

Doc # 2006160610  
Page 1 of 29  
Date: 02/17/2006 03:36P  
Filed by: ANITA GAHIMER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$60.00

Return Address:

132 Fouts Rd  
Cook WA 98605

<i>Document Title(s) or transactions contained herein:</i> Director's Decision File # NSA-96-42 Parts 1, 2, 3, 4, & 5.	
<i>GRANTOR(S) (Last name, first name, middle initial)</i> <del>Skamania County</del> Anita R. Gahimer Crow	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i> Skamania County	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</i> Section 23, T3N, R9E W.M, Tax Lot No. 3-9-4100	
<input type="checkbox"/> Complete legal on page _____ of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i> File No. NSA-96-42, Part 1, 2, 3, 4, and 5	
<input type="checkbox"/> Additional numbers on page _____ of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i> 03-09-4100	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	



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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

Director's Decision

**APPLICANT:** Anita Gahimer

**FILE NO.:** NSA-96-42, part 1 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. There are a total of five parts. The request to reroof two of the four existing homes was not addressed in any of the five parts, as it is an allowed use that does not require review.

**PROJECT:** Replace existing mobile home on site #1 with modular home, half basement, deck, and porch.

**LOCATION:** 102 Fouts Road, Cook  
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

**ZONING:** General Management Area, Commercial Forest (F1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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.

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) The use of any structure as a home occupation/cottage industry is prohibited. If a home occupation is desired in the future, the applicant shall reapply.
- 3) All structures shall be composed of nonreflective materials of earth-tone colors.
- 4) 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.
- 5) The replacement home shall be no larger than 100 percent the size of the home being replaced.
- 6) The replacement home shall be no closer to the stream than the existing structure.
- 7) Prior to obtaining a building permit, the applicant shall submit plans at a scale of at least 1 inch equals 100 feet indicating the location of the **existing** home in relation to the stream.
- 8) 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 and maintained.
- 9) The vegetation within the stream buffer shall remain undisturbed.
- 10) Erosion control devices, including but not limited to silt fences, straw bales, and check dams, shall be used as necessary during construction to prevent water quality degradation.
- 11) Prior to an occupancy permit being issued, the applicant shall complete the following:
  - a) The fill placed in the watercourse of the stream and the pipe that has been installed to direct the stream shall be removed.
  - b) All disturbed areas within the stream course shall be stabilized with native grasses and herbaceous plant species.
  - c) All disturbed areas adjacent to the stream shall be revegetated.
- 12) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
  - a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens.

Fenced areas shall be the minimum necessary to meet the needs of the project applicant.

- b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
    - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
    - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
    - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
    - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
  - c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 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<sup>th</sup> day of March, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director

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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director shall be final unless a written Notice of Appeal is 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Agencies requesting notice  
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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

<nsa-gah1.dd>

option 1 for Site 1  
NSA-96-42

North

Fouts Road

Access Rd

Half  
Basement

Porch

Manufactured  
Home

28X60

carport

Deck

Large Fir

Large Fir

Look under wood. Road

Firs

South

Virginia and Hal Hangel

28X60 Manufactured Home  
with Half Basement and carport  
Porch and Deck

File# NSA-96-42

option 1 for Site 1

20 ft



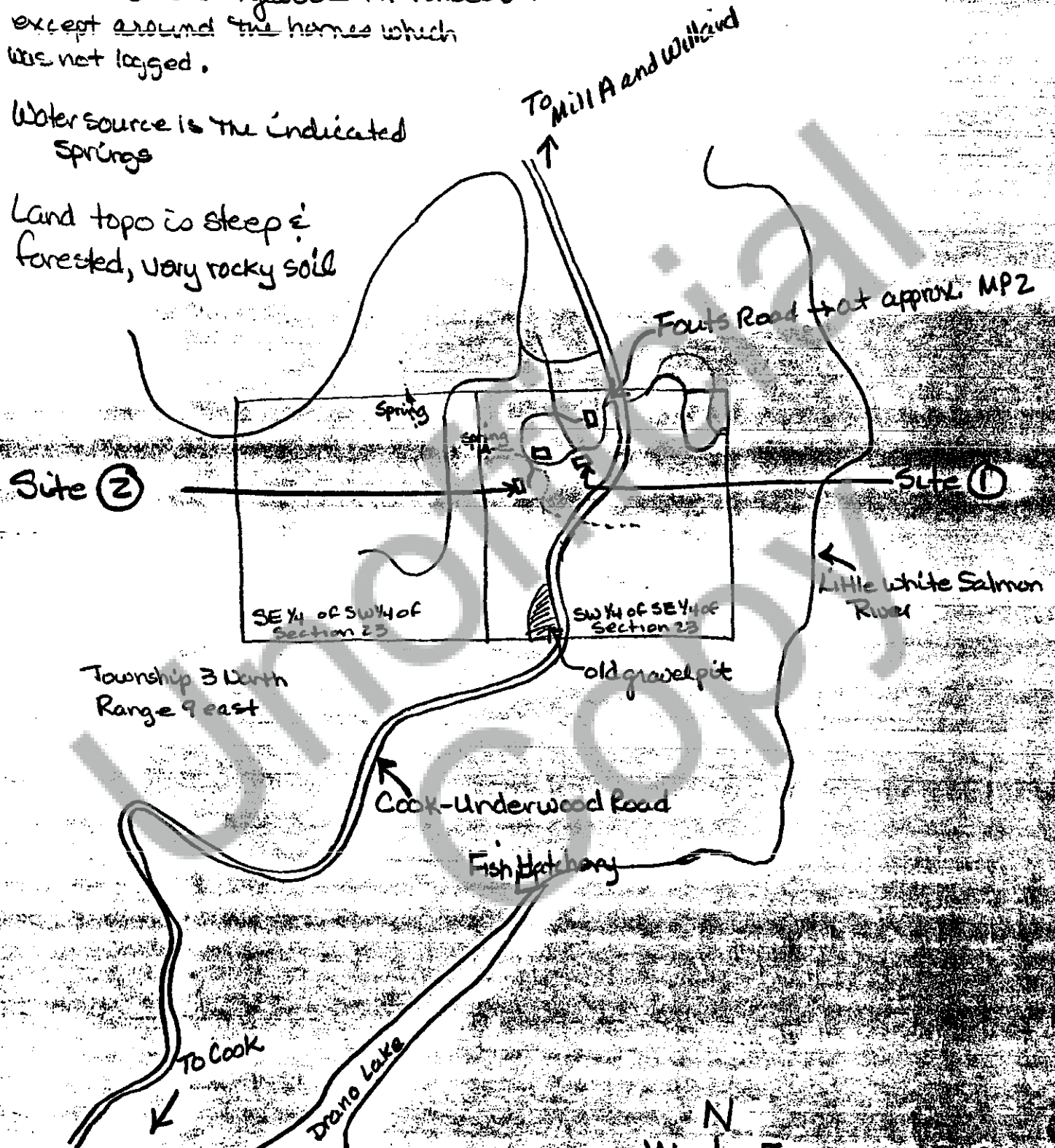
# **SITE PLAN:**

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet

Site is all 3-4 year old fir timber (Logged in 91 or 92, planted in 92 or 93)  
except around the homes which  
was not logged.

Water source is the indicated  
Springs

Land topo is steep &  
forested, very rocky soil



NATIONAL SCENIC AREA LAND USE APPLICATION



# Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

## Director's Decision

**APPLICANT:** Anita Gahimer

**FILE NO.:** NSA-96-42, part 2 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. There are a total of five parts. The request to reroof two of the four existing homes was not addressed in any of the five parts, as it is an allowed use that does not require review.

**PROJECT:** Construct a carport, detached (10' x 20') shop/storage, and (15' x 30') woodshed.

**LOCATION:** 102 Fouts Road, Cook  
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

**ZONING:** General Management Area, Commercial Forest (F1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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.

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) The use of any structure as a home occupation/cottage industry is prohibited. If a home



occupation is desired in the future, the applicant shall reapply.

