

134609

Return Address: Martin and Susan Russo
24520 NE Berry Road
Battleground, WA 98604

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FILED FOR RECORD
SKAMANIA CO WASH
BY *Martin Russo*

11.2.19 11:00 AM '99

G. H. Olson

CLERK
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: Martin and Susan Russo

FILE NO.: NSA-98-59

PROJECT: Single-family residence and accessory building

LOCATION: 1102 Franz Road off of SR-14, in Skamania, Section 33 of T2N, R6E, W.M., and is identified as Skamania County Tax Lot # 2-6-33-1201.

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 Martin and Susan Russo, 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.

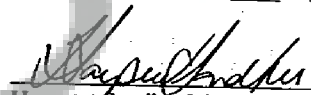
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- 11) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 12) Applicants shall be granted a variance to locate the home within 150 feet from adjacent forest land to the east. The variance shall be the minimum necessary to place the home and reduce impacts to scenic resources.
- 13) The accessory structure shall be placed 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.
- 14) The existing road on the property shall be used as access. No additional access roads shall be constructed nor shall the existing road be widened.
- 15) Applicants shall be required to sign and record with the County Auditor's office, prior to issuance of a placement or building permit, 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.
- 16) The proposed structures shall be finished in non-reflective materials of DARK, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 17) 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 hood. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 18) The proposed home shall be limited to a single story in order to reduce visibility from key viewing areas.
- 19) The garage's base elevation shall not exceed the base elevation for the home site.
- 20) The existing ridge just south of the proposed development site shall be extended east and when finished shall be equal in elevation to the highest point on the existing ridge. The extension shall continue in an easterly direction at the highest point and end at a 1.5H:1V slope at the stump shown on Drawing # 3 of the applicant's submitted grading plan. Rocks may be placed on the new ridge after it is completed.
- 21) All areas to be graded/disturbed for this development and all previously graded areas shall be re-seeded with native vegetation. See attached list of acceptable species.

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- 22) Other than the filling and grading necessary to extend this earth berm, no sidecasting nor grading shall occur south of the home site. All areas filled and graded within 100 feet east and north of the homesite shall be replanted with three foot tall fir trees on 12 foot centers.
- 23) The proposed grading plan is approved with the exception that Point # 5, post-grade level shall be an average of 66 inches lower than pre-grade # 1 level rather than 42 inches as proposed.
- 24) On completion of the proposed grading for the development, Department staff shall be notified and given 3 business days notice to complete a site visit and verify the grading is consistent with the submitted grading plan and its modifications listed above. No structural improvements for the house, including the framing of footers/pads, shall occur until the Department approves the final grade in writing.
- 25) All trees within 50-100 feet of the proposed development site and in addition to the 3 Douglas fir trees located on the south ridge and approximately 10 large trees currently over 10 feet tall located north of the proposed home site shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with same species at the same location. All of these trees shall be maintained as landscaping/screening trees for the home and shall not be eligible for harvest.
- 26) Compliance with specific approval conditions to achieve visual subordination shall occur prior to the issuance of any building or placement permits.
- 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 8th day of March, 1999, at Stevenson, Washington.


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 3-27-99. 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

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REVISED.

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SITE PLAN:

