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BOOK 213. PAGE 184

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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Charles Smith*

AUG 6 12 18 PM '01
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Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Snohomish, Washington 98648
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT: Charles Smith

FILE NO.: NSA-01-38

PROJECT: Single family residence with detached garage.

LOCATION: End of Spring Lane, in Skamania; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-34-108.

LEGAL DESCRIPTION: See page six.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Charles Smith, 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.

Proposed
Approved
Reviewed
Signed
Witness

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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) Within 30 days of receiving the occupancy permit for proposed home, the living quarters above the detached garage shall be de-commissioned as a residence. The County Building Inspector shall assure that all modifications (including the removal of all kitchen facilities) to de-commission it are completed in accordance with all State and County Building Codes.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection for the mobile home.
- 4) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building or placement permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 5) The exterior of both the home and the detached garage shall be composed of non-reflective materials or materials with low reflectivity.
- 6) 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.
- 7) Prior to the issuance of a building permit, the applicant shall notify the Planning Department in writing whether or not the amount of grading will exceed 100 cubic yards. If grading will exceed 100 cubic yards, then the applicant shall submit a grading plan. See Staff Report for specific requirements of the grading plan.
- 8) Tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices. Dead or dying trees should be replaced with same species in approximately the same location.

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- 9) 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.
- 10) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 11) A 200 foot buffer shall be maintained from the southwest property line (Duncan Creek). Within this buffer there shall be no vegetation clearing, removal or disturbance.
- 12) 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.

- 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.

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- 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.
 - 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.
- 13) 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 19 day of July, 2001, at Stevenson, Washington.


Steve Grichel, Associate Planner
Skamania County Planning and Community Development.

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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), this Administrative Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Decision 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

This Decision 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 August 4, 1998. 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

LEGAL DESCRIPTION

Commencing at a point on the N line of the NW4 of Sec. 34, T2N, Range 6 E.W.M., 1090.60 ft. N 88 deg. 55 min. 59 sec. W from the NE corner of said NW4 of Sec. 34; thence S 01 deg. 18 min. 38 sec. W parallel to the E line of said NW4 of Sec. 34, 118.42 feet to a point 1091.11 ft. N 88 deg. 55 min. 59 sec. W, and 118.42 ft. S 01 deg. 04 min. 01 sec. W from the NE corner of said NW4 as measured along the N line of said NW4 and at right angles to said N line and the POB for Lot 1 of Jack Spring's Short Plat recorded in Book 2, Page 87; thence S 65 deg. 51 min. 54 sec. East 55.79 ft.; thence S 21 deg. 46 min. 51 sec. E 156.61 ft.; thence S 38 deg. 27 min. 37 sec. E 72.94 ft.; thence S 51 deg. 12 min. 46 sec. W 880.00 ft. more or less to the center line of Duncan Creek; thence northwesterly along the center line of said creek to a point that bears S 57 deg. 56 min. 34 sec. W from the POB; thence N 57 deg. 56 min. 34 sec. E 880.00 ft. more or less to the POB, containing 6.5 acres, more or less.

TOGETHER WITH AND SUBJECT to a 60.00 ft. easement for ingress, egress and public utilities, over, under and across the property lying 30.00 ft. on each side of the following described centerline: BEG. at a point on the E line of said NW4 of Sec. 34, S 01 deg. 13 min. 38 sec. W 424.45 ft. from the NE corner of said NW4 of Sec. 34; thence N 88 deg. 49 min. 40 sec. W 768.29 ft.; thence N 62 deg. 06 min. 04 sec. W 182.05 ft.; thence N 38 deg. 27 min. 37 sec. W 72.94 ft.; thence N 21 deg. 46 min. 51 sec. W 156.61 ft.; thence N 65 deg. 51 min. 54 sec. W 55.79 ft. to a point 1091.11 ft. N 88 deg. 55 min. 59 sec. W and 118.42 ft. S 01 deg. 04 min. 01 sec. W from the NE corner of said NW4 of Sec. 34 as measured along the N line of said NW4 of Sec. 34 and at right angles to said N line, said point being the end of said 60 ft. easement.

ALSO TOGETHER WITH AND SUBJECT TO a 60 ft. easement for ingress, egress and public utilities, over, under and across the property lying 30.00 ft. on each side of the following described centerline: BEG. at a point on the E line of said NW4 of Sec. 34, S 01 deg. 18 min. 38 sec. W 424.45 ft. from the NE corner of said NW4 of Sec. 34; thence N 88 deg. 49 min. 40 sec. W 768.29 ft. to the POB for this easement; thence S 35 deg. 52 min. 35 sec. W 97.72 ft.; thence S 25 deg. 21 min. 42 sec. W 126.68 ft.; thence S 15 deg. 44 min. 49 sec. W 138.53 ft. to a point 928.31 ft. N 88 deg. 55 min. 59 sec. W and 810.78 ft. S 01 deg. 04 min. 01 sec. W from the NE corner of said NW4 of Sec. 34 as measured along the N line of said NW4 of Sec. 34 and at right angles to said N line, said point being the end of said 60 ft. easement.