- 3) All structures shall be composed of nonreflective materials of earth-tone colors.
- 4) 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.
- 5) All new structures shall comply with the 100 foot stream setback.
- 6) No accessory structure shall be used as a dwelling unit.
- 7) New structures shall not be permitted in areas with slopes greater than 30%.
- 8) The new accessory structures shall comply with the following 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.
  - 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.
  - 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.
- 9) Prior to obtaining a building permit, the applicant shall:
- a) Submit plans indicating the size of the woodshed. The proposed size shall be reviewed to ensure that the use of the structure remains incidental and subordinate to the main use of the property, which is residential.
  - b) Submit plans at a scale of 1 inch equals 100 feet indicating the location of the shop/storage building, woodshed and carport in relation to the stream.
  - c) Submit an elevation drawing indicating existing and final grades. The proposed location shall be reviewed to ensure that the structures are sited to retain the existing topography.

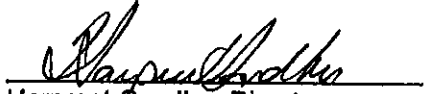
Additional conditions may be imposed after the above plans are submitted and reviewed.

- 10) 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 and maintained.
- 11) The vegetation within the stream buffer shall remain undisturbed.
- 12) Erosion control devices, including but not limited to silt fences, straw bales, and check dams, shall be used as necessary during construction to prevent water quality degradation.
- 13) Prior to final approval, the applicant shall complete the following:
- a) The fill placed in the watercourse of the stream and the pipe that has been installed to direct the stream shall be removed.
  - b) All disturbed areas within the stream course shall be stabilized with native grasses and herbaceous plant species.
  - c) All disturbed areas adjacent to the stream shall be revegetated.
- 14) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
- a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens. Fenced areas shall be the minimum necessary to meet the needs of the project applicant.
  - b) New and replacement fences in winter range shall comply with the following, unless the

applicant demonstrates the need for an alternative design:

- i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
  - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
  - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
  - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
- c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 15) 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<sup>th</sup> day of March, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director shall be final unless a written Notice of Appeal is 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

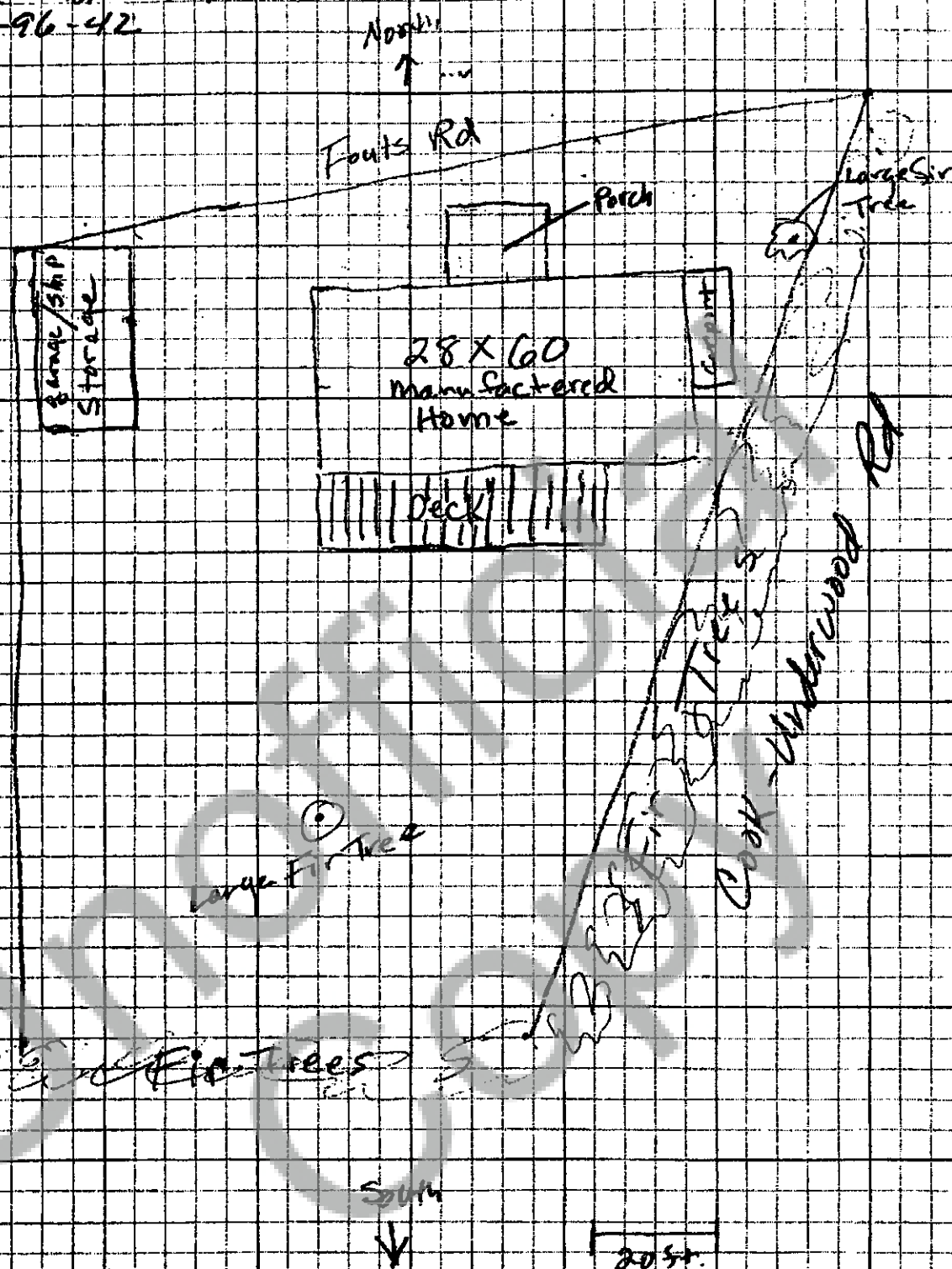
Agencies requesting notice  
Skamania County Building Department  
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

