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BOOK 190 PAGE 972

Return Address: Peter and Rosann Guyer  
10031 SW 50th Avenue  
Portland, OR 97219

FILED  
SM  
Peter Guyer  
JAN 30 2:54 PM '93  
GARY L. 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:** Peter and Rosann Guyer

**FILE NO.:** NSA-99-13

**PROJECT:** Single-family residence with detached garage

**LOCATION:** Just north of SR-14, off of Krogstad Road in Washougal; Section 10 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-10-204.

**ZONING:** General Management Area, Residential (R-10)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Peter and Rosann Guyer, 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.

Approved	<input checked="" type="checkbox"/>
Ordered, Dir.	<input checked="" type="checkbox"/>
Adopted	<input type="checkbox"/>
Filed	<input type="checkbox"/>
Index	<input type="checkbox"/>

Skamania County Planning and Community Development  
File: NSA-99-13 (Guyer) Director's Decision  
Page 2

**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.




Skamania County Planning and Community Development  
File: NSA-99-13 (Guyer) Director's Decision  
Page 3

- 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 the Building Department completing its final inspection, the applicants shall notify the Planning Department and this Department shall conduct a review of the development within 3 business days to assure compliance with the above conditions regarding fire safety guidelines.
- 13) The applicant shall be allowed to temporarily reside in an RV while the home is being constructed provided that within 30 days of a final inspection being completed for the house, water, power and sewer shall be disconnected from the RV. The County Building Inspector shall assure that all modifications to the RV to de-commission it as a residence are completed in accordance with all State and Building Codes.
- 14) The accessory structure shall not contain a cooking area or kitchen nor shall the necessary utilities for a kitchen be installed. Prior to the Building Department's final inspection for the accessory structure, the applicant shall notify this Department and a site visit shall be conducted within 3 business days to confirm that the accessory structure does not accommodate a cooking area or kitchen.
- 15) Neither the home nor the accessory structure shall be used as a home occupation or cottage industry until such time that the use is reviewed and approved.
- 16) Applicant shall be allowed a variance to locate the proposed home no less than 130 feet from the centerline of Krogstad Road as shown on the approved site plan.
- 17) Side yard setbacks shall be 5 feet.
- 18) A 100 foot setback from the north edge of the pavement of SR-14 shall be maintained.
- 19) All existing trees south of the proposed development site shall be retained for screening purposes. All other existing trees shall be retained except those which must be removed for site development. Vegetation within the 50 foot fuel break shall be maintained so as to comply with the above conditions regarding fire protection, specifically Condition # 2. All dead or dying trees shall be replaced with the same species in approximately the same location.
- 20) A continuous row of six foot tall (not including root wad) screening trees shall be planted, at 15 foot centers, no less 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.

Skamania County Planning and Community Development  
File: NSA-99-13 (Guyer) Director's Decision  
Page 4

- 21) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of any placement or building permits, the applicant shall submit color samples with the Department to verify consistency with the above criterion.
- 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 23) Applicants shall submit a grading plan if grading will exceed 100 cubic yards.
- 24) All conditions to achieve visual subordination shall occur upon project completion. Prior to the Building Department completing its final inspection, the applicants shall notify the Planning Department and within 3 business days this Department shall complete a site visit to verify that conditions relating to visual subordination have been complied with.
- 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 26<sup>th</sup> day of May, 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.



Skamania County Planning and Community Development  
File: NSA-99-13 (Guyer) Director's Decision  
Page 5

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 6-16-99. 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

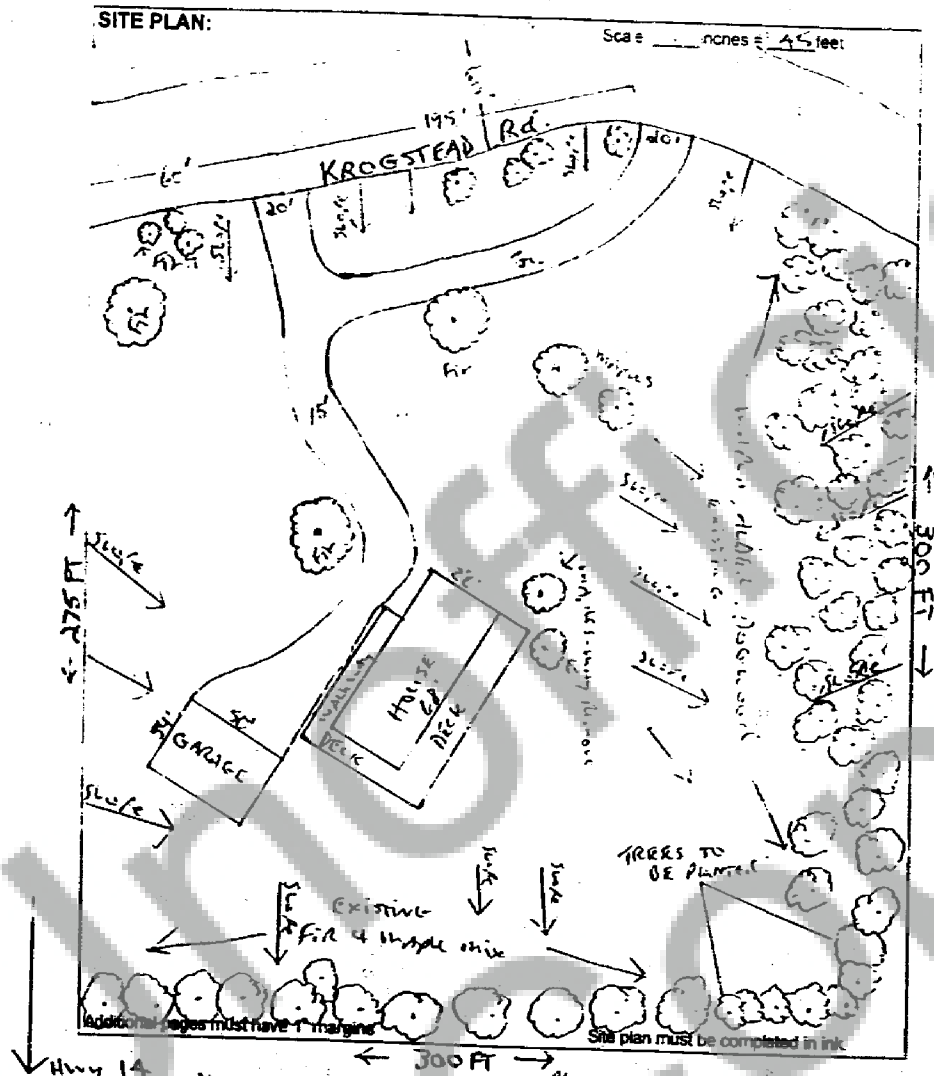
A copy of this Decision, including the Staff Report, was sent to the following:

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

HOUSE 1836 34 FT 48' x 68'  
GARAGE 1200 Sq. Ft 30' x 40'

SITE PLAN:

Scale inches = 45 feet



← 300 FT →

Dirt removal for House  
a Garage will be used  
for driveway construction.  
Dirt removal to House approx 70 cu. yds.  
Dirt removal for Garage approx 65 cu. yds.

Please review entire site for  
Septic & well, location not  
known at this time. Also phone  
and electrical not known.

Site plan must be completed in ink

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3