

# 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

## NOTICE OF DEVELOPMENT REVIEW

The Skamania County Community Development Department has received the following application:

APPLICANT: Interlaken Conservancy	DESCRIPTION: Removal of approximately 4,800 feet of existing overhead power line and refeed power through the installation of 5,300 feet of underground power lines within a 2 1/2" conduit.	
FILE NO: NSA-24-20		
LOCATION: 231 Ash Lake Rd #02-07-11-0-0-0500-00 #02-07-14-0-0-0200-00	1,400 ft will be placed along the shoulder of Ash roadway, the remaining 3,900 ft will be installed on Interlaken property resulting in no visual impacts of removal of trees.	
<b>ZONING:</b> Large Woodland (GMA) F-2	Upgraded water lines and communication facilities such as telephone, fiber, or cable may also be installed in the joint ditch in a separate conduit.	

This application is vested under the NSA Code that went into effect on July 13, 2022. The deadline for submitting written comments on the proposal is 20 days from the date of this **notice.** Comments must be submitted in writing to the Department at 170 NW Vancouver Avenue, P.O. Box 1009, Stevenson, WA 98648. Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision. Comments must address the review criteria and any comments received are a matter of public record.

A Cultural Resources Survey Determination by Chris Donnermeyer, USFS NSA Heritage Program Manager, concluded **no** surveys were required.

The application and supporting documents are available for free review at the Department office at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Copies of all applications and supporting documents are available for purchase at \$0.15 per page for black and white copies and \$1.00 per page for color copies at the Community Development Department at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Requests for copies must be paid for prior to the release of the documents.

Octerber 22nd, 2024

Melissa Fahrni, Planner I Skamania County Community Development

# National Scenic Area – Land Use Application Checklist

PLEASE NOTE: This form must be completed and submitted with all required documents for the application to be considered complete. Staff will review the application and check for completeness before accepting any application. Review will not begin on your proposal until all of the required information listed below has beenceived submitted. SKAMANIA COUNTY

MAY 0.7 2024

STAFF	APPLICANT	MAY 0 7 2024
		A non-refundable fee payable to Skamania County Treasurer: COMMUNITY DEVELOPMENT □ Level I Review - \$900 (most applications) □ Level II Review - \$1600 (large-scale uses listed in SCC 22.22.010(E)(1)(e)) □ Expedited Review - \$450 (only uses listed in SCC 22.10.050) □ Reauthorization of Expired NSA Decision (no changes) - \$725
		<b>PLEASE NOTE:</b> If development is started prior to an application being submitted, the application fee will be three times (3x) the normal application fee.
		<ul> <li>A completed National Scenic Area Land Use Application form:</li> <li>Project narrative providing a detailed written description of the proposed use or development and a description of the current land uses for the parcel(s) involved. The narrative should describe how the proposal meets or exceeds each of the applicable approval criteria and standards.</li> <li>Additional Information Required form</li> <li>Detailed Request Form</li> <li>Copy of Legal Description or Deed</li> </ul>
		<ul> <li>Physical samples of the exterior colors and exterior construction materials of the proposed structures:</li> <li>☑ Dark earth-tone colors found at the specific site or in surrounding landscape and materials that are non-reflective/low-reflectivity if the proposed development is topographically visible from Key Viewing Areas, or;</li> <li>□ Earth tone colors found at the specific site if the proposed development is not visible from Key Viewing Areas and located in the Special Management Area.</li> </ul>
		<b>Site Plan:</b> Site Plans must be drawn to scale. The scale of the map must be large enough to allow the Community Development Department to determine the location and extent of the proposed use or development and to evaluate its effects on scenic, cultural, natural and recreation resources. The map must be prepared at a scale of one (1) inch equals 200 feet (1:2,400) or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. <u>The map must include all of the following:</u>
		<ul> <li>North arrow</li> <li>Map scale</li> <li>Boundaries, dimensions and size of the subject parcel</li> <li>Significant terrain features or landforms</li> <li>Groupings and species of trees or other vegetation on the parcel</li> <li>Landscaping details including the location and species of vegetation that would be removed or planted, and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes</li> <li>Bodies of water and watercourses</li> <li>Location and width of existing and proposed roads, driveways and trails</li> <li>Location of existing and proposed structures</li> <li>Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting</li> <li>Location and depth of all proposed grading and ditching</li> </ul>

	<ul> <li>If your project is located within the Special Management Area your site plan must also include the following:</li> <li>Locations of sensitive wildlife or plant species</li> <li>Locations of riparian and wetland areas</li> <li>A description of erosion control measures to eliminate soil erosion and stream Sedimentation</li> </ul>
	<ul> <li>If your application involves a boundary line adjustment your site plan must also include the following:</li> <li>Locations of the existing and proposed lot boundaries</li> <li>Area of existing parcels in acres or square feet</li> <li>Area of adjusted parcels in acres or square feet</li> <li>Distance between existing and adjusted lines</li> </ul>
	<b>Elevation Drawings:</b> Elevation drawings must show the appearance of each side of proposed structures and must include natural grade, finished grade, and the length, width, and height of the structure as seen from a horizontal view. Elevation drawings must be drawn to scale.
N/A 🗆	<b>Grading Plan:</b> <u>Grading plans are required for any development involving more than 100</u> <u>cubic yards of grading.</u> Grading plans should be prepared by a professional engineer, engineering geologist or professional land surveyor licensed in the State of Washington. The grading plan must include the following elements:
	<ul> <li>A map of the site, prepared at a scale of one inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least five (5) feet, including:</li> <li>Existing and proposed final grades</li> <li>Location of all areas to be graded, with cut banks and fill slopes delineated</li> <li>Natural and finished grade</li> <li>Estimated dimensions of graded areas</li> <li>A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:</li> <li>Its purpose</li> <li>An estimate of the total volume of material to be moved</li> <li>The height of all cut banks and fill slopes, including cross-sectional diagrams and road profiles</li> <li>Provisions to be used for compactions, drainage, and stabilization of graded areas</li> <li>A description of plant materials used to revegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of plantings</li> <li>A description of any other interim or permanent erosion control measures to be used.</li> </ul>
	<b>Any additional information:</b> Other information may be submitted or required which may aid the Community Development Department in making an informed decision on the proposal. See attached photos and diagrams
N/A	<b>SEPA (if required) and non-refundable \$400 fee:</b> Staff will determine whether or not SEPA review is required. The construction of a single-family dwelling is exempt from SEPA review. Otherwise, development such as grading or filling within a critical area or a buffer (shoreline, wetland or habitat) may require that a SEPA review of the potential environmental impacts of the proposal be conducted.
N/A 🗆	<b>Shoreline Application:</b> If the project is located on a shoreline, a shoreline exemption or substantial development permit application must be submitted.



