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BOOK 213 PAGE 877

Return Address: Terry Schulz
1802 Duncan Creek Road
Skamania, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Terry Schulz*
AUG 23 4 45 PM '01
G. M. Olson
AUDITOR
GARY M. OLSON

Proposed
Approved
Noted
Filed
Waived

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: Terry Schulz for Bruce and Rebecca Friedrich
FILE NO.: NSA-01-21
PROJECT: Addition onto an existing single family residence.
LOCATION: 102 Leslie Lane; Section 26 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-26-3-0-0200.
LEGAL DESCRIPTION: See page five.
ZONING: General Management Area-Residential (R-10).
DECISION: Based upon the entire record, including particularly the Staff Report, the application by Terry Schulz, 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) Prior the issuance of a Building Permit, a water resource mitigation plan that meets the criteria outlined in §22.14.020(D)(1) and (2) and §22.14.050(B), see Staff Report, shall be submitted to the Planning Department.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection.
- 4) If the applicant decides not to match the color of the new development to the existing house, then dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building or placement permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 5) The exterior of the development shall be composed of non-reflective materials or materials with low reflectivity.
- 6) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) Prior to the issuance of a building permit, the applicant shall notify the Planning Department whether or not the amount of grading will exceed 100 cubic yards. If grading will exceed 100 cubic yards and the building site contains slopes greater than 10%, then the applicant shall submit a grading plan. See Staff Report for specific requirements of the grading plan.
- 8) All existing tree cover, except that which is necessary for construction of access roads, building pads, leach fields, etc., shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with same species in approximately the same location.
- 9) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection as there are not any special conditions that would require additional time to achieve compliance.

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- 10) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 30 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 25 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 11) 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 20 day of July, 2001, at Stevenson, Washington.

Steve Grichel
Steve Grichel, 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.

As per SCC §22.06.050(C)(5), this 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 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 August 9, 2001. Notice of Appeal forms are available at the Department Office.

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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

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

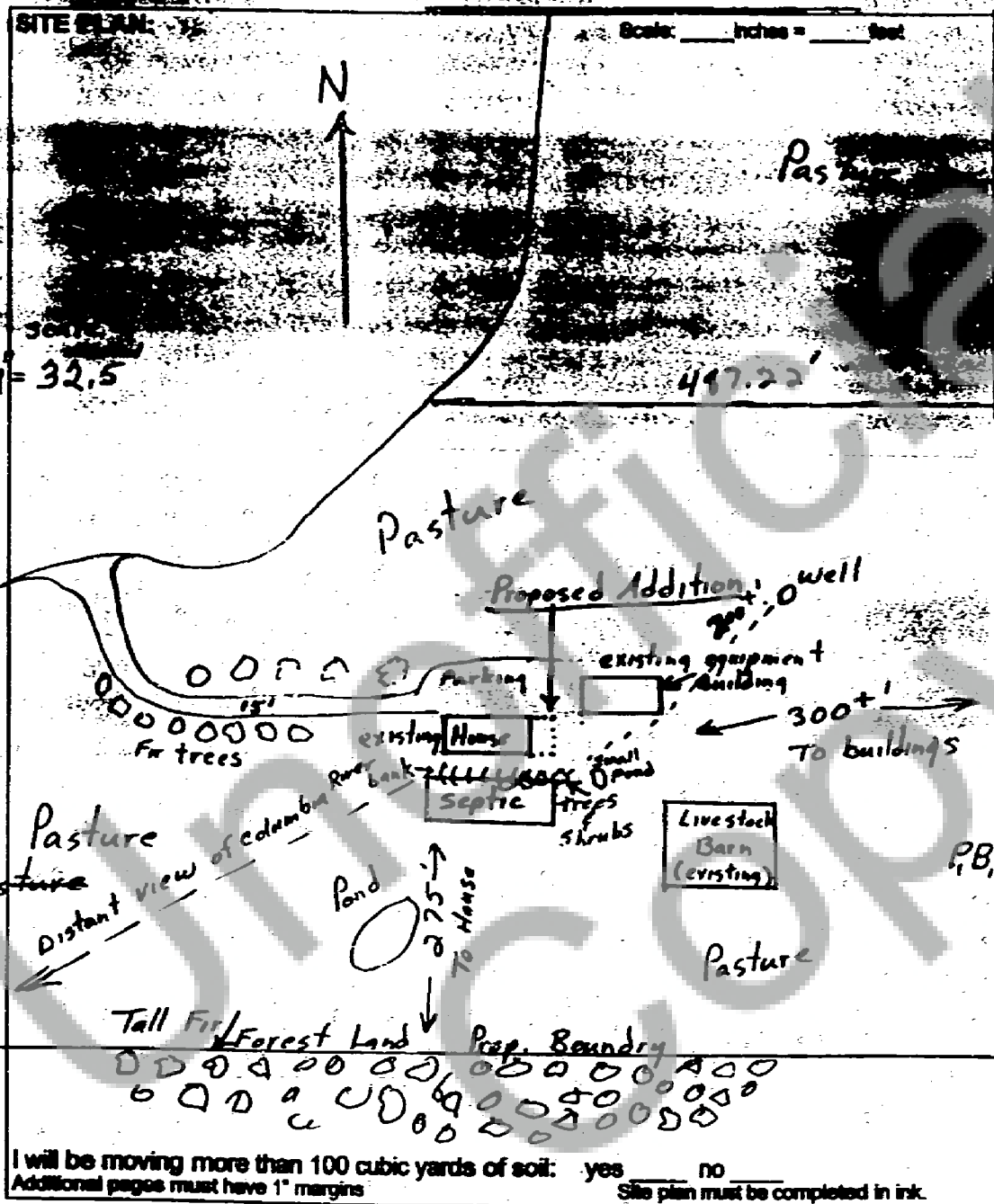
EXHIBIT "A"

A tract of land situated within the Southeast Quarter of the Southwest Quarter Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington and described as:

That portion of Tract No. 1 of BEACON HIGHLANDS which lies Easterly of the Easterly right of way line of 'EASEMENT C'; PLUS that portion lying Southerly of the Southeasterly right of way line of 'EASEMENT A' and 'EASEMENT C' within the South 661.07 feet of said Section 26 and South of and adjacent to Tract No. 1 of said BEACON HIGHLANDS;

EXCEPTING THEREFROM the West 155.43 feet of the South 661.07 feet of said Section 26 as measured perpendicular to and along the West line thereof;

ALL as shown on the map thereof recorded in Book 1, Page 257 of Surveys, AP# 91239, records of Skamania County Auditor;



NOTICE: This is an initial site plan, it may be revised throughout the application process.

Building site is flat