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BOOK 222 PAGE 832

Return Address: Gary & Lori Orr
92 Coho Loop
Cook, WA 98605

FILED FOR RECORD
SKAMANIA CO. WASH
BY Gary & Lori Orr

APR 8 4 51 PM '02

P. Laury
AUDITOR

J. MICHAEL CARVISON

**Skamania County
Department of Planning and
Community Development**

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

Administrative Decision

APPLICANT: Lori & Gary Orr

FILE NO.: NSA-01-34

PROJECT: Construct single family residence; 2-story house with attached garage (approximately 2100 square feet, 28 feet tall), shop (30'x35'x20h), utilities, septic system and detached deck (10'x10')

LOCATION: Maddux Road off of Girl Scout Road in Home Valley; Section 26 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #3-8-26-901

LEGAL: See attached Page 7

ZONING: Special Management Area; through the Section 8(o) process the property is subject to review under the General Management Area, Small Woodland (F-3) guidelines

DECISION: Based upon the Staff Report, the application by Lori & Gary Orr, 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.

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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) 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.
- 3) The house and shop shall be sited within the 880 feet elevation area and east of the existing turnaround, as indicated on the attached site plan.
- 4) Fire safety guidelines are as follows:
 - 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

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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 wood stove 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.
- 5) The Planning Department shall conduct a review of the development for compliance with the above conditions #3(a-k) above, prior to the issuance of the occupancy permit for the home
 - 6) A letter from the fire district marshal, confirming that driveway is suitable for gaining access to the development in case of fire, shall be submitted to the Planning Department prior to issuance of a building permit.
 - 7) The applicant shall sign and record a declaration in the County Auditor's records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Ag-1, Ag-2, F-1, F-2 and F-3.
 - 8) The applicant shall submit proof that the subject property is enrolled in the Current Use Timberland Program prior to issuance of a building permit. If the parcel cannot qualify for the tax deferred status based upon its use as forest land, a letter from the Assessor stating the above, shall be submitted to the Planning Department prior to issuance of a building permit


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- 9) The barn shall not contain a cooking area or kitchen, nor shall the necessary utilities for a kitchen be installed.
- 10) Neither the house nor the shop shall protrude above the skyline or the existing tree canopy. The house shall not exceed 30 feet from top of footer set at existing grade or 28 feet from top of slab if slab-on-grade foundation is utilized.
- 11) All 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, which do not allow light to pass through. See the "Zoning News" article attached to the staff report.
- 12) If over 100 cubic yards is moved on slopes between 10-30%, a grading plan in compliance with the following guidelines (a-b), shall be submitted to the Planning Department for review and approval, prior to issuance of a building permit. All exposed graded areas shall be re-seeded with native vegetation prior to final inspection by the Building Department and Planning Staff:
 - a) A map of the site, prepared at a scale of one inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least five feet, including:
 - i) Existing and proposed final grades.
 - ii) Location of all areas to be graded, with cut banks and fill slopes delineated.
 - iii) Estimated dimensions of graded areas.
 - b) A narrative description of the proposed grading activity, including:
 - i) Its purpose.
 - ii) An estimate of the total volume of material to be moved.
 - iii) The height of all cut banks and fill slopes.
 - iv) Provisions to be used for compactions, drainage, and stabilization of graded areas. Preparation of this information by a licensed engineer or engineering geologist is recommended.
 - v) A description of plant materials used to revegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
 - vi) A description of any other interim or permanent erosion control measures to be used.
- 13) Only that grading which is necessary for site development is permitted. Graded areas shall be re-seeded with native vegetation (see list attached to staff report) prior to final inspection by the Planning Department.
- 14) The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this Decision. Dead and dying trees shall be replaced with the same species in approximately the same location. See conditions #13, 15 and 16.

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- 15) Only those trees which are necessary for site development are permitted for removal. The applicant and future owners shall be required to retain and maintain all trees within 150 feet of the development. The retention trees shall begin at the northern property line and the edge of the driveway and continue in a swath to the eastern property line. See also staff additions to the attached site plan.
- 16) At least 35 plants shall be established and maintained for deer food sources. The plantings, selected by the applicant may be of the following: blue elderberry, snowberry, salal, Pacific dogwood, big-leaf maple, hazelnut, red huckleberry and thimbleberry. The area impacted by the septic system drainfield shall also be planted with grass and white clover at a 50/50 mix.
- 17) 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 occupancy will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 18) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structures as stated by this Decision. Another will be conducted after all foundation excavation has been completed but prior to framing of the footers. 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.
- 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 3 day of August, 2001, at Stevenson, Washington.


