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Return Address: Frank Olson and Sandra Haigh
38349 SE 70th Street
Washougal, WA 98671

FILED FOR RECORD
STAMPED TO WASH
BY *Frank Olson*
MAR 2 2 34 PM '99
D. Butcher
CLERK
GARY M. OLSON

RECORDED'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

[Handwritten signature]
JAN 10 1999
CLERK

Director's Decision

APPLICANT: Frank Olson and Sandra Haigh for Margaret and Arthur Devlin

FILE NO.: NSA-97-69

PROJECT: Single-family residence and accessory building

LOCATION: South of Franz Road, west of Duncan Creek Road, in Skamania; Section 33 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-33-2000.

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

[Handwritten signature]
JAN 10 1999
CLERK

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 the occupancy permit for the dwelling, the Department shall conduct a review of the development to assure compliance with this section.
- 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) The applicant is advised that a change in tax status from classified forest to regular use assessment may occur. Please contact the County Assessor's Office.
- 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) Existing trees south of the proposed development, except that which needs to be removed for site development, shall be retained and maintained in a healthy condition. Some of the existing trees may be within the 50 foot fire break mentioned in Condition # 2, however, these trees shall be retained and limbed of dead and low (less than 8 feet) branches.
- 17) A continuous row of screening trees, to be six feet tall at the time of planting, shall be interspersed among the existing deciduous trees to create a continuous row of screening trees. The required trees may be staggered with the existing trees to create a more natural appearance. The trees screening the home shall begin 50 feet east of the home and continue to 50 feet west of the home. The trees screening the accessory building shall begin 20 feet east of the proposed accessory building and continue to 20 feet west of the accessory building.
- 18) The above required screening trees shall be placed no further than 75 feet south of the proposed home and accessory building and shall be spaced and maintained according to the criteria stated in Condition # 2. Trees shall be planted on 15 foot centers.
- 19) All 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 # 8 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-reflective, opaque materials. Opaque means that it does not allow light to pass through the shield or

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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 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 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 31st 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.

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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 11-21-97. Notice of Appeal forms are available at the Department Office.

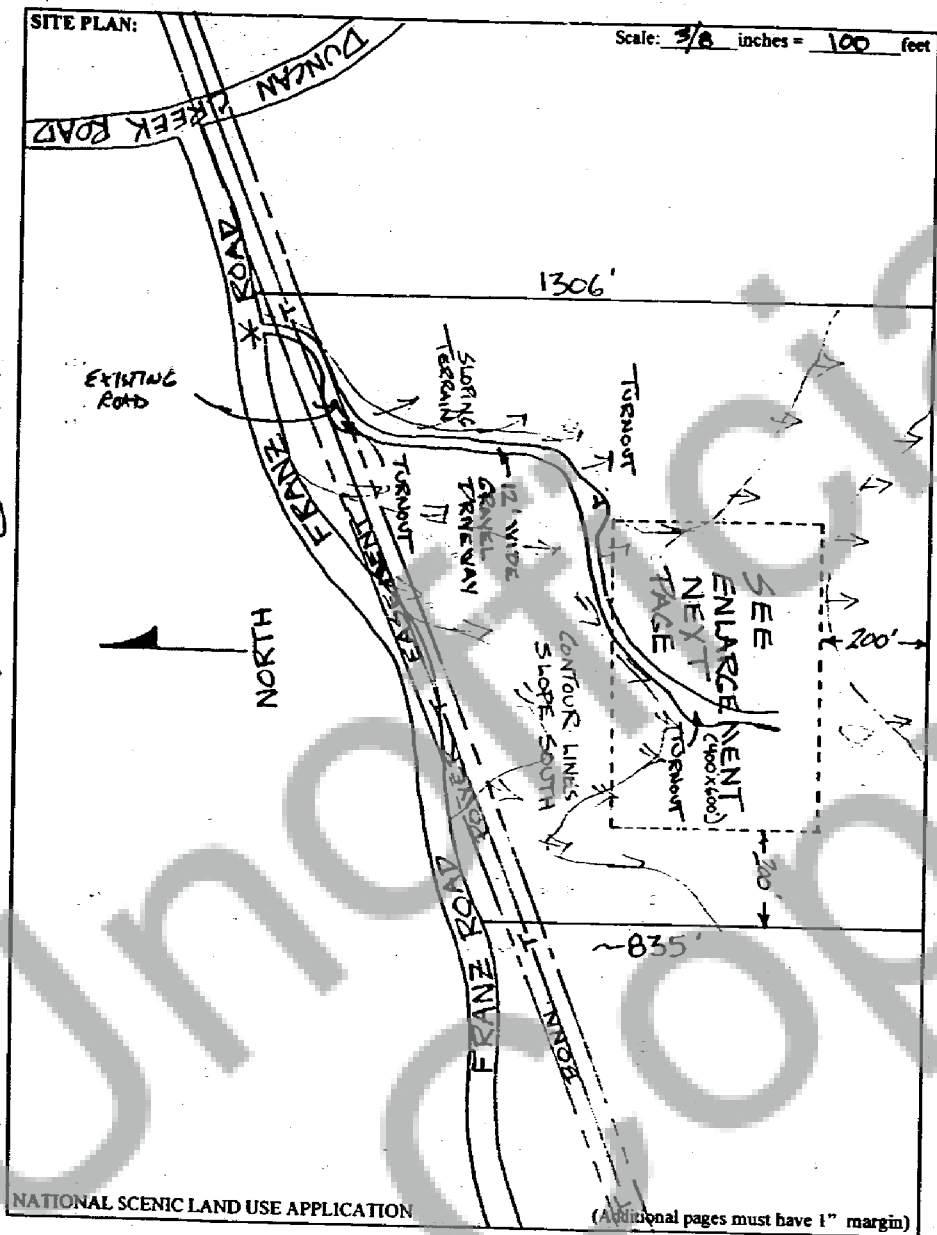
A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

