

Skamania County, WA

Total:\$209.50

ADMIN

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Request of: PATSY AND ALAN APLIN

2021-002994

09/01/2021 11:16 AM



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Return Address: Patsy and Alan Aplin
22940 SW Eno Place
Tualatin, OR
97062

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

ADMINISTRATIVE DECISION

APPLICANT: Tom Owens, for Patsy and Alan Aplin
FILE NO.: NSA-20-06
DESCRIPTION: Remove existing single-family residence and replace with a new single-family residence on a modified footprint in the same location. Relocate utilities and septic.
LOCATION: Wauna Lake Club, Cabin 32 and identified as Skamania County parcel no. #02-07-10-0-0-0602-00 / Cabin 32 - PID #32-07-10-0-0-1532-00
LEGAL: Wauna Lake Club, Cabin 32.
ZONING: GMA – Large Woodland (F-2)
DECISION: Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

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. Approval to enact removal and replacement of the existing dwelling expires two years after the issuance date of this staff report and administrative decision. If the existing dwelling is removed, and development activities then cease for more than two years, approval to replace the dwelling shall expire.
3. All development shall be consistent with the approved site plan on file with Skamania County Community Development. Development shall be consistent with the approved site plan, unless modified by conditions of approval.
4. The development shall comply with the fire safety provisions for the Large Woodland (F-2) Zone listed in Skamania County Code Section 22.14.040(A).
5. All buildings shall be surrounded by a maintained fuel break of fifty feet. Irrigated or fire-resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees. Hazardous fuels shall be removed within the fuel break area.
6. At least one standpipe shall be installed at a minimum of fifty feet from the structure(s).
7. A pond, stream, tank or sump with storage of not less than one thousand gallons, or a well or water system capable of delivering twenty gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
8. Access drives shall be constructed to a minimum of twelve feet in width and not exceed a grade of twelve percent. Turnouts shall be provided at a minimum of every five hundred feet. Access drives shall be maintained to a level that is passable to fire equipment.
9. Telephone and power supply shall be underground if possible.
10. Roofs of structures shall be made of fire-resistant materials, such as fiberglass shingle or tile.
11. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.

12. 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.
13. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures shall be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant.
14. The administrator shall conduct a review of the development within one year to assure compliance with the fire safety provisions embodied in SCC 22.14.050(A).
15. A grading plan shall be submitted for review with the building permit application. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas left bare shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
16. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria have been verified.
17. The Community Development Department will conduct at least two site visits during construction, one siting inspection to verify the staked location of the structures prior to any ground disturbance taking place; and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. 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 Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
18. The existing tree cover shall be retained and maintained in a healthy condition except as is necessary for development. Dead and dying trees shall be replaced in kind. Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
19. At least half of any trees planted for screening purposes shall be species native to the Coniferous Woodlands setting and at least one-half of any trees planted for screening purposes shall be coniferous for winter screening. All trees, shrubs and vegetative ground cover planted within the 150-foot Wauna Lake buffer area shall be native species found in the Coniferous Woodlands setting.
20. Best Management Practices shall be used during construction activities. The applicant shall utilize erosion control measures such as the installation of sediment fencing, distributing straw mulch on exposed soils, and reseeded denuded soils, in order to prevent erosion of sediment into the water.

21. All areas disturbed during construction of the structure will be rehabilitated to the maximum extent practicable.
22. All vegetation removed for project activities shall be mitigated in accordance with the planting requirements in the Shoreline Master Program, Table 3-8. Required new screening trees can be used to satisfy the buffer tree replacement required.
23. A 150' water resource buffer is required from the OHWM of Wauna Lake, except for development activities approved in this staff report.
24. Except for development approved in the administrative decision, the 150 ft. Wauna Lake water resource buffer shall be retained in its natural condition. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
25. At least two (2) maples, (2) shrubby evergreen trees and at least one (1) shrub shall be planted south of the home in the designated areas for screening vegetation on the approved site plan. New vegetation shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction. All required vegetation shall be selected from the recommended plants list found in the Scenic Resources Implementation Handbook and sized at least as large as the minimum sizes recommended in the handbook. Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.
26. The exterior of the proposed dwelling shall be dark earth-tones in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: Siding and Trim - Benjamin Moore 1470 "Bear Creek" (appears dark grey); Stone - Cultured Stone "Talus" (appears dark grey); Roofing - GAF shingles "Canadian Driftwood" (appears dark grey/brown). Unfinished exposed concrete is not allowed. All concrete left exposed shall be finished in a dark grey or dark brown color consistent with these approved colors. Any proposed changes to these colors shall be submitted to the Community Development department for review and approval prior to their use.
27. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed list of fiber cement siding, cable deck railing, asphalt architectural shingles, cultured stone and natural wood or fiber cement trim satisfies this condition, and are approved. Any proposed changes to the approved materials list shall be submitted to the Community Development Department to review for consistency with the construction materials requirements and approval prior to their use.
28. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.

29. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #30) and SCC 22.22.070 (Condition #31) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
30. 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.
 - 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.
31. 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 18th day of February 2021, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

Unofficial
Copy

NOTE:

Any new development not included in the approved site plan on file with the Skamania County Community Development department will require a new application and review.

EXPIRATION:

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 1009, 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.

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 Reservation
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service –NSA Office
Board of County Commissioners
State of Washington Department of Commerce – Paul Johnson
Department of Fish and Wildlife