**Land Divisions:** If the project involves a land division where the parcels created are smaller than 20 acres, a Short Plat application and non-refundable \$850 fee is required.

**Additional requirements for certain uses or situations:** Applications for the following uses or developments shall include the additional information required under SCC Title 22 or as required by the Community Development Department.

- The production and/or development of mineral resources and expansion of existing quarries. See Section 22.12.070.
- □ Vegetation management projects in public rights of way along Scenic Travel Corridors. See Chapter 22.18.
- All buildings, roads or mining and associated activities proposed on lands visible from Key Viewing Areas. See Chapter 22.18.
- Large scale uses as defined in Chapter 22.22 shall include reconnaissance survey reports.
- □ Proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or would compromise features of the surrounding area that are important in defining the historic or architectural character or buildings that are 50 years old or older. See Chapter 22.22.

New uses located in, or providing recreational access to the Columbia River or its fish bearing tributaries. See Chapter 22.20 and 22.24 of this Title.

Any review use in a water resource zone. See Chapter 22.20

Any review use within 1,000 feet of a sensitive plant wildlife area or site. See Chapter 22.20. Large scale uses shall also include field survey information.

- Any review use within 1,000 feet of a sensitive plant. See Chapter 22.20. Large scale uses shall also include field survey information.
- □ A single-family dwelling in conjunction with agricultural use on lands zoned Large-Scale Agriculture. See Chapter 22.14.
- □ A single-family dwelling not in conjunction with agricultural use on lands zoned Large-Scale agriculture. See Chapter 22.14.
- A single-family dwelling for an agricultural operator's relative. See Chapter 22.14.
- A single-family dwelling on lands zoned Small Woodland. See Chapter 22.14.
- Agricultural labor housing on lands zoned Commercial Forest, Large Woodland or Small Woodland. See Chapter 22.14.
- Agricultural buildings. See Chapter 22.14.

Within the Special Management Area:

- □ A single-family dwelling in the Forest, Agriculture, and Public Recreation zones. See Chapter 22.16.
- □ Forest practices in Forest, Agriculture, and Public Recreation zones. See Chapter 22.26.

Any new use or development on lands zoned Open Space. See Chapter 22.30.

□ Farm labor housing on lands zoned Agriculture, Forest or Public Recreation. See Chapter 22.26.

Agricultural buildings. See Chapter 22.26.

FOR DEPARTMENT USE ONLY			
Reviewed By:	Complete: □ Yes □ No	Date:	

# National Scenic Area – Land Use Application

(Please complete application in ink)

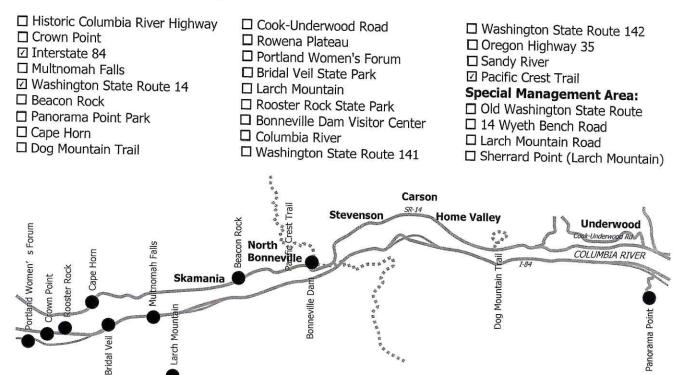
APPLICANT: Interlaken Conservancy (Resort) Co	o.E-mail:jpbreckel@gmail.com
Address: 381 NE McEvoy Lane	Phone:360-921-0955
Stevenson, WA 98648	
<b>PROPERTY OWNER:</b> Interlaken Conservancy Co.	E-mail:jpbreckel@gmail.com
Address: 381 NE McEvoy Lane	Phone:360-921-0955
Stevenson, WA 98648	
PROJECT SITE ADDRESS: 231 Ash Lake Road, St	evenson, WA 98648
Tax Lot/Parcel # 02071100050000/020714000200	000 Total acres: 335
Section: 11&14 Township: 2N Range: 7E	Milepost (if known):
GMA SMA Land Use Designation (zone): Larg	e Forest (F-2)
Please attach the Legal Description of the tax lot/parcel of Description you may obtain it from the County Auditor).	this application. (If you do not already know the Legal
PROJECT NARRATIVE: (Attach additional sheets if nece	essary)
See Attached Sheet	
ADDI TCANT STCNATUDE(S)	Date:
APPLICANT SIGNATURE(S): Jeffrey P Breckel, President, Interlaken Conser	्रा दे (देव्यूकर) 
	Date:
OWNER SIGNATURE(S)*:	
Jeffrey P Breckel, President, Interlaken Conser	
*A site visit is conducted as part of the NSA review process. Si Development Department and other Agency personnel reason	ignature of the property owner(s) authorizes the Community able access to the site in order to evaluate the application.
	IENT USE ONLY
Date received:	
Date complete:	
File #:	
Notes:	

Skamania County Community Development Department National Scenic Area Land Use Application – Last Updated: July 13, 2022 – Page 1

# NSA Land Use Application – Additional Information Required

## **KEY VIEWING AREAS**

The areas listed below are roads, parks, and other vantage points from which the public may view Gorge scenery. Most properties within the National Scenic Area are visible from one or more of these KVAs. Please check the KVAs that are seen from the development site:



### VISUAL SUBORDINANCE

The proposed development is sited to achieve visual subordinance from Key Viewing Areas by utilizing existing topography and existing vegetation.

## MAINTAIN TOPOGRAPHY

The proposed development is designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

#### SKYLINE

The proposed development does not break the skyline as seen from any KVA. The skyline is formed where the surface of the earth meets the sky except in existing densely forested landscapes with thick, unbroken coniferous tree cover characteristic to its setting, where the skyline may be formed by the top of the vegetative canopy.

### COMPATIBILITY

The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

**Is any structure on the property 50 years or older?** □ NO ☑ YES, list structures and age: 11 Recreational Homes +50 years

Is the proposed development site adjacent to any agricultural uses? INO TES, explain type:

# NSA Land Use Application – Detailed Request Form

EXISTING IMPROVEMENTS: Please list any existing buildings or structures on the subject property.

