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Date: 07/18/2006 10:23A
Filed by: IRA MARTIN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

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: Ira Martin

OWNER: Phillip Jones

FILE NO.: NSA-04-46

PROJECT: Construction of an agricultural building (approx. 3,640 square feet), access roads, deer fencing, and associated utilities. New cultivation of vineyard and pasture (approximately 51 acres).

LOCATION: The activity will take place on Scoggins Road and three miles west of Underwood in Skamania County, Washington; Section 20 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax lots 03-10-20-00-0300-00.

LEGAL: The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, recorded in Book 179, Page 232, Auditor's file number 132177 at the Skamania County Auditor's Office.

ZONING: General Management Area – Commercial Forest (F-1).

DECISION: Based upon the entire record and Staff Report, the application by Ira Martin, 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 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.

- 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) The applicant shall comply with the applicable 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.
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.
- 4) The Planning Department should conduct a site visit to confirm that the agricultural structure constructed does not accommodate a cooking area or kitchen, prior to approval of final inspection. The structure may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 5) This review and approval does not include the house site nor review or approve the any ground disturbance for any single-family dwelling. A new National Scenic Area application and approval is required for any future single-family dwelling.
- 6) Only that grading which is necessary for site development (i.e. building pads, access roads, cultivation) is permitted.
- 7) All exposed graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 8) All exterior materials should be made of a non-reflective or low-reflective material, such as wood and low gloss paints and stains.
- 9) All exterior lighting should be hooded or shielded at a 90° cut-off in accordance with the attached "Lighting Brochure" article. Hoods/shields should be made of a non-reflective, opaque material which does not allow light to pass through.
- 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.
- 11) The applicant shall comply with any applicable Washington Department of Natural Resources, Forest Practices application requirements.
- 12) Prior to issuance of a building permit the applicant shall submit either natural or earth-tone color sample to the Planning Department of approval.
- 13) If planting the wildlife trees will not negatively impact the vineyard then the applicant shall replant any harvested (over 12" dbh) Douglas fir or ponderosa pine with a similar native tree species at a 5:1 replacement ratio.
- 14) The applicant should meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department.
- 15) The Planning Department should conduct at least one site visits during cultivation. In order to verify the location of the cultivation as stated by the Administrative Decision. Inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Planning Department.

- 16) 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 7 day of March, 2005, at Stevenson, Washington.

Patrick Johnson
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)(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 Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

The 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 20 days hereof. 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 Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

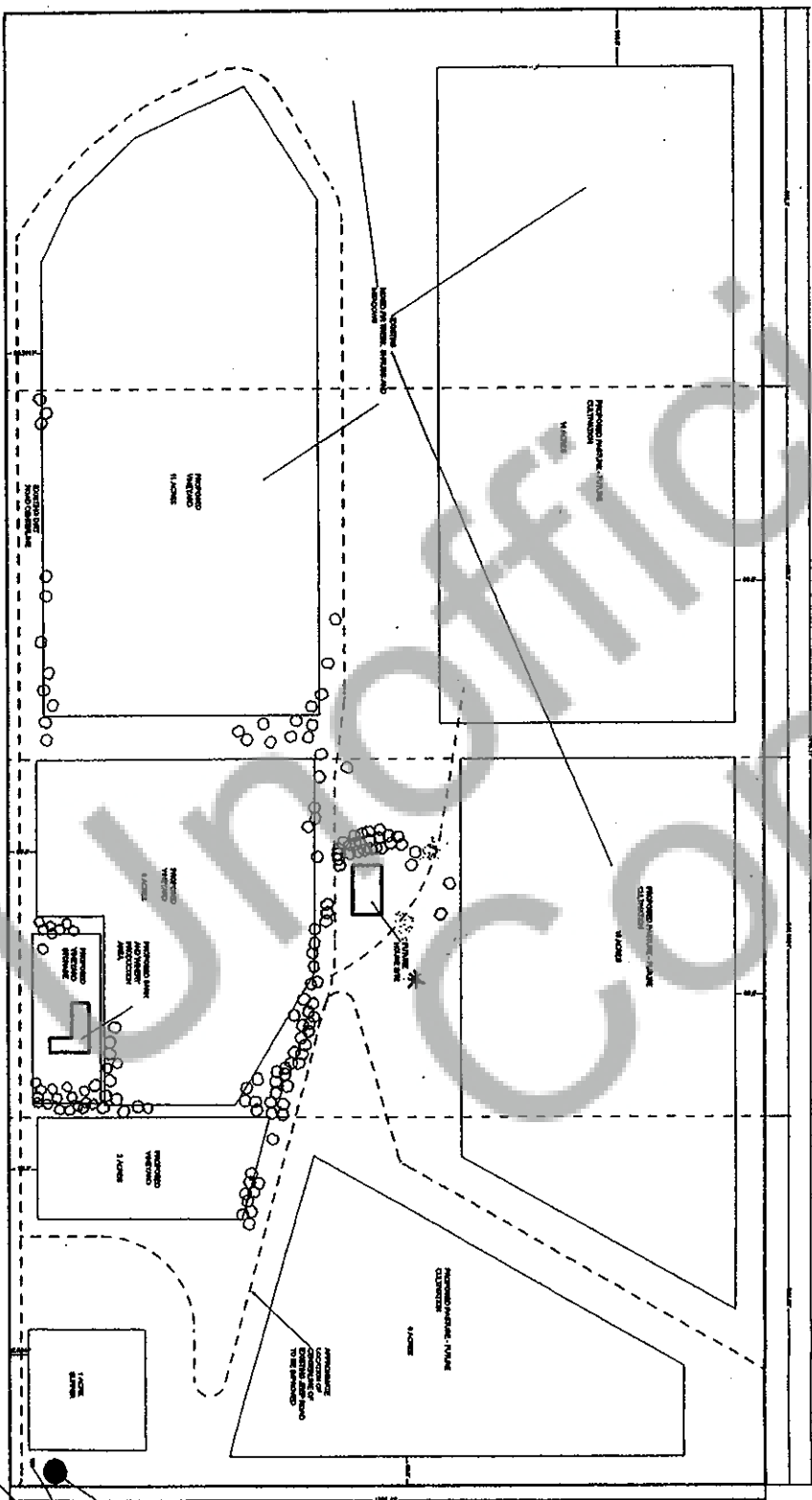
Skamania County Building Department
Skamania County Assessor's Office

