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Return Address: Blayne Fox Myers
5525 Garfield
New Orleans, LA 70115

BOOK 234 PAGE 74

FILED
SEAL
Blayne Fox Myers

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J. MICHAEL TISON

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: Blayne Fox Myers for Peggy Bradford

FILE NO.: NSA-01-68

PROJECT: Construct a single-family residence (24'x72'x28'h house) with deck, utilities, septic, and driveway

LOCATION: 20.58 acres located on Shaddox Springs Road at Mile Post 59.27 of State Road 14; Section 30 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-30-0-0-302

LEGAL: See attached Page 8

ZONING: General Management Area partially zoned Small Woodland Forest, Small Scale Agriculture and Open Space

DECISION: Based upon the record and the Staff Report, the application by Blayne Fox Myers for Peggy Bradford, 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.

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) 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 development shall comply with the following fire safety guidelines (a)-(k); however all exterior materials of the house must also comply with condition #14:
 - 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.

- i) 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.
- 4) The Planning Department shall conduct a review of the development for compliance with the above fire safety guidelines (a-k), prior to making the decision to sign off on the occupancy permit for the home.
- 5) A letter from the district fire marshal must be submitted to the Planning Department, prior to issuance of a building permit, stating that the access to the dwelling is adequate in the event of a fire.
- 6) The property owner 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. A recorded copy of the declaration must be submitted to the Planning Department prior to issuance of a building permit.
- 7) The creek on the adjacent eastern property has a 50-foot undisturbed buffer. The buffer shall be maintained in a natural condition (i.e. no grading, no mowing, etc.), with no development occurring within the buffer other than the screening plantings or any native plantings that might enhance the buffer area. Non-native species may be removed within the buffer area by hand removal only, so long as the buffer is kept in a natural appearance and does not appear manicured. The residential development shall be located outside of this buffer. In the event that the setbacks in conditions #2 and #7 conflict, the greater setback shall apply.
- 8) Only that grading which is necessary for site development (building pads, access roads, leach fields) is permitted.

Skamania County Planning and Community Development
File: NSA-01-68 Administrative Decision
Page 4

- 9) If over 100 cubic yards of soil will be moved on slopes between 10-30%, a grading plan in compliance with the grading plan guidelines on pages 15 & 16 of the Staff Report shall be submitted to the Planning Department for review and approval, prior to issuance of a building permit. The applicant must notify the Planning Department in writing, prior to issuance of a building permit, if less than 100 cubic yards will be moved.
- 10) All disturbed areas shall be re-seeded with a native vegetation mix prior to final inspection by the Planning Department, using species under Oak-Pine Woodland and/or Coniferous Woodlands on the Native Plants list attached to the staff report.
- 11) The house shall not exceed 28 feet from the top of the footing set at existing grade or 26 feet from slab if a slab-on-grade foundation is used.
- 12) The final plans for the house shall include additional features to break up the southern view (such as dormers, broken roofline) as illustrated in the elevation drawing attached to the Staff Report, and shall be reviewed by Planning Department Staff prior to issuance of a building permit. Additional plantings may be necessary to blend in the grading.
- 13) Any excavated fill shall be utilized to backfill around the daylight basement to at least 50% covered, used for fill and grade activities for the driveway or other site development approved in the Decision, or taken off site if a daylight basement is not utilized or there is still excess fill. Fill shall not be side cast to the south or east of the home site.
- 14) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house, such as wood and low-gloss paints and stains.
- 15) The final designs shall include windows that have a low-reflective quality (see Glass Performance Data sheet attached to the Staff Report), overhangs of at least 2 feet and recessed windows to reduce reflectivity as seen from key viewing areas. The final designs shall be reviewed by the Planning Department prior to issuance of a building permit, to ensure compliance.
- 16) Any 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.
- 17) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained. Trees over 10" in diameter shall be marked to indicate removal (i.e. with flagging, paint) prior to the site inspection by the Planning Department, so Planning Staff can ensure compliance with this condition.
- 18) For additional screening, plantings shall be installed in a continuous row, stretching from the eastern property line to the southern most oak on the western side of the proposed house site, with the first row beginning 55 feet from the house (outside the 50-foot fuel break), as indicated on the

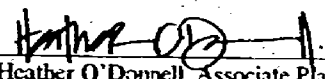
attached site plan. The plantings shall be in an alternating row mimicking a natural pattern, planted on 12-foot centers, and planted at least 6 feet tall not including root wad. Based on the surrounding vegetation, at least half of the plantings shall consist of a combination from the oak and pine woodland list and/or the coniferous woodland list (see Native Plants list attached to the staff report), and at least half shall be coniferous for winter screening. Existing trees may be used in sequence.

- 19) Limbing or topping of screening trees is prohibited, except for those trees within the 50-foot fuel break which may be limbed up to no more than 8 feet (as permitted in condition #3a).
- 20) Dark and either natural or earth-tone exterior color samples that do not contrast noticeably with the background or surrounding landscape, shall be submitted to the Planning Department for the roof, siding, trim and doors, for approval prior to issuance of a building permit.
- 21) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions #10 and #18.
- 22) 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 and an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 23) 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.
- 24) 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.

BOOK 234 PAGE 79

Skamania County Planning and Community Development
File: NSA-01-68 Administrative Decision
Page 6

Dated and Signed this 14 day of April, 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.