Square Footage	Height	Year Built (if known)
700 to 1900	20-25 feet	1930-2021
1sqft	25-35 feet	
┞	700 to 1900	700 to 1900 20-25 feet

PROPOSED IMPROVEMENTS: Please list any development or improvements proposed with this application and identify all proposed materials and colors. Colors must be dark earth-tones and materials must be non-reflective or low-reflectivity if the proposed development is topographically visible from Key Viewing Areas. You must also submit physical samples of any proposed exterior colors and exterior construction materials.

Building or Structure	Square Footage	Height	Material & Color (List material, vendor, and color)
Dwelling			
Main/Body	and the second		
Not	19 1 A. A.		
Applicable Roof	- ee		
Doors			
Windows			
Other Building(s)			
Main/Body			
Not Trim			
Applicable Roof			
Doors	1 an 19		
Windows			
Decking Not Applicable			
Fencing Not Applicable	astrone in		
Junction Boxes & Transformers	8 sqft	4 feet	8 Junction Boxes/9 Transformers, Dark Green
Indicate Water Source	Not App	licable	
☐ Individual well: ☐ Exi	sting 🛛 Pr	oposed	
□ Public water system (P	54		
Existing spring water ri	ght: Indicate	e water righ	t number:

Existing on-site septic system: If records exist, please attach.

□ Proposed on-site septic system: Indicate total number of bedrooms: Existing:

Proposed:

#### Project Narrative

Skamania PUD owns and operates the electric system in Skamania County. Electric service to residences on Interlaken Conservancy Company property is provided by overhead powerlines adjacent to private roads and through timbered land. These lines are prone to falling limbs and trees and experience frequent power outages. The existing utility poles in this section of powerline have deteriorated and exceeded their design life. Instead of replacing these problematic overhead lines and poles, Skamania PUD, in partnership with the Interlaken Conservancy Company, proposes to remove approximately 4,800 feet of existing overhead power line and refeed power to the area through the installation of about 5,300 feet new underground power lines within a 2½" conduit. Of that total 1,400 feet would be placed along of Ash Lake Road and the remaining 3900 feet would be installed on the Interlaken property. Upgraded water lines and communication facilities such as telephone, fiber, or cable may also be installed in the joint use ditch in a separate conduit. This realignment will improve electrical reliability to customers, eliminate the visual impact of overhead lines and poles, reduce maintenance and service costs and decrease the threat of wildfires.

The new underground powerlines would be located within the disturbed roadway shoulder or in the existing overhead corridor, resulting in no visual impacts or impacts to trees. Horizontal boring maybe used in areas adjacent to lakes to avoid any sediment impact. Approximately 900 cubic yards of material would be temporarily excavated for installation of the underground power line. Excavations are typically 12 inches wide and 36 inches deep but will not exceed 36 inches wide or 48 inches deep. After power line installation, the excavation would be backfilled to match the existing ground elevation. The only above ground structures associated with this project are 8 junction boxes, two along Ash Lake Road and the rest along the private roads and 9 transformers, 1 along Ash Lake Road and the remaining on Interlaken property. Twenty-six (26) utility poles will be removed. The project is scheduled for construction in the Summer/Fall of 2024 and 2025.

The project area is almost entirely located within the General Management Area with a land use designation of Large Forest (F-2). The current use of the project area is recreational cabins and forest management. The topography of the project area is broken terrain with moderate to steep slopes, ravines, and a number of small lakes and associated wetlands. Three small lakes, Wecoma, Bog/Wishram, and Rand, lie within 50 to 150 feet of the work area. Northern Spotted Owl habitat is recorded within the surrounding township, but the project will have no effect to the habitat. The Washington Natural Heritage Program shows no rare plants within the project area.

40			
	1		

	The grantors Vinnia starsman and T.V. Stars	r
	The grantors Minnie Stevenson and J.M. Stevenson her husband and Losia A. Jones a widow, of Portland	
	or gon, for and in consideration of five thousand dollars in hand paid, conveys and warrants to The	
	Interlakon Resort Company, a corporation, the following described real estate situated in the County	
	of SkamaniaState of Washington to-wit:	
	An Undivided three fourths interest in the south west half of the D.Baughman D.L.C.No.42 in said	
	Skamania county, Washington; except the right of way heretofore conveyed to the pokane Portland	
	and geattle Railway Company.	
	Dated this 6th day of January 1911	
	Executed in presence of Minnie Stevenson (Seal)	
	G.W.Stauloton J.M.Stevonson (Scal)	
	E.F.Shumakor Losia A.Jones (Seal)	-
	State of Oregon	
	Gounty of Multhomah, ss. G.W. Stapleton, the undersigned authority do hereby certify that on this 6th	
	day of Jan uary 1911 before me personally appeared Minnie Stevenson, ".M. Stevenson and Losia A.	*
	Jones, a widow to me known to be the i dividuals described in and who executed the within instrument	
	and acknowledged to no that they signed and sealed the same as their freeand voluntary act and dood	
	for the uses and purposes therein mentioned.	÷
	Given under my hand andofficial sel this 6th day of Jan uary 1911	
	(Notarial Soil )	
•	(Notarial Soal) . residing at PortFand in said county. - Fijed for record by D.Crowley on Jan.7th 1911 at 1.15=P.M.	
0	9 45 A.Fleischhaupr	
10.00	Co.Auditor	
		1000
	Cascado Lana co, to Interlaken Report .o.	
	The Grantor The Cascude Land and Turner and Turner	
	The Grantor, The Cascudo Land and Investment Company a corporation , for and in consideration of	
	thirty-five thousand (\$35000.00) Dollars in hand paid, convoys and warrants to The Interlakon	
	Resort company, a corporation, the following doscribed real estate situated in the cou ty of Skamania State of Washington to-wit:	
- 1		
	The following described tract of land to-wit: The Bradford D.L.C.No.37 in Skamania County	
	Washington, save and Hyept that portion of said claim belonging to the Cascade R.R.Co. and used as	. •
	a right of way for suid road known as the old portage road; and also excepting therefr in the	
	right of way of the spokano Portland & Souttle Raiway Company and all lands southerly from said	
1	Spokane Portland and Goattle Railroad compuny lying and being south and west of the east and west	100
1	conter line of section blevon (11) 4nuTownshig two (2) North in Range seven (7) East of the W.M.	
ľ	Also an undivided one fourth interest in the southwest half of the D.Bauchman D.T.C. No. 42 in said	Ref S
1	Skamunia County Washington, except the right of way heretofore conveyed to the Chokung Portland	2
ľ	and Seattle Railway Company. Also all shore or tide lands lying along the bank of the columbia	·

River extending from the said conter line of said section eleven and casterly therefrom a ong the front of said Bradford D.L.C. and said south west half of said Baughman D.E.C., all in Skamania County Washington.

