

130972

BOOK 174 PAGE 893

Return Address: P.U.D. of Skamania County  
P.O. Box 500  
Carson, WA 98610

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY Leroy Goodrich

MAR 27 4 41 PM '98

AUDITOR  
GARY M. OLSON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4839

Director's Decision

**APPLICANT:** Bill Yee (P.U.D) for Paul Huber, Harley Ternehan, and John Cheney

**FILE NO.:** NSA-97-04

**PROJECT:** Construct water tank and related water line

**LOCATION:** Off of Scoggins Road, in Underwood, Section 20 and 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-20-200, 300 and 3-10-21-2-400.

**ZONING:** General Management Area, Commercial Forest (F-1) and Large-scale Agriculture (Ag-1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Bill Yee of P.U.D., 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.



Skamania County Planning and Community Development  
File: NSA-97-04 (Bill Yee (P.U.D.) Director's Decision  
Page 2

**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) 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.
- 3) Hazardous fuels shall be removed within the fuel break area.
- 4) 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.
- 5) Telephone and power supply shall be underground.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) Applicant shall be required to finish the water tank in non-reflective materials of dark earth-tone colors. Prior to issuance of a building permit, applicant shall submit color samples to verify consistency with the above.
- 10) 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. All lighting shall be limited to use on an as needed basis. Lights shall be turned on by a motion sensor or hand switch only. Permanent night lighting shall not be allowed.

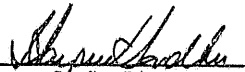


Skamania County Planning and Community Development  
File: NSA-97-04 (Bill Yee (P.U.D.) Director's Decision  
Page 3

- 11) The water line will be underground therefore it will not be visible. Reseeding of disturbed areas shall be required at the first planting season.
- 12) Applicant shall also be required to plant screening trees around the perimeter of the 100' x 100' tank area. Just north of Scoggins Road, applicant shall plant two rows, twelve feet apart, of eight screening trees, each row to be six feet tall at the time of planting, staggered and twelve feet on center.
- 13) North, east, and west of the water tank, one row of eight screening trees shall be required, six feet tall at time of planting and twelve feet on center. These trees may also be placed around the perimeter of the 100' x 100' lot.
- 14) In each of the above conditions (#12 and 13) at least half of the required screening trees shall be species native to the setting. See Page 8 of Staff Report for specific species. All screening trees shall be retained and maintained in a healthy state. Dead or dying trees shall be replaced in kind and in place.
- 15) Applicant shall comply with specific approval conditions to achieve visual subordination prior to operation.
- 16) Applicant has completed the required reconnaissance survey. A copy of the final cultural resource reconnaissance survey shall be sent to SHPO and the Indian tribal governments with this Director's Decision. They shall have 30 days to submit written comments and/or give an intent to appeal to the Planning Department. During that 30 day time period, no ground disturbing activities shall occur on the subject parcels, including the parcel for the NSA-97-05 Director's Decision. The project may commence after the 30 day time period if no written comments and/or the intent to appeal has not been given. If the above mentioned agencies. If an appeal or comments are submitted, this approval shall be suspended until all conflicts and concerns are adequately addressed.
- 17) 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.

Skamania County Planning and Community Development  
File: NSA-97-04 (Bill Yee (P.U.D.) Director's Decision,  
Page 4

Dated and Signed this 14<sup>th</sup> day of July, 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 8/3/97. 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  
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  
Board of County Commissioners

<nsa-fpud4.dd>



