



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

Skamania County Courthouse Annex
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123353

Director's Decision

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APPLICANT: Patrick Cochran

FILE NO.: NSA-95-26

PROJECT: Replacement mobile home.

LOCATION: Mile Post 0.74 Kelly-Henke Road, in Section 22 of T3N, R8E, W.M., and identified as Skamania County Tax Lot #3-8-22-4-301.

ZONING: Residential (R-5).

DECISION:

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Pat Cochran*

SEP 22 4 21 PM '95

P. Lowry
AUDITOR
GARY M. OLSON

Based upon the entire record before the Director, including particularly the Staff Report, the application by Patrick Cochran to replace an existing mobile home with a new mobile home, 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 the request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Reviewed _____
Initials _____
Index _____
Filed _____
Mailed _____

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) Prior to issuance of an Occupancy Permit for the new mobile, the existing mobile home is to be removed from the subject property.
- 2) 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

RECORDER'S NOTE:

NOT AN ORIGINAL DOCUMENT

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) 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.

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- 3) All existing vegetation, except that which is necessary for the preparation of the building site, shall be retained and maintained in a healthy condition.
- 4) The new mobile home is to be placed at the site as shown on the submitted site plan. No portion of the structure, including the carport, is to be placed within 25 feet of the northern parcel boundary.
- 5) 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 21 day of May, 1995, at Stevenson, Washington.



Susan K. Lorne, 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.

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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



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MEMORANDUM

TO: Patrick and Wilda Cochran
Mile Post 0.74 Kelly-Henke Road
Stevenson, WA 98648

FROM: Kathy Pearson, Staff Assistant

DATE: June 16, 1995

RE: Building Permit Application to:
Place mobile home with deck and carport
Tax Lot No. 3-8-22-4-301

The Department of Planning and Community Development has received a building permit application for the above request. The building permit may be authorized provided it is in compliance with the following:

Zoning/Land Use: General Management Area Residential 5 zone; in compliance

Shoreline Permit: Not applicable.

Flood Plain: Not applicable; map #530160-0425B

Environmental
Impact Review: Not applicable

National Scenic
Area Review: Project was reviewed by Skamania County Department of Planning and Community Development and approved. Development shall proceed consistent with the Director's Decision in File No. NSA-95-26.

NOTE: As per SCC §22.06.050(C)(2): Proof of recording of Director's Decision must be presented to Planning Department before Building Permit can be issued.

Lot Line Setbacks: **Note: See Condition 4 of Director's Decision.** From property lines: front yard - 45' from centerline of roadway or 15' from lot line, whichever is greater. Side yard - 5' from property line. Rear yard - 15' from property line. Building height limit for permitted uses shall not exceed 35 feet above average site grade, as the grade existed prior to any development, including fill.

Setback shall mean the distance from adjacent property lines or designated shorelines to any area that is covered by a building, appendage, or architectural projection, to or from the building such as bays, porches, balconies, cornices, belt courses, water tables, sills, capitals, bases, or any other projection.