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Return Address: James Glaeser
5913 NE 99th Street
Vancouver, WA 98665

BOOK 182 PAGE 870

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JAMES GLAESER

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ADMINISTRATOR
GARY H. OLSON

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JAMES GLAESER
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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 509 427-4819

Director's Decision

APPLICANT: James Glaeser for Robert Glaeser

FILE NO.: NSA-98-10

PROJECT: Single-family residence

LOCATION: Located on Franz Road, off of SR-14 in Skamania; Section 32 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-32-900.

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 James Glaeser, 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) Prior to issuance of an occupancy permit for the dwelling, the Department shall conduct a review of the development to assure compliance with the above conditions regarding fire safety guidelines.
- 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 prior to issuance of any building permits.
- 14) Existing trees south of the home site shall be retained and maintained in a healthy condition. All vegetation within the 50 foot fuel break shall be maintained so as to comply with Condition # 2, above. Dead or dying trees shall be replaced in kind and place.
- 15) Prior to issuance of a building permit, the applicant should apply and be approved for tax deferred status or provide proof that the parcel is not qualified for tax deferred status. Please contact the Skamania County Assessor's office for more information.
- 16) A continuous row of six foot tall screening trees shall be planted, at 15 foot centers, no further than 75 feet south of the home site and should extend 50 feet west of the proposed home and 50 feet east of the proposed home. At least half of the required screening trees shall be species native to the setting and at least half shall be coniferous to provide winter screening. The required screening trees may be staggered to create a more natural appearance. Existing trees may be used in the planting sequence. See page 8 of the Staff Report for further detail.
- 17) A grading plan shall be submitted if grading will exceed 100 cubic yards.
- 18) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a building permit, applicant shall submit color samples with 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 20) The proposed development shall not exceed 25 feet in height to be measured at existing grade prior to any filling and grading on the subject property.
- 21) All conditions to achieve visual subordination shall occur prior to issuance of the certificate of occupancy unless otherwise stated above.

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22) 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 13th day of April, 1998, 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 5-4-98. 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

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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

