



**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Robert Beebe*

APR 19 10 45 AM '96

P. Olney
AUDITOR
GARY M. OLSON

125062

Director's Decision

BOOK 156 PAGE 664

APPLICANT: Robert and Claudia Beebe

FILE NO.: NSA-98-05

PROJECT: Replace existing trailer with a mobile home and construct a garage.

LOCATION: Located at the end of Kelly-Henke Road, in Home Valley, in Section 22 of T38N, R8E, W.M., and is identified as Skamania County Tax Lot #3-8-22-4-100.

ZONING: Small Woodland (F-3) within the General Management Area

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Robert and Claudia Beebe, 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 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).

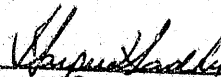
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The existing trailer shall be removed from the property within 30 days of issuance of an occupancy permit for the new mobile home.
- 3) All structures shall not exceed 35 feet in height above finished grade.
- 4) The garage shall be set back five feet from the side lot lines, fifteen feet from the rear lot line, and fifteen feet from the front lot line or forty-five feet from the centerline of private or public road, whichever is greater.
- 5) The following fire safety guidelines are applicable to the garage, only:

Reviewed ☒
Indexed, Ltr ☒
Indirect ☒
Filmed ☒
Mailed ☒

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- a) All structures 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.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) - f. Not applicable.
 - g) Telephone and power supply shall be underground.
 - 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) - j) Not applicable.
 - 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.
- 6) 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.

Dated and Signed this 18th day of April, 1996, at Stevenson, Washington.


 Harpreet Sandhu, Director
 Skamania County Planning and Community Development.

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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

E
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prop. 7100 Logging Rd.

Kelly Highway

Q Drive Way

W. 111th Ave.

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Water & Electric

Electric Tank

Each grid equals 50' x 50' at scale of 1" = 200'

North