

138648

BOOK 200 PAGE 979

Return Address: Norman and Irene Ward
P.O. Box 596
1022 Carson Creek Road
Carson, WA 98610

FILED
JUL 21 1 10 PM '00
CLERK
CLERK

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

Reviewed
Reviewed
Reviewed
Reviewed
Reviewed

APPLICANT: Norman and Irene Ward
FILE NO.: NSA-00-15
PROJECT: Construct Deck Addition, Garage and Extend Existing Driveway
LOCATION: 1022 Carson Creek Road; Section 19 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #3-8-19-44-0200
LEGAL: See attached Page 6.
ZONING: General Management Area-Forest, Small Woodland (F-3)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Norman and Irene Ward, 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

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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.

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) Front yard setback shall be 45 feet from the centerline of the nearest road or 15 feet from the property line, whichever is greater. Side yard setbacks shall be 5 feet and 15 feet from the rear yard lot line.
- 3) The applicant shall apply the following Fire Safety Guidelines for all approved development:
 - a) 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.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) 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.
 - e) 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.

 - f) Telephone and power service shall be underground whenever possible.


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- g) 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.
 - h) 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.
 - i) 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.
 - j) 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.
- 4) The square footage of the garage shall be limited to 936 square feet or less, which is 75% (or less) of the total square footage of the house and deck, combined.
 - 5) An appropriate grading plan shall be submitted to the Planning Department, prior to development, for review and approval. All graded areas shall be re-seeded with native vegetation prior to final inspection being completed by the Building Department. The applicant shall contact the Planning Department and staff shall conduct a site visit within 3 business days. See pages 8-9 of the Staff Report for Grading Plan guidelines.
 - 6) The applicant shall be required to retain and maintain all existing trees on the southern portion of the parcel for screening purposes. Dead or dying trees shall be replaced with the same species of tree in approximately the same location.
 - 7) Only non-reflective materials shall be permitted on this development, (i.e. wood, low-gloss paints and stains).
 - 8) The applicant shall be required to follow the exterior lighting guidelines to limit intensity as well as shield and hood lighting from key viewing areas. See attached Zoning News article, page 15 of the Staff Report.
 - 9) The applicant shall paint or stain the deck and garage to match the existing dark-gray house or choose a natural or earth-tone color. Color samples shall be submitted to the Planning Department if the applicant chooses not to match the deck and garage to the existing house.
 - 10) The applicant shall meet the specific approval conditions to achieve visual subordination within a period of not to exceed two years after the date of development approval and prior to final inspection by the Building Department. The applicant shall contact Planning department Staff and staff shall conduct a site visit within 3 business days.

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- 11) All land disturbing activities are prohibited within fifty feet of the creek.
- 12) 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 14 day of June, 2000, 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.

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 July 5, 2000. Notice of Appeal forms are available at the Department Office.

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WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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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FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TELL

JUN 2 9 24 AM '98

GARY H. OLSON
AUDITOR

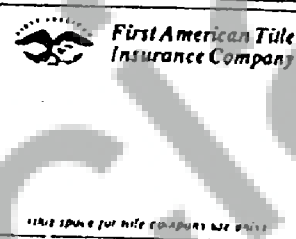
AFTER RECORDING MAIL TO:

Name Norman G. Ward
Address PO Box 596
City/State Carson WA. 98610

SKA 21879

Quit Claim Deed

THE GRANTOR: **NORMAN G. WARD**



for and in consideration of **LOVE AND AFFECTION**

conveys and quit claims to **NORMAN G. WARD & IRENE C. WARD**
husband and wife

the following described real estate, situated in the County of **Skamania**, State of Washington,
together with all after acquired title of the grantors therein:

All that portion of the Southeast Quarter of the Southeast Quarter of the
Southeast Quarter of Section 19, Township 3 North, Range 8 East, of the
Willamette Meridian, in the County of Skamania, State of Washington, lying
Northeasterly of the center of a certain creek, said tract more particularly
described in deed dated March 31, 1925, recorded January 6, 1926, in Book
1 of Deed, Page 506, records of Skamania County, Washington, and the
Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section
19, Township 3 North, Range 8 East of the Willamette Meridian, in the County
of Skamania, State of Washington.

EXCEPT that portion thereof lying Northeasterly of the center line of a
public road known as the Forest Service Road.