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

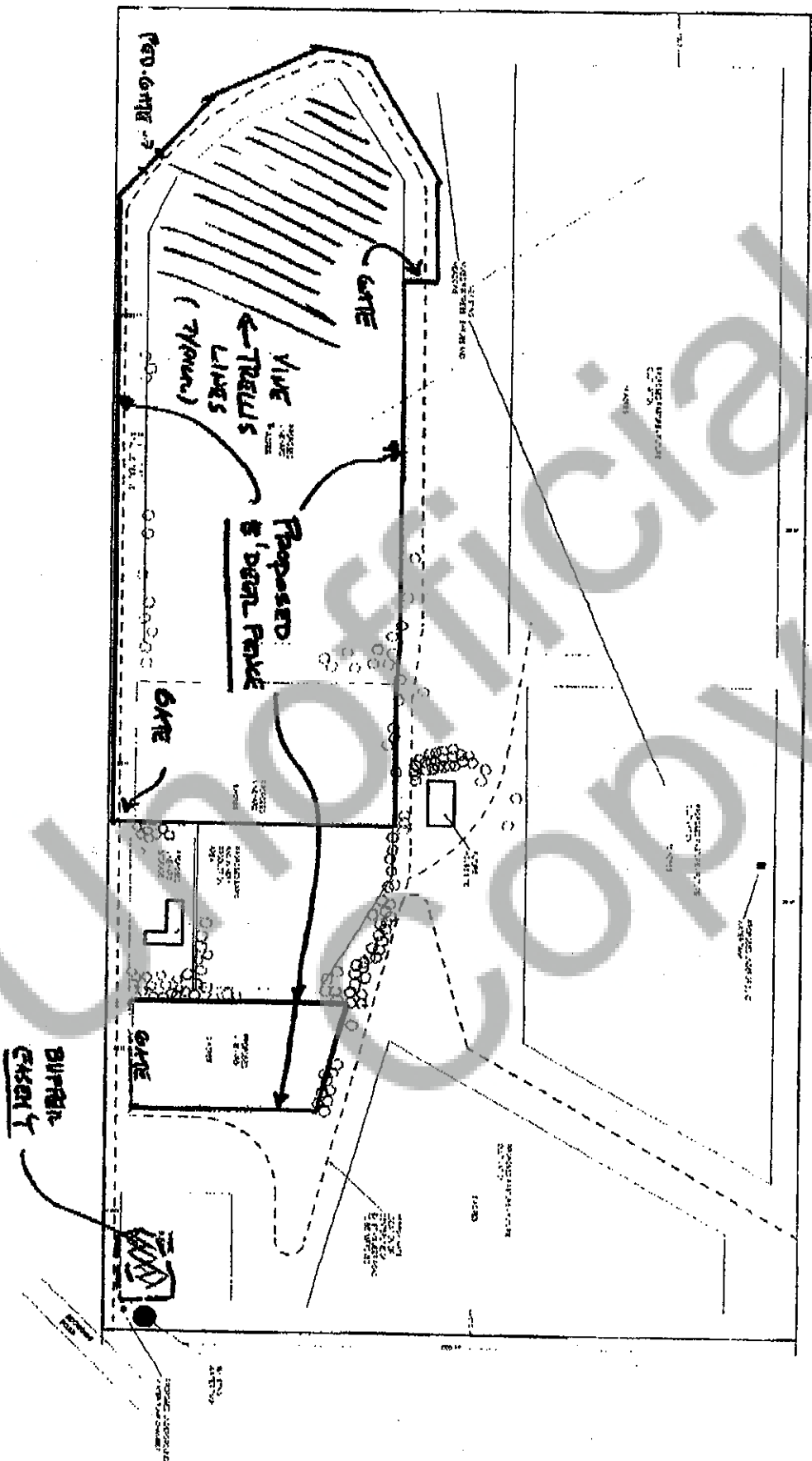
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Dee Caputo, CTED

Unofficial
Copy

* Home site has not been reviewed nor is it approved.



Fencing Plzn



Utilities Plan