(Scal of C.L.&.I.Co.)

Dated this 31st day of December1910

Cancado Land & Investment 'Co.' by Patrick LeCuy, its President Attest: Goo.H.Stevenson , Secretary

.

State of Washington

Exocuted in presence of

County of King, ss. On this 3rd day of January 1911 before me personally appeared Patrick McCoy and Goo.H.Stovenson to me known to be the President and georetary of the corversion that executed

#### QUIT CLAIM DEED .

KNOW ALL MEN BY THESE PRESENTS :

45034 -

The GRANTOR, THE WAUNA TOLL ERIDGE COMPANY, a Washington Corporation for and in consideration of One and no/100 (\$1.60) Dollar in hand paid, conveys and Quit Claims to INTERLAKEN RESORT COMPANY, a Corporation, all interest now owned or hereafter acquired in the following described real estate, situated in the county of Skamania, State of Washington,

to-wit: . The southerly one hundred (100) fest of the following described tract of land:

A strip of land 250 feet in width, being 100 feet on the northerly side and 150 feet on the southerly side of the center line hereinafter described lying between the westerly line of the Spokane, Portland and Seattle Railway Company's right of way and the public highway known and designated as State Highway No. 8, as presently located; the said center line being described as follows: Beginning at a point on the section line between Sections 12 and 13, Township 2 North, Range 7 E-W.M., in Hood River County, Oregon, <u>4494</u> feet west of the southeast corner of the said Section 12; thence extending in a straight line bearing north 76° 44<sup>th</sup> west crossing the Columbie River into Skamania County, Washington to intersection with said highway;

Said tract of land being located in Section 14, Township 2 North, Range 7 E. W. M. in the Bradford D. L. C. in Skamania County, Washington.

Gil day of January, 1953 DATED this



o WAŬNA TOLL BRIDGE COMPANY , a Washington Corporation

President

Secretary

Glink



(Attest)

NO. 292 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID FEB1 6 1953 AMOUNT / COUNTY TREASURER

4.6 2

2'

1-1218

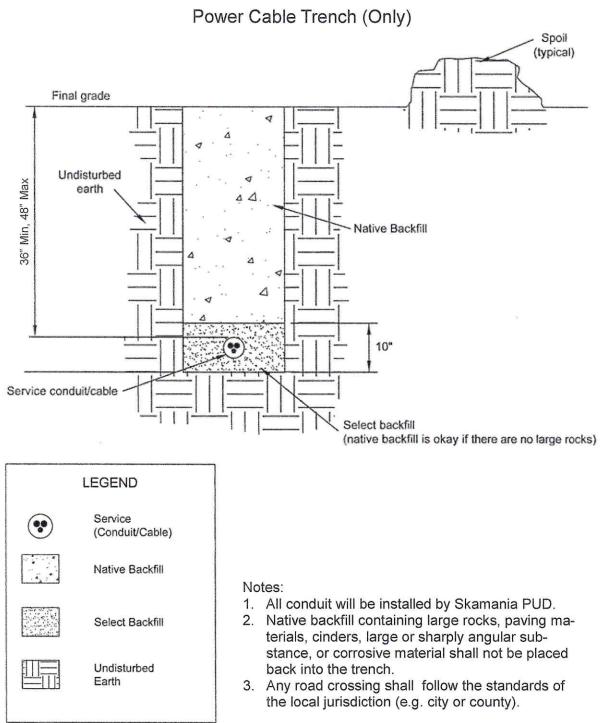
STATE OF WASHINGTON ) ) County of Walla Walla )

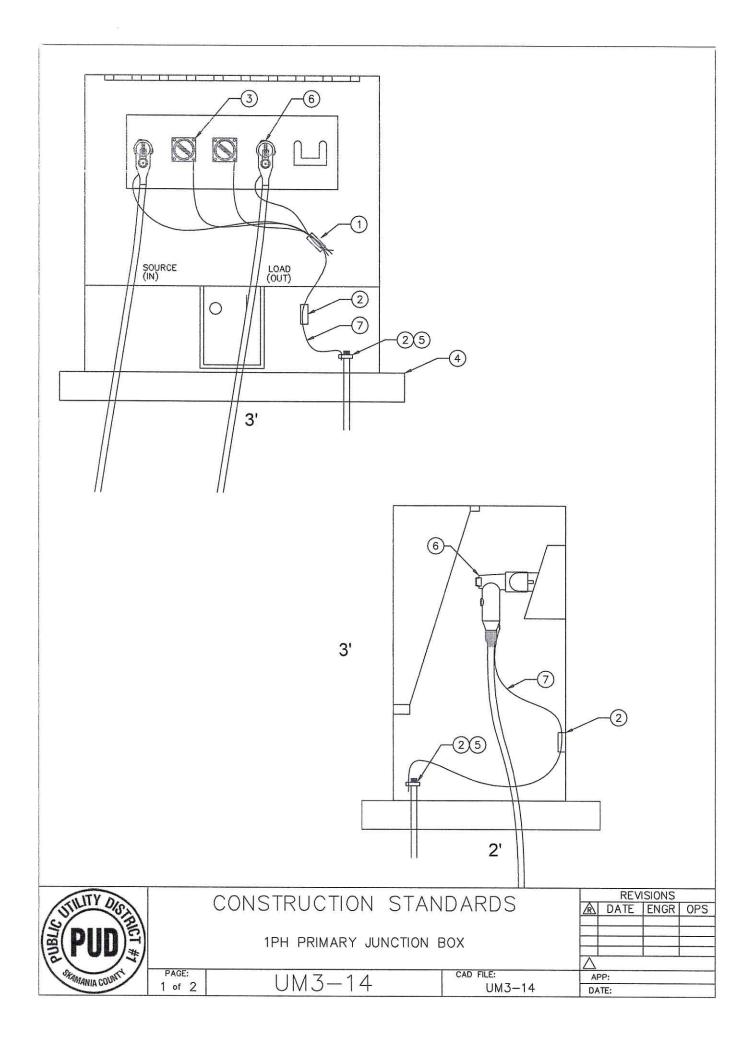
On this <u>1994</u>. day of January, 1953, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Donald C. Sherwood and Charles Snyder to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