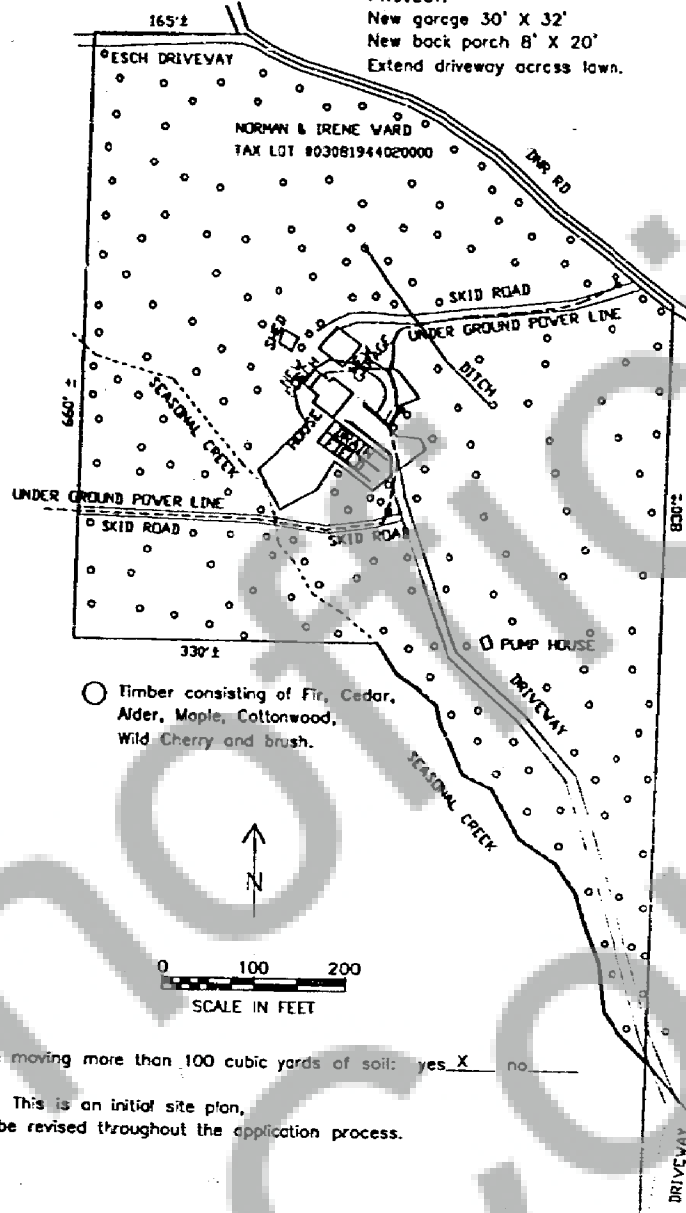
Assessor's Property Tax Parcel Account Number: **03-08-12-4-4-0200-00**

Dated June 26 19 98 **GARY H. OLSON, Skamania County Auditor**
REAL ESTATE EXCISE TAX One 2-2-98 Parcel 03-08-12-4-4-210
Norman G. Ward **19624**
JUL - 2 1998 By [Signature]
PAID [Signature]
SKAMANIA COUNTY TREASURER

LPB-12 (REV. 96)

SITE PLAN

PROJECT:
New garage 30' X 32'
New back porch 8' X 20'
Extend driveway across lawn.



○ Timber consisting of Fir, Cedar,
Alder, Maple, Cottonwood,
Wild Cherry and brush.



0 100 200
SCALE IN FEET

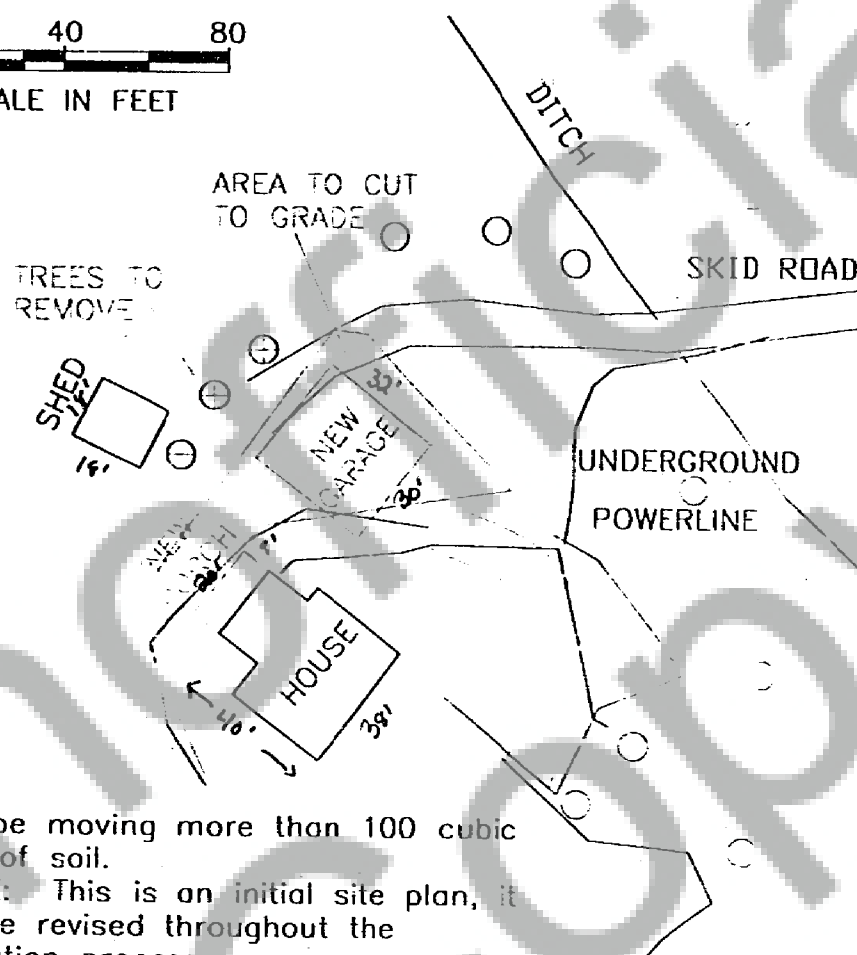
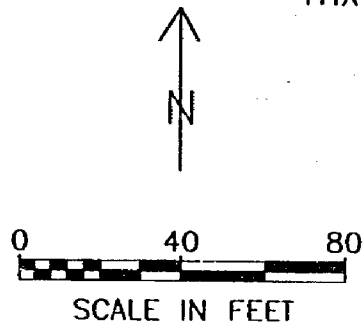
I will be moving more than 100 cubic yards of soil: yes ☒ no ☐

NOTICE: This is an initial site plan,
it may be revised throughout the application process.

1022 CARSON CREEK ROAD

NORMAN & IRENE WARD
TAX LOT #03081944020000

PROJECT:
New garage 30' X 32'
New back porch 8' X 20'
Extend driveway across lawn.



I will be moving more than 100 cubic yards of soil.
NOTICE: This is an initial site plan, it may be revised throughout the application process.