



Skamania County
Department of Planning and
Community Development

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

MAY 15 2 33 PM '96

P. Olson
AUDITOR
GARY M. OLSON

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Director's Decision

APPLICANT: James and Patty Lankford
FILE NO.: NSA-96-09
PROJECT: Construct decks onto existing home.
LOCATION: Located at the 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) within the General Management Area.
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by James and Patty Lankford, 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) 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.

By _____	✓
Adopted by _____	✓
Recorded _____	✓
Filed _____	
Marked _____	

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- b) Hazardous fuels shall be removed within the fuel break area.
- c) - i) Not applicable.
- 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.
- 3) The decks shall be finished in nonreflective materials of dark and either natural or earth-tone colors.
- 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) Existing trees, except that which is necessary for construction purposes, shall be retained and maintained in a healthy condition.
- 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 8th day of May, 1996, at Stevenson, Washington.



Harpreet Sandhu, Director
Skamania County Planning and Community Development.