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Return Address: Jeremy & Jilyn Wood  
4701 NE 72<sup>nd</sup> Avenue, #238Q  
Vancouver, WA 98661

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FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Jeremy Wood*

APR 24 9 16 AM '02

*Amoser*  
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

Administrative Decision

**APPLICANT:** Jeremy & Jilyn Wood

**FILE NO.:** NSA-02-03

**PROJECT:** Construct a single-family residence (56'x83'x25'h) and accessory building (24'x36'x15'h shop) and an approximately 280 foot long fence along the southern property line

**LOCATION:** 1.89 acres on Oly Road off of Orchard Lane in Underwood; Section 15 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-15-0-0-1205

**LEGAL:** See attached Page 6

**ZONING:** General Management Area zoned Small Scale Agriculture (AG-2).

**DECISION:** Based upon the record and the Staff Report, the application by Jeremy & Jilyn Wood, 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 Southwest Washington Health Department.



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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 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 and overhangs) for all structures shall be as follows: **Front yard:** 100 feet from the front property line, **Side yard:** 5 feet, **Rear yard:** 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.
- 3) A home occupation or cottage industry is prohibited until applied for and approved by this Department.
- 4) The Planning Department shall conduct a site visit to confirm that the accessory structure constructed does not accommodate a cooking area or kitchen, prior to issuance of an occupancy permit for the home. The garage may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 5) No further tree removal is permitted.
- 6) To provide adequate screening, screening trees shall be planted in a continuous alternating pattern/row (mimicking nature) on the southern side of the proposed fence, planted at least 6 feet tall (not including root wad), on 12-foot centers. The plantings shall stretch continuously from at least 50 feet from the shop to at least 50 feet from the house, with at least 50% native and at least 50% coniferous to provide winter screening. Existing trees may be used within the sequence. The Native Plants List attached to the Staff Report provides listings of native species within coniferous woodlands, which would be applicable plantings for the subject property. Condition #7 outlines plantings for wildlife habitat, of which the Oregon white oak, Big leaf maple, and hazel species may also be used in the pattern for the 50% of deciduous screening. Limbing or topping of screening trees is prohibited.
- 7) For habitat, 55 plantings of a mixed variety including: Oregon white oak, Big leaf maple, dogwood (any species), hazel, Redstem ceanothus, snowberry, elderberry, serviceberry, or trailing blackberry, must be established. These plantings must be spread out throughout the cleared portions of the property, as indicated on the site plan. The plantings shall be installed prior to final inspection by the Planning Department and issuance of an occupancy permit for the house. These plantings are for food and



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habitat and do not have to be maintained beyond the initial establishment of the plants as they will probably establish themselves, excluding those used for screening.


- 8) The septic drainfield area shall be re-seeded with a 50/50 mix of grasses and white clover, prior to the final inspection by the Planning Department.
- 9) The applicant and future owners shall maintain the forested corridor along the northeast property lines in a natural condition, with no understory or overstory vegetation removal.
- 10) Dark and either natural or earth-tone color samples must be submitted to the Planning Department for approval, prior to issuance of the building permit, for the roof, trim, siding, fence and doors.
- 11) Only non-reflective or materials with low-reflectivity, such as low gloss paints or stains, is permitted for the exterior of the buildings.
- 12) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90-degree cutoff. See the *Zoning News* article attached to the staff report.
- 13) For future reference, if livestock is introduced onto the property, fencing under the NSA design criteria listed in §22.16.010(C), must be installed to exclude the livestock from the forested corridor along the northeast property lines. The new fencing would also have to obtain NSA approval by the Planning Department.
- 14) Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 15) 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 and occupancy will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 16) The Planning Department will conduct at least two site visits during construction. 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.
- 17) 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 28 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

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FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY CLERK COUNTY REC'D

APR 18 2 50 PM '01

CLERK  
AUDITOR  
GARY M. OLSON

140846

AFTER RECORDING MAIL TO

Jeremy S. & Jilyn E. Wood  
4701 NE 72nd Ave., #238Q  
Vancouver, Wa. 98661

Escrow No: CS00375M

711688

Statutory Warranty Deed

THE GRANTOR PETER R. HARALAMPUS and ANNA ROSE HARALAMPUS, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, convey and warrants to JFREMY S. WOOD and JILYN E. WOOD, husband and wife the following described real estate, situated in the County of Skamania, State of Washington.

The West 416 feet of the South 436 feet of the Northwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the South 228 feet thereof.

ALSO KNOWN as lot 3 of SHORT PLAT recorded in Book 2 of Short Plats, page 56, Skamania County Records.

Deposited  
by  
date  
time  
place

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number(s): 03-10-15-0-0-1205-00

Dated this 11th day of April, 2001.

REAL ESTATE EXCISE TAX

21475

APR 18 2001

PAY TO  
CLERK, COUNTY REC'D  
SKAMANIA COUNTY TREASURER

PETER R. HARALAMPUS

4/12/01

ANNA ROSE HARALAMPUS

Gary M. Martin, Skamania County Assessor

Date 4-18-01 Parcel # 03-10-15-0-0-1205-00

STATE OF VIRGINIA  
COUNTY OF

I certify that I know or have satisfactory evidence that PETER R. HARALAMPUS and ANNA ROSE HARALAMPUS are the persons who appeared before me, and said persons acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/12/01



Notary Public in and for the State of VIRGINIA  
Residing at Commonwealth of VA  
My appointment expires: 4/30/04



REDUCED FOR  
RECORDING #10

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