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Return Address: Cliff Ryden  
PO Box 1477  
Hood River, OR 97031

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FILED FOR RECORD  
SKAMANIA COUNTY WASH

BY *Cliff Ryden*

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J. MICHAEL ARVISON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4283

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Administrative Decision

**APPLICANT:** Cliff Ryden

**FILE NO.:** NSA-01-67

**PROJECT:** Construct a single-family residence (24'x36'x29'h) and detached 2-car garage (24'x36'x29'h) with temporary living quarters (both in natural cedar siding & forest green roof), driveway, septic system and underground utilities, with temporary storage container to be removed upon project completion

**LOCATION:** 0.97 acres, Lot 4 of the Original Townsite of Underwood off of Weather Rock Road off of Cooper Avenue in Underwood; Section 23 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-23-2-0-410

**LEGAL:** Lot 4 of the Original Townsite of Underwood

**ZONING:** General Management Area zoned Residential (1).

**DECISION:** Based upon the record and the Staff Report, the application by Cliff Ryden, 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

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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 and overhangs) for all structures shall be as follows: Front yard: 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater, 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) The Building Department shall conduct a site visit to confirm that the accessory structure (garage) constructed no longer accommodates a cooking area or kitchen, prior to issuance of an occupancy permit for the home. The accessory structure may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 4) To ensure that the accessory structure remains incidental and subordinate to the main use of the property, final plans for the accessory structure shall not exceed 1,296 square feet (including both the ground level and the loft), as indicated on the site plan attached to this Decision.
- 5) The existing storage container shall be removed from the subject property prior to final inspection by the Planning Department.
- 6) To ensure compatibility, color samples shall be submitted to the Planning Department for the file, to verify compatibility with the (developed and landscape) setting. Exterior colors shall be of a dark earth-toned color that does not contrast noticeably with the setting and samples shall be submitted and approved by the Planning Department prior to issuance of a Building Permit.
- 7) Graded areas shall be re-seeded with a native seed mix prior to final inspection by the Planning Department. See species under "oak-woodlands", on the Native Plants list attached to the staff report. The area graded for the septic system shall be re-seeded with a 50/50 grass/clover mix.

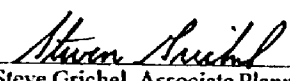


- 8) All proposed development shall be consistent with the Wildlife Management Plan description and site plan attached here. Additionally, the following condition proposed by Steve Manlow, WDFW Biologist, shall be complied with:
  - a) Instead of designating a "wildlife buffer zone" around the proposed residences, we recommend that the areas disturbed by the proposed development be designated as a "building envelope", and the surrounding areas as "core wildlife habitat". Consistent with other plans in the area, the core wildlife habitat should be left in a natural state, unless activities are authorized through a plan amendment. The following activities should not occur within the core habitat area - construction of structures; removal, excavation, (soil, sand, grave, or other material); dumping, filling, etc.; or the destruction or alteration of vegetation through clearing, harvesting or intentional burning.
  - b) Livestock should not be grazed or allowed within the core habitat area.
  - c) If fencing is installed, it should be designed in accordance with the NSA standards for winter range.
- 9) The applicant and future owners are responsible for the proper maintenance and survival of any required planted vegetation. Dead and dying trees shall be replaced with the same species, in kind.
- 10) Although no fencing has been applied for and this Decision does not approve any fencing, the following fencing guidelines provide a point of reference for the applicant and future owners.
  - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
  - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
  - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
  - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
- 11) The applicant shall comply with all conditions 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 an occupancy permit will not be issued until compliance with all conditions of approval has been verified.
- 12) 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.

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- 13) 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 24<sup>th</sup> day of May, 2002, at Stevenson, Washington.

  
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** 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



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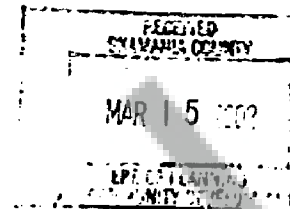
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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



## Wildlife Management Plan

### Ryden Residence

Lot 4, townsite of Underwood  
Tax Id# 03-10-23-2-0-0-410-00

This wildlife management plan is designed to minimize the impact on the wildlife for Lot 4, townsite of Underwood. Currently the lot sits vacant. Our intention is to create a single family dwelling on the site. We are aware of the sensitive nature of the natural habitat for the Western Gray Squirrel and other animals in this area. In developing this lot, we intend to minimize adverse effects on the wildlife habitat. A primary reason we purchased this land was for its beautiful forest habitat and for the wildlife that frequents it. During the building process we will preserve this habitat as much as possible. After completion, we will enhance the land to foster an improved foraging and nesting habitat. The following is a detailed plan for minimizing our impact.

### