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Return Address: Jason Thompson
642 Belle Center Road
Washougal, WA 98671

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Jason Thompson

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Director
GARY M. OLSON

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: Jason Thompson

FILE NO.: NSA-98-39

PROJECT: Re-roof existing garage, remodel and construct an addition to existing house and construct a replacement concrete retaining wall

LOCATION: 642 Belle Center Road, off of SR-14 in Washougal; Section 17 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-17-260.

ZONING: Special Management Area, Agriculture

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Jason Thompson, 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.

Reviewed
Checked by
Directed
Filed
Noted

Skamania County Planning and Community Development
 File: NSA-98-39 (Thompson - Revised)
 Page 2

3. Replacement of an existing use or structure by a use or structure different in purpose, size or scope shall be subject to the provisions of this Title to minimize adverse effects on scenic, cultural, natural and recreation resources.

Finding: The applicant is requesting to re-roof the existing garage, remodel a portion of the existing residence, construct an addition to the existing residence and replace an old retaining wall with a new one which is permitted subject to review for impact to scenic, cultural, natural and recreational resources addressed by the remainder of this staff report. Although most of the work has been started, the proposed development is still permitted subject to the above requirements.

B. Existing Uses in Special Management Areas

1. The provisions of subsections (A)(1), (2), (3) and (4), above apply in Special Management Areas as well as General Management Areas.

Finding: See above provisions.

§15.04.050 Skamania County Additions to State Building Code

- B. Setback requirements shall conform to those set out in the Uniform Building Code, any application ordinance whichever is the most restrictive, or, for other than zoned areas shall be five feet from the side lot lines, fifteen feet from the rear lot line and fifteen feet from the front lot line or forty-five feet from the centerline of private or public road, whichever is greater.

Finding: SCC §15.04.050 became the controlling law for setbacks in September of 1993 when the County repealed the County zoning within the National Scenic Area. This ordinance defines front lot lines as, "that line which parallels a road right-of-way, or that line where a road, driveway, or access panhandle enters a lot". A condition of approval should require the proposed development to maintain these setback requirements.

Chapter 22.10 SCENIC RESOURCE PROTECTION

§22.19.030 Special Management Areas -- Standards Governing New Developments

A. GENERAL PROVISIONS

1. New developments and land uses shall be evaluated to ensure that scenic resources are not adversely affected, including cumulative effects, based on visibility from key viewing areas.

Finding: The proposed development has been constructed within and behind the existing parameters of the house as seen from KVAs and will not become more visible from any

key viewing areas. The replacement retaining wall is not visible at all from key viewing areas.

Currently none of the existing structures are visible from key viewing areas as the entire developed area on the parcel is situated in a small valley. The north and south sides of the developed area rise screening the development from key viewing areas. The south, southeast and southwest sides are screened by planted vegetation located on the subject property, therefore, the new developments should not require additional screening vegetation. As a condition of approval existing vegetation should be retained and maintained in a healthy condition. Dead or dying trees should be replaced with the same species of trees in approximately the same location.

B. DESIGN STANDARDS

The following design standards shall be applied to all new land uses and developments, regardless of location or landscape setting:

1. Proposed developments shall not protrude above the line of a bluff, cliff or skyline as seen from key viewing areas.

Finding: The proposed development does not protrude above a bluff, cliff or skyline.

2. Size, scale, shape, color, texture, siting, height, buildings materials, lighting or other features of a proposed structure shall be visually subordinate in the landscape and have low contrast in the landscape.

Finding: The above mentioned criteria will be addressed individually below.

3. Colors shall be used in a manner so that developments are visually subordinate to the natural and cultural patterns in the landscape setting. Colors for structures and signs should be slightly darker than the surrounding background.

Finding: See below finding for §22.10.030(D)(1)(e).

4. Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that meeting this standard is not feasible considering the function of the structure.

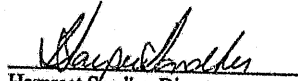
Finding: The height of the addition and remodel to the existing house is not any higher than the existing house and it also remains below the existing tree canopy level.

5. Proposed developments or land uses shall be aligned, designed and sited to fit the natural topography and to take advantage of vegetation and landform

Skamania County Planning and Community Development
File: NSA-98-39 (Thompson) Director's Decision
Page 4

- 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 18th day of June, 1999, 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 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 7-8-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

Skamania County Planning and Community Development
File: NSA-98-39 (Thompson) Director's Decision
Page 5

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

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