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Return Address: Keith & Tracy Johnson  
82 Salmon Falls Rd  
Washougal, WA 98671

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Keith & Tracy Johnson*  
Aug 15 12 19 PM '01  
*Laury*  
AUDITOR  
GARY H. OLSON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

Administrative Decision

**APPLICANT:** Keith & Tracy Johnson

**FILE NO.:** NSA-01-30

**PROJECT:** Construct an accessory building (30'x48'x18.4h garage/storage) and pave existing driveway upon completion of building

**LOCATION:** 82 Salmon Falls Road in Washougal; Section 10 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-10-600

**LEGAL:** See attached Page 10

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

**DECISION:** Based upon the Staff Report, the application by Keith & Tracy 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.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Approved \_\_\_\_\_  
Ord. No. \_\_\_\_\_  
Adm. No. \_\_\_\_\_  
Filed \_\_\_\_\_  
Date \_\_\_\_\_

002703

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#### 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 (including roof/ eaves, decks/ porches) for all structures shall be as follows: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) If over 100 cubic yards will be received/moved for this development on slopes between 10-30%, a grading plan in compliance with the requirements in §22.10.020(B)20(a-b) listed below, shall be submitted to the Planning Department, prior to issuance of a fill permit. If under 100 cubic yards will be moved, then that applicant shall indicate so, in writing, to the Planning Department prior to issuance of a permit.
  - a) A map of the site, prepared at a scale of one inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least five feet, including:
    - i) Existing and proposed final grades.
    - ii) Location of all areas to be graded, with cut banks and fill slopes delineated.
    - iii) Estimated dimensions of graded areas.
  - b) A narrative description of the proposed grading activity, including:
    - i) Its purpose.
    - ii) An estimate of the total volume of material to be moved.
    - iii) The height of all cut banks and fill slopes.
    - iv) Provisions to be used for compactions, drainage, and stabilization of graded areas. Preparation of this information by a licensed engineer or engineering geologist is recommended.
    - v) A description of plant materials used to re-vegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
    - vi) A description of any other interim or permanent erosion control measures to be used.



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- 4) The height of the accessory building is limited to that which is proposed, 18 feet and 4 inches at the peak from top of footer.
- 5) The accessory structure shall be sited the closest to the eastern shed, indicated on the site plan, as practical to utilize existing topography and vegetation for screening.
- 6) Only non-reflective or materials of low reflectivity such as wood or low-gloss paints or stains, is permitted. If a metal building is used, the metal must be treated (such as by brushing the metal, applying a non-reflective coating) so the building has a non or low reflective exterior. Examples of the treated metal shall be submitted to the Planning Department prior to issuance of a building permit.
- 7) M & W's forest green (26) for the roof and sides with charcoal (17) for the trim is approved. If a metal building is used and a non or low reflective color treatment is added to the building, and/or a new color is requested, then dark and either natural or earth-tone colors shall be submitted to the Planning Department prior to issuance of a building permit.
- 8) 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, which do not allow light to pass through. See "Zoning News" article attached to the staff report.
- 9) The accessory building shall not break the skyline as seen from key viewing areas.
- 10) Only those trees which are necessary for site development are permitted for removal.
- 11) The applicant and future owners shall retain and maintain the trees within 60 feet of the building site for screening. Trees to be retained shall be in a continuous swath beginning from the northwestern corner of the building, outside of the right-of-way, to 60 feet out from the southeastern corner of the accessory structure. See staff additions to attached site plan.
- 12) To ensure year round screening, at least four coniferous plantings shall be installed, in a natural alternating pattern, at 6 feet tall (not including root wad). The plantings shall begin south of the existing maple tree next to the site as indicated on the site plan, and continue south on 12 foot centers. The applicant shall ensure that they are planted outside of the right-of-way and on the applicant's property. At least half shall be native such as Douglas fir or grand fir. See also the coniferous woodland native plants list attached to the staff report.
- 13) Only that grading which is necessary for site development is permitted. Graded areas shall be re-seeded with at least 50% native vegetation prior to final inspection by the Planning Department.
- 14) The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter. Dead and dying trees shall be replaced with the same species in approximately the same location.

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- 15) The stream has a 100 foot setback.
- 16) 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 will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 17) The Planning Department will conduct at least two site visits during construction. One to ensure that the building is site correctly, and one after excavation is completed but prior to the framing of the footings. 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.
- 18) 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 25 day of July, 2001, at Stevenson, Washington.

  
Heather O'Donnell, Associate Planner  
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), this Administrative Decision **SHALL BE RECORDED** in the County deed records prior to commencement of the approved project.

002706



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As per SCC §22.06.050(C)(5), this Administrative Decision 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

This Administrative Decision 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 8/14/01. 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 Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

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  
Board of County Commissioners

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BOOK 132 PAGE 331

DEPT. OF PLANNING  
COMMUNITY DEVELOPMENT

QUIT CLAIM DEED  
FOR LOVE AND AFFECTION

Registered  
Indexed, Lir  
Index  
11/14/92  
Mailed

THE GRANTORS KEITH D. JOHNSON and WANELL JOHNSON, husband and wife, for love and affection, convey and quit claim to KEITH DUANE JOHNSON, JR. and TRACY ANN JOHNSON, husband and wife, the following-described real estate, situated in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire:

Commencing at the SW corner of the following described property: The Northeast Quarter of the Northwest Quarter (NE4NW4) of Section 10, T1N, R5 E.W.M. EXCEPTING that portion thereof lying easterly of the county road designated as St. Hwy. No. 8 on June 17, 1919, as conveyed to Aleck Martelli by deed recorded at Pg. 336 of Book "R" of Deeds. AND ACCEPTING that portion lying westerly of that certain county road known and designated as Cape Horn Cut-Off Rd. SUBJECT to mineral rights to the State of Washington. ALSO SUBJECT to Bonneville-Camas-Vancouver right of way if applicable. (Power Lines) ALSO SUBJECT to any timber contracts. THENCE North along said Cape Horn Cut-Off Road 500 ft.; thence in an easterly direction to a point directly north of the westerly right of way of State Highway No. 120; thence south 550 ft.; thence west to the POB.

Real Estate Excise Tax Exemption No.

DATED this 29 day of Oct., 1992.

Dec 11 3 00 PM '92

Keith D. Johnson  
KEITH D. JOHNSON

Wanell Johnson GAW  
WANELL JOHNSON

STATE OF WASHINGTON )

County of Clark )

: ss.

I certify that KEITH D. JOHNSON and WANELL JOHNSON, husband and wife appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



DATED this 30 day of Oct., 1992.

5418  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires:

DEC 14 1992

Exempt  
wi  
COUNTY TREASURER

009-01-5-1  
COUNTY ASSAULT



