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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Len Lanham*

AUG 17 9 27 AM '98

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AUDITOR
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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: Len Lanham
FILE NO.: NSA-97-41
PROJECT: Accessory building
LOCATION: 1861 Duncan Creek Road, on Archer Mountain, Skamania: Section 28 of T2N, R6E and identified as Skamania County Tax Lot # 2-6-28-902
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 Len Lanham, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Reviewed ☒
Approved ☒
Direct ☒
Filed ☒
Noted ☒

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.

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) Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 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) Telephone and power supply shall be underground.
- 6) 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.
- 7) 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.
- 8) All existing screening trees shall be retained and maintained in a healthy condition except those trees that may need to be removed for the proposed development.
- 9) The exterior of all proposed buildings shall be dark, earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above criteria.
- 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.

- h) 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.
- i) - j) Not applicable.
- k) 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.

Finding: Conditions should be placed upon the proposed development that require compliance with the above provisions in their entirety.

2. Siting of Dwellings on Forest Land.

The approval of new dwellings and accessory structures on forest lands shall comply with the following standards:

Finding: Standards a, b, d, f, and g are not applicable as this is not an application for a dwelling. It is only for the construction of an accessory building and will be reviewed as such.

- c) The amount of forest land used to site dwellings, structures, access roads and service corridors shall be minimized.

Finding: The proposed development is located on a parcel of land that is zoned Small Woodland (F-3) and borders an R-10 zone. The location of the accessory building is close to the existing residence southeast of the proposed accessory building, therefore minimizing the amount of forest land used.

- e) Narrow canyons and draws should be avoided.

Finding: Not applicable.

C. Commercial Forest Land (F-1) Zones -- Uses and Standards

- 2. The following uses are subject to review by the Director for compliance with all applicable provisions of this Title.

- c) Buildings greater than 60 square feet in area and/or 18 feet in height as measured at the roof peak, which are accessory to a dwelling, subject to the standards set forth in Subsection B(1) and B(2), above.

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Finding: The application includes a request to construct an approximately 14' x 20' accessory building, which is permitted subject to review for impact to scenic, cultural, natural, and recreational resources addressed by the remainder of this staff report.

E. Small Woodland (F-3) Zones – Uses and Standards

In addition to the uses allowed under Subsection C above, the following uses may be allowed subject to review by the Director for compliance with all applicable provisions of this Title:

Finding: See finding for §22.08.070 C. above.

§15.04.050 Skamania County Additions to State Building Code

- B. Setback requirements shall conform to those set out in the Uniform Building Code, any application ordinance whichever is the most restrictive, or, for other than zoned areas 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 private or public road, whichever is greater.

Finding: SCC §15.04.050 became the controlling law for setbacks in September of 1993 when the County repealed the County zoning within the National Scenic Area. This ordinance defines front lot lines as, "that line which parallels a road right-of-way, or that line where a road, driveway, or access panhandle enters a lot". A condition of approval should require the accessory building to maintain these setback requirements.

Chapter 22.10 SCENIC RESOURCE PROTECTION

§22.10.020 General Management Areas - Standards Governing New Developments

A. Standards Governing All New Developments

1. New buildings and associated roads shall be sited and designed to retain the existing topography and to reduce necessary grading to the maximum extent practicable.

Finding: The accessory building is proposed to be located on a portion of the property that should require very minimal grading. The proposed building will be adjacent to the existing residence and will possibly require the removal of one tree, therefore, retaining the existing topography as much as possible.

2. New buildings shall be generally consistent with the height and size of existing nearby development of similar nature.

- 11) All conditions requiring visual subordination shall be achieved prior to project completion.
- 12) 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 27th day of August, 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, P.O. Box 790, Stevenson, WA 98648, on or before 9-17-97. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

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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-lanham.dd>

SITE PLAN:

Scale: _____ inches = _____ feet

