

138930

Return Address: Rodney Roeder
701 Cook-Underwood Road
Cook, WA 98605

BOOK 201 PAGE 948

FILED FOR RECORD
SKAMANIA CO. WASH
BY Rodney Roeder

AUG 23 9 10 AM '00

J. M. OLSON
AUDITOR
GARY M. 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: Rodney Roeder
FILE NO.: NSA-99-48
PROJECT: Construction of a barn
LOCATION: 701 Cook-Underwood Road; Section 26 of T3N, R9E, W.M., and identified as Skamania County Tax Lot # 3-9-26-301. COMPLAT LEASE ON PAGE 6
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 Rodney Roeder, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Supervisor ☒
Deputy ☒
Director ☒
Planned ☒
Noted ☒

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.

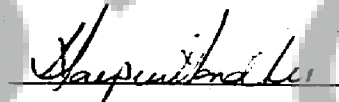
Skamania County Planning and Community Development
File: NSA-99-48 (Roeder) Director's Decision
Page 2

- 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) Front yard setbacks shall be 45 feet from the centerline of the closest road or 15 feet from the property line, whichever is greater. The side yard setbacks shall be 5 feet and the rear yard setback shall be 15 feet.
- 13) All trees that do not need to be removed for site development shall be retained to the maximum extent practicable. Site development includes the building pad, septic drainfield and well along with all underground utilities. All trees that are not within these specific areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species of trees in approximately the same location.

Skamania County Planning and Community Development
File: NSA-99-48 (Roeder) Director's Decision
Page 3

- 14) The barn shall be placed 50' west of the earth berm shown on the site plan.
- 15) The exterior of the proposed development, including doors, roof and trim shall be composed of non-reflective dark and either natural or earth-tone materials or materials with low reflectivity. Prior to the issuance of any building permits, the applicant shall submit color samples to the Department to verify consistency with the above criteria.
- 16) 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 should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 17) If more than 100 cubic yards of grading or ditching is needed for site construction, the applicants shall be required to submit a grading plan to this department.
- 18) Prior to the Building Department's final inspection, this Department shall complete its review of all of the above conditions for compliance.
- 19) 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 4th day of January, 2000, at Stevenson, Washington.



Harpreet Sandhu, Director
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-99-48 (Roeder) Director's Decision
Page 4

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 1/24/00. Notice of Appeal forms are available at the Department Office.

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

BOOK 201 PAGE 953

A tract of land located in Government Lots 4 and 5, in Section 26, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 1 of the JOHN JESSUP SHORT PLAT recorded September 13, 1985, in Book 3 of Short Plats or Page 84, Skamania County Records.

SUBJECT TO easements as recorded under Auditor's File Number 68398 and as recorded in Book "W" at Page 415.

TOGETHER WITH the rights to take water from a water supply and distribution system maintained by the United States of America, Department of the Interior, Fish and Wildlife Service, as such rights were reserved to Mary Jessup by Paragraph 3 (b) of that certain Deed dated February 14, 1951, recorded in the office of the Auditor of Skamania County, Washington, in Book 33 of Deeds, at page 402 et seq.

