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Return Address: Seth Goradietsky
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FILED FOR RECORD
SKAMANIA CO. WASH

Seth Goradietsky

APR 24 10 31 AM '01

G. H. Olson
AUDITOR
GARY H. 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: Seth Goradietsky

FILE NO.: NSA-98-15

PROJECT: Single-family residence with attached garage

LOCATION: Deep Wood Lane off of Duncan Creek Road, in Skamania, Section 28 of T2N, R6E, W.M., and is identified as Skamania County Tax Lot # 2-6-28-903.

ZONING: *see page 6*
General Management Area, Small Woodland (F-3).

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

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- 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) Applicants shall be granted a variance to locate the home less than 200 feet from adjacent forest lands. The variance shall be the minimum necessary to build the home and shall comply with the distances shown on the submitted site plan.
- 13) Prior to issuance of the occupancy permit for the home, the Department shall conduct a review of the development to assure compliance with the above 12 conditions.
- 14) Applicants shall be required to sign and record with the County Auditor's office, a declaration stating they are aware that adjacent and nearby operators are entitled to carry on accepted forest practices on lands designated F-1, F-2, and F-3.
- 15) Prior to issuance of a building permit, the applicant shall apply and be approved for tax deferred status or provide proof that the parcel is not qualified for tax deferred status. Please contact the Skamania County Assessor's office for more information.
- 16) The applicant shall be allowed to temporarily reside in a recreational vehicle provided that upon completion of the garage portion of the home and within 30 days of an occupancy permit being issued for the garage, water, power, and sewer shall be disconnected from the recreational vehicle. The County Building Inspector shall assure that all modifications to the RV to disconnect water, power and sewer are completed in accordance with all State and County Building Codes.
- 17) The applicant shall be allowed to temporarily reside in the garage portion of the home provided that upon completion of the proposed home, all kitchen facilities are to be disconnected from the temporary residence. The County Building Inspector shall assure that all modifications to the garage portion of the home to de-commission it as a residence are completed in accordance with all State and County Building Codes.
- 18) All existing tree cover, except that which needs to be removed for improvement of the access road, construction of the building pad for the home, construction of the leach field for the septic system and compliance with Condition # 2 above, shall be retained to screen the proposed development from possible key viewing areas such as the Columbia River, Multnomah Falls, I-84, Historic Highway and Larch Mountain.
- 19) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 20) 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

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hood. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.

- 21) Applicant shall be required to submit a grading plan if more than 100 cubic yards of grading will occur.
- 22) Compliance with specific approval conditions to achieve visual subordination shall occur prior to the issuance of an occupancy permit for the garage portion of the home.
- 23) 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 14th day of April, 1998, 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

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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 5-5-98. 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

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EXHIBIT "A"

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the HEFFERNAN SHORT PLAT, recorded in Book 3 of Short Plat, Page 248, Skamania County Records.