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Return Address: Lynn Weyand
P.O. Box 219
Underwood, WA 98651

FILED FOR RECORD
SKAMANIA CO. WASH
BY Art Dickinson
MAY 13 11 02 AM '99
AUDITOR
GARY H. OLSON

RECORDER'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

Director's Decision

APPLICANT: Lynn Weyand

FILE NO.: NSA-99-05

PROJECT: Addition to existing accessory structure and new accessory building

LOCATION: 11 Gopher Run, on the north side of Ashley Drive, in Underwood; Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-20-404.

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 Lynn Weyand, 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).

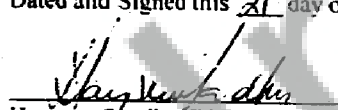
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire 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.

- 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) The department shall complete a site visit to determine whether all of the above conditions (Conditions # 2-12) have been satisfied upon project completion.
- 13) Applicant shall maintain all existing tree cover between the proposed accessory structure and the existing orchard to the east as the setback required from the eastern property line/existing orchard is 100 feet with a continuous vegetative screen.
- 14) The proposed development shall maintain a 45 foot setback 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.
- 15) All cuts and fills proposed for the development shall be re-seeded with native vegetation upon project completion.
- 16) The addition to the existing accessory structure shall be constructed with low reflective glass. Prior to issuance of a building permit, the applicant shall submit the sample of glass to be used for the addition and they shall be approved by the Planning Department (See attachment to Staff Report for further detail).
- 17) A 3 foot concrete wall or solid wooden bench (lattice is not acceptable) shall be constructed along the entire south side of the proposed structure. This wall/bench shall be 3 feet above the floor elevation of the addition or 3 feet above the floor elevation of the patio, whichever is higher.
- 18) The Planning Department highly recommends placing a black or dark screen over the windows during peak sun hours when the windows are not retracted.
- 19) The applicant shall contact the Planning Department prior to the issuance of any building permits to verify the final color samples and to determine what colors will be used for the roof, doors and window trim for both the addition and the new accessory structure.
- 20) All existing tree cover screening the development from key viewing areas shall be retained and maintained in a healthy condition unless removal is necessary for construction of the building pads. Dead or dying trees shall be replaced with the same species of tree in the same location.
- 21) A continuous row of 6' to 12' trees (not including root wad) shall be planted between 50' and 75' from the proposed addition. These trees shall be planted at 12 foot centers. Half of these trees shall be species native to the setting and half shall be coniferous to provide winter screening (See Staff Report for examples of acceptable tree species). These trees shall extend 50 feet west and east of the proposed addition.

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- 22) 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.
- 23) The applicant shall submit a grading plan if more than 100 cubic yards of grading will occur, prior to the issuance of any building permits. Grading includes the movement of any dirt on the subject property even if it is not being taken off of the property. Grading also includes any dirt brought onto the property (See Staff Report for specific details on grading plan information).
- 24) All of the above conditions required to achieve visual subordination shall be complied with upon project completion or prior to issuance of a building permit as specified above.
- 25) 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 21st day of April, 1999, 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.

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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 5-12-99. 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

1. Exemption was not used.