Heather O'Donnell, 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 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.

APPEALS

This Administrative 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 8/23/01. 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 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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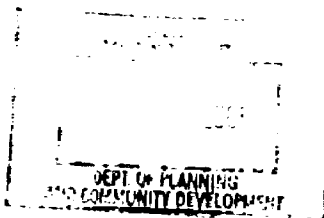
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FILED
STATE OF WASHINGTON
John D. Duvon

JUL 2 1 34 PM '99

O'Day

GARY H. CLISON



When Recorded Return To:

JOHN A. DUNOVEN and GAIL E. DUNOVEN

PO Box 55

Carson, WA 98610

 DAY 10-10
 RECORDED, LK
 INDEXED
 FILED
 SERIALIZED

WARRANTY DEED - CONVEYANCE TO TRUST

JOHN A. DUNOVEN and GAIL E. DUNOVEN, Grantor, conveys and warrants to JOHN A. DUNOVEN and GAIL E. DUNOVEN, Trustees of the DUNOVEN TRUST dated JUNE 30, 1999. Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Skamania County, Washington, to wit:

A tract of land located in in Section 26, Township 3 North, Range 8 East, Willamette Meridian, more particularly described as Lot 4 of the Gerald Maddux Short Plat No. 2 as recorded Book 2, Page 181, of the Short Plat records of the office of the County Auditor for Skamania County, Washington. Said parcel contains 5.98 acres, more or less.

Tax Account No. 030826000901

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except: Easements, restrictions, reservations and encumbrances of record or otherwise known to the grantee.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, amount and nature of such liability or obligations.

The true consideration for this conveyance \$0. However, the actual consideration consists of other value which is the whole consideration.

Dated 6-30-1999

Gary H. Martin, Skamania County Assessor

Date 7/1/99 Parcel # 3-8-24-701

Date 7/1/99 Parcel #

JOHN A. DUNOVEN and GAIL E. DUNOVEN

STATE OF WASHINGTON, County of Skamania

On this day personally appeared before me JOHN A. DUNOVEN and GAIL E. DUNOVEN to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

