



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

FILED FOR RECORD
SKAMANIA CO. WASH
BY *John Dickert*

JUL 8 8 39 AM '96
P. Lowry
AUDITOR
GARY H. OLSON

125665

BOOK 158 PAGE 214

AMENDED
Director's Decision

APPLICANT: ~~John and Mary Deckert~~

FILE NO.: NSA-96-14

PROJECT: 30' x 40' workshop/storage building

LOCATION: 62 Peach Lane in Underwood, in Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-21-32-108.

ZONING: Residential (R-5) within the General Management Area.

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by John and Mary Deckert, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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 building footprint shall be no greater than 30' x 40' (See attached letter).
- 3) The workshop/storage building shall not be used for home occupation/cottage industry purposes until such time as a home occupation/cottage industry is reviewed and approved.
- 4) The workshop/storage building shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Planning Department.

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Dated

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- 5) 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.
- 6) All existing vegetation, including trees, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.
- 7) Six screening trees shall be planted to screen the sides of the building that face key viewing areas. Three of the screening trees shall be placed to screen the southeastern facing side of the structure, and three shall be placed to screen the southwestern facing side. The trees shall be six feet tall at the time of planting, and be placed within 30 feet of the building. All of the trees shall be native and coniferous.
- 8) All new fencing shall be prohibited. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the standards listed in the staff report, upon a written request submitted to the Planning Department.
- 9) 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 14 day of June, 1996, 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.

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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:

Adjacent Property Owners w/500 feet of the subject property
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

nsa-dec1.doc

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John & Marylou Deckert
62 Peach Lane
Underwood, Wa 98651

Telephone (509) 493-2571

JUN - 7 1996

June 5, 1996

Harpreet Sandhu, Planning Director
Skamania County
Department of Planning and Community Development
P.O. Box 790
Stevenson, WA 98648

Re: File No; NSA-96-14

Dear Ms. Sandhu,

On the advice of Ginger Meyers-Davidson, I am submitting this letter in the hope that you will be able to act administratively and reconsider your decision of May 31, 1996 regarding my application for an accessory garage. Your decision required that the garage be decreased in length by 10 feet, from 30' X 40' to 30' X 30'. I will show that while the 10' difference will preclude my intended use of the garage, the 40' length that I require is an incidental and minor difference from the intent of your decision and is consistent with purposes of the Scenic Area Ordinance.

USE

22.08.090(B) of the staff report indicates that the reduction in size of the garage would ensure that the building would be accessory. Section 22.04.010 of the Scenic Area Ordinance defines "Accessory Building" as *a building or structure, the use of which is incidental and subordinate to that of the main use of the property and is located on the same parcel as the main building or use.* This definition speaks only to use and not to size. The proposed building and its use would be purely accessory to the residential use of our property.

For many years I have restored classic cars of the 1950s/60s as more of a passion than a hobby. My goal is to restore up to four cars that I would store in the proposed garage. The remainder of the space would be used for my personal shop and to store household items, including 3 tons of wood pellets for our pellet stove. These cars will not be sold, but will be shown at car shows and related events. Depending on the model of car and availability of parts, it takes me one to two years to complete a restoration. You can see in the building plans submitted with my application that I cannot store four cars in a 30' X 30' garage. The only other alternative would be to store cars in various stages of restoration and their parts outside, leaving everything vulnerable to theft and causing, I believe, more of an adverse impact to scenic resources. The existing attached garage will be used for our personal cars and additional household storage.

SCENIC RESOURCES

Your finding under 22.10.020(A)(2) states that the proposed garage would not be consistent with the size of existing nearby buildings. Most of the houses within the immediate area are from 2400 sq. ft. to greater than 5000 sq. ft. Our house is approximately 1500 sq. ft. The proposed garage would be 1200 sq. ft. for a total foot print of 2700 sq. ft. This is not inconsistent with the scope and nature of existing buildings in the nearby area. Other homes in the area may not have larger accessory buildings because their houses have adequate space to suit their needs.

