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Hood River, OR 97031

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Blair Simpson

JUN 19 12 54 PM '98

*P. Olson*  
AUDITOR  
GARY H. 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

**Director's Decision**

**APPLICANT:** Blair Simpson for Helmut Spiegl  
**FILE NO.:** NSA-98-18  
**PROJECT:** Single-family residence and accessory building  
**LOCATION:** Newell Road, off of Cook-Underwood Road in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1000 (Lot # 3 of approved land division NSA-97-65)  
**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 Blair Simpson for Helmut Spiegl, 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.

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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) Prior to the issuance of any building permits, a deed shall be submitted for Lot # 3 of tax lot 3-10-15-1000 that is consistent with NSA-97-65. The Planning Department shall be given a copy of said deed to verify consistency with the above mentioned file.
- 3) 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.
- 4) Hazardous fuels shall be removed within the fuel break area.
- 5) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 6) 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.
- 7) 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.
- 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.

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- 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) Prior to issuance of the occupancy permit for the dwelling, the Department shall conduct a review of the development to assure compliance with the above conditions.
- 14) 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 prior to issuance of any building permits.
- 15) The proposed accessory building shall maintain front yard setbacks of 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater, 5 foot side yard setbacks and 15 foot rear yard setbacks.
- 16) The parking area shown on the site plan shall be located north of the proposed accessory building to reduce the amount of reflective material visible from key viewing areas.
- 17) All existing trees that do not need to be removed for construction of the access road, building pad or leach field and screen the proposed development from key viewing areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and place. Some of the existing trees may be within the 50 foot fire break mentioned in Condition # 3, however, those trees shall be retained and maintained in compliance with the criteria set out in Condition #3.
- 18) A continuous row of screening trees should be planted south of the proposed development beginning 50 feet west of the proposed development and continuing 50 feet east of the proposed development. The required screening trees shall be six feet tall at the time of planting and be placed no further than 75 feet south of the proposed home and accessory building and should be spaced and maintained according to the criteria stated in Condition # 3. Existing trees may be used in the planting sequence. These trees may be staggered and off-set to appear natural.
- 19) Half of the above required screening trees to be planted shall be coniferous to provide winter screening. Half of the above required screening trees shall be species native to the setting. See page # 9 of the Staff Report for further detail.
- 20) 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.
- 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-

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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.

- 22) The applicant shall be required to submit a grading plan prior to issuance of a building permit if more than 100 cubic yards of grading will occur.
- 23) Compliance with specific approval conditions to achieve visual subordination shall occur prior to the issuance of an occupancy permit.
- 24) The proposed garage shall not be used as a dwelling unit and shall not have a kitchen/cooking area. The garage may have a wet bar but may not have a microwave, range, hot plate or anything else used for making food.
- 25) The proposed garage may not be rented out or sub-leased as a separate dwelling unit. It may only be occupied by guests of those people using the house.
- 26) All new fencing shall be prohibited until an application requesting fencing is submitted and approved by the Planning Department.
- 27) 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 4<sup>th</sup> day of May, 1997, at Stevenson, Washington.

*Harpreet K Sandhu by msu*  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

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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 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 5-25-98. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

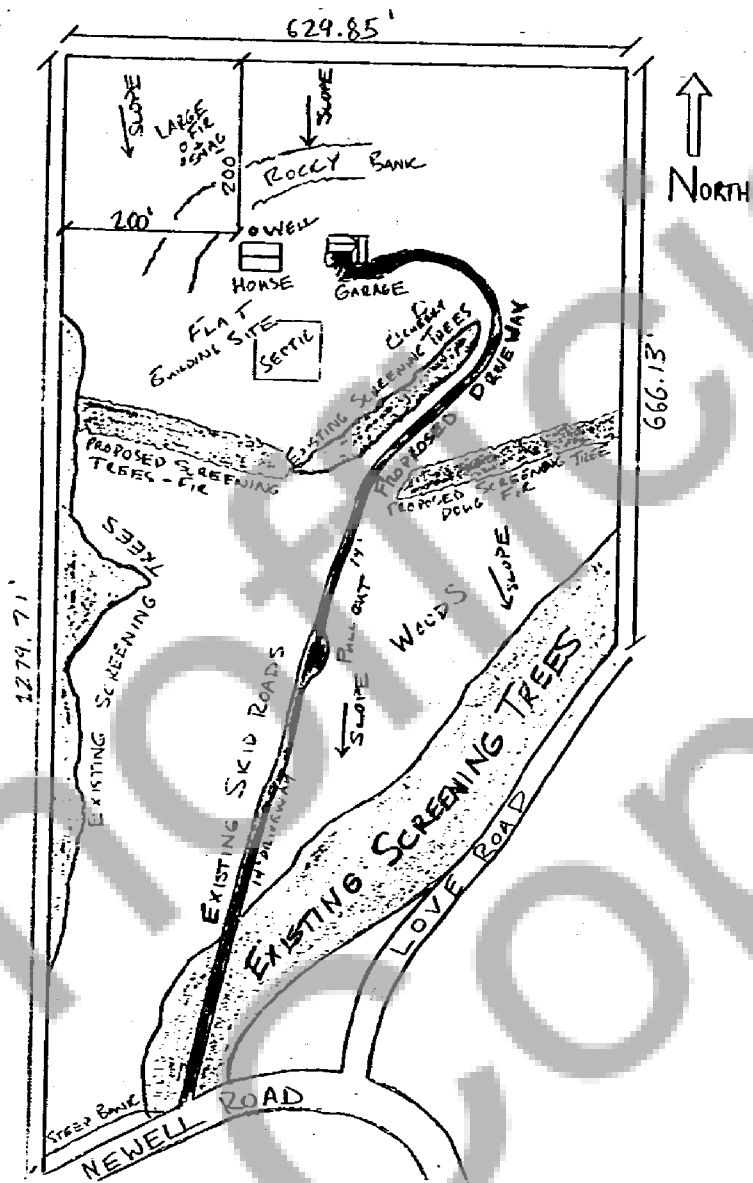
Skamania County Building Department  
Skamania County Assessor's Office

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

SITE PLAN:

Scale: 1/2" inches = 100' feet



NATIONAL SCENIC LAND USE APPLICATION

(Additional pages must have 1" margin)