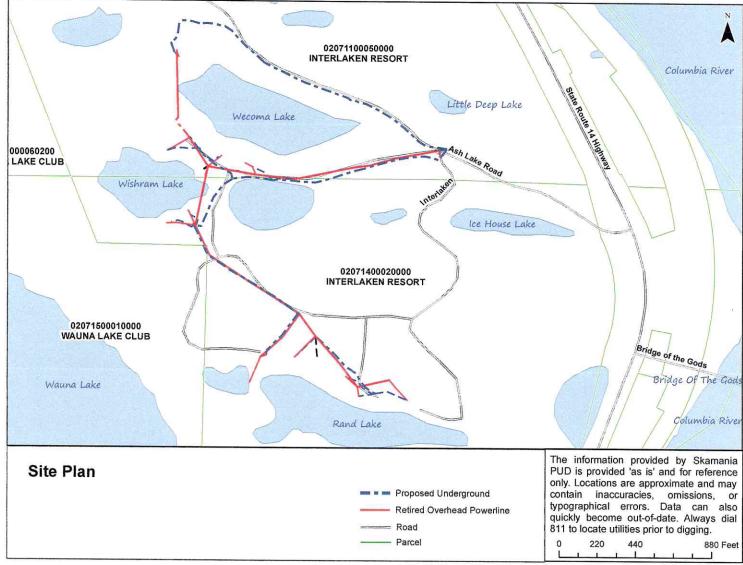
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington, residing at Walla Walla