Section 22.04.010 of your ordinance defines "Visual Subordinate" as *a description of the relative visibility of a structure where that structure does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point, generally a key viewing area. As opposed to structures that are fully screened, structures that are visually subordinate may be partially visible. They are not visually dominate to their surroundings.* The finding under 22.10.020(B)(2) states that reducing the size of the building would minimize visual impacts.

While my property is visible from several key viewing areas (KVA), the distance from these areas is great. Additionally, our property has many naturally growing trees that would screen the structure. Because of the angle and distance of the proposed garage as viewed from the KVAs, reducing the linear aspects of the structure by 10 feet would be negligible towards achieving visual subordination. Retaining the existing trees while adding others and using dark earth-tone colors for the exterior of the building would do much more to achieve visual subordination.

I invite you and urge you to visit my property so you may see for yourself that the proposal as submitted would be consistent with the guidelines of the Scenic Area Ordinance. Together with this letter I hope a site visit will provide enough information for you to administratively reconsider your decision in lieu of an appeal.

Please feel free to contact me at your convenience. Please respond in a timely manner so I have enough time to file an appeal if necessary.

Thank you for your consideration.

Sincerely,

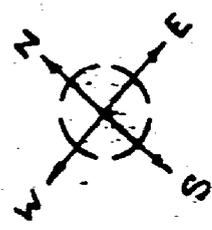
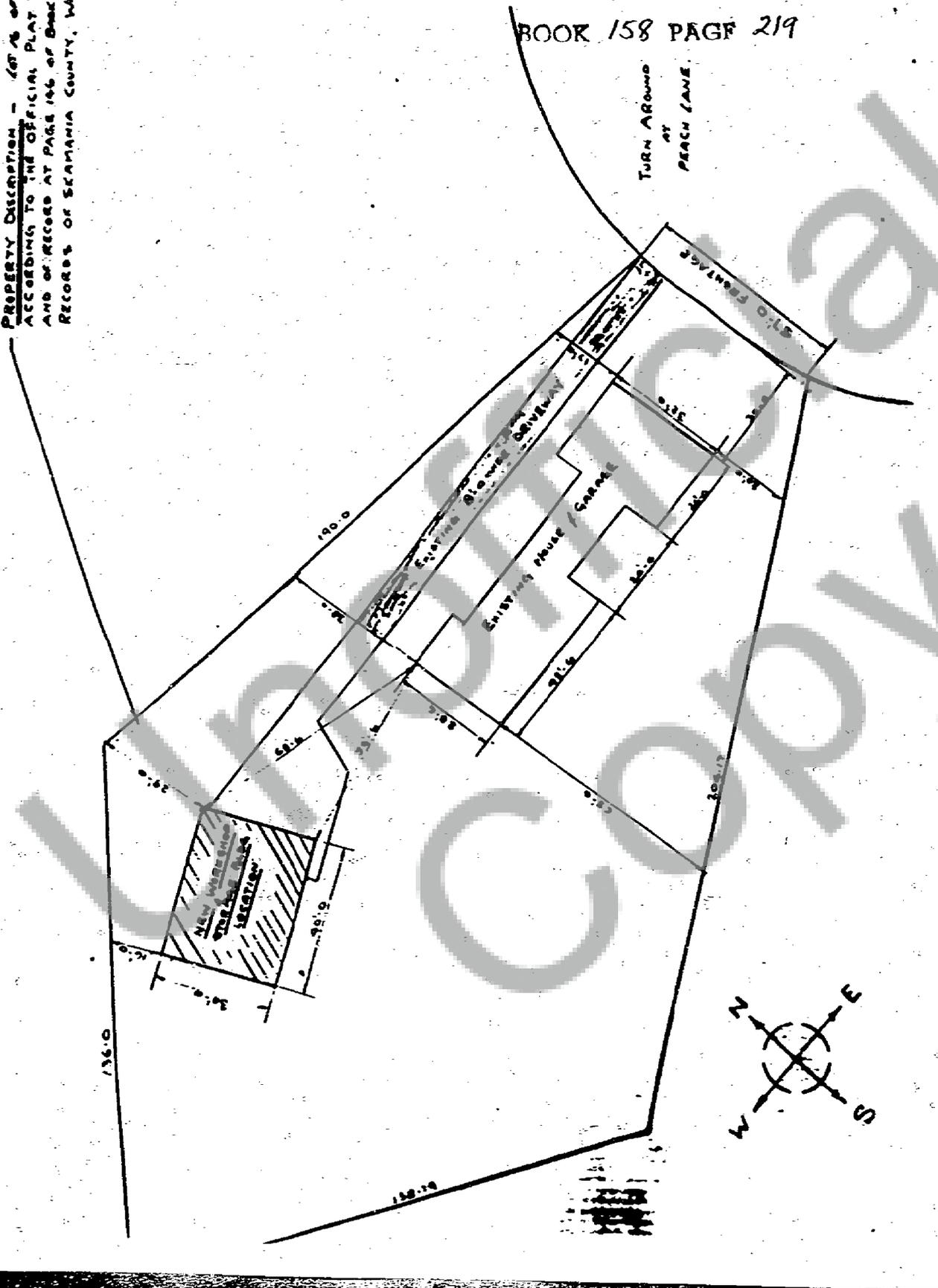


John Deckert

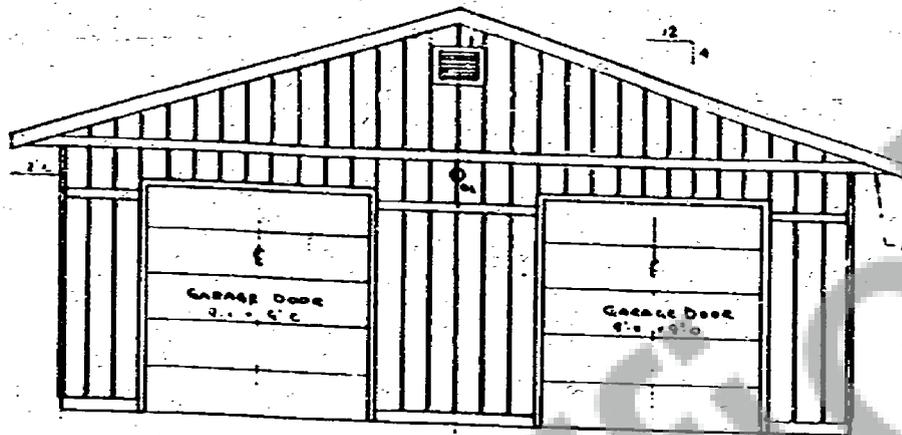
PROPERTY DESCRIPTION - LOT 76 OF
ACCORDING TO THE OFFICIAL PLAT
AND OF RECORD AT PAGE 146 OF BOOK
RECORDS OF SEAMANIA COUNTY, WA

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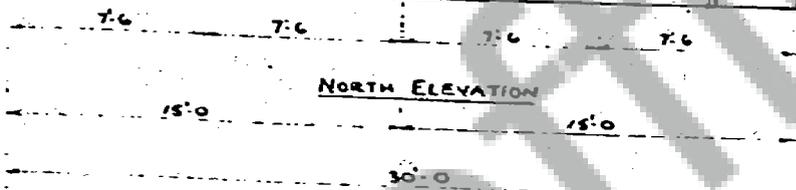
TURN AROUND
AT
PEACH LAKE



VE-7 Both Sides of Building

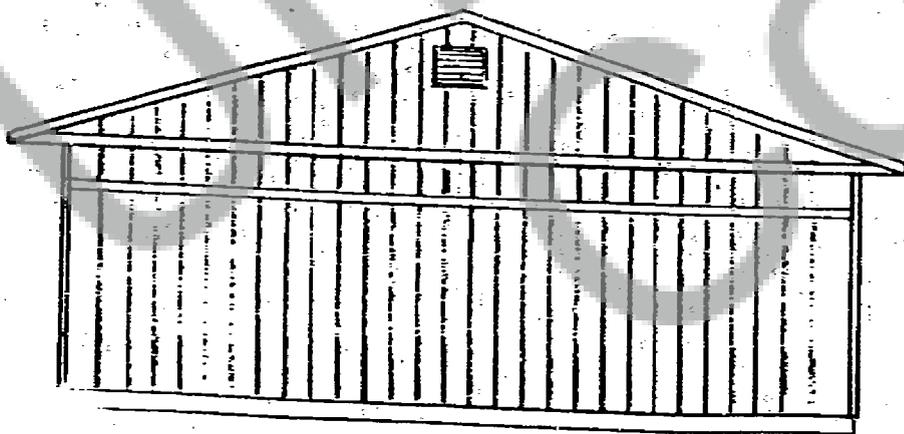


NOTE - IS UNLESS EAST S



NORTH ELEVATION

NOTE - DOUBLE MOTION SENSOR LAMP TO BE INSTALLED BETWEEN GARAGE DOORS LOCATE AS SHOWN.

