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Skamania County
Department of Planning and
Community Development

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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Patty Lankford*

JUN 29 2 46 PM '95

P. Olson
AUDITOR
GARY M. OLSON

Decision

APPLICANT: James and Patty Lankford
FILE NO.: NSA-95-41
PROJECT: Placement of a mobile home and construction of a shop or garage.
LOCATION: End of Tiny Road, near Beacon Rock, in Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-26-4-1001.
ZONING: Residential (R-10).
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by James and Patty Lankford, for a mobile home and shop or garage, 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 the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) Fire Safety Guidelines.
 - a) 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.

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- b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) A pond, stream, tank or sump 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.
 - e) 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.
 - f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with this section.
 - g) Telephone and power supply shall be underground whenever possible.
 - h) 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.
 - i) 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 arrester.
 - j) 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.
 - k) 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.
- 2) No portion of the mobile home shall be located within 100 feet of the western parcel boundary.
- 3) The exteriors of all structures, including the roof, siding and trim, shall be dark and either natural or earth-tone colors. Prior to issuance of a building or placement permit,

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the applicant shall submit color samples to the Department to verify consistency with this criterion.

- 4) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
- 5) If more than 100 cubic yards of grading is required for the proposed development, a grading plan shall be submitted to the Department prior to issuance of a placement permit.
- 6) All conditions of approval to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 7) All existing trees, except those necessary for site development, shall be retained and maintained in a healthy condition.
- 8) Three additional trees shall be planted to the east and two additional trees shall be planted to the southeast of the mobile home.
 - a) Each tree shall be planted within 30 feet of the mobile home and be at least six feet in height when planted.
 - b) At least half of the trees planted shall be species native to the setting.
 - c) At least half of the trees planted shall be coniferous.
- 9) 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 resources 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 pre-historic or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
 - c) **Survey and Evaluation.** The Gorge Commission shall arrange for the cultural resources survey.

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Dated and Signed this 16 day of June, 1995, at Stevenson, Washington.

Wayne A. Nelsen
Wayne A. Nelsen, Planner
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. Notice 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