

Permit Holder –
Ranger District – Snoqualmie
Tract –
Lot Number

Operations and Maintenance Plan
Snoqualmie Ranger District

The following Operations and Maintenance Plan is made part of the Holder's permit as provided in Clause II of the special use permit. The Forest Service reserves the right to change or modify this plan as needed during the term of the permit.

1) CONSTRUCTION:

Prior to beginning any construction or reconstruction work (including roof replacement), the permit holder is to submit to the Forest Service a preliminary set of plans and (if necessary) drawings and a list of construction materials for their intended project. Once the Forest Service has approved the permit holders concept plan and location, the permit holder is to acquire building permits as necessary from their local county, (Highway 410 in Pierce County), (Denny Creek in King County), and (Snoqualmie Pass in Kittitas County). The permit holder is to submit a copy of all permits and documentation provided by the county to the Forest Service. Once all permits and/or necessary documentation has been provided to the Forest Service, only then will the Forest Service give final approval of any construction project. The permitting system also applies to wiring and plumbing projects that a permit holder may wish to accomplish. As an example: A permit may be required prior to burying an electrical wire to provide power to an outside light.

2) VEGETATION:

Damaging of trees and shrubbery is prohibited. Trees (whether alive or dead) may not be cut or damaged in any manner without specific authorization. Signs, wires, outdoor lights, or other materials are not to be nailed or bolted or otherwise attached to live trees.

The permit holder will not establish lawns or import and grow any non-native species of plants and/or ornamental shrubs (including rhododendron plants). If non-native plants currently exist or become established over-time (whether in the surrounding landscape or in pots or planters) the permit holder is to dig up and remove these species from Forest Service lands.

If noxious weeds currently exist on a permit holder's lot or become established over-time, the permit holder is to dig up and remove these species from Forest Service lands. Prior written approval by the Forest Service is required before a permit holder imports materials from off-forest sources (e.g. gravel, fill dirt, etc.). Once approval is given, any materials to be imported are to be obtained from a weed-free source. Counties have Weed Control Boards who can provide advice and can possibly assist the permit holder with the best method(s) of control.

Permit holders are not to remove native vegetation from riparian reserves or to create new user-built trails in riparian reserves. If vegetation removal is necessary for maintaining structures on the recreation residence lot or to maintain access to these structures, prior approval from the Forest Service is necessary before removal begins.

3) FIREWOOD

Firewood cutting will not be allowed within riparian reserves unless individual trees block roads or inhibit road maintenance or where trees block or inhibit access to driveways to the residents or where a large number of trees or logs can present a threat of destruction through wildfire. The Forest Service will consult with a fisheries biologist prior to allowing removal of firewood from the White River or its tributaries or within the designated riparian reserves of these streams.

Forest Service approval for cutting any tree within the residential tracts is required (including permit holders and the general public). If approval for firewood cutting is given, firewood permits are required and must be obtained from the Snoqualmie Ranger District prior to cutting.

Firewood will normally be stored in a woodshed, if a shed is available. If a woodshed is not available, firewood must be piled away from the cabin, not up against the cabin walls. Firewood may be stored under the cabin in special situations if the need exists and has been approved by the Forest Service. If firewood is to be covered with a tarp, utilize a brown tarp (no blue tarps).

4) HAZARD TREES

The permit holder has the responsibility for inspecting their lot, access roads, and adjacent areas for hazard (dangerous) trees. If a permit holder suspects there is a hazard tree present and that it could threaten a structure or block access road(s), contact the Forest Service for advanced permission to remove the hazard. If cutting of the tree is allowed, the necessary cleanup of slash and wood will be the permit holders liability and responsibility. Generally when a hazard tree is felled, if possible, fall the tree away from improvements and leave the wood onsite. If the wood is to be cut into firewood, a permit is required (refer to item 3 above).

5) FACILITY MAINTENANCE

a) Buildings

The permit holder shall maintain all improvements in a reasonable state or repair. This will include painting or cleaning the exterior. The permit holder shall repair dry rot or other like problems that can affect the buildings structure or can visually detract from the structure. If the permit holder wishes to paint or stain a structure, the permit holder must use colors that are acceptable to the Forest Service.

