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Return Address: Thad McGlinn & Penny Guest
Swigert Prindle Trust
12 Swigert Road
Washoula, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH.
BY Penny Guest

MAR 20 11 25 AM '02

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AUDITOR

J. MICHAEL GARVISON

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

By: *[Signature]*
Admin: *[Signature]*
By: *[Signature]*
By: *[Signature]*
By: *[Signature]*

Administrative Decision

APPLICANT: Penny Guest and Thad McGlinn, managers of the Swigert Prindle Trust

FILE NO.: NSA-01-59

PROJECT: Construct a 30'x36'x12'h greenhouse/storage building (accessory to Swigert houses on adjacent properties, tax lots 1-5-11-1-0-1300 & 2400) with underground utilities

LOCATION: 0.46 acres on Ernest Lane off of Prindle Road in Prindle; Section 11 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-11-1-0-1101

LEGAL: Lot 13, 14, 15, & 16, Block A, Townsite of Prindle, recorded in the County Auditor's records in Book A, Page 28

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

DECISION: Based upon the record and the Staff Report, the application by Penny Guest and Thad McGlinn (managers of the Swigert Prindle Trust), 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

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the jurisdiction of Skamania County's Building Department and the Southwest Washington Health Department.

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 by the applicant 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:** 15 from the southeast corner, **Side yard:** (south, west, east) 5 feet, **Rear yard:** (north) 15 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. In the event that these standard setbacks and the water resource setbacks (stated in Condition #4 & #5) conflict, the greater of the setbacks shall apply.
- 3) A home occupation or cottage industry is prohibited until applied for and approved by this Department.
- 4) The intermittent stream inlet near the north property line and that outlet at the south property line each has a 50-foot undisturbed setback (buffer). All structures and utilities shall maintain this setback as indicated on the attached site plan. The buffers shall be maintained in a natural condition, i.e. no grading, mowing, waste disposal, or development is permitted within the buffer, except for the screening plantings or any native plantings, which would enhance the buffer area. Non-native species may be removed within the buffer by hand removal only, so long as the buffer is kept in a natural appearance and not in a manicured appearance.
- 5) The house and greenhouse, including the gravel pad, shall be sited as close to the northern property line as possible, while still meeting the 50-foot water resource buffer.
- 6) It is recommended that the applicant consult the Southwest Washington Health District about the quality of the system and alert SWWHD to the location of the drainage, prior to usage of the septic system.
- 7) All disturbed/graded areas shall be re-seeded with at least 50% native vegetation prior to final inspection by the Planning Department.


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- 8) Clear plastic for the exterior of the greenhouse is permitted so long as it does not appear white. Either dark natural or earth-tone exterior color samples, of an either non or low reflectivity, shall be submitted to the Planning Department for approval prior to issuance of a building permit, for the house. If the applicant chooses not to use a clear exterior plastic on the greenhouse, color samples of the non or low reflective material to be used must be submitted to the Planning Department prior to issuance of the building permit. The colors do not have to be on the darkest end of natural or earth-tone color spectrum, since the low structures would be highly visible, and a color too dark could have a negative affect on the plants.
- 9) Any 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 the "Zoning News" article attached to the Staff Report. Additionally, if the exterior of the greenhouse structure is transparent, the interior lighting shall comply with this provision because the lighting may be visible from key viewing areas.
- 10) Screening trees shall be planted at least 15 feet north of the southern property line, stretching from the eastern property line to the edge of the existing driveway. The trees shall be at least 50% native and at least 50% coniferous, since there is no winter screening on the property. See the attached *Native Plants List*, for planting species within either the oak-woodland or coniferous woodland lists. The plantings shall be in a continuous alternating pattern/row (mimicking nature), planted at 6 feet tall (not including root wad), and on 12-foot centers. See the attached site plan for approximate location.
- 11) Limbing or topping of the screening trees required in Condition #10 above is prohibited. The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this Decision. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 12) 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.
- 13) The Planning Department should conduct at least one site visit during construction, to verify the location of the structure as stated by the Decision. 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.
- 14) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 March, 2002, 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** by the applicant in the County deed records prior to commencement of the approved project.

