

143566

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Return Address: James Glaeser
31 Cougar Creek Road
Skamania, WA 98648

FILED FOR RECORD
SEAMING, WASH.
BY *James Glaeser*

JAN 28 3 35 PM '02

D. Garvison
J. MICHAEL GARVISON

By *James Glaeser*
SIGNED *D. Garvison*
COUNTY CLERK
JAN 28 2002

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-4839

Director's Decision

APPLICANT: James Glaeser
FILE NO.: NSA-01-61
PROJECT: Construct an Accessory Building (15'x30'x13'h shop)
LOCATION: 8.09 acres at 31 Cougar Creek Road in Skamania; Section 32 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-32-900.
ZONING: General Management Area, Small Woodland (F-3)
LEGAL: See page 6
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by James Glaeser, 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 Southwest Washington Health Department.

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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 by the applicant 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) Planning staff will verify compliance for all of the above conditions 2-11 regarding fire safety guidelines during the final inspection by the Planning Department.
- 13) Setbacks (including roof eaves, decks' porches) for all structures shall be as follows: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 14) Existing trees south and east of the accessory structure site providing screening shall be retained and maintained in a healthy condition. All vegetation within the 50 foot fuel break shall be maintained so as to comply with the requirements of condition #2 above. Trees within the 50 foot fuel break (including those planted) shall be thinned over time so as to maintain at least some space between the crowns. It should be noted that the 15 foot crown separation is only a recommendation and not a requirement. However, as these trees enter their mature state, they should be thinned to meet the recommended 15 foot separation, while still maintaining continuous screening. Dead or dying trees shall be replaced in kind and place.
- 15) A continuous row of six-foot tall screening trees be planted, on 15 foot centers, within 50-75 feet south of the shop site. They shall stretch 50 feet west to 50 feet to the east of the shop. At least half of the required screening trees shall be species native to the setting and at least half shall be coniferous to provide winter screening. The required screening trees may be staggered to create a more natural appearance. Existing trees may be used in the planting sequence. See page 11 of the Staff Report for further detail.
- 16) Grading shall be kept to the minimum necessary for site development. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 17) The shop is permitted to match the (brown) non-reflective dark, earth-tone color of the existing house. In the event that the applicant chooses not to match the house, the applicant shall submit color samples with the Department prior to issuance of a building permit to verify that the colors are non-reflective and dark earth-toned.
- 18) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90-degree cutoff. See the "Zoning News" article attached to the staff report.
- 19) The Planning Department will conduct at least two site visits during construction. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.

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- 20) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 21) 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 11 day of JANUARY, 2002, at Stevenson, Washington.


Heather O'Donnell, Associate Planner
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), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative 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.

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APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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 Administrative 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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WARRANTY DEED

(In Fulfillment of Real Estate Contract)

THE GRANTORS, JACK SPRING and MELBA E. SPRING, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good valuable consideration, in hand paid, conveys and warrants to ROBERT W. GLAESER and JULEENA GLAESER, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

The North half of the Northeast quarter of the Southeast quarter of Section 32, Township 2 North, Range 6 East, Willamette Meridian, EXCEPT the East 751.5 feet thereof.

TOGETHER WITH a non-exclusive easement and right of way 30 feet in width for access and for utilities over the existing road connecting with County Road No. 1010 designated as the Franz Road.

THIS DEED IS GIVEN IN FULFILLMENT of that certain Real Estate Contract dated December 16, 1977, between the Grantors, as sellers, and the Grantees, as purchasers, and is subject to any taxes or liens becoming a lien since that time, and to any encumbrances placed or suffered by the Grantees.

DATED this 18th day of July, 2000.

JACK SPRING

MELBA E. SPRING

STATE OF WASHINGTON)

County of Skamania

SS. Gary H. Martin, Skamania County Assessor
Date 7-25-00 Parcel # 02266-5-0-00300-00
HPO

I CERTIFY that I know or have satisfactory evidence that JACK SPRING and MELBA E. SPRING are the persons who appeared before me and each of said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Shirley A. Little
Notary Public in and for the State of Washington,
residing at Stevenson
My Commission Expires 8-17-03
REAL ESTATE EXCISE TAX

JUL 25 2000
PUD 14
5395
SKAMANIA COUNTY TREASURER

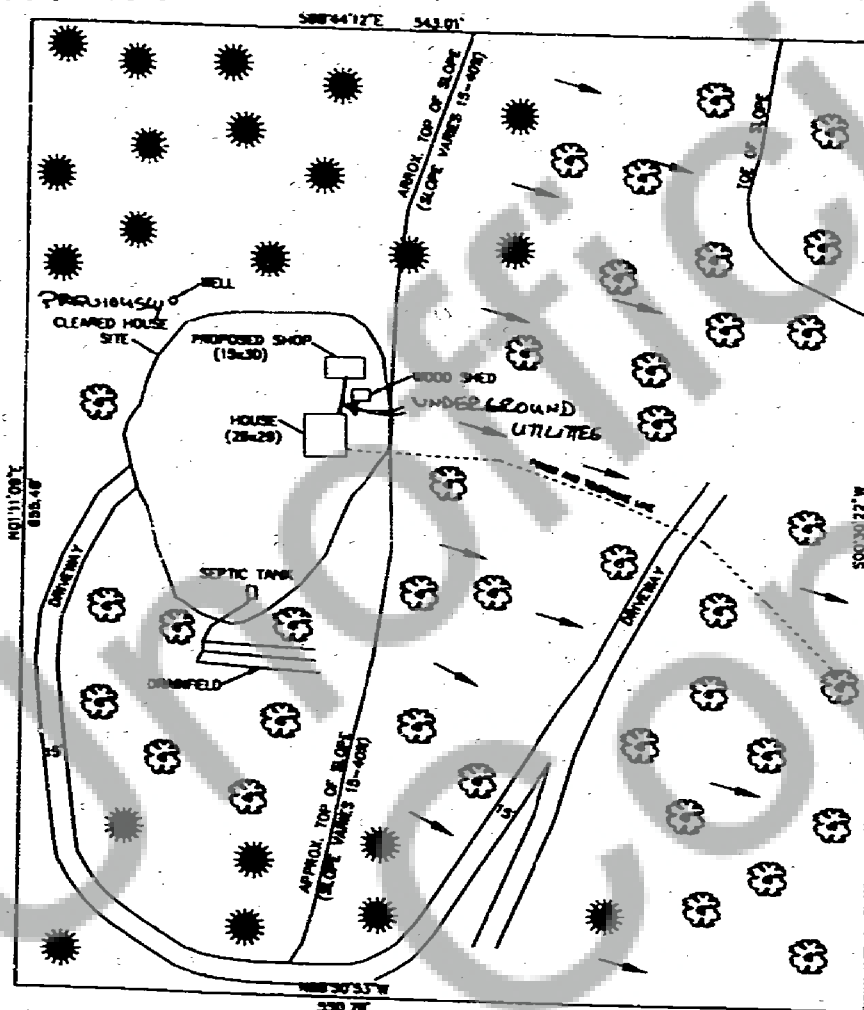
GLAESER SITE PLAN SKAMANIA, WASHINGTON

T. 2 N., R. 6 E., SECTION 32
TAX LOT #900

8.09 ACRES

★ CONIFEROUS
✿ DECIDUOUS

Tree Representation is
General Not Individual



SCALE: 1"=100'

* NO VEGETATION REMOVAL OR GRADING WILL BE NECESSARY FOR THIS PROJECT