<nss-gah2.dd>

2/98  
Option 2 for Site 1  
NSA - 96-42



Virginia and Hal Hansel  
28X60 Manufactured Home with porch,  
Deck, garage/shop, and carport.  
File #: NSA - 96-42  
Option 2 for Site 2



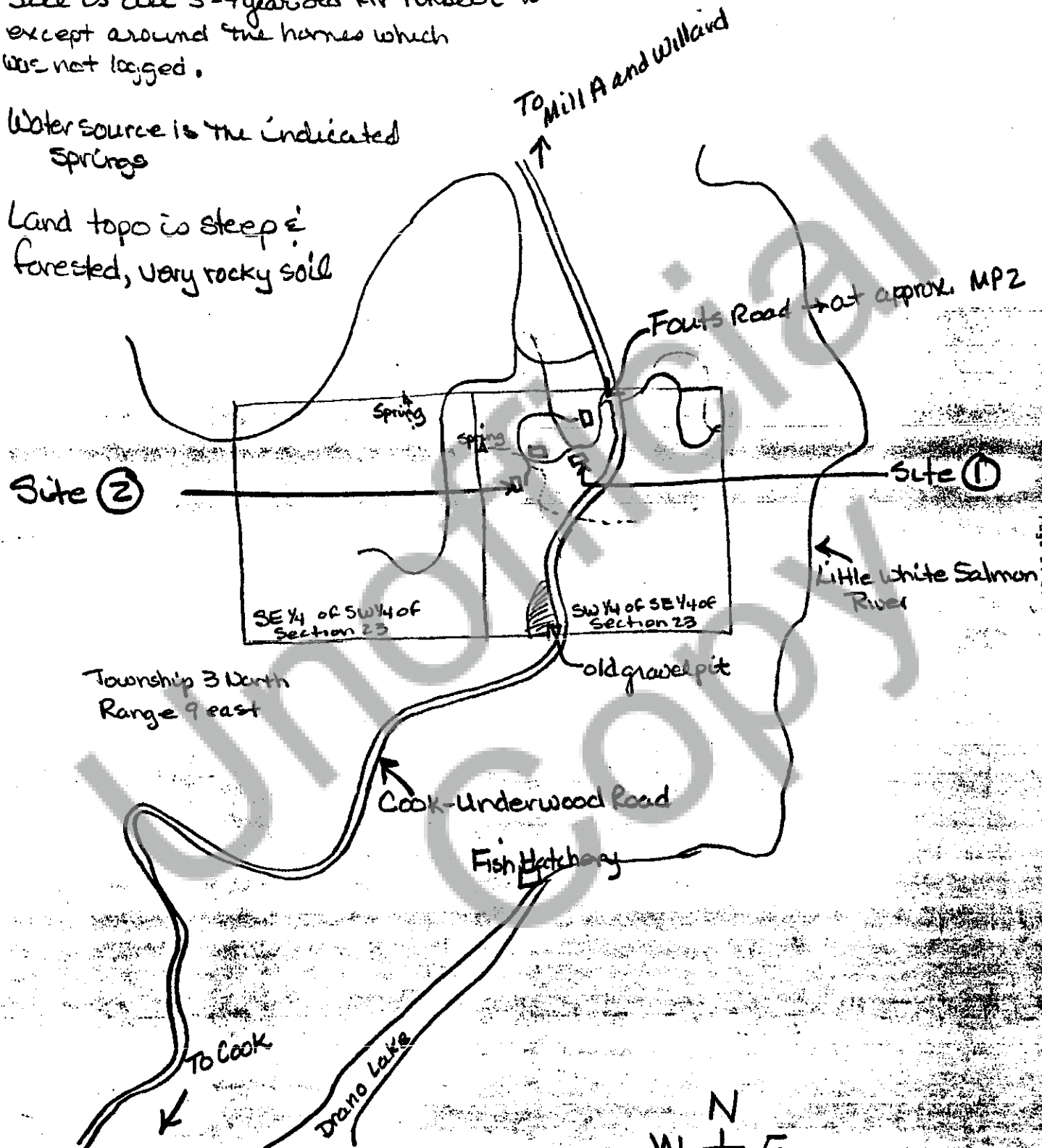
**SITE PLAN:**

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet

Site is all 3-4 year old fir timber (Logged in 91 & 92, planted in 92 & 93)  
except around the harnes which  
was not logged.

Water source is the indicated  
Springs

Land topo is steep &  
forested, very rocky soil



NATIONAL SCENIC AREA LAND USE APPLICATION

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# Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

## Director's Decision

**APPLICANT:** Anita Gahimer

**FILE NO.:** NSA-96-42, part 3 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. There are a total of five parts. The request to reroof two of the four existing homes was not addressed in any of the five parts, as it is an allowed use that does not require review.

**PROJECT:** Replace existing mobile home on site #2 with site-built home.

**LOCATION:** 102 Fouts Road, Cook  
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

**ZONING:** General Management Area, Commercial Forest (F1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

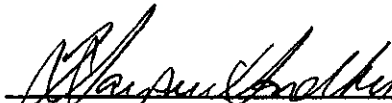
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- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The use of any structure as a home occupation/cottage industry is prohibited. If a home occupation is desired in the future, the applicant shall reapply.
- 3) The replacement home shall be no larger than 100 percent the size of the home being replaced.
- 4) The replacement home shall be no closer to the stream than the existing structure.
- 5) Prior to obtaining a building permit, the applicant shall submit a plan at a scale of at least 1 inch equals 100 feet indicating the location of the **existing** structure in relation to the stream.
- 6) The vegetation within the stream buffer shall remain undisturbed.
- 7) Erosion control devices, including but not limited to silt fences, straw bales, and check dams, shall be used as necessary during construction to prevent water quality degradation.
- 8) Prior to obtaining an occupancy permit, the applicant shall complete the following:
  - a) The fill placed in the watercourse of the stream and the pipe that has been installed to direct the stream shall be removed.
  - b) All disturbed areas within the stream course shall be stabilized with native grasses and herbaceous plant species.
  - c) All disturbed areas adjacent to the stream shall be revegetated.
- 9) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
  - a) New fences in deer and elk **winter** range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens. Fenced areas shall be the minimum necessary to meet the needs of the project applicant.
  - b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
    - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.

- ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
  - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
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- c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 10) 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<sup>th</sup> day of March, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director

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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

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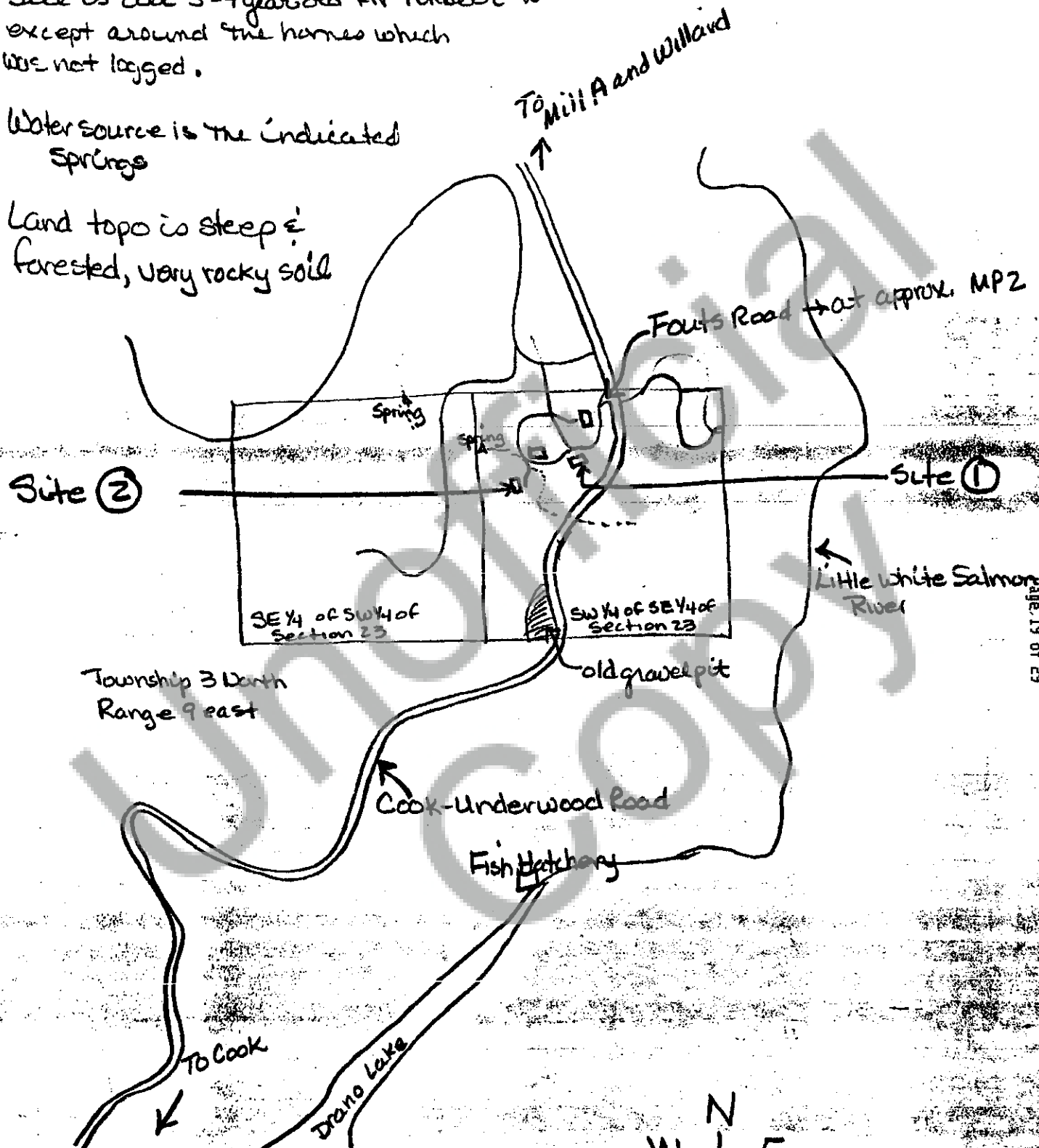
**SITE PLAN:**

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet

Site is all 3-4 year old fir timber (Logged in 91 & 92, planted in 92 & 93)  
except around the harnes which  
were not logged.

