

151274

Return Address: Steve Wisenbaker  
300 Tarnal Plaza - Suite 22  
Corte Madera, CA, 94925

BOOK 254 PAGE 734

FILED  
STEVE WISENBAKER

MAY 25 1 30 PM '03

AMORSE

J. M. M. J. M. M.

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:** Steve Wisenbaker

**PROP. OWNER:** Steve and Meryl Wisenbaker

**FILE NO.:** NSA-03-35

**PROJECT:** New single family dwelling (2055 sq. ft.), detached garage (968 sq. footprint), extend driveway, and associated utilities.

**LOCATION:** 23.94 acres located in Underwood below the intersection of Kramer Road and Cook-Underwood Road in Skamania County; Section 21 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-21-1-0-1500-00

**LEGAL:** Lot 1 W 1/2 of E 1/2 of S. 21 T3N R10E W.N., recorded @ book 3 page 468 auditor's file number 149840.

**ZONING:** General Management Area zoned Small Woodland (F-3) where development is taking places and Open Space (OS) where there will be no development.

**DECISION:** Based upon the record and the Staff Report, the application by Steve Wisenbaker, 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 Skamania County 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) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project.
- 2) 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.
- 3) Setbacks (including roof/ eaves, decks/ porches and overhangs) for all structures shall be as follows: **Front yard:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 25 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.
- 4) The dwelling shall be setback at least 200 feet from adjacent properties.
- 5) 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.
- 6) Hazardous fuels shall be removed within the fuel break area.
- 7) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 8) 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.



- 9) 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.
- 10) 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.
- 11) Telephone and power supply shall be underground whenever possible.
- 12) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) Prior to the approval of a building permit, a declaration signed by the landowner shall be recorded 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.
- 17) 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.
- 18) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 19) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house and garage, such as wood and low-gloss paints and stains.
- 20) Any exterior lighting shall be directed downward and sided, 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.

Skamania County Planning and Community Development  
File: NSA-03-35 Administrative Decision  
Page 4

- 21) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 22) The existing tree cover screening the development from key viewing areas shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) safety purposes or as part of forest management practices. Dead or dying vegetation shall be replaced with the same species and in approximately the same location.
- 23) The house shall not exceed 24 feet from the top of the footing set at existing grade or 22 feet from slab if a slab-on-foundation is used.
- 24) The applicant shall use the submitted color sample of "Dun Edwards # DE 3139 Shady Forest." If the applicant chooses to use another color then a natural or earth-tone color sample shall be submitted and approved by the planning department prior to issuance of a building permit for the house and garage.
- 25) 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.
- 26) 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.
- 27) 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 5 day of November, 2003, at Stevenson, Washington.



Skamania County Planning and Community Development  
File: NSA-03-35 Administrative Decision  
Page 5



Patrick Johnson, 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

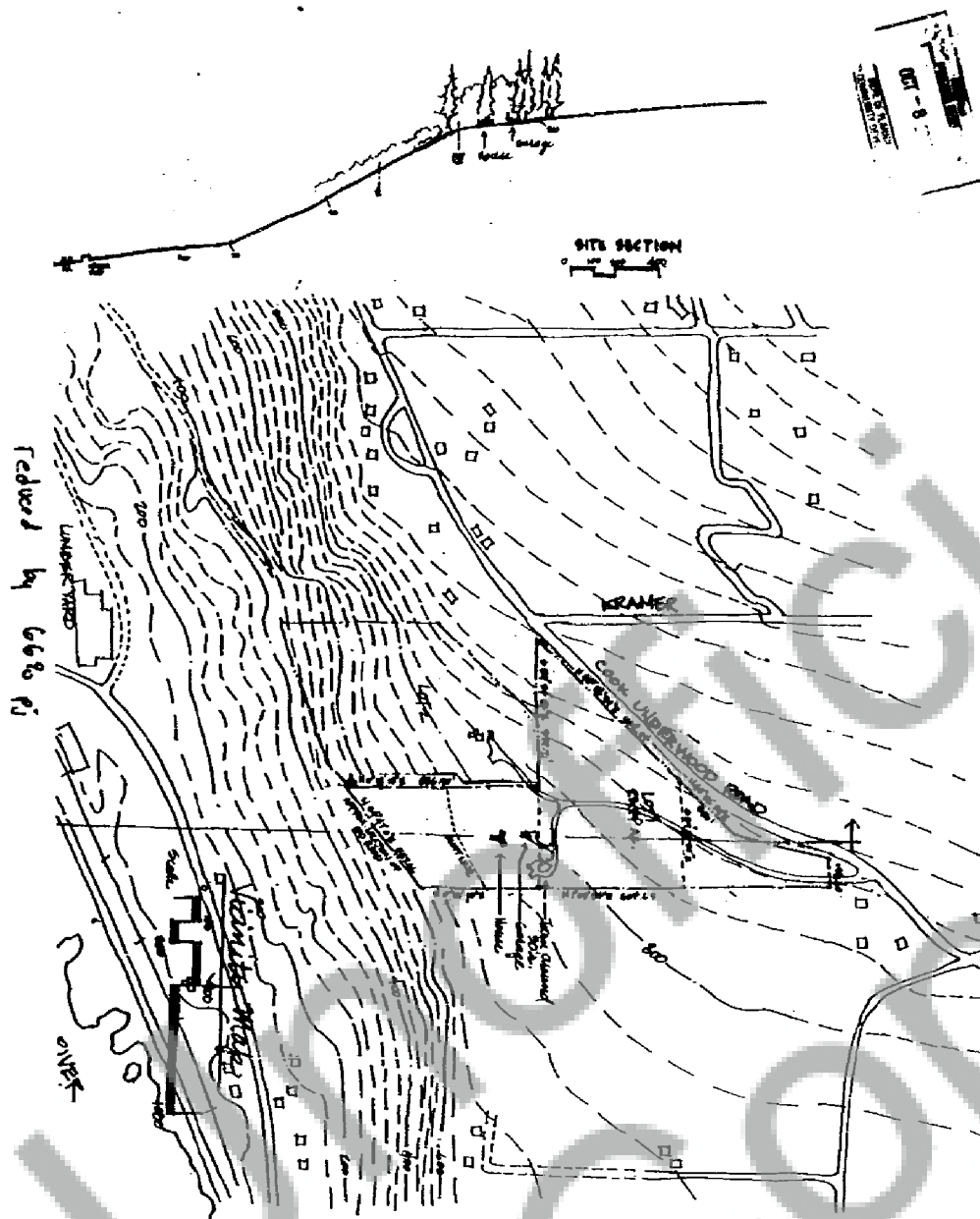
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission



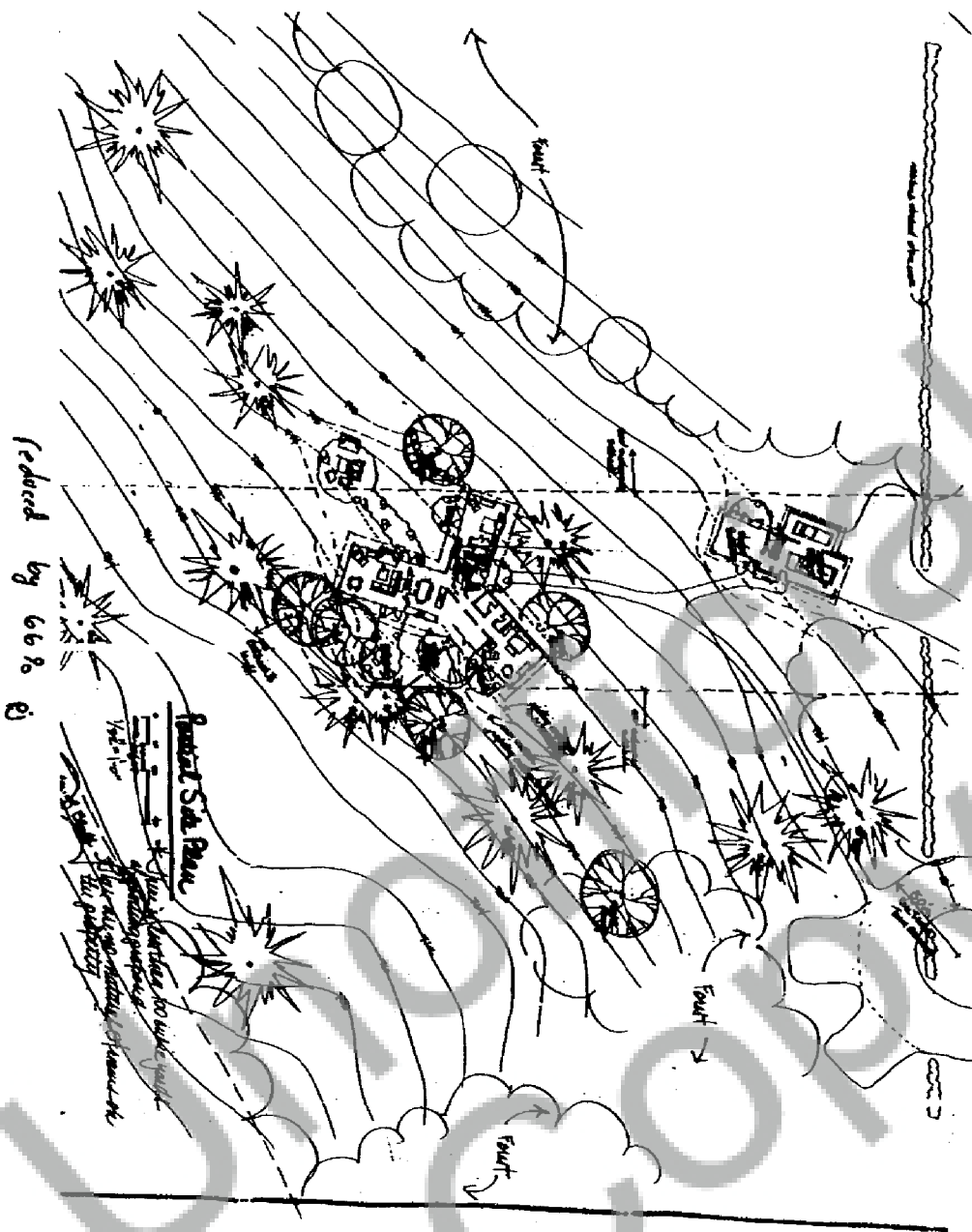
Wisniewski Residence BK 3-11 521 3/10  
 © Lot 1 of Wm. J. & E. J. Wisniewski, Inc. in Skaneateles Co.

10/6/03

STEVE WEINBERGER AIA  
 ARCHITECT & PLANNER







Washburn Residence DK 3-17 S21 2/10  
 Plot 1 of 10 of E. 6621 T20 R10 E. W.N. in Chasman Co.

10/6/03

STEVE WIDENAKER, JR.  
 ARCHITECT & ENGINEER

