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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Jody Bea*

Return Address:

Jody Bea
511 Kragstad Rd
Washougal WA 98671

JUL 29 9 17 AM '97

G. Olson
AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Director's Decision Part #2 NSA-96-81*
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. *Bea, Brian & Jody*
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. *Skamania County*
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 11 TIN R5E

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

1-5-11-2-1300

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional parcel #'s on page _____ of document.

☒ Indexed
☒ Filed
☐ Direct
☐ Other

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-4339

Director's Decision

APPLICANT: Brian and Jody Bea
FILE NO.: NSA-96-81 (Part #2)
PROJECT: Single family residence with accessory buildings
LOCATION: Miller Road off of Krogstad Road, in Section 11, T1N, R5E, W.M. and identified as Skamania County Tax Lot #1-5-11-2-1300.
ZONING: General Management Area, Small Woodland (F-3).
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Brian and Jody Bea, 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.

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.

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- 3) Hazardous fuels shall be removed within the fuel break area.
- 4) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 5) 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.
- 6) 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.

Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.

- 7) 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.
- 8) Telephone and power supply shall be underground.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) Dwellings shall be set back at least 200 feet from adjacent properties.
- 14) Applicant shall sign a declaration and record it at the County Auditor's office, 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 Farm and Forest.
- 15) Proposed land division (Part #1 of Staff Report) shall be completed prior to the issuance of a building permit for the single-family residence. Each of the two parcels created must be at least 20 acres.

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- 16) Applicant shall have completed their application into the current use taxation program for parcels of land less than 20 acres prior to the issuance of a building permit for the single-family residence.
- 17) Applicant shall be allowed to temporarily reside in the shop while the permanent residence is being constructed, provided that upon completion of the proposed home and within 30 days of an occupancy permit being issued for the home, all kitchen facilities are to be disconnected and removed from the temporary residence. The County Building Inspector shall assure that all modifications to the temporary residence to de-commission it as a residence are completed in accordance with all State and County Building Codes.
- 18) Applicant shall place the barn and shop northeast of the proposed home and north of the apple orchard or within 150 feet of Miller Road as located on the site plan and at least 200 feet from the bluff line. If the Miller Road site is used, the barn and shop shall be located north of the existing vegetation.
- 19) The proposed house shall be setback 100 feet from the edge of the bluff limiting the visibility of the development from key viewing areas.
- 20) The exterior of all buildings including siding, roofs, trim, and gutters, on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. Applicant shall be required to submit color samples to the Department prior to issuance of a building permit, to verify consistency with above criterion.
- 21) 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.
- 22) A grading plan shall be submitted by the applicant if more than 100 cubic yards of grading or filling will occur.
- 23) A new site plan shall be submitted prior to issuance of any building permits. The new site plan shall show one location for each of the proposed buildings. All required screening trees, especially those required for the barn and shop location northeast of the home site (if those sites are chosen), shall also be shown on the new site plan.
- 24) All access drives shall be set back from the edge of the bluff at least 100 feet. And be located north of the existing tree line.
- 25) The proposed barn and shop shall be set back at least 200 feet from the bluff line and at least 100 feet northeast of the house site. The barn may be located at the Miller Road site provided it is entirely located within 150 feet of Miller Road.
- 26) The proposed barn site due north of the house shall not be approved as the area is higher in elevation and more visible from KVAs.

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- 27) The proposed residence shall be limited in height so as not to break the skyline nor the tree canopy. The house shall be limited to one story with a daylight basement. However the main floor may include a loft so long as the total height of the house, above the floor elevation of the main floor, does not exceed 25 feet.
- 28) The building sites for all buildings shall be graded and staked prior to framing the foundations or beginning construction for staff to verify locations. Planning staff needs 72 hours notice to complete these site inspections.
- 29) Applicant shall be required to retain all existing vegetation cover screening development from key viewing areas except for the small alders and berry bushes to be removed at building sites. The two existing fir trees, the proposed home will be located between, shall be retained for screening purposes.
- 30) Applicant shall be required to plant 20 screening trees with 10 in front of the proposed home and 10 behind the proposed home. Trees shall be 6 feet tall at time of planting, placed 12 feet on center, staggered, with at least half of the trees being coniferous to provide winter screening.
- 31) If the barn is located northeast of the home, the east side of the barn shall be screened with 7 trees, 6 feet in height, placed 12 feet on center, no more than 25 feet from the barn. If the Miller Road location is used no additional screening is necessary.
- 32) Applicant shall be required to achieve visual subordination conditions prior to issuance of occupancy permit for the residence.
- 33) 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 17th day of July, 1997, at Stevenson, Washington.