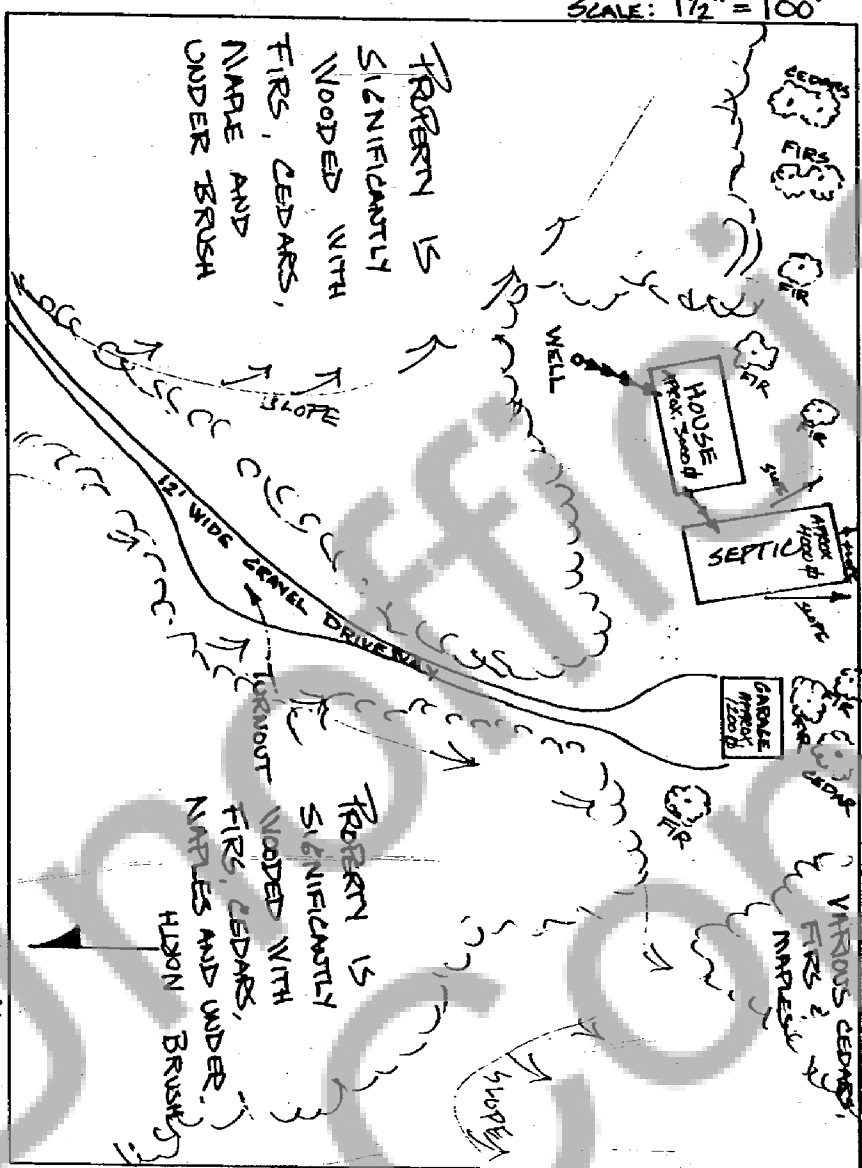
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

<nsa-olson.dd>



*NOTE: DUE TO SIGNIFICANT SLOPING TERRAIN THE DRIVEWAY IS POSITIONED TO TAKE ADVANTAGE OF AS MANY FLAT AREAS AS POSSIBLE FOR BETTER TRAVEL IN WINTER WEATHER.

SCALE: 1/2" = 100'



NOTE: POWER & PHONE TO RUN UNDERGROUND ALONG DRIVEWAY. NO LARGER TREES TO BE REMOVED FOR BUILDING SITE UNLESS ABSOLUTELY NECESSARY. HOME & GARAGE TO BE CUSTOM LOG HOME.