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Return Address: Donald and Julie Schall
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Donald Schall*

AUG 27 11 05 AM '97
P. Lawry
AUDITOR
GARY M. OLSON

**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

For Review ☒
Reviewed, Dir. ☒
Indirect ☒
Hired ☒
Said ☒

Director's Decision

APPLICANT: Donald and Julie Schall

FILE NO.: NSA-97-35

PROJECT: Replacement home and addition to accessory building

LOCATION: 272 Kelly-Henke Road, Home Valley; in Section 27 of T3N, R8E and identified as Skamania County Tax Lot # 3-8-27-170.

ZONING: General Management Area, Residential (R-5).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Donald and Julie Schall, 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.

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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) The proposed addition to the existing accessory building shall not be used as an additional dwelling unit. See Page 1 of the staff report for the definition of a dwelling unit.
- 3) The proposed addition to the existing accessory building shall not be constructed solely for use as a home occupation/cottage industry and shall be prohibited to be used as one until such time that the applicant applies for such a use through the Skamania County Planning Department.
- 4) The replacement home and addition to the accessory building shall be five feet from the side lot lines, fifteen feet from the rear lot line and fifteen feet from the front lot line or forty-five feet from the centerline of a private or public road, whichever is greater.
- 5) 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.
- 6) Hazardous fuels shall be removed within the fuel break area.
- 7) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 8) 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.
- 9) 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.
- 10) 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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- 11) Telephone and power supply shall be underground whenever possible.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) Applicant shall retain all existing tree cover south of the existing driveway for screening purposes.
- 17) For the proposed addition to the accessory building, applicant shall retain all existing tree cover except that which is necessary for site development.
- 18) The proposed addition to the accessory building shall remain below the tree canopy level surrounding the accessory building and screening the development from key viewing areas.
- 19) 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 18th day of August, 1997, at Stevenson, Washington.


Harpreet Sandhu, Director

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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 9-8-97. 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

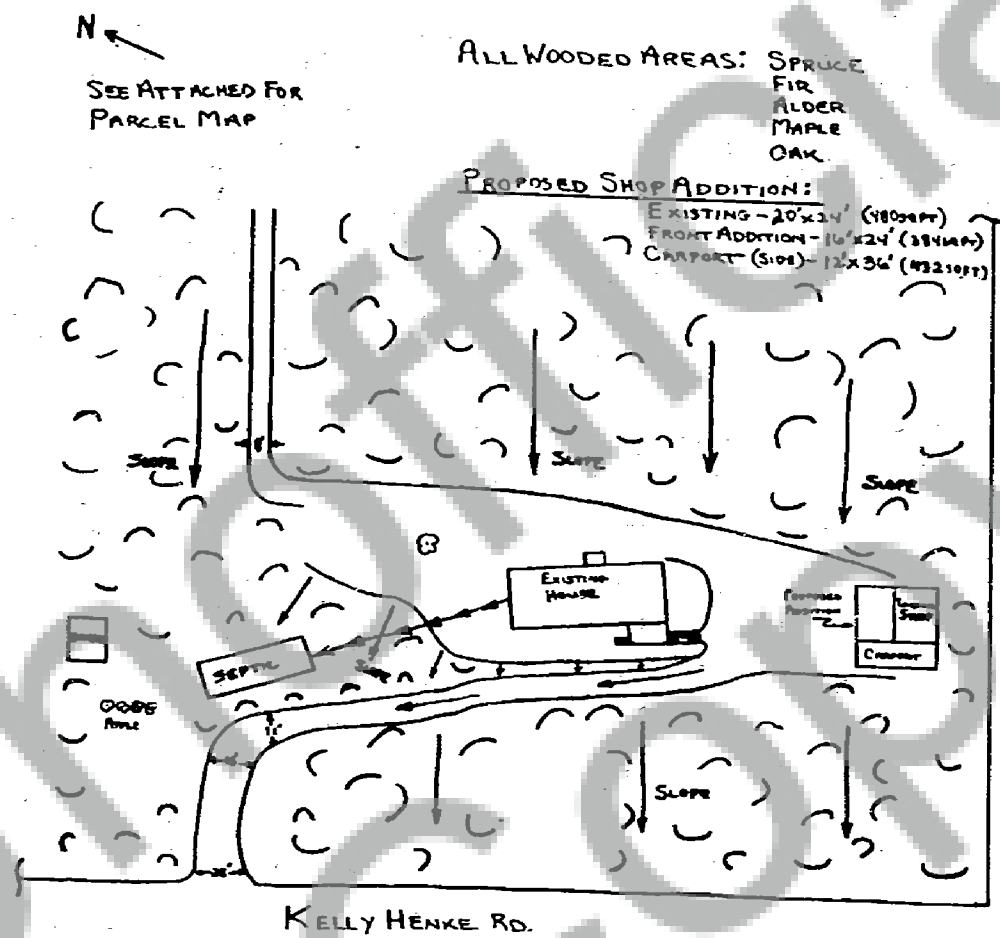
A copy of this Decision, including the Staff Report, was sent to the following:

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-schall.dd>

SITE PLAN:

Scale: 1 inch = 55 feet



NATIONAL SCENIC AREA LAND USE APPLICATION