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RETURN ADDRESS:

Kenneth Kisko
1031 Kollock Knapp
Underwood, WA 98651

FILED
SEAL
BY Kenneth Kisko

Mar 17 4 05 PM '99
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Directors Decision NSA-96-52
2. _____
3. _____
4. _____

GRANTOR(S) (Last name, first, then first name and initials)

1. Kisko, Kenneth
2. _____
3. _____
4. _____

☐ Additional Names on Page _____ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Skamania County
2. _____
3. _____
4. _____

☐ Additional Names on Page _____ of Document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

Section 20 T3N R10E☐ Complete Legal on Page _____ of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

☐ Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-10-20-804☐ Property Tax parcel ID is not yet assigned.☐ Additional Parcel Numbers on Page _____ of Document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.



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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: Kenneth Kisko

FILE NO.: NSA-96-52

PROJECT: Construction of a single-family residence with porch, decks, garage and driveway.

LOCATION: Located at approximately mile post 1.00, Kollock-Knapp Road, in Underwood, Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-20-804.

ZONING: Small Woodland (F-3) within the General Management Area

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Kenneth Kisko, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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) No other dwellings shall exist on the property. All temporary construction trailers shall be removed within 30 days of granting of occupancy permit for residence.
- 3) All buildings shall be surrounded by a maintained fire break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fire 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

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leaves, needles and other dead vegetation shall be removed from beneath trees.

- 4) Hazardous fuels shall be removed within the fire 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.

Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.


- 8) Prior to issuance of the occupancy permit for the dwelling, the Department shall conduct a review of the development to assure compliance with these conditions.
- 9) Telephone and power supply shall be underground.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) Dwellings shall be sited as close as possible to existing development on adjacent property to the east so that impacts on nearby or adjacent forest and farm operations will be minimized.
- 15) The amount of forest land used to site dwellings structures, access roads and service corridors shall be minimized.
- 16) The applicant shall sign and file a declaration recorded in the Auditor's deed records specifying that the owners, successors, heirs and assigns of the subject property are aware

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that the adjacent and nearby operations are entitled to carry on accepted agricultural and forest practices. The applicant shall provide the Director a copy of said declaration before a building permit is issued.

- 17) All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 18) 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 9th day of March, 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 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
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

<nsa-kisk.dd>

SITE PLAN:

Scale: $\frac{1}{32}$ inches = 1 feet

