

May 5, 2003

Richard Strachan  
4051 Fir Mountain Road  
Hood River, OR 97031

RE: Forest Dwelling Replacement Application #03-086; 2N 11E 31 #300 et al

Dear Mr. Strachan,

Pursuant to the requirements of Article 5 (Forest and Primary Forest Zones) and Article 72 (Planning Director's Review Procedure) and based upon the Findings of Fact and Conclusions of Law in the attached staff report, your application to replace an existing dwelling with a new dwelling in the forest zone is approved on the above described parcel, subject to compliance with the following conditions:

1. The existing dwelling shall be removed, demolished or converted to an allowable non-residential use within three months of completing of the replacement dwelling.
2. No changes may be made to the location of the dwelling, as shown on your approved site plan, dated May 2, 2003 (attached), unless determined by the County Planning Director that the new location is consistent with the findings of fact and conclusions of law outlined as part of the attached staff report. Under no circumstances shall the dwelling be sited within eighty (80) feet from property lines.
3. As outlined in the *Recommended Fire Siting Standards for Dwellings and Structures* (enclosed), a minimum 30-foot primary and 100-foot secondary fuel break shall be maintained around the perimeter of the proposed dwelling, future accessory buildings, and existing buildings that are approved to be enlarged or otherwise expanded.
4. The proposed dwellings and any future accessory structures shall be improved with a fire retardant roof.
5. Any proposed chimney shall be improved with spark arresters.
6. No construction activities shall be commenced until final site and building plans are reviewed and approved by the Planning Department and a building permit has been obtained from the County Building Department.

7. This land use permit shall remain valid for four (4) years from the date of this letter, unless an extension of time is granted. Within this 4-year period, a complete building permit application, including final site and building plans, must be submitted to the Planning Department for review and approval.

Pursuant to Section 72.40 of the Hood River County Zoning Ordinance, this decision shall be final unless a written appeal is filed with the Hood River County Records & Assessment's Department within fifteen (15) days of the date of this decision. Appeal forms are available at the Hood River County Planning Department, County Courthouse, 309 State Street, Room 101, Hood River, OR 97031. The filing fee for an appeal is \$250.00.

If you have any questions regarding this decision, please call Eric Walker, Senior Planner, at (541) 387-6840.

Sincerely,

Michael Benedict,  
Planning and Community Development Director

Enclosures:     Staff Report, Dated May 5, 2003  
                  Approved Site Plan, Dated May 2, 2003  
                  Recommended Fire Siting Standards for Dwellings and Structures

cc:     Sandy Berry, County Assessor  
       Dean Nygaard, County Building Official