



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex

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BOOK 150 PAGE 223

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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Linda Butler*

122432

Director's Decision May 30 2 01 PM '95

P. Johnson

AUDITOR
GARY M. OLSON

Reviewed	<input checked="" type="checkbox"/>
Indexed, Dir	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Mailed	<input checked="" type="checkbox"/>

APPLICANT: Frank Butler

FILE NO.: NSA-94-62

PROJECT: Construction of a home with daylight basement, garage, and barn.

LOCATION: Mile Post 10 Cook-Underwood Road, in Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-21-A-102.

ZONING: Residential-5, "R-5".

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Frank Butler for a home, garage, and barn, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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 in with the deeds and 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 buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
- 2) Hazardous fuels shall be removed within the fuel break area.

- 3) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 4) A pond, stream, tank or cump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
- 5) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. 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.
- 6) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with this section.
- 7) Telephone and power supply shall be underground whenever possible.
- 8) Roofs of structures should be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
- 9) Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
- 10) 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.
- 11) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 12) No portion of the home or accessory structures shall be located within 100' of the eastern property line or 50' of the western property line.
- 13) Prior to issuance of a building permit, the applicant shall provide proof of a recorded document guaranteeing access to the subject parcel.
- 14) Tree removal is limited to that which is necessary to build the home and accessory structures.
- 15) Construction of new or replacement fences are subject to the following:
 - a) Because the subject parcel is within the deer and winter elk range, new fences shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens. Fenced areas shall be the minimum necessary to meet the needs of the project applicant.

- b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
 - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
 - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
 - c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
16. 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 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.
17. The applicant shall sign and file a declaration recorded in the Auditor's deed records specifying that the owners, successors, heirs and assigns of the subject property are aware that the adjacent and nearby operations are entitled to carry on accepted agricultural and forest practices on lands designated Ag-1, Ag-2, F-1, F-2, or F-3. The applicant shall provide the Director a copy of said declaration before a building permit is issued.

Dated and Signed this 31 day of January, 1985, at Stevenson, Washington.

Susan K. Loume

Susan K. Loume, Director
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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notices of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
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