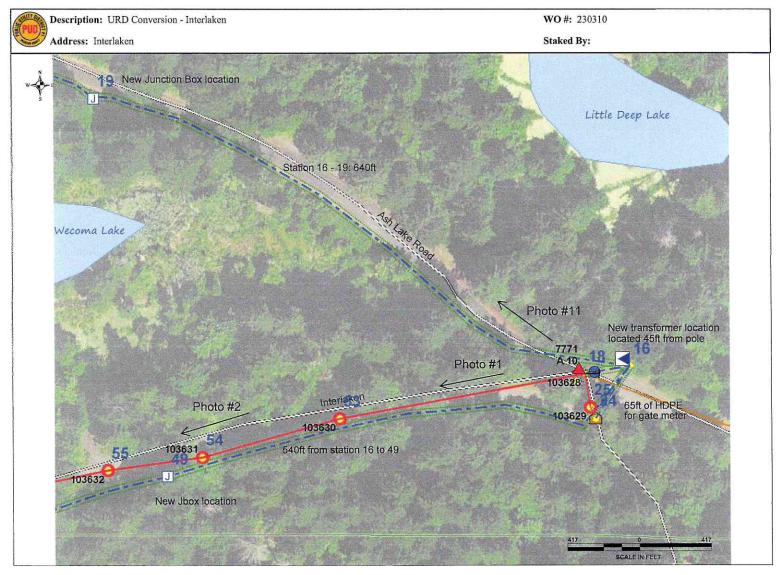








Printed on: 4/17/2024





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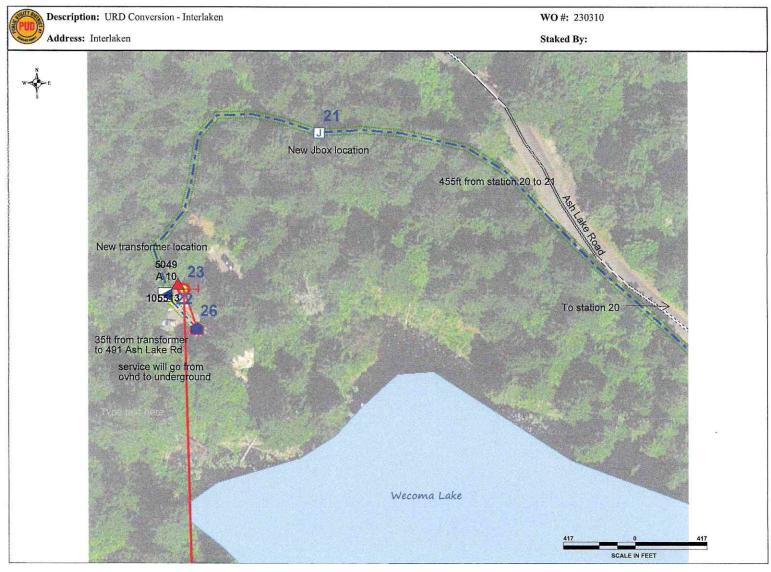
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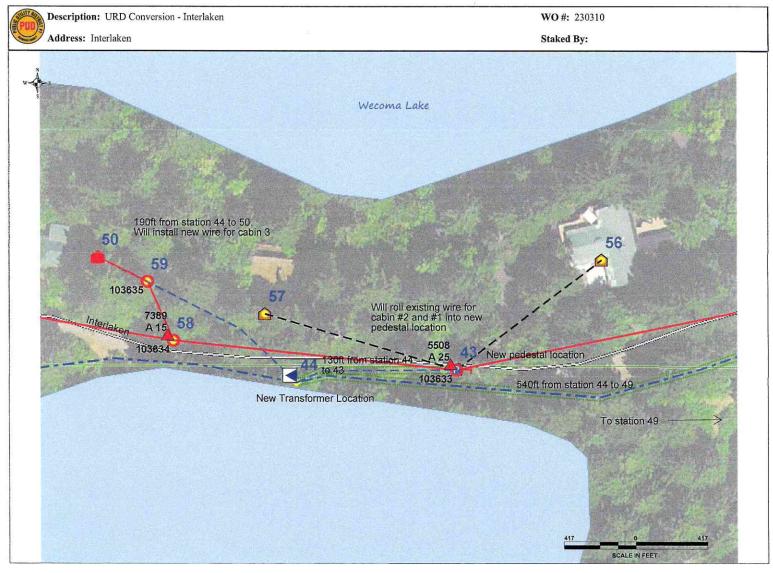
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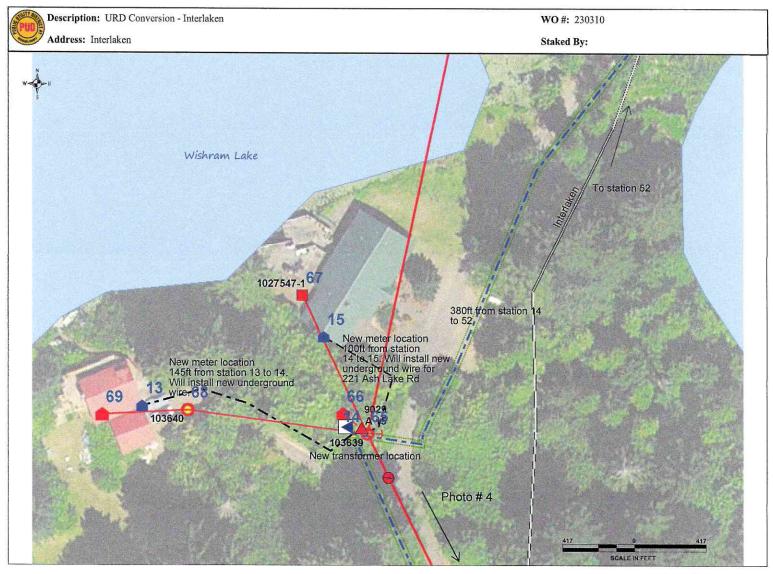
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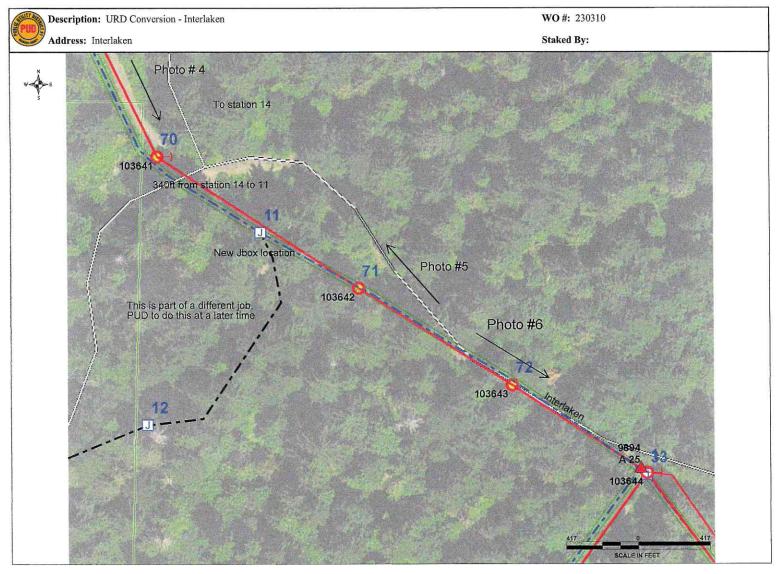
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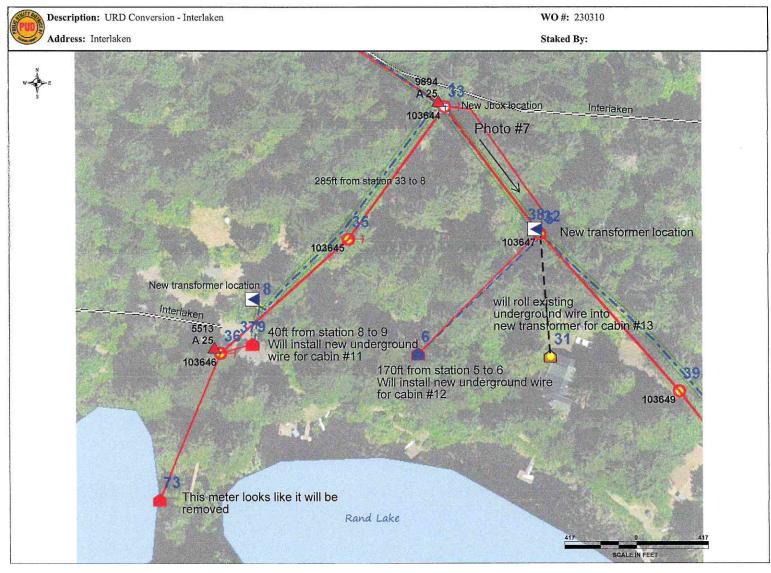
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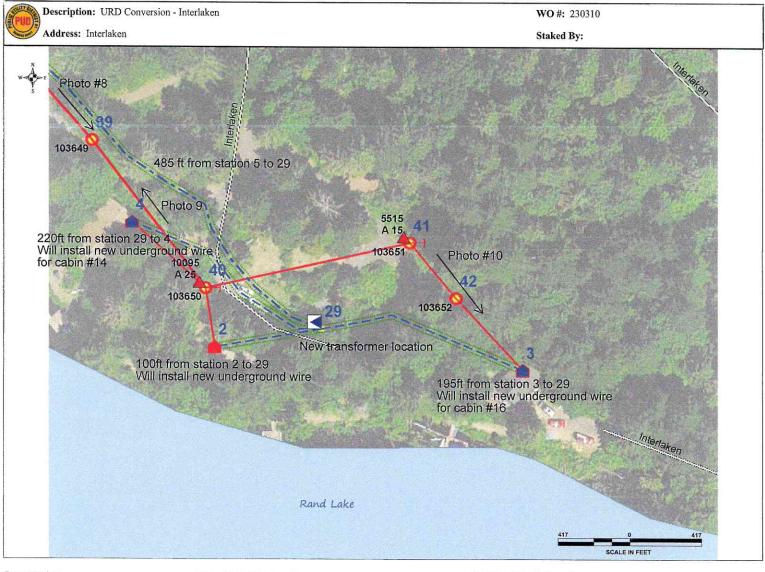
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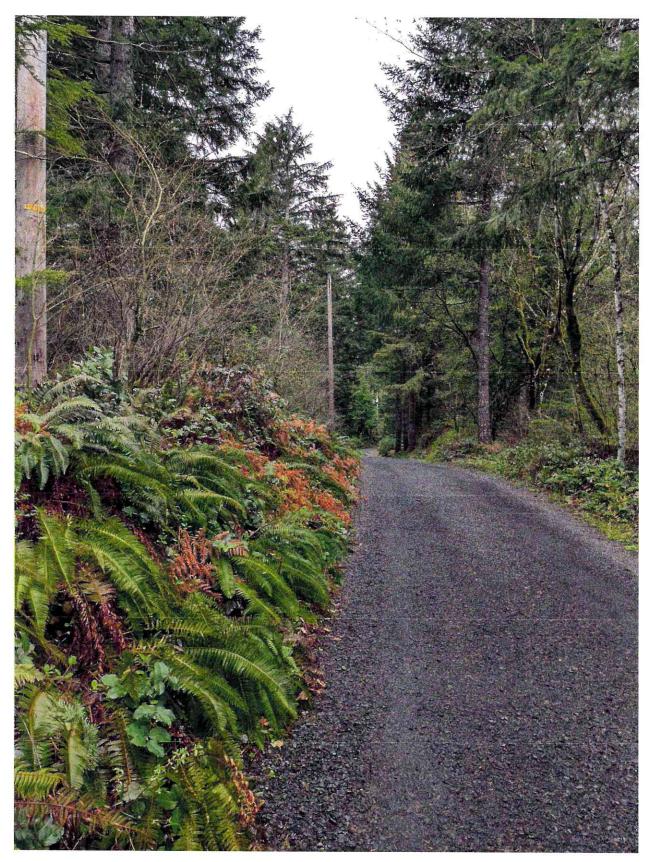
Page 10 of 28