It has been determined that the Dalles, Deep Creek, Goat Creek, and Silver Creek Tracts are eligible to be listed on the National Register of Historic Places. As a result of this finding, standing-seam metal roofs are no longer acceptable as a replacement type of roof material. Acceptable roof materials are wooden shake or shingle (depending on the material used on the original roof), or as an alternative use, simulated shingle or shake in metal, rubber, or possibly fiberglass.

Whether rebuilding, remodeling, installing a new roof, modifying the existing structure or adding a new structure, the Forest Service requires that all actions are consistent with the National Historic Preservation Act (NHPA). To ensure consistency, the Forest Service is requiring that when changes are being made to the building(s), that the permit holder maintains the same shape, color, texture, form, and style of the original structure. If a new building is being added (i.e. new woodshed) then the structure is to maintain the same character as the original structure or mimic the structural design of the main residence.

b) Possessions

Possessions are not to be stored on the lot outside of the existing structures. These items include, but are not limited to; utility trailers, boats, motorhomes, motorcycles, large equipment, cars, yard furniture, tools, play ground toys, and others.

c) Lights

Directional floodlights may be used for security purposes if the permit holder desires. These lights must be directed at the improvement and are not intended to light the general forest area. All lights are to be mounted on a building or on a pole. All wiring is to be installed underground and the light fixture is not to be mounted on a live tree. As with construction items listed in 1 above, a permit may be required to install an underground powerline. The permit holder is to obtain the necessary paperwork from the county and provide copies to the Forest Service prior to beginning work. Only after final approval by the Forest Service can permanent lights be installed and operated. Decorative lights are not generally permitted, however, a minimum amount of holiday lights can be utilized over the holiday season but need to be removed after the holiday season.

d) Antennas

Antennas and satellite dishes may be permitted where they can be placed in innocuous locations, not readily visible from other cabins or use areas. Installation on the residence or an outbuilding is the preferred location. Prior to beginning work, Forest Service approval is required for any such installations that are separate from any structure.

e) Lot Signs

The permit holder will install and maintain a lot number sign mounted either on the cabin or a number can be mounted on a 4" by 4" post (extending approximately 2' out of the ground) near the driveway, close to the access road. All number signs shall be of a color and design so that they are unobtrusive to travelers in the area. The maximum height of the numbers shall be no greater than five inches. A permit holder is allowed to have a rustic routed type sign no larger than 18 inches by 8 inches in size, using appropriate colors.

f) Real Estate Signs

If a residence is for sale, there can be no more than one "For Sale" sign. Large realty signs will not be allowed. Permit Holders may have a small sign on the residence that refers to the owner or a realtor. Signs may not be erected on or along any forest road.

6) SNOW REMOVAL

Requests to plow snow from roads must be submitted to the Snoqualmie Ranger District for review and approval. Permits are required before plowing or removing any snow.

7) FIRE PROTECTION

Permit holders must have a county burning permit before starting any outside burning of slash or other debris. It is illegal to burn garbage or refuse such as; cardboard or paper (except what's necessary to start the fire), building materials, including paints, vinyl flooring, roofing, scrap lumber, plastics, or rubber. Contact the Snoqualmie Ranger District to obtain a burning permit.

Any chimney serving a wood burning appliance must have a spark arrestor screen with a mesh of 1/4 to 1 inch installed on that chimney. Generally, chimneys with air-tight wood burning stoves could utilize the larger mesh screen. All branches from nearby trees are to be trimmed back at least 15 feet from any chimney.

No fireworks are to be stored or used on National Forest System Lands or in the structures covered under this permit.

The roof of each structure on the lot shall be kept clear of leaves, twigs, and other debris for fire prevention.

8) ROAD MAINTENANCE

It is the responsibility of the permit holders to maintain the roads serving the recreation tracts except for Forest Road 5830 that extends from Forest Road 58 to its terminus at the Denny Creek Trailhead and the paved portion of Yellowstone Road which is maintained by Kittitas County. Forest Service approval is required before any type of road maintenance can be completed.

9) GARBAGE

Garbage shall not be left at the residence, buried on the permit holder's lot, or burned on National Forest System lands. Garbage is to be hauled to the permit holder's permanent residence and disposed of properly.

