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Return Address: Bruce and Kate Johnson
The Revocable KNJ Trust
2323 NW Johnson Street
Portland, OR 97210

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Diz Mappelli*
MAY 22 11 38 AM '01
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AUDITOR
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: Bruce and Kate Johnson

FILE NO.: NSA-00-05

PROJECT: Single Family Residence with Garage and Driveway

LOCATION: Puzzled Woman Road off Riverside Drive; Section 11 of T1N, Range 5E, W.M. and identified as Skamania Tax Lot #1-5-11-2-1105.

LEGAL: Lot 3 of the Mappelli-Pinnell Short Plat, Book 3, Page 293.

ZONING: General Management Area - Residential (R-10)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Bruce and Kate Johnson, 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.

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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) Setbacks shall be as follows: From the front lot line (Puzzled Woman Road), 45' or 15' from the center of the road, whichever is greater. It is 100' from the rear lot line (Columbia River) and 75' from the east for the Cemetery buffer. Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question.
- 3) The applicant shall also maintain a 50' buffer for the intermittent creek to the east.
- 4) Development is limited to a height of 28' from the top of the footer.
- 5) If the applicant will grade over 100 cubic yards, the applicant shall submit a grading plan in compliance with the guidelines set out on page 9 of the Staff Report. The plan shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 6) A six foot wide overhang shall be installed over the majority of the river facing wall and a two foot wide overhang over the river facing wall of the kitchen.
- 7) Only non-reflective materials, such as wood and low-gloss paints and stains, shall be used.
- 8) A dark stain or a dark mix of materials (i.e. exposed aggregate) rather than standard smooth, light-colored concrete, shall be used for the patio. The applicant shall use the dark gray/black color for the roof and the dark forest or bronze colors for the windows and doors, as previously submitted by the applicant.
- 9) For the body of the house and garage, the applicant shall submit dark and either natural or earth-toned color samples to the Planning Department for review and approval prior to issuance of the building permit.
- 10) Exterior lighting shall follow the guidelines in the "Zoning News" article (attached to the Staff Report). Exterior lighting shall be hooded or shielded at a 90° angle with hoods/shields being of a non-reflective opaque material that does not allow light to pass through.

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- 11) The applicant shall retain and maintain all existing trees except those necessary for site development. Those previously cut down will need to be replaced as noted by the Gorge Commission staff.
- 12) The applicant shall follow the Landscape Planting Plan (submitted by the applicant on May 11, 2000) and the additional plantings indicated by Staff on the Planting Plan. All plantings shall be mixed at least 50% native (see native plants list attached to the Staff Report) and trees shall be at least 50% coniferous. See the Landscape Planting Plan and Staff Report pages 11-12 for specific planting locations and species, incorporated herein by reference.
- 13) The owner and future applicants shall be responsible for the proper maintenance and survival of any required vegetation in this Decision. Dead and dying vegetation shall be replaced with the same species in approximately the same location.
- 14) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall also contact the Planning Department to complete a final inspection. Staff should conduct a final inspection site visit within three business days. An occupancy permit will not be issued until compliance with visual subordination criteria has been verified.
- 15) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the house as stated by this approval. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 16) The applicant shall not interfere with the treaty rights of any Tribes.
- 17) 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.

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Dated and Signed this 21st day of July, 2000, 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 Aug 17, 2000. 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

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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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