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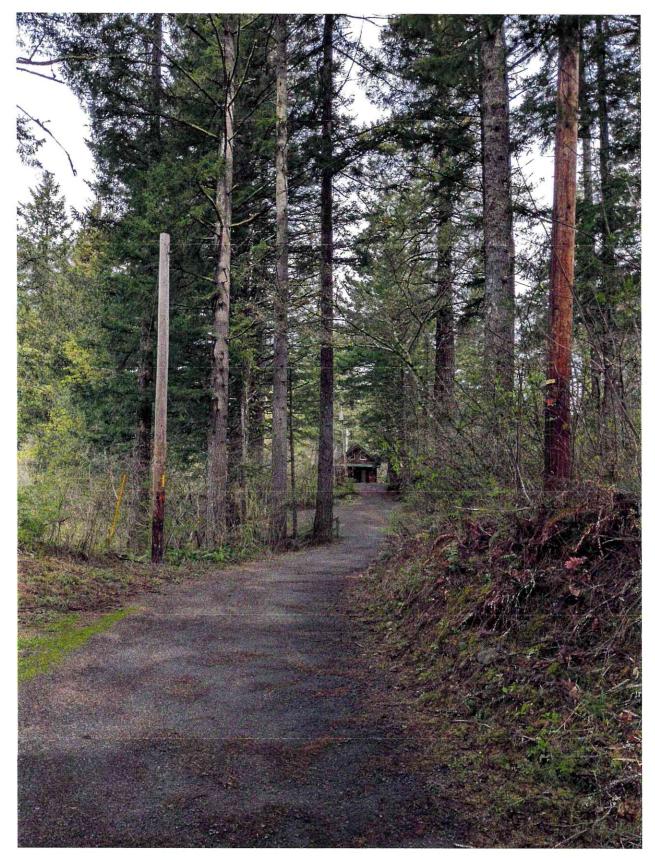
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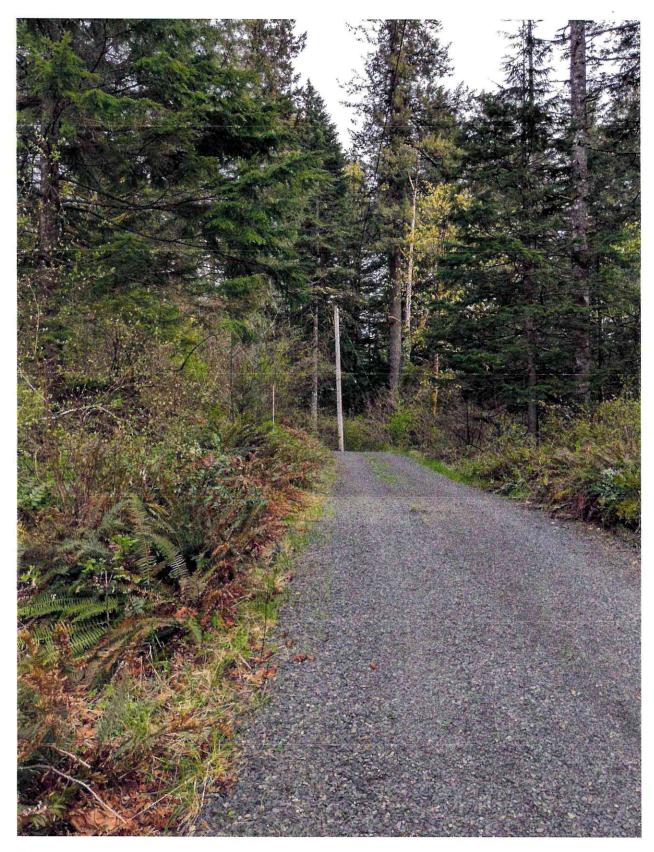


