



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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Susan K. Loume
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Director's Decision

APPLICANT: Derek Steinhour
FILE NO.: NSA-95-17
PROJECT: Boundary line adjustment and construction of a home and shop.
LOCATION: Aalvik Road, in Section 26 of T3N, R7E, W.M., and identified as Skamania County Tax Lot #3-7-26-702.
ZONING: Small Woodland (F-3).

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Derek Steinhour*

JUL 25 11 48 AM '96

G. Laury
AUDITOR
GARY H. OLSON

Based upon the entire record before the Director, including particularly the Staff Report, the application by Derek Steinhour for a boundary line adjustment and construction of a home and shop, 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) Prior to recording the boundary line adjustment, the applicant must submit a deed to the Department for approval, which includes the following:
 - a) Conveyances shall be titled "Boundary Line Adjustment".
 - b) Conveyances shall state that the parcel being conveyed shall become a part of the parcel it is being added to.

Reviewed _____
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Reviewed _____
Reviewed _____

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- c) The conveyance shall include an adequate legal description, describing the perimeter of the boundary line adjustment.
 - d) The conveyance shall contain language similar to the following: "This description constitutes a boundary line adjustment between the adjoining property of the grantor and grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County subdivision laws."
- 2) A declaration shall be signed by the landowner and recorded in the County Auditor's records, specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated F-1, F-2, and F-3.
- 3) Full compliance with the following conditions is required for the home and shop.
- 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.
 - 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.

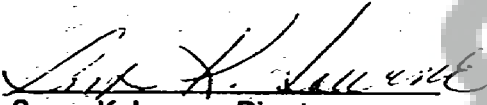
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- g) Telephone and power supply shall be underground whenever possible.
 - h) Roofs of structures should be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - 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 arrestor.
 - 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.
- 4) All structures are to be set back at least 200 feet from all property lines.
 - 5) All development is to occur within an area of one acre and as shown on the submitted site plan.
 - 6) All vegetative screening within 200 feet of the building site shall be retained and maintained in a healthy condition and shall not be harvested in conjunction with future forest practices.
 - 7) The exteriors of all structures are to consist of dark earth-tone or natural colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with this criterion.
 - 8) 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.
 - 9) 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 26th day of April, 1995, at Stevenson, Washington.


Susan K. Loume, 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. Notice of Appeal forms are available at the Department Office.

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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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Staff Assistant

May 15, 1995

Derek Steinhour
P.O. Box 38
Stevenson, WA 98648

Re: Amendment to Scenic Area Application NSA-95-17

Dear Mr. Steinhour:

This letter is in response to your request of May 10, 1995, to amend your National Scenic Area Application. The amendment indicates that a 100 square foot pumphouse is to be constructed at the location of the well as shown on the original site plan. Although the proposed pumphouse is an addition to the original plans, it is not a substantial change. Therefore, the 100 square foot pumphouse is hereby approved, subject to all conditions of the original approval.

If you have any questions, please give me a call at 509-427-9458.

Very truly yours,

Susan K. Loume
Susan K. Loume
Director

cc: Adjacent Property Owners w/500 feet of the subject property
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