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BOOK 170 PAGE 145

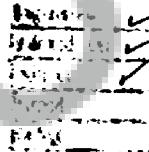
Return Address: Robert Pullman and Elizabeth Gordon  
1502 Smith Cripe Road  
Washougal, WA 98671

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY Elizabeth Gordon

Oct 21 1997  
O Lowny  
AUDITOR  
GARY M. OLSON

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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
309 427-9458 FAX 309 427-4839



**Director's Decision**

**APPLICANT:** Robert Pullman and Elizabeth Gordon for Eagle Ridge Development

**FILE NO.:** NSA-97-51

**PROJECT:** Single-family residence and accessory building

**LOCATION:** Deep Wood Lane off of Archer Mountain Road, in Skamania, Section 28 of T2N, R6E, W.M., and is identified as Skamania County Tax Lot # 2-6-28-901.

**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 Robert Pullman and Elizabeth Gordon, 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) 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) Telephone and power supply shall be underground.
- 8) 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.
- 9) 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.
- 10) 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.

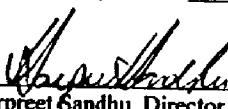
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- 11) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 12) Applicants shall be granted a variance to locate the home less than 200 feet from adjacent forest lands. The variance shall be the minimum necessary to build the home.
- 13) Applicants shall be required to sign and record with the County Auditor's office, a declaration stating they are aware that adjacent and nearby operators are entitled to carry on accepted forest practices on lands designated F-1, F-2, and F-3.
- 14) The garage is not subject to the 200 foot setback requirements that the dwelling is subject to, however, the garage shall maintain a front yard setback of 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater, 5 feet from side yard lot lines and 15 feet from the rear yard property line as set out in the County's setback requirements.
- 15) The proposed access way shall be located no further south than the garage and all parking areas shall be limited to north of the proposed home.
- 16) Existing tree cover shall be retained as much as possible, except as is necessary for site development.
- 17) The applicants shall be required to plant a continuous row of screening trees south of the proposed home and garage which shall extend 50 feet beyond the west side of the garage and 50 feet beyond the east side of the proposed house. These required screening trees shall be six feet tall at the time of planting and shall be placed at 12 foot centers. The trees may be staggered to create a more natural appearance. Also existing trees may be used in the planting sequence.
- 18) At least half of the above required screening trees (Condition # 17) shall be native to the setting and half shall be coniferous to provide screening during the winter season.
- 19) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 20) 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.
- 21) Applicant shall be required to submit a grading plan if more than 100 cubic yards of grading will occur.

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- 22) Compliance with specific approval conditions to achieve visual subordination shall occur prior to the issuance of an occupancy permit.
- 23) 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 1<sup>st</sup> day of October, 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 reversed or modified on appeal. A written Notice of Appeal may be 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 1/22/98. Notice of Appeal forms are available at the Department Office.

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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-pullman.dd>

unofficial copy



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

October 16, 1997

Robert Pullman and Elizabeth Gordon  
1502 Smith Cripe Road  
Washougal, WA 98671

Re: **Amendment to National Scenic Area application NSA-97-51 (parcel #2-6-28-901)**

Dear Mr. Pullman and Ms. Gordon:

The Director's Decision issued for your proposed development contained a condition that stated:

- 15) The proposed access way shall be located no further south than the garage and all parking areas shall be limited to north of the proposed home.

However, after clearing occurred on the property, a second site visit was conducted on October 3, 1997 and a determination was made that due to the topography of the property the access way south of the proposed home should be allowed. This access way is necessary to provide sufficient room to maneuver vehicles in and around the home. The flat area upon which the home is to be built is small and does not provide many options for driveways. Also the applicant has submitted a modified site plan that shows a less extensive access way that is directly adjacent to the home.

