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Return Address: Greg Wooderson
Alan Carell
3003 NE Knott
Portland, OR 97212

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Gregory Wooderson*

AUG 29 11 36 AM '00

P. Laury
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: Gregory Wooderson

FILE NO.: NSA-00-13

PROJECT: Single family dwelling

LOCATION: MP 1R Archer Mt. Road, Skamania; Section 32 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-32-400.

LEGAL DESCRIPTION: See page six.

ZONING: General Management Area-Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Gregory Wooderson, 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.

Reg. 110-00
Advised by
Date
Time
Page

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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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to the issuance of an occupancy permit or prior to final inspection for the home.
- 3) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 4) 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.
- 5) Prior to issuance of a building permit, the applicant shall notify the Planning Department in writing whether grading will exceed 100 cubic yards. A grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.
- 6) All existing vegetation, except that which is necessary for site development, safety purposes or as part of forest management practices shall be retained and maintained in a healthy condition. Specifically the vegetation on the existing berm shall be retained to screen the structure from Key Viewing Areas. Dead or dying trees should be replaced with same species in approximately the same location.
- 7) The applicant shall comply with all fire protection criteria outlined in §22.08.070(B)(1), below. The Department shall conduct a review of the development for compliance with the above, prior to the issuance of the occupancy permit.

§22.08.070(B) GENERAL PROVISIONS APPLICABLE IN ALL FOREST ZONES.

1. Fire Safety Guidelines.

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- 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) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
- g) Telephone and power supply shall be underground whenever possible.
- h) 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.
- i) 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.
- j) 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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- k) 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.
- 8) Telephone and power supply shall be placed under ground.
- 9) The proposed dwelling shall be set back at least 200 feet from the property's southern border.
- 10) All of the above conditions relating to visual subordination shall be satisfied prior to the issuance of an occupancy permit or final inspection for the home as there are not any special conditions that would require additional time to achieve compliance.
- 11) 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 5 day of July, 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.

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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 _____ 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

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AFTER RECORDING MAIL TO:

Name Inez Laird
Address 522 West "I" Street
City/State Shelton, WA 98584

FILED FOR RECORD
SKAMANIA CO. WASH
BY Inez Laird

Dec 13 3 35 PM '99

O'Leary
AUDITOR
GARY H. OLSON

Statutory Warranty Deed

THE GRANTOR Inez Laird *J.S.*

 **First American Title Insurance Company**

Fulfillment of contract
for and in consideration of xxxxxxx
recorded June 30, 1993 in Book 136 at page 367

in hand paid, conveys and warrants to Alan J. Carel, a single person, & Gregory A. Wooderson, a single person

the following described real estate, situated in the County of Skamania *J.S.*, State of Washington:
The southwest quarter of the northwest quarter of the northeast of section 2322 Township 2 north, Range 6 east of the Willamette Meridian in the county Skamania and S State of Washington also known as lot 2 of the Laird Short Plat, recorded in Book 2 of Short plat page 104, Skamania County records

Gary H. Martin, Skamania County Assessor

Date 12/13/99 Parcel # 2-6-82-400

REAL ESTATE EXCISE TAX
N/A

DEC 13 1999

Assessor's Property Tax Parcel/Account Number(s): 020632000400 PAID BY WYNDHAM, DEPUTY # 15910016 30.93

This deed is given in fulfillment of that certain real estate contract between the parties herein, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on 6/30/93 *J.S.* Rec. No. 215913 *J.S.*

Dated 11, 1, 99, 1999

Inez Laird