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

BOOK 234 PAGE 80

Skamania County Planning and Community Development
File: NSA-01-68 Administrative Decision
Page 7

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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BOOK 202 PAGE 609

BOOK 234 PAGE 81

LEGAL DESCRIPTION

PARCEL 2

The following described real property situated in the County of Skamania, State of Washington;

The portion of the Northwest quarter of Section 30, Township 3 North, Range 10 East described as follows;

Beginning at the Northeast corner of the Northwest quarter of said Section 30 and running thence North 84° 29' 13" West along the North line of said Northwest quarter, 678.84 to the Northwest corner of that tract conveyed to Skamania County P.U.D. under Auditors File 37538 and the true point of beginning of the tract herein described; Thence South 1° 23' 45" West along the West line of said tract, 1100.00 feet; Thence South 0° 33' 22" West, 631.41 feet more or less to the line of mean high water of the Columbia River; Thence North 80° 25' 18" West along said line, 257.50 feet; Thence North 0° 33' 22" East parallel with the East line of said Northwest quarter, 664.52 feet; Thence North 38° 57' 21" West, 1468.41 feet to the North line of said Northwest quarter; Thence South 84° 29' 13" East along said North line, 1184.65 feet to the point of beginning.

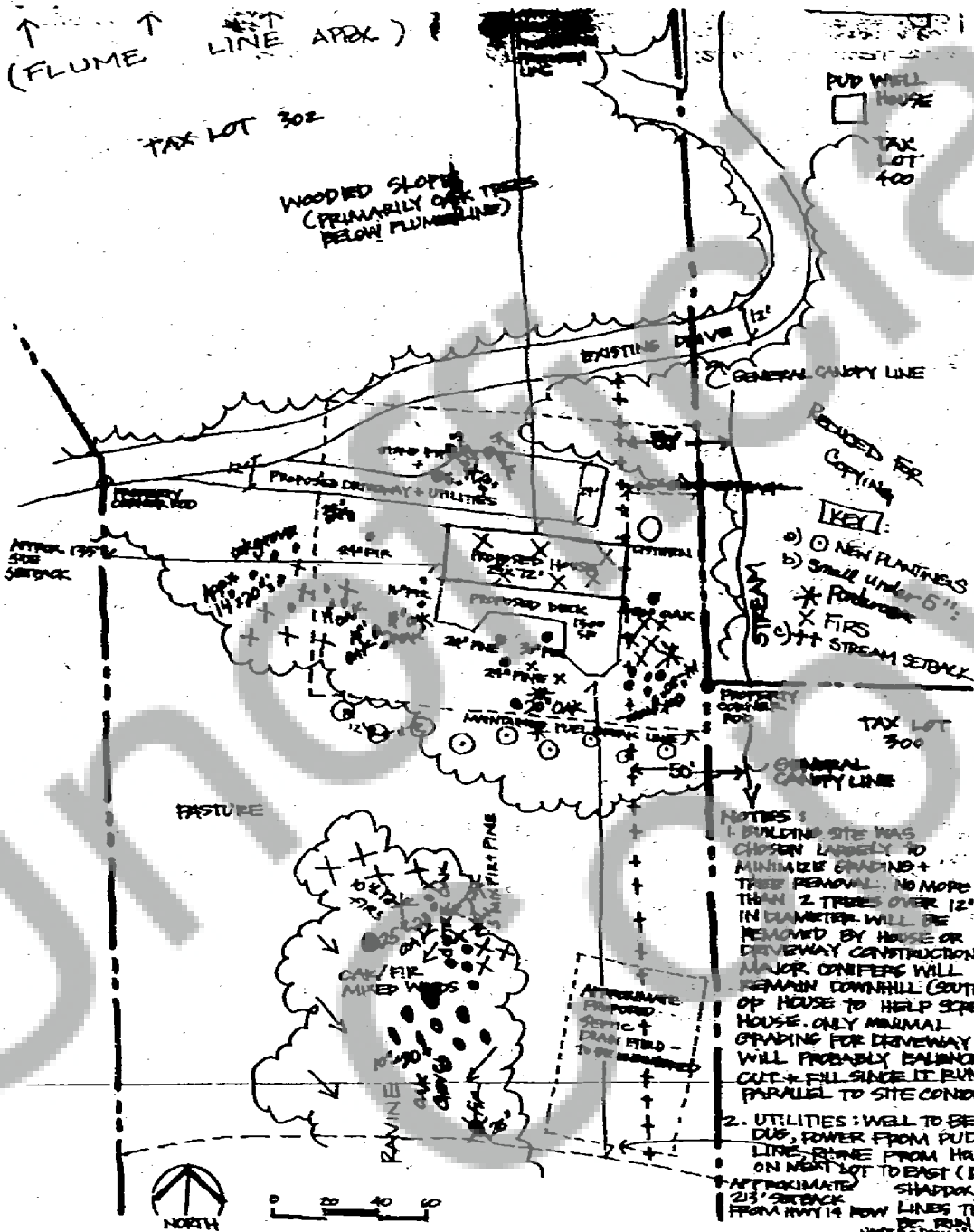
EXCEPT that portion lying within State Highway 14
EXCEPT that portion lying within the Burlington Northern R/W

The above described tract contains 20.58 acres.

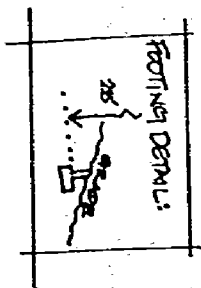
SUBJECT to a judicial lien in favor of Mary Morrow in the amount of \$4,728.00 pursuant to Skamania County Superior Court Case No. 97-2-00127-9.

SUBJECT to a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9.

Gary M. Martin, Skamania County Assessor
Date 9-14-08 Parcel # 2-10-30-392
GMM



REC-115
MAR 25 1964



MYERS RESIDENCE

$st =$ Height limitation, 2B feet from fire
 top of footers set at existing grade, or
 2B feet from slab if a slab on
 grade foundation is used.