10) WATER

Surface water withdrawal from adjacent streams and the installation of any water removal device is not permitted without initial approval from the Forest Service. If initial approval is granted, the permit holder may need to apply for a "Permit to Withdraw." The permit holder is to contact either state or county officials to determine if such a permit is required. The permit holder is to provide a copy of all necessary paperwork from the county or state prior to final Forest Service approval. As described in Section 2 (*Vegetation*) in this plan: "Signs, wires, outdoor lights, or other materials are not to be nailed or bolted or otherwise attached to live trees." This requirement applies to any device, including mechanisms to withdraw water. If a water withdrawal device currently exists, the Forest Service permit administrator will work with each permit holder, individually, to ensure that any such device is compliant with the recreation residence special use permit as well as state and county requirements.

If in the event that electric power becomes available to the Denny Creek Tract, permit holders may request approval to drill a water-well to supply their residence with potable water. The permit holder is to submit to the Forest Service, a preliminary set of plans and (if necessary) drawings of where the water-well would be located, including any associated structures such as a well house. Once the Forest Service has provided preliminary approval, the permit holder is to acquire all necessary permits from the state and/or county to drill the water-well. The county requires that if water flows through a pipe in the residence, that it be treated just like sewage once it leaves the waste-water-pipe. Thus, a conforming waste-water treatment system may also be required (refer to part 11 below). The permit holder is to submit a copy of all permits and documentation provided by the county to the Forest Service. Once all permits and/or necessary documentation has been provided to the Forest Service, only then will the Forest Service give final approval for drilling the water-well.

Permit holders are encouraged to form a small water association where more than one residence is utilizing a water-well. If associations are not formed, it is possible that some recreation residents will not be able to drill a water-well in the future.

11) WASTE WATER SYSTEMS

Each permit holder is responsible for maintaining their recreation residence waste-water system in good operating condition. Violations of public health requirements (as determined by the local counties) will immediately jeopardize the use of the residence and will put the permit in breach.

When a recreation resident proposes to remodel, change, add square footage, or alter their residence (including roof replacement) a building permit issued by Pierce County may be required. Further, Pierce County is required to review remodel projects when the house is served by an “on-site sewage system.” The resident is to contact the county prior to beginning any work. The Forest Service will not approve any modifications, additions, or alterations unless all county requirements have been met and copies of all appropriate paperwork from the county has been submitted to the Forest Service. Only then will the Forest Service approve any project.

When a recreation resident proposes to change or replace an “on-site” sewage system, a repair proposal, and permit is required by Pierce County. The resident is to contact the county prior to beginning any work. The Forest Service will not approve any modifications, additions, or alterations unless all county requirements have been met and copies of all appropriate paperwork from Pierce County has been submitted to the Forest Service. Only then will Forest Service approve any project.

12) SELLING A RESIDENCE

Upon placing the residence on the market for sale, the permit holder is to request, in writing, that the Forest Service perform a transfer inspection. A copy of this inspection may be shared with potential buyers and real estate agents, if any, handling the listing.

When a residence is to be sold, or the existing permit is to be transferred into another persons name, (including a family member other than a widow or widower), the buyer, and seller are to comply with all regulations under the Pierce County wastewater program. Prior to closing, when a property is being served by an on-site sewage system, the seller must record a “Report of System Status” (RSS). The seller is to give a copy of the recorded RSS to the buyer. Once the RSS is submitted, the buyer and seller are to comply with the parts of the process and once complete, provide copies of all required paperwork to the Forest Service. Paperwork may include: A site map indicating the location of all improvements, an as-built drawing for the sewage system and others.

13) MULTIPLE OWNERS AND OTHER CONTACTS

No more than four individuals or families may share ownership of a cabin. The Forest Service shall be furnished with a list of the names of the co-owners, addresses, and phone numbers.

The Forest Service should be supplied with a list of contacts in case of an emergency.

14) COMPLIANCE INSPECTION

The permit holder agrees that corrective work detailed in Forest Service compliance inspections will be completed by the scheduled completion date. If the permit holder disagrees or has questions about specific items, the permit holder shall contact the Forest Service in order to resolve the issue.

Both parties are in agreement with this Operations and Maintenance Plan.

Permit Holder

Date

MARTIE SCHRAMM
District Ranger

Date