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Harpreet Sandhu by MSM
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 June 9, 1997. 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:

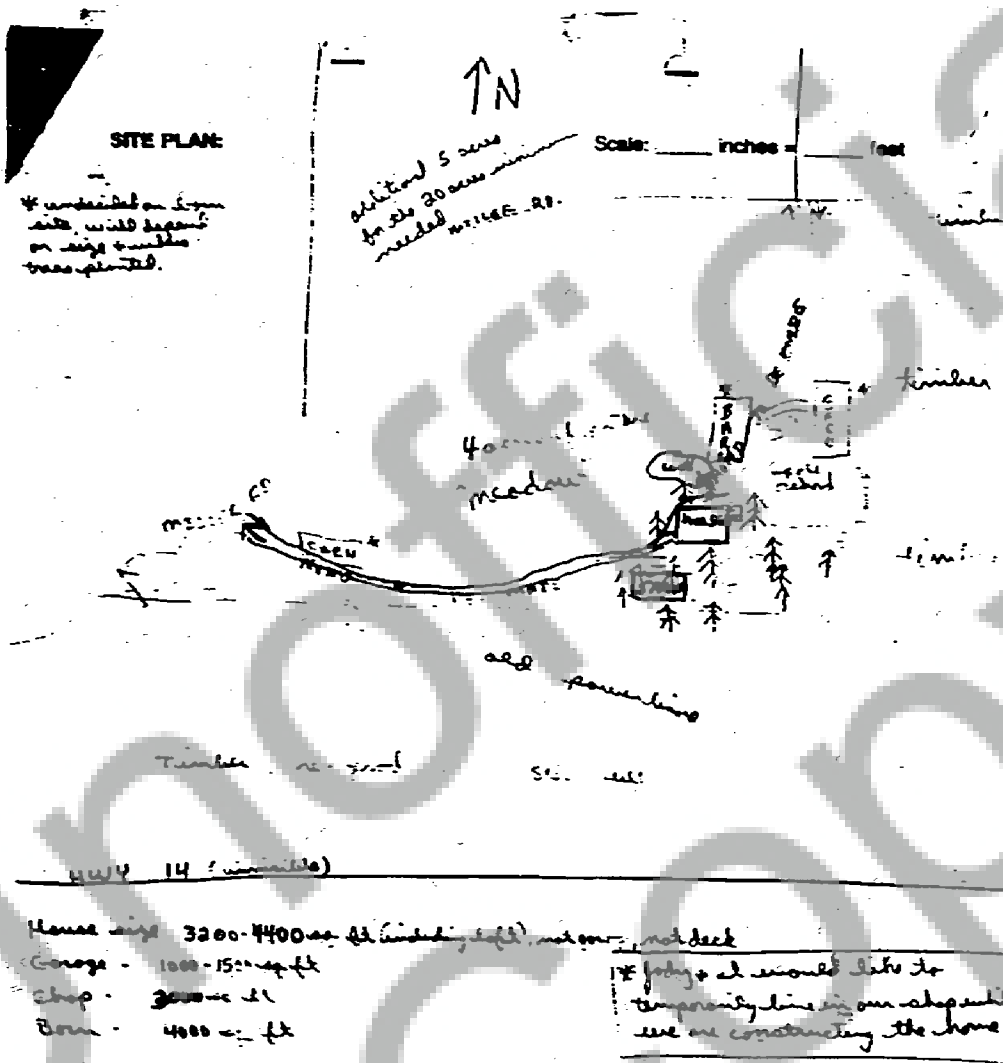
Persons submitting written comments in a timely manner

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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-bbea.dd>





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Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-4339

June 10, 1997

Brian and Jody Bea
511 Krogstad Road
Washougal, WA 98671

Re: Amendment to National Scenic Area application NSA-96-81 (parcel #1-5-11-2-1300)

To Whom It May Concern:

The Beas have expressed an interest in relocating the proposed shop to a different location than the two locations discussed in the original Director's Decision. Due to terrain features of the subject property, a second septic system would have to be installed for the temporary use of the shop as a home, both at the Miller Road location and the location northeast of the proposed permanent residence.

Therefore, the Beas have proposed a new location for the shop, approximately 150-200 feet east and 50 feet south of the original Miller Road location. The new location for the shop will be just south of the access road and is screened fairly well by existing vegetation. The Beas have stated that the existing fir trees just south of the shop will be retained, however some additional vegetation shall be required for screening purposes. An additional condition shall be added to the Director's Decision for the new location for the shop:

- 1) South of the new location for the shop, the applicants shall plant a continuous row of coniferous trees, 15 feet on center and to be 6 feet tall at the time of planting. Existing coniferous trees may be used in the planting sequence.

The Beas are aware of the conditions requiring compliance in the original Director's Decision prior to the issuance of any building permits and prior to the issuance of any occupancy permits. They are still required to comply with all of those conditions in full, including the above mentioned condition for the new shop location.

The new shop location is, therefore, approved and review of NSA-96-81 by the Planning Department is finished. If you have any questions, please give me a call at 509-427-9458.

Sincerely,

Kari R. Fagerness

Kari R. Fagerness
Land Use Planner

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cc: Skamania County Building Department
Skamania County Assessor's Office
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