10 ACRES

Scale: 1" inches = 125 Feet

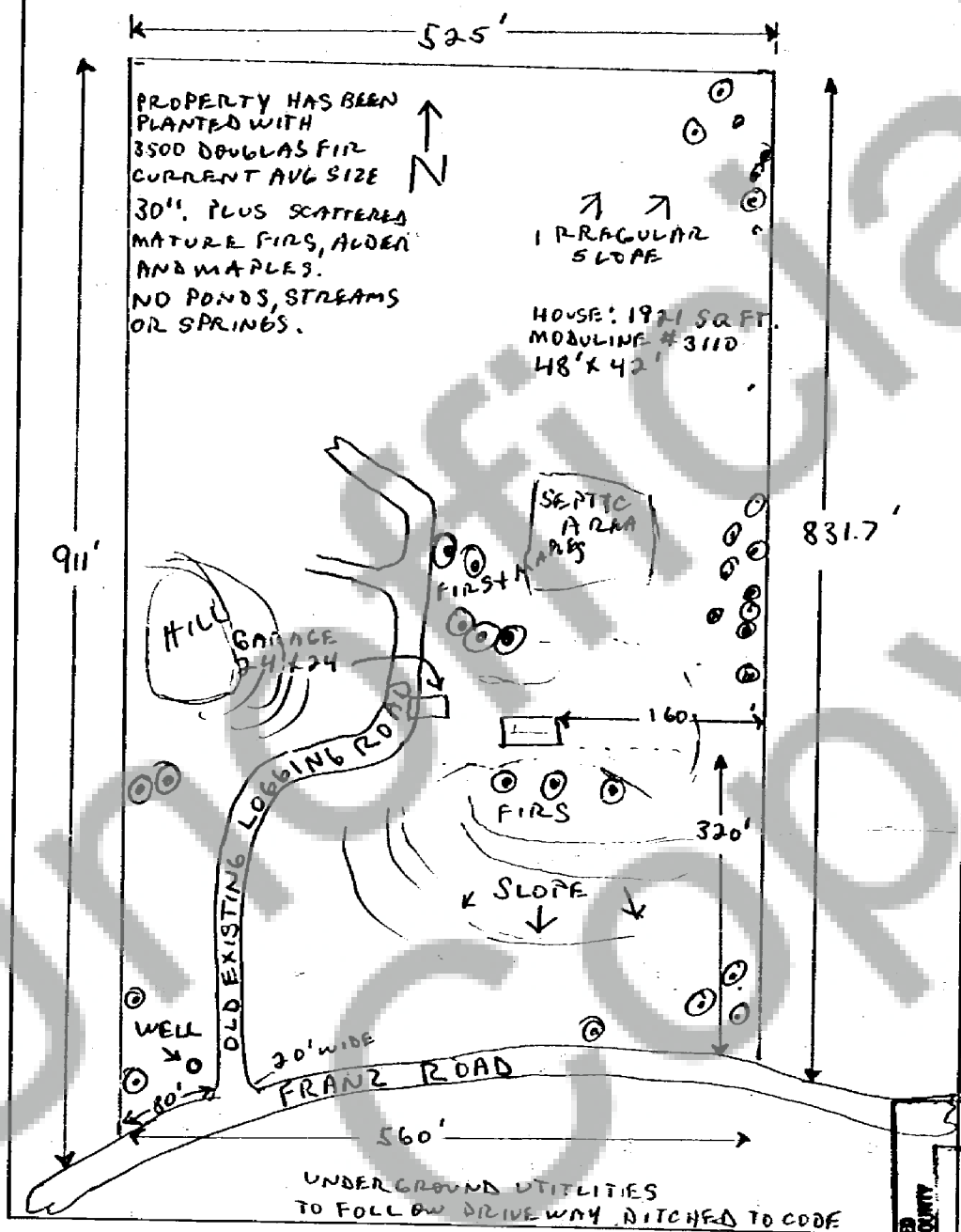


Table 7

**Columbia Gorge and Vicinity
Endemic Plant Species**

Common Name	Scientific Name
Howell's bentgrass	<i>Agrostis howellii</i>
Northern wormwood	<i>Artemisia campestris</i> var. <i>wormskioldii</i>
Hood River milk-vetch	<i>Astragalus hoodianus</i>
Howell's reedgrass	<i>Calamagrostis howellii</i>
Smooth-leaf douglasia	<i>Douglasia laevigata</i> var. <i>laevigata</i>
Howell's daisy	<i>Erigeron howellii</i>
Columbia Gorge daisy	<i>Erigeron oregonus</i>
Long-beard hawkweed	<i>Hieracium longiberbe</i>
Smooth desert parsley	<i>Lomatium laevigatum</i>
Suksdorf's desert parsley	<i>Lomatium suksdorfii</i>
Columbia Gorge broad-leaf lupine	<i>Lupinus latifolius</i> var. <i>thompsonianus</i>
Barrett's penstemon	<i>Penstemon barrettiae</i>
Pacific bluegrass	<i>Poa gracillima</i> var. <i>multnomae</i>
Obscure buttercup	<i>Ranunculus reconditus</i>
Oregon sullivania	<i>Sullivantia oregana</i>
Columbia kittentails	<i>Synthyris stellata</i>