JUNE 30 2000

REAL ESTATE EXPOSURE

2000

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PAID 2000

JUL - 2 1999

JUL - 2 1999

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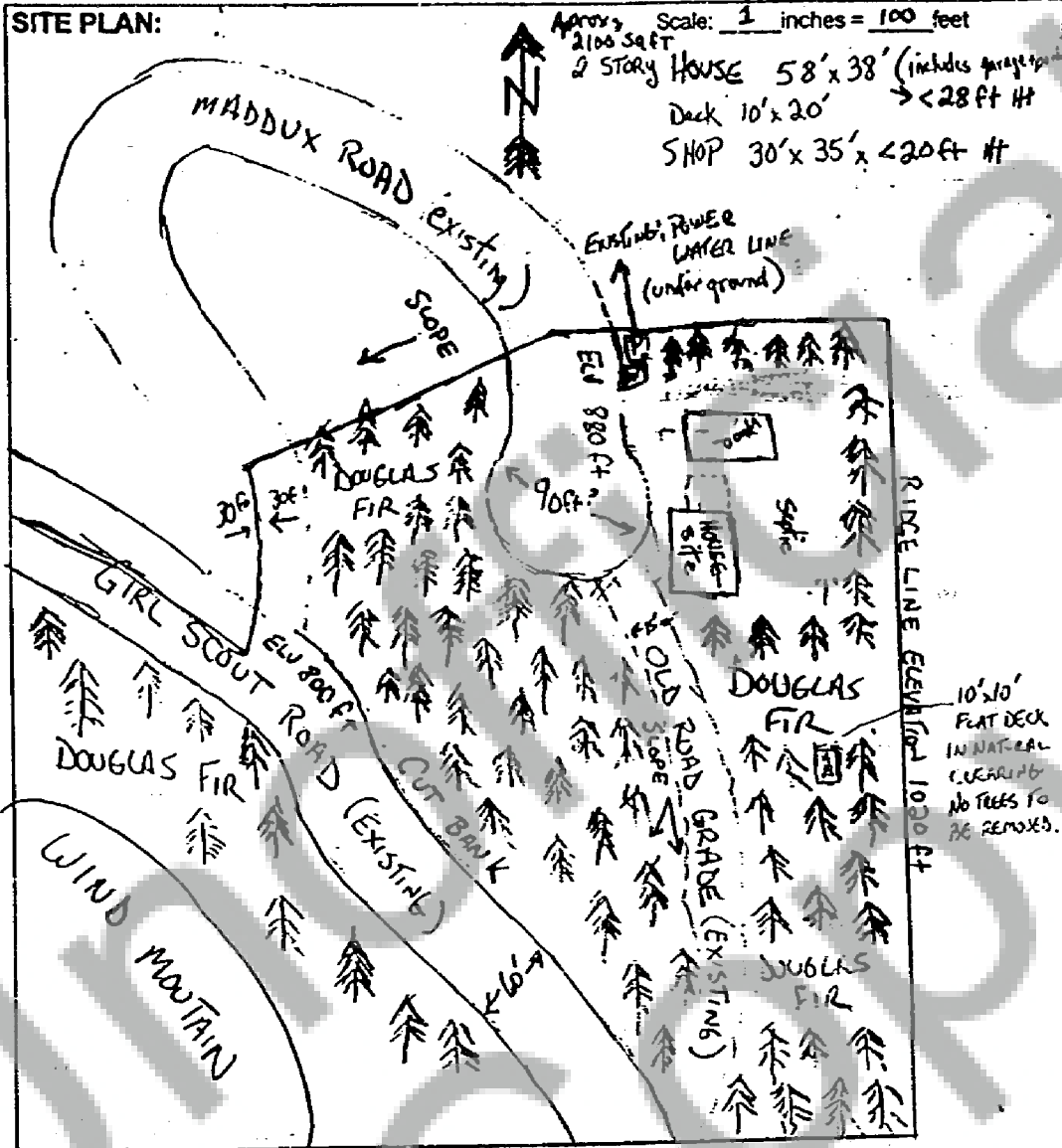
JUL - 2 1999

KIMBERLY D. HERRICK

Notary Public of Washington

My commission expires 12/31/01

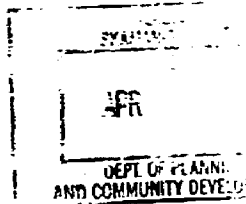
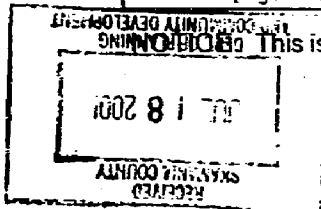
SKAMANIA COUNTY TREASURER



No water courses on Property
 RESIDENCE AND GARDEN AREA TO BE CLEARED
 AREA DEPICTED IS APPROXIMATELY 3.28 ACRES

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
 Additional pages must have 1" margins Site plan must be completed in ink.

NOTED: This is an initial site plan, it may be revised throughout the application process.





Skamania County
Department of Planning and
Community Development

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

MEMORANDUM

To: Lori & Gary Orr
From: Heather O'Donnell, Associate Planner
Date: September 4, 2001
Re: NSA-01-34 Colors

This is regarding the color requirements for the above mentioned application. As stated on page 15 of the staff report for this Decision, either natural or earth-tone colors are required, see §22.10.020(C)(3)(b)(iv), and your NSA application indicates the intent to use dark earth-tone colors. As you know the color requirement was inadvertently left out of the Decision. Even though we received no comments regarding this mistake, the natural or earth-tone color is the law and must be complied with. Additionally, our experiences have determined that dark and either natural or earth-tone colors best aid in achieving visual subordination.

Although we cannot require the color samples to be submitted to our Department for approval prior to issuance of a Building Permit, as we normally do as a condition of approval, we can offer to review your samples for compliance with §22.10.020(C)(3)(b)(iv) and the scenic protection guidelines.

Again, thank you for your continued patience with this process! If you have any questions, please feel free to call me at (509) 427-9458.

Thank You!

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