The Director's Decision issued for your proposed development also contained conditions that stated:

- 17) The applicants shall be required to plant a continuous row of screening trees south of the proposed home and garage which shall extend 50 feet beyond the west side of the garage and 50 feet beyond the east side of the proposed house. These required screening trees shall be six feet tall at the time of planting and shall be placed at 12 foot centers. The trees may be staggered to create a more natural appearance. Also existing trees may be used in the planting sequence.
- 18) At least half of the above required screening trees (Condition # 17) shall be native to the setting and half shall be coniferous to provide screening during the winter season.

Pursuant to the clearing completed for site development and a second site visit conducted on October 3, 1997, Condition #18 should be modified. Due to the high number of deciduous trees south of the proposed development, Condition # 18 shall be revised as follows:

**APPEALS**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be 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 Nov. 16, 91. Notice of Appeal forms are available at the Department Office.

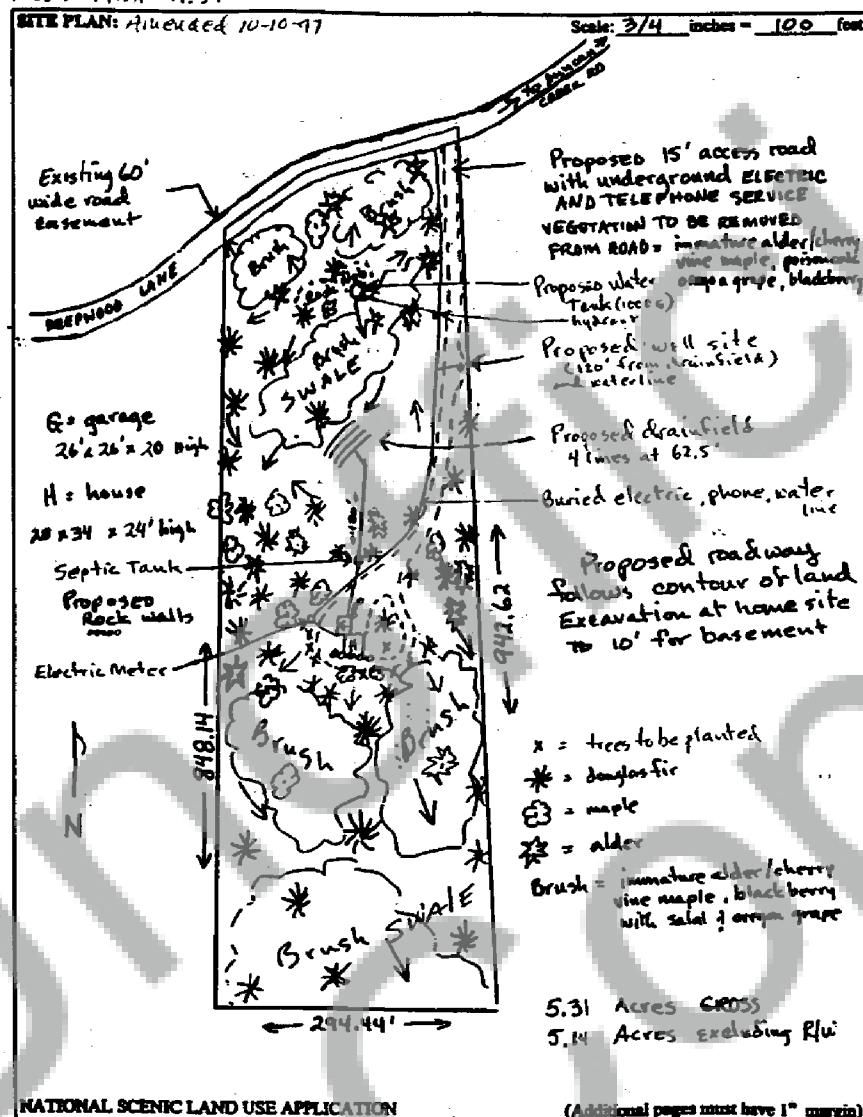
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Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

FILE NO. NSA 97.51

SITE PLAN: Allocated 10-10-77

Scale:  $3/4$  inches = 100 feet



NATIONAL SCENIC LAND USE APPLICATION

(Additional pages must have 1" margin)