Water source is the indicated  
Springs

Land topo is steep &  
forested, very rocky soil



NATIONAL SCENIC AREA LAND USE APPLICATION

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# Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

## Director's Decision

**APPLICANT:** Anita Gahimer

**FILE NO.:** NSA-96-42, part 4 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. Each of the different sites is addressed in a different part of the decision. There are five parts. The application included a request to reroof two existing homes. A decision will not be made for this request as it is an allowed use that does not require review.

**PROJECT:** Construct a pole barn adjacent to home on site #2.

**LOCATION:** 102 Fouts Road, Cook  
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

**ZONING:** General Management Area, Commercial Forest (F1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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.

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) The use of any structure as a home occupation/cottage industry is prohibited. If a home

occupation is desired in the future, the applicant shall reapply.

- 3) All new structures shall be setback 100 feet from the stream.
- 4) No accessory structure shall be used as a dwelling unit.
- 5) The new accessory structures shall comply with the following 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.
  - 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.
  - 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.
- 6) Prior to obtaining a building permit, the applicant shall:

- a) Submit a plan indicating the size of the pole barn. The proposed size shall be reviewed to ensure that the use of these structures remains incidental and subordinate to the main use of the property, which is residential.
  - b) Submit a plan at a scale of at least 1 inch equals 100 feet indicating the location of the pole barn in relation to the stream.
  - c) Submit an elevation drawing indicating existing and final grades of new structures. The proposed location shall be reviewed to ensure that the structures are sited to retain the existing topography. Additional conditions may be imposed after submittal of plans.
- 7) The vegetation within the stream buffer shall remain undisturbed.
- 8) Erosion control devices, including but not limited to silt fences, straw bales, and check dams, shall be used as necessary during construction to prevent water quality degradation.
- 9) Prior to obtaining final approval, the applicant shall complete the following:
- a) The fill placed in the watercourse of the stream and the pipe that has been installed to direct the stream shall be removed.
  - b) All disturbed areas within the stream course shall be stabilized with native grasses and herbaceous plant species.
  - c) All disturbed areas adjacent to the stream shall be revegetated.
- 10) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
- a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens. Fenced areas shall be the minimum necessary to meet the needs of the project applicant.
  - b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
    - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
    - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
    - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
    - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught

between the top two wires.

- c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 11) 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<sup>th</sup> day of March, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
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), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director shall be final unless a written Notice of Appeal is 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:



Skamania County Planning and Community Development  
File NSA-96-42 (Gahimer, part 4 of 5) Director's Decision  
Page 5

Agencies requesting notice  
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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