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 form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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

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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

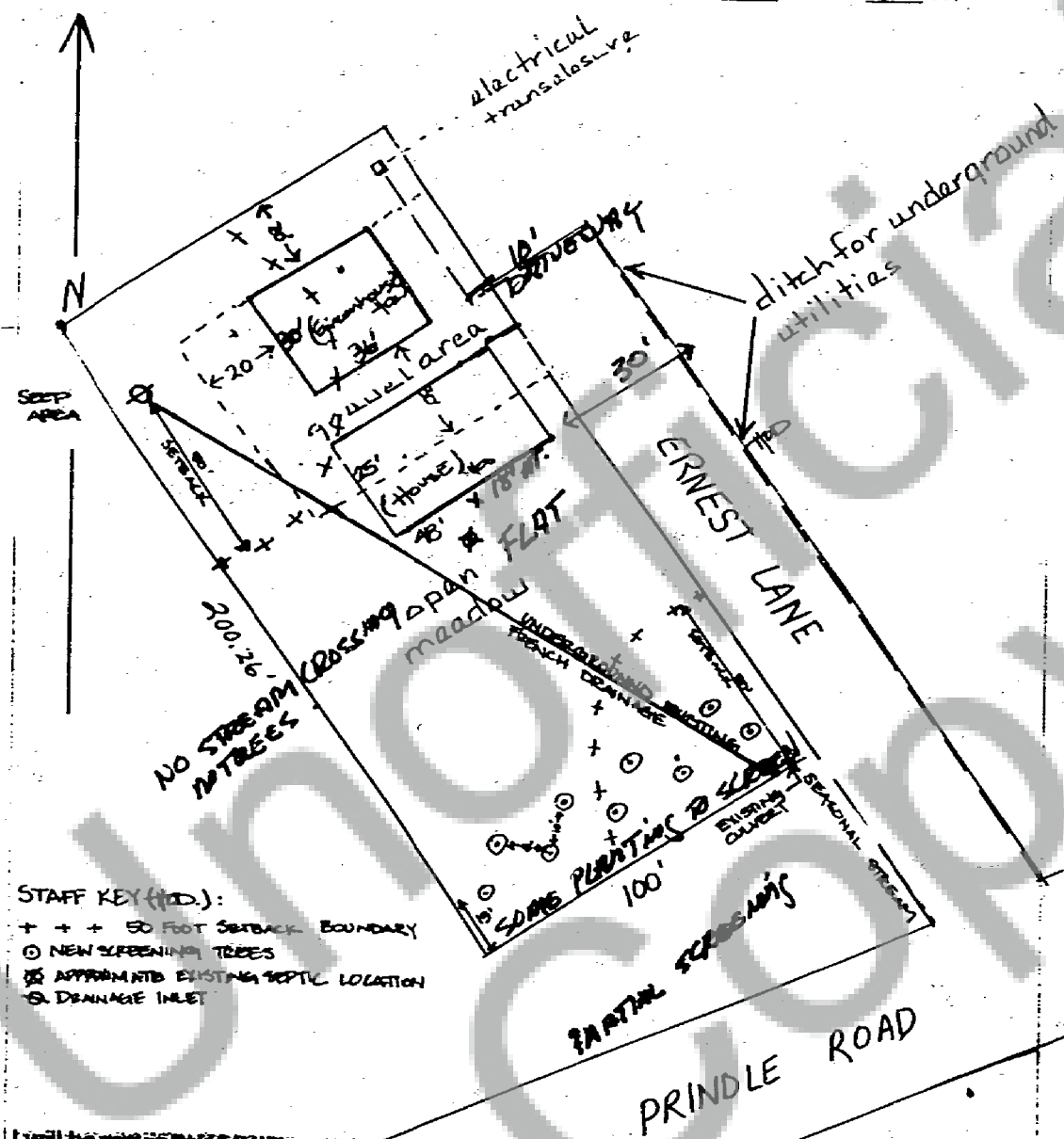
A copy of this Decision, including the Staff Report, was sent to the following:

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
Southwest Washington Health District

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SITE PLAN:

Scale: 1/4 inches = 10 feet



I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
Additional pages must have 1" margins
NOTICE: This is an initial site plan, it may be revised throughout the application process.

OCT 17 2001
DEPT. OF PLANNING