

128808

Return Address: Rodney Warren
201 Canyon Creek Road
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Rodney Warren*
JUL 30 10 55 AM '97
J. Bartels
AUDITOR
GARY M. OLSON

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Rodney Warren

FILE NO.: NSA-97-30

PROJECT: Accessory building

LOCATION: 201 Canyon Creek Road; in Section 10 of T1N, R5E, and identified as tax parcel # 1-5-10-200-89.

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 Rodney Warren, 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.

By, *Stacy* ✓
Indexed, Dir ✓
Direct ✓
Date: _____
File: _____

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.
- 3) Hazardous fuels shall be removed within the fuel break area.
- 4) Telephone and power supply shall be underground.
- 5) 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.
- 6) 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.
- 7) The height of the proposed structure shall remain below the average tree canopy level and the same or below the height of the existing development on the subject property.
- 8) Development shall be set back 45 feet from the centerline of a public or private road or 15 feet from the front line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 9) Applicant has submitted appropriate color samples for the proposed building. However, if the colors change, applicant shall be required to submit new color samples prior to issuance of a building permit.
- 10) 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.

- 11) All existing trees screening the development from key viewing areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.
- 12) Applicant shall be required to plant four additional screening trees south and east of the proposed pole building. The trees, to be six feet tall at the time of planting, shall be planted in the area between the existing garage and barn to screen development from the Columbia River. Two of those trees shall be species native to the setting and two shall be coniferous to provide winter screening. Planting in a row is not required and the applicant is encouraged to plant in a manner that is natural in appearance with the surrounding vegetation.
- 13) 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 22nd day of July, 1997, at Stevenson, Washington.

Harpreet Sandhu by mm
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.

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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 8/12/97. Notice of Appeal forms are available at the Department Office.

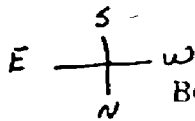
A copy of the Decision was sent to the following:

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
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-warren.dd>



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Krossind RD

Canyon Creek RD

Barn

90'

Garage

House

10x80

120'

150'

Property Line

100'

wood shed