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Return Address: Russell Shannon
16212 N.E. 36th Avenue
Ridgefield, WA 98642-9522

FILED FOR RECORD
SKAMANIA CO. WASH

Russell Shannon

OCT 10 11 00 AM '97

U. Bartels

AUDITOR

GARY M. OLSON

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RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

**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: Russell Shannon

FILE NO.: NSA-97-44

PROJECT: Single-family residence and accessory building

LOCATION: Lot # 3 on Indian Cabin Road, in Home Valley; Section 27 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-27-206.

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 Russell Shannon, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

By: *[Signature]*
Title: *[Signature]*
Date: *[Signature]*
Name: *[Signature]*
Title: *[Signature]*

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) 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) 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.
- 7) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with 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.


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- 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) A variance from the 200 foot setback from the north and east property lines shall be allowed for the protection of scenic resources. The variance shall be the minimum necessary to allow the residence to be placed within the existing screening trees on the subject property and still be in compliance with the setbacks stated below (Conditions # 14 and 15).
- 14) The proposed house and accessory building shall be at least 190 feet from the centerline of Indian Cabin Road.
- 15) Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 16) Only one mature tree may need to be removed for site development which is allowed. Additionally, a continuous row of screening trees shall be planted, staggered (to create a more natural appearance), at no less than 12 foot centers screening development from key viewing areas on the south and southwest sides of the proposed house and accessory building. At least half of the trees planted shall be native to the setting and half shall be coniferous to provide screening during the winter season. Existing trees may be utilized in the planting sequence provided that overall spacing remains at 12 foot centers.
- 17) Except the one mature Douglas fir tree that may need to be removed, all existing trees on the subject property shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind with 6 foot tall trees.
- 18) The proposed development shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall be required to submit color samples to the Department to verify consistency with the above criterion.
- 19) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 20) The applicant shall be required to submit a grading plan if more than 100 cubic yards of grading will occur.
- 21) The proposed residence shall not exceed 26 feet in height.
- 22) Applicant shall comply with specific approval conditions listed above to achieve visual subordination prior to issuance of an occupancy permit for the residence.

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- 23) Applicant shall be allowed to temporarily reside in the recreational vehicle during construction of the proposed house and garage. However, within 30 days of the issuance of an occupancy permit for the home, the applicant shall be required to disconnect all facilities, including water, sewer and power, from the trailer and discontinue its use as a temporary residence.
- 24) 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 5th day of September, 1997, at Stevenson, Washington.


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.

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P.O. Box 790, Stevenson, WA 98648, on or before 9-26-97. 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-shannon.dd>

SITE PLAN:

Scale: 1/4 inches = 30 feet

