

Skamania County Planning and Community Development
File: NSA-03-15 Administrative Decision
Page 3

- 9) Natural and earth-tone exterior color samples that do not contrast noticeably with the background or surrounding landscapes, shall be submitted to the Planning Department for the house and detached garage for approval prior to issuance of a building permit.
- 10) The house shall not exceed 28 feet from the top of the footing set at existing grade or 26 feet from slab if a slab-on-foundation is used.
- 11) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 12) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 13) Plantings shall be planted in a continuous row of four trees along the southern side of the proposed driveway (South of the dwelling). The trees shall be six feet tall at time of planting and be placed no further than 15 feet on center. At least half of any trees planted shall be species native to the setting or commonly found in the area and half shall be coniferous to provide winter screening. The trees may be staggered to create a more natural appearance.
- 14) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) safety purposes. Limbing or topping of existing screening trees is prohibited.
- 15) Plant a minimum of 30 Douglas fir and big-leaf maple seedlings on the upper portion of the property.
- 16) Between 3 to 5 additional trees next to the proposed home can be removed (Marked C on site plan). An additional five trees should be either pruned or topped to provide for both human safety or serve as wildlife habitat.
- 17) Retain a clump of trees which could provide as hiding cover for small mammals and birds (As discussed with WDFW).
- 18) Retain some downed wood on the site as hiding cover for small mammals and birds.
- 19) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions of approval.
- 20) 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.