



Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
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BOOK 159 PAGE 478

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126207.

Decision

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Virginia Caudill*

SEP 10 4 19 PM '96

*P. Johnson*  
AUDITOR  
GARY M. OLSON

RECORDED'S NOTE:  
TAN ORIGINAL DOCUMENT

**APPLICANT:** Millard and Virginia Caudill  
**FILE NO.:** NSA-95-40  
**PROJECT:** Construction of a single-family residence and shop.  
**LOCATION:** North side of SR-14, near Riverside Drive, in Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-11-2-1200.  
**ZONING:** Small Woodland (F-3).  
**DECISION:** Based upon the entire record before the Department, including particularly the Staff Report, the application by Millard and Virginia Caudill to construct a single-family residence 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 the 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. 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 Ag-1, Ag-2, F-1, F-2 and F-3.
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,

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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 these 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 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



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with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.


3. All structures shall be setback at least 200 feet from the adjacent properties to the north, east and west.
4. All existing vegetation between 100 and 300 feet from the proposed building site shall be retained and maintained in a healthy condition.
5. All structures are to be finished as indicated on the submitted application. The exterior of the home is to be natural wood with a brick red or forest green roof and the exterior of the shop is to be brown with a brick red or forest green roof. All other colors will require additional review by the Department.
6. 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 material shall be composed of non-reflective, opaque materials.
7. All structures shall not exceed a maximum height of 35 feet above finished grade.
8. It is the applicants' responsibility to comply with all requirements of the Washington State Department of Transportation (WSDOT), as stated within the attached letter, dated June 9, 1995, from WSDOT.
9. All development, except reconstruction of the existing road, is to be setback at least 50 feet from the ordinary high water of the intermittent stream identified on the subject parcel.
10. A Hydraulics Permit must be obtained from the Washington State Department of Fish and Wildlife before the commencement of any in stream work. The Staff Report and Director's Decision must be submitted with the Hydraulics Permit, so that the Department of Fish and Wildlife can issue a permit consistent with all applicable provisions stated herein.
11. The following conditions apply to reconstruction of the existing road within 50 feet of the ordinary high water mark of the intermittent stream.
  - a) All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
  - b) Nonstructural controls and natural process shall be used to the greatest extent practicable.

12. Based on the discretion of the Department of Fish and Wildlife, temporary and permanent control measures shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems and culverts.
13. The following standards should be reviewed by the Department of Fish and Wildlife during their evaluation of the Hydraulics Permit and applied where appropriate.
  - a) Unavoidable impacts to aquatic and riparian areas will be offset through rehabilitation and enhancement efforts which shall achieve no net loss of water quality, natural drainage and fish and wildlife habitat to the affected stream, pond, lake and/or buffer zone.
  - b) If a project area has been disturbed in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable. If the project area cannot be completely rehabilitated, enhancement shall also be required. Rehabilitation and enhancement shall be accomplished according to a rehabilitation and/or enhancement plan which shall be subject to the following guidelines:
    - i) Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume and normal water fluctuation.
    - ii) Natural stream channel and shoreline dimensions shall be replicated, including depth, width, length, cross-sectional profile and gradient.
    - iii) The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.
    - iv) Riparian areas shall be rehabilitated to their original configuration, including slope and contour.
    - v) Fish and wildlife habitat features shall be replicated, including pool-riffle ratios, substrata and structures, including large woody debris and boulders.
    - vi) Stream channels and banks, shorelines and riparian areas shall be replanted with native plant species that replicate the original vegetation community.

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- vii) Rehabilitation and enhancement efforts shall be completed no later than 90 days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
  - viii) Within three years after an aquatic area or buffer zone is rehabilitated or enhanced, at least 75 percent of the replacement vegetation must survive. The project applicant shall monitor the replacement vegetation and take corrective measures to meet subsections a-f above.
14. 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 26<sup>th</sup> day of June, 1995, at Stevenson, Washington.

  
Wayne A. Nelsen  
Skamania County Planning and Community Development.



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#### NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included the 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.

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  
Washington State Department of Fish and Wildlife