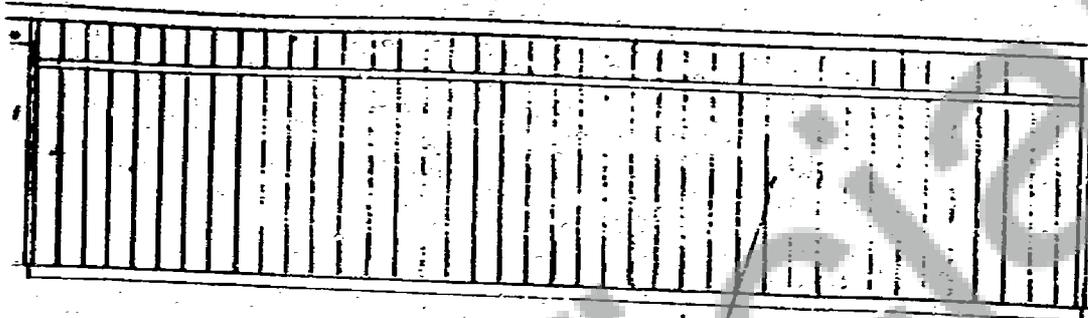


30'-0

SOUTH ELEVATION

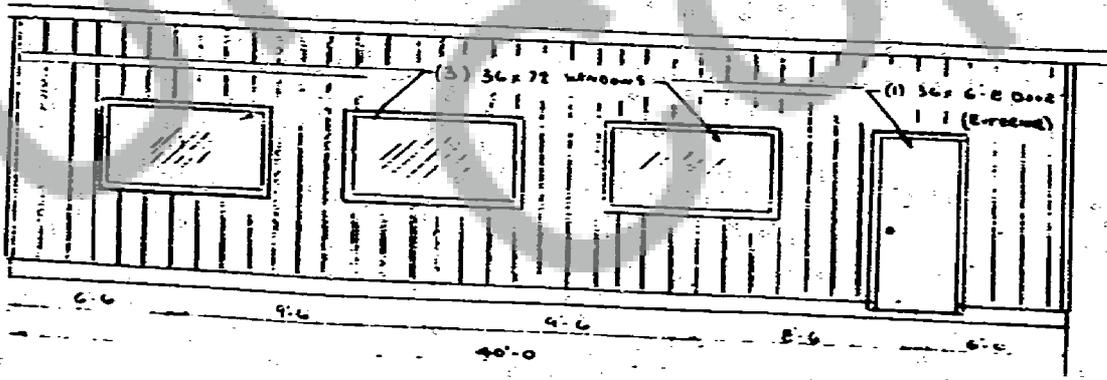
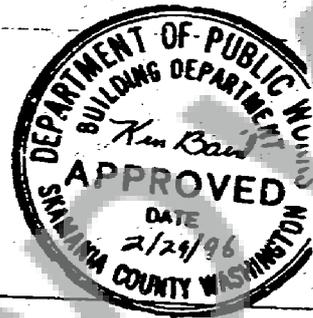
NOTE (3) TAR ASPHALT SHINGLES
ON TOP OF 15° ROOFING FR
AND 7/8 ROOFING PLUMBOOD → A SEE DWG #

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WEST ELEVATION

40'-0"



EAST ELEVATION

NOTE WINDOW TYPE TO BE DECIDED LATER

FOR - MR J. DECKERT - 62 PEARL LAKE UNDERWOOD WA		
SCALE - 1/4" = 1'-0"		DATE
DATE 2/29/96		
BUILDING ELEVATIONS		