

130943

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FILED FOR RECORD
SKAMANIA CO. WASH
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MAR 25 12 13 PM '90

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Skamania County
Department of Planning and
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Director's Decision

APPLICANT: Matt Bronson/Jim Boaz for Howard Sooter

FILE NO.: NSA-97-09

PROJECT: Single-family residence with related access way and two additional private roads

LOCATION: Lot #2 of the Bronson Short Plat, on School House Road, in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 03-10-22-190.

ZONING: General Management Area Residential (R-5)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Matt Bronson and Jim Boaz, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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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) Prior to issuance of a building permit for the single-family residence, the Bronson Short Plat shall be recorded at the County Auditor's office.
- 3) 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.
- 4) Hazardous fuels shall be removed within the fuel break area.
- 5) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 6) 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.
- 7) 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.
- 8) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
- 9) Telephone and power supply shall be underground.
- 10) 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.
- 11) 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.

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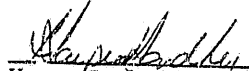
- 12) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
- 13) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 14) The proposed single-family residence shall be set back at least 200 feet from adjacent properties to the south and west of the subject property.
- 15) The exterior of the proposed development shall be composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall be required to submit color samples to verify consistency with the above requirements.
- 16) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 17) If grading will exceed 100 cubic yards, applicant shall be required to submit an appropriate grading plan prior to any land disturbing activities.
- 18) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition.
- 19) A continuous row of screening trees shall be planted along the north side of the proposed single-family residence. At least half of the screening trees shall be species native to the setting or commonly found in the area and at least half of the screening trees shall be coniferous to provide winter screening. The trees shall be six feet tall at the time of planting and shall be twelve feet on center. Existing trees may be used in the planting sequence.
- 20) This proposed development shall comply with all the requirements of the wildlife management plan submitted for the Bronson Short Plat National Scenic Area Application #NSA-96-45 (see wildlife management plan attached to the staff report).
- 21) Specific approval conditions shall occur prior to issuance of an occupancy permit.
- 22) 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.

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- 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 3rd day of June, 1997, at Stevenson, Washington.


Harpreet Sandhu, 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, on or before July 23, 1997. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

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