Photo #4

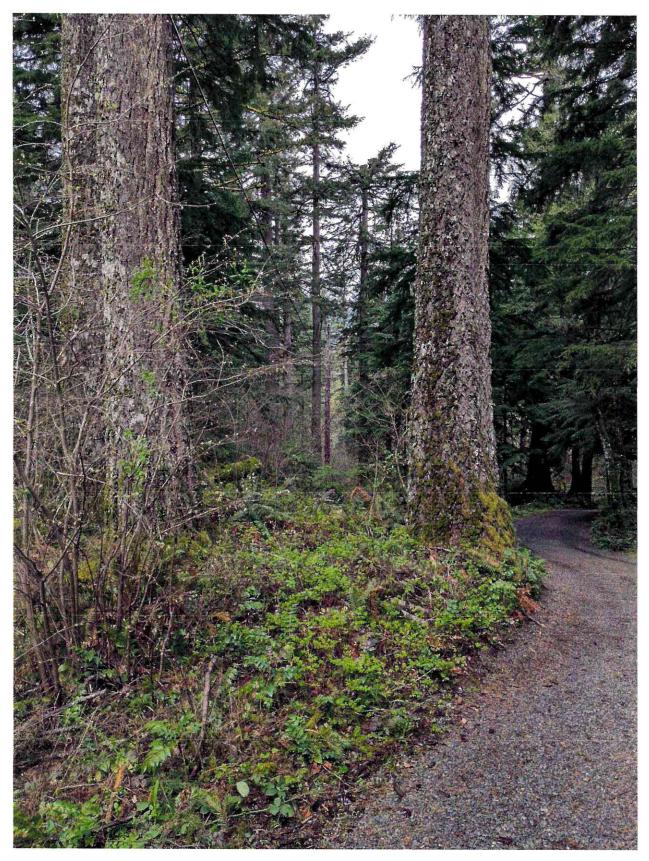


Photo # 5

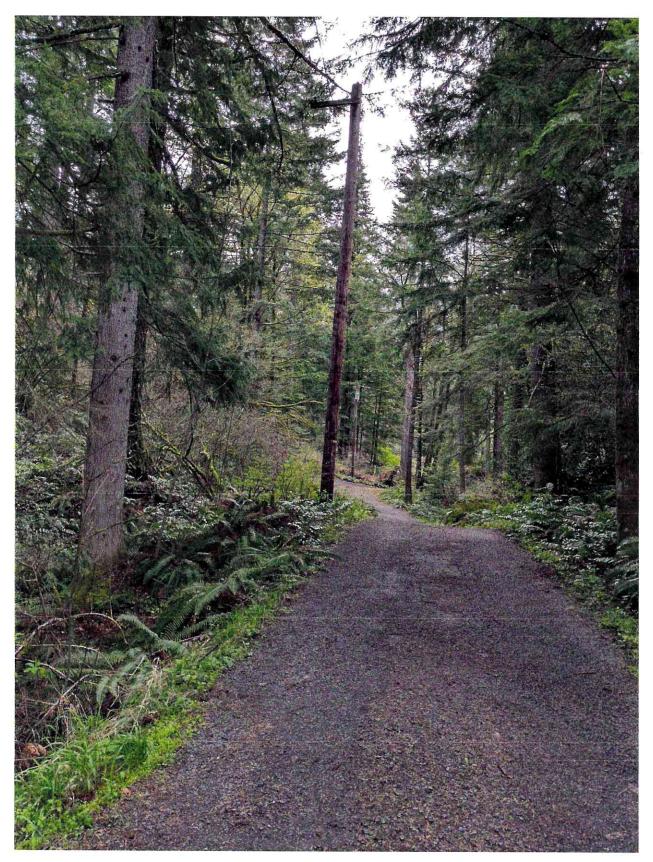
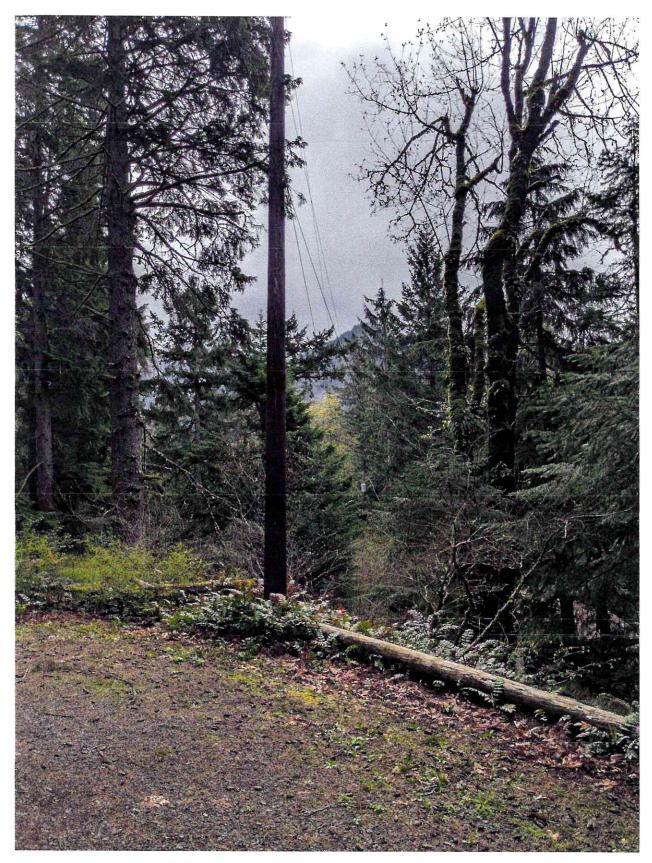


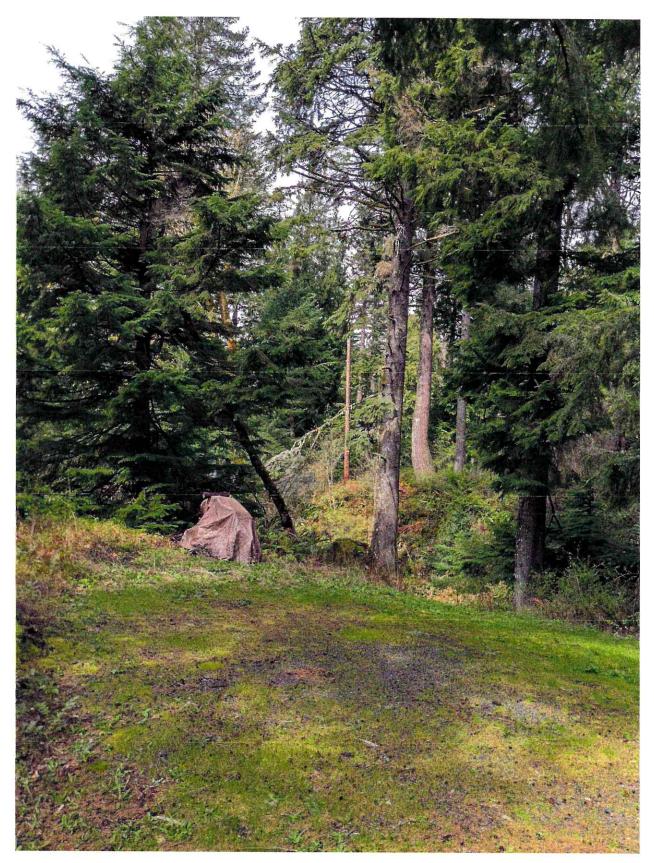




Photo #7







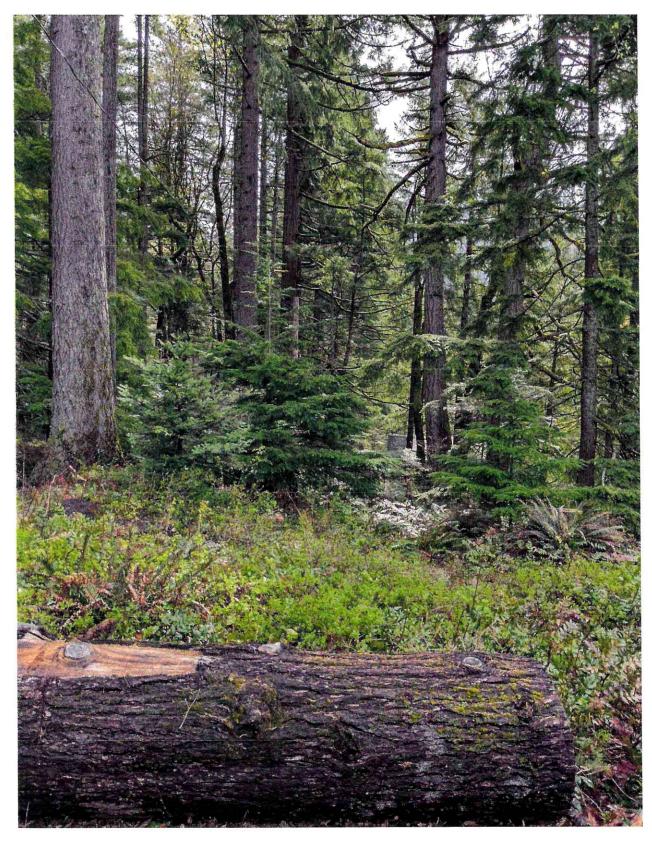


Photo #10

