length of access roads and utility corridors; or locating the dwelling, access road, and service corridors on portions of the parcel that are least

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or poorly suited for forestry. Areas may not be suitable for forestry because of existing nonforest uses, adjacent dwellings, or land productivity.

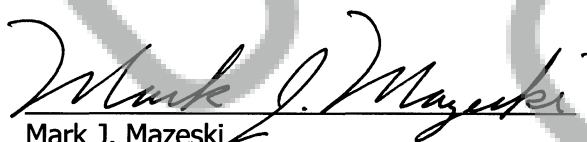
- d) Dwellings and accessory buildings and structures should be located on gentle slopes and in no case on slopes which exceed forty percent (40%).
- e) Narrow canyons and draws should be avoided.
- f) Dwellings and accessory buildings and structures should be located to minimize the difficulty of gaining access to the structure in case of fire.
- g) Dwellings and accessory buildings and structures should be located to make access roads as short and flat as possible.

- 6) The applicant shall receive a Hydraulics Project Approval (HPA) from the WDFW prior to commencing removal of the existing dock and boathouse and the issuance of a building permit.
- 7) The applicant shall utilize Best Management Practices (BMPs) during construction.
- 8) The site shall be rehabilitated upon completion of the project.
- 9) The shoreline area shall be revegetated with native vegetation which shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
- 10) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

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- d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 11) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a) Halt of Activities. All survey, excavation and construction activities shall cease.
 - b) Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c) Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 6th day of March, 2012, at Stevenson, Washington.


 Mark J. Mazeski
 Land Use Planner
 Planning Division

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NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, and additions or alterations not included in this approved site plan, will require a new application and review.

EXPIRATION

2 yrs. As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

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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 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 Division

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 (electronic)

Nez Perce Tribe

Cowlitz Tribe

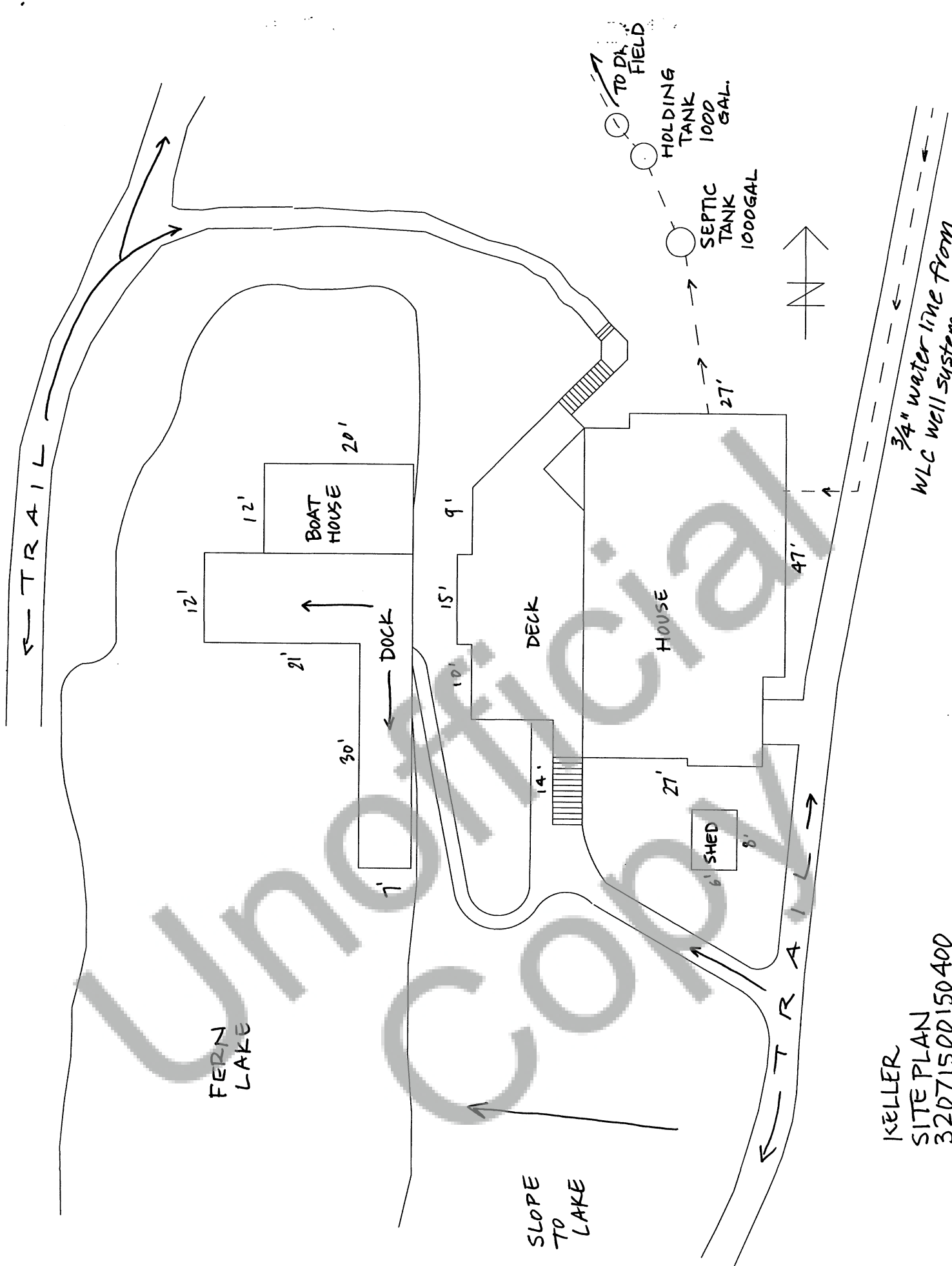
Columbia River Gorge Commission (electronic)

U.S. Forest Service - NSA Office (electronic)

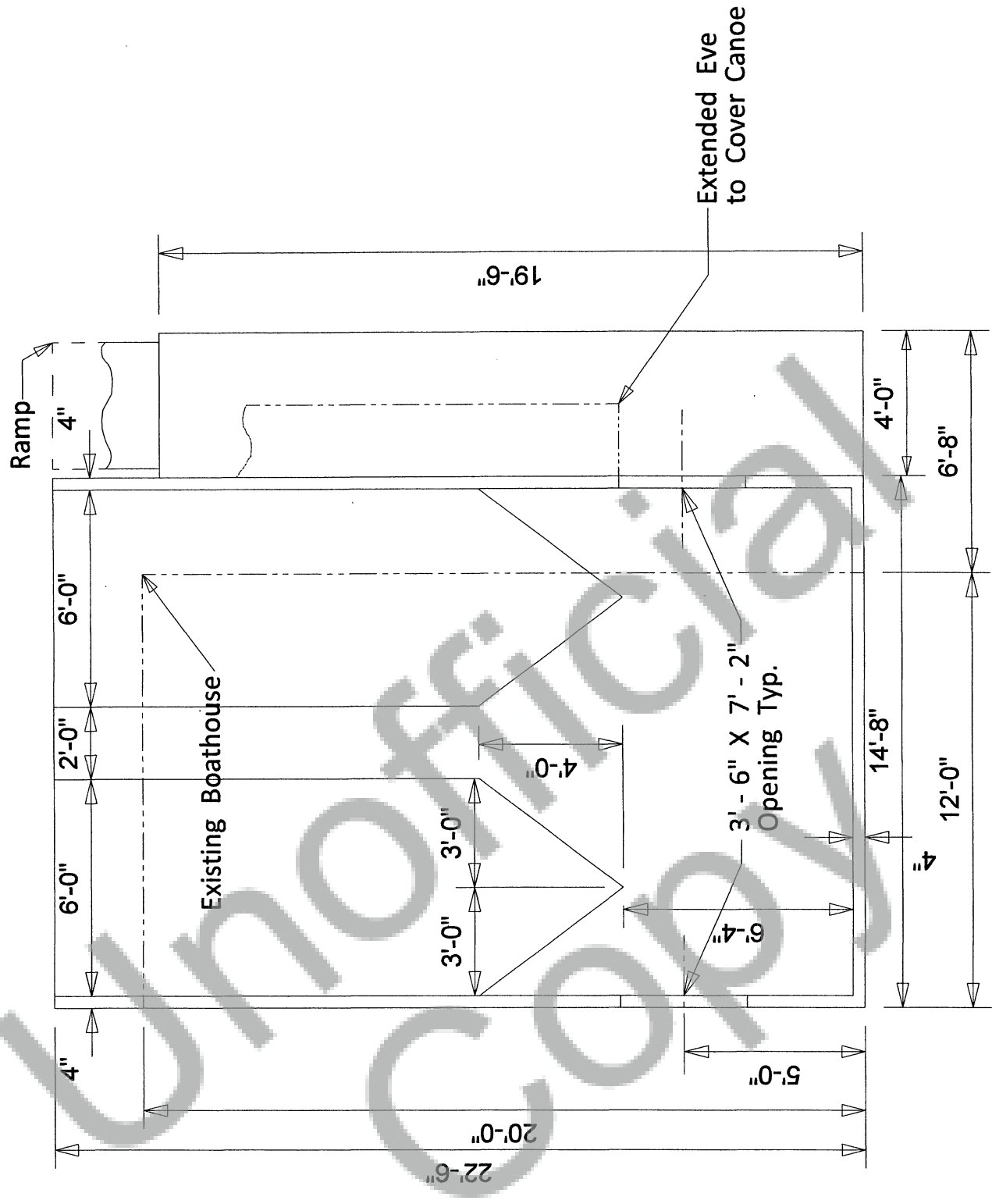
Board of County Commissioners (electronic)

State of Washington Department of Commerce – Paul Johnson (electronic)

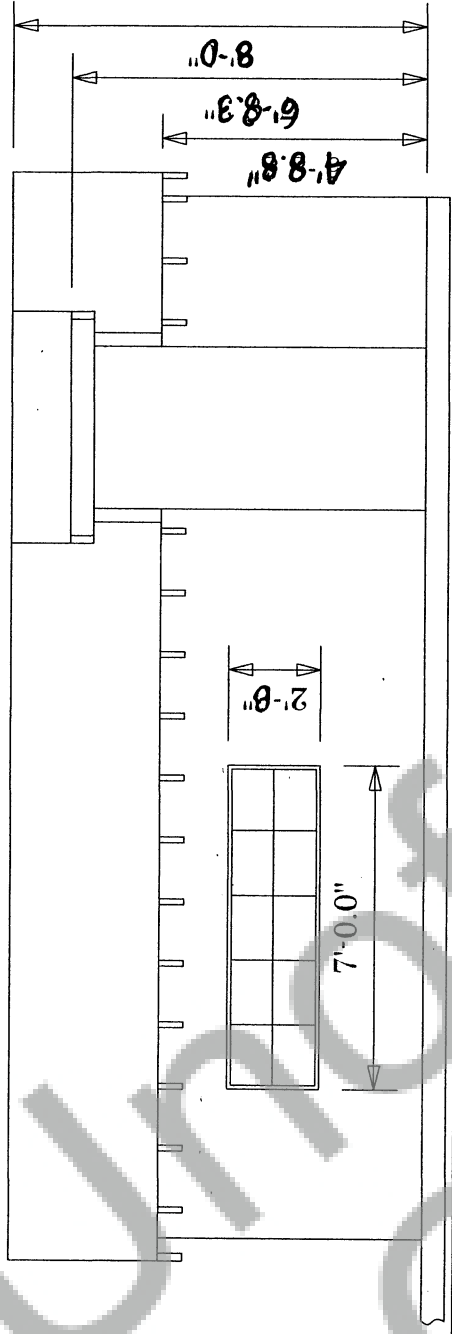
Department of Fish and Wildlife (electronic)



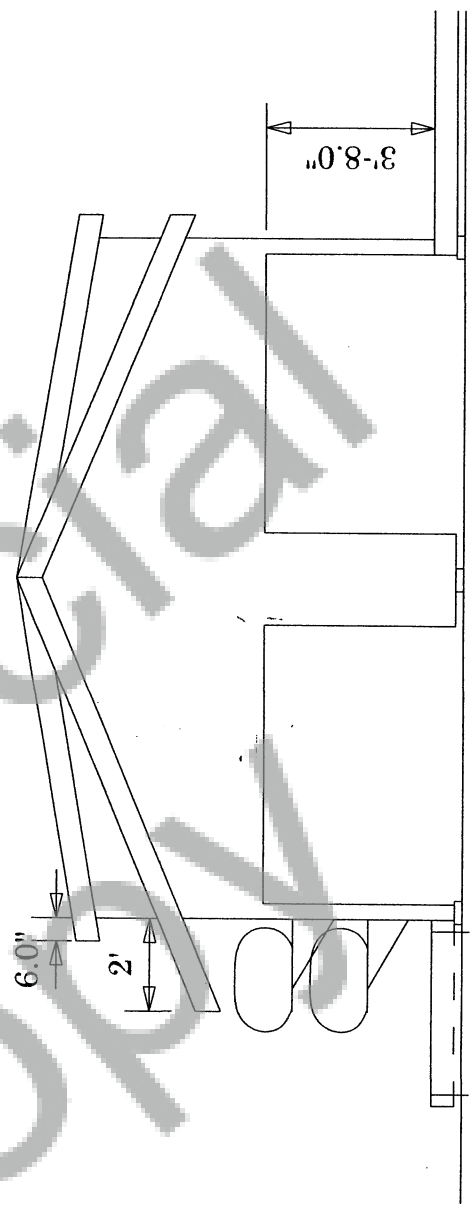
KELLER
SITE PLAN
32071500150400



EXISTING + PROPOSED



South Elevation



West Elevation

PROPOSED

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Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922

Letter Amendment to Administrative Decision NSA-11-41-L1

APPLICANT: Kathryn and Scott Keller

OWNER: Kathryn and Scott Keller

FILE NO.: Amendment to NSA-11-41

REFERENCE NO.: Administrative Decision for NSA-11-41, recorded as Auditor's File # _____, recorded on the _____ th day of _____ 2012.

PROJECT: Application to demolish the current boathouse and dock, and replace it with a similar boathouse and dock structure, both to be supported with new pilings to be driven with a 1,500 ft. lb. manual pile driver. The new dock will be "L" shaped and have dimensions of 12' x 22'-6" and 9' x 20'. The boathouse will be 14'-8" x 22'-6" x 8' tall and have a small attached canoe access dock which is 4' x 20'.

LOCATION: 702 Wauna Lake Road, Section 15 of T2N, R7E, W.M. and is identified as Skamania County Tax Lot Number 02-07-15-0-0-0100-00 and Tax Account Number 32-07-15-0-0-1504-00.

LEGAL: Cabin #4 at Wauna Lake Club

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

Amendment NSA-11-42-L1 (Keller)
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May 1, 2012

Dear Mr. & Ms. Keller,

The Community Development Department issued a final Administrative Decision on March 6, 2012 for the above referenced application. This letter amendment is being issued in order to correct an error in the site plan that was attached to the original Administrative Decision. The site plan attached to the original Administrative Decision was the site plan of the existing development. A new site plan showing the proposed development, with dimensions similar to those set out and reviewed in the original Staff Report was submitted on April 25, 2012. The site plan attached to this letter amendment, showing the proposed development, will replace the site plan attached to the original Administrative Decision. To clarify, the existing boathouse and dock have the following dimensions; the dock is "L" shaped and has dimensions of 12' x 28' and 7' x 30', and the boathouse is 12' x 20' x 7' tall, and the proposed boathouse and dock have the following dimensions; the new dock will be "L" shaped and have dimensions of 12' x 22'-6" and 9' x 20', the boathouse will be 14'-8" x 22'-6" x 8' tall and have a small attached canoe storage dock which will be 4' x 20'.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." The proposed requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment will need to be recorded at the County Auditor's office prior to the issuance of the building permit.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Mark J. Mazeski
Land Use Planner
Planning Division

Amendment NSA-11-42-L1 (Keller)
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cc: Skamania County Building Division
Persons w/in 500 feet
Friends of the Columbia Gorge
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Nez Perce Tribe
Cowlitz Indian Tribe
Confederated Tribes of the Warm Springs - (sent electronically)
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Washington Department of Fish and Wildlife – (sent electronically)
Washington Department of Commerce - (sent electronically)

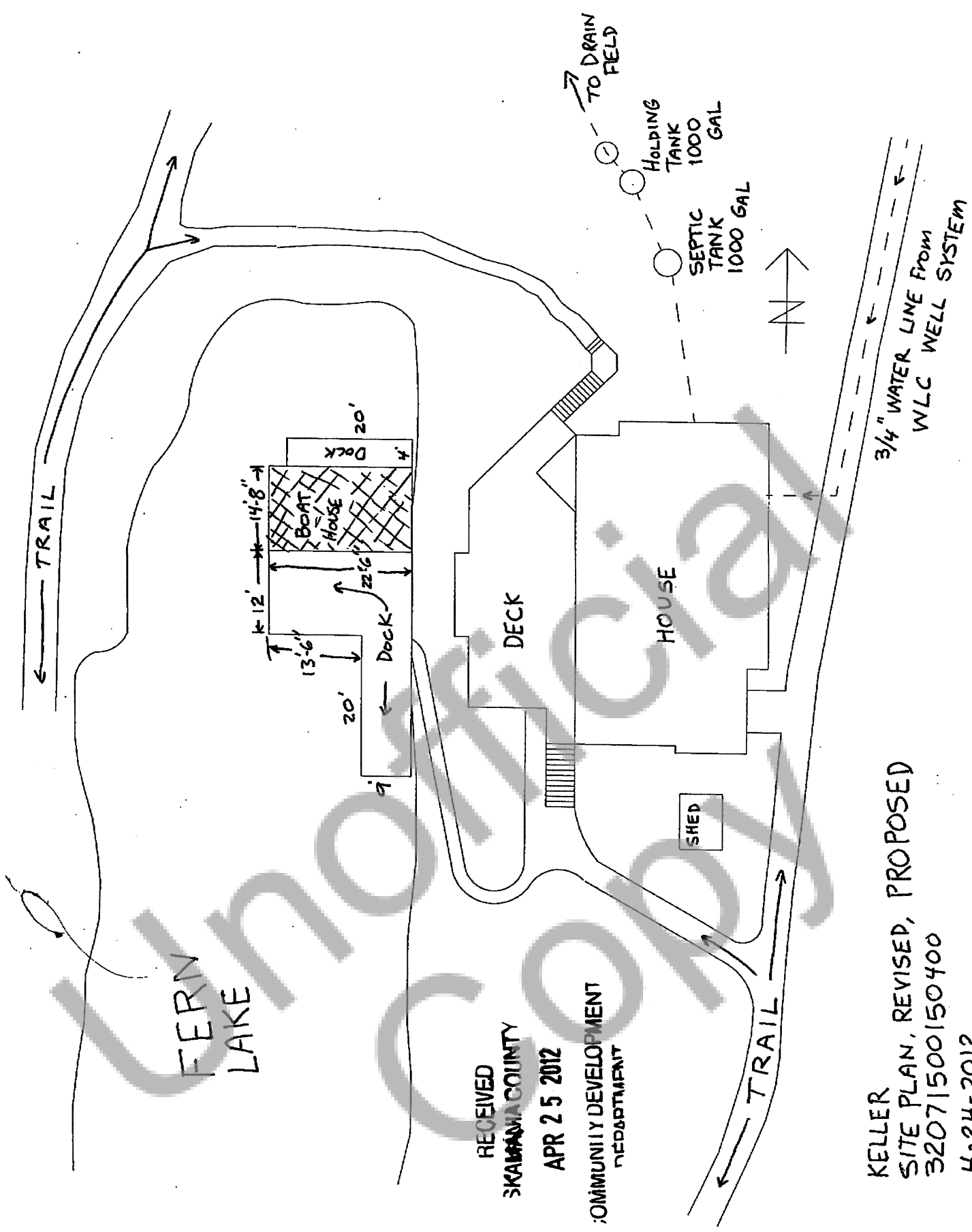
Attached: Approved site plan
Vicinity Map

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

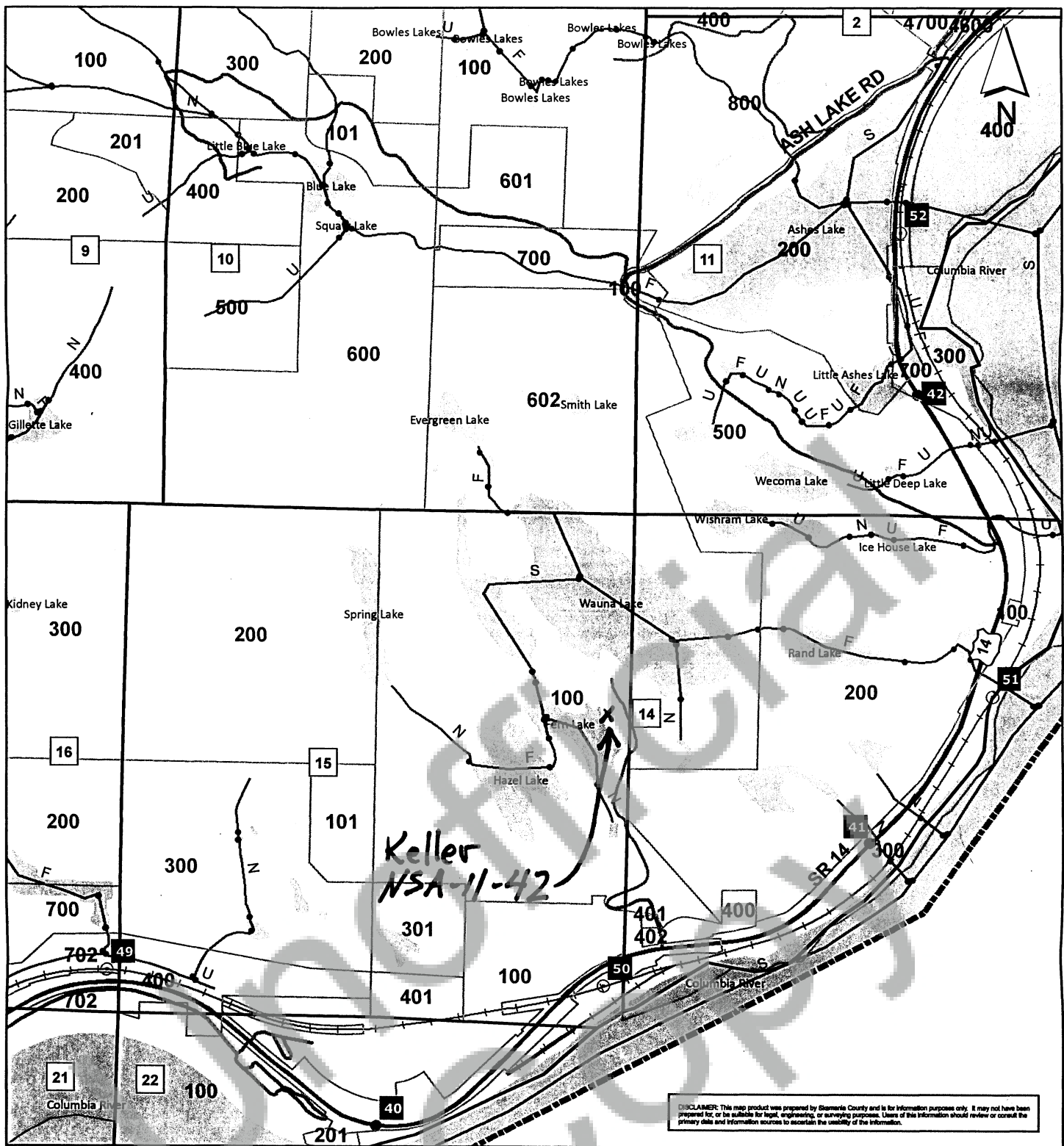


RECEIVED
SKAGAWA COUNTY

APR 25 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

KELLER
SITE PLAN, REVISED, PROPOSED
32071500150400
4-24-2012



SKAMANIA COUNTY
Department of Community Development
Scott & Kathryn Keller, NSA-11-42
Tax Lot #32-07-15-0-0-1504-00
Map: Vicinity

0 250 500 1,000
Feet

Legend

- Parcel
- Streams
- Roads - Public
- Roads - Private