<nsa-gah4.dd>

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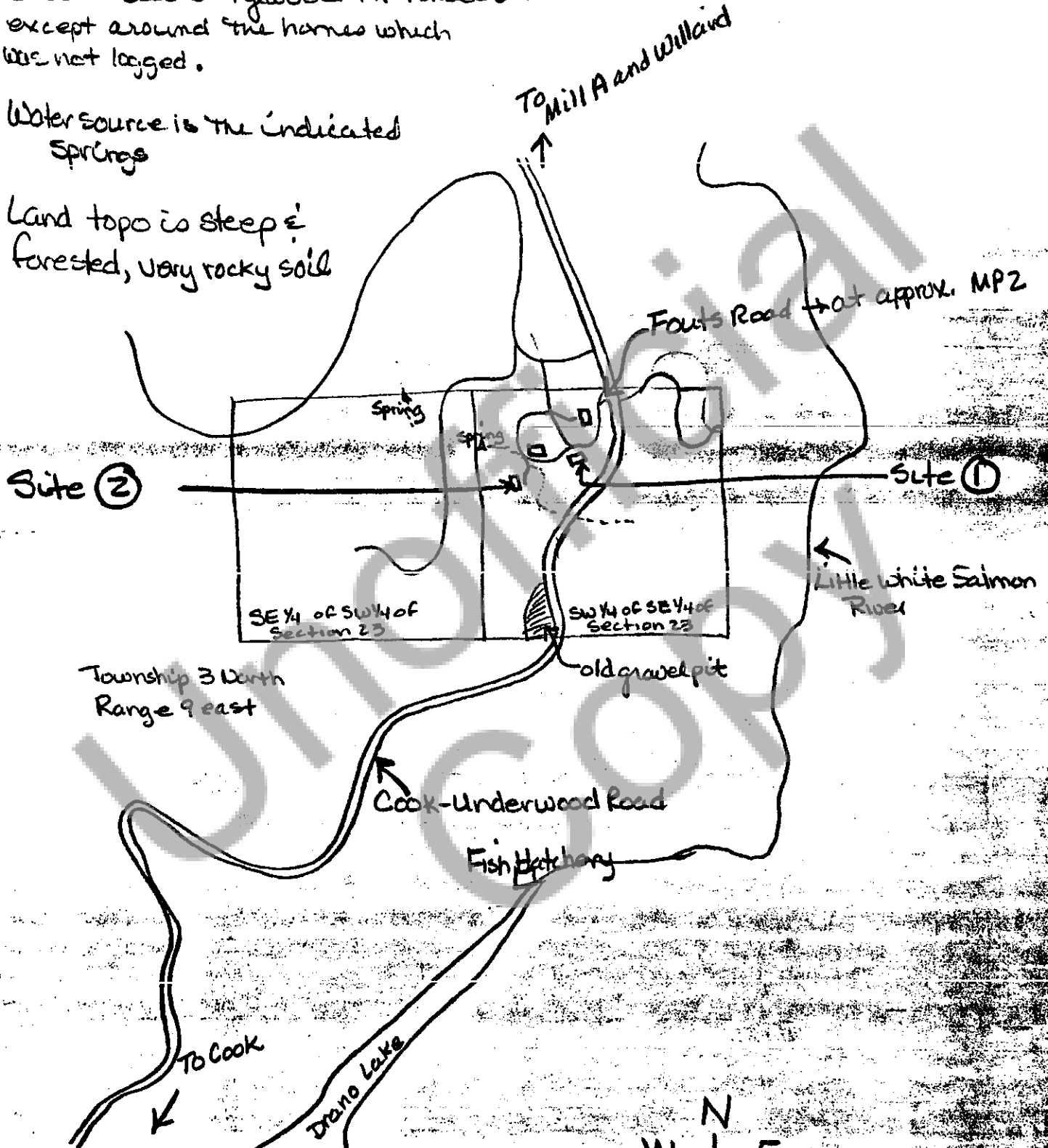
**SITE PLAN:**

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet

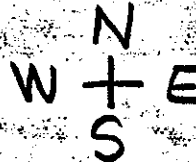
Site is all 3-4 year old fir timber (Logged in 91 & 92, planted in 92 & 93)  
except around the homes which  
were not logged.

Water source is the indicated  
springs

Land topo is steep &  
forested, very rocky soil



NATIONAL SCENIC AREA LAND USE APPLICATION





# Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

## Director's Decision

**APPLICANT:** Anita Gahimer

**FILE NO.:** NSA-96-42, part 5 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. There are a total of five parts. The request to reroof two of the four existing homes was not addressed in any of the five parts, as it is an allowed use that does not require review.

**PROJECT:** Replace existing barn with new barn on site #3.

**LOCATION:** 102 Fouts Road, Cook  
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

**ZONING:** General Management Area, Commercial Forest (F1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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.

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:**

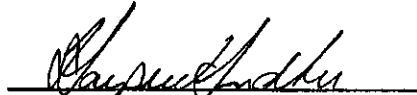
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) The use of the structure as a home occupation/cottage industry is prohibited. If a home occupation is desired in the future, the applicant shall reapply.

- 3) The structure shall not be used as a dwelling unit.
- 4) The replacement barn shall be no larger than 100 percent the size of the existing barn.
- 5) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
  - a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens. Fenced areas shall be the minimum necessary to meet the needs of the project applicant.
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Dated and Signed this 19<sup>th</sup> day of March, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

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Skamania County Assessor's Office

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U.S. Forest Service - NSA Office



**SITE PLAN:**

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet

Site is all 3-4 year old fir timber (Logged in 91 or 92, planted in 92 or 93)  
except around the homes which  
was not logged.

Water source is the indicated  
Springs

Land topo is steep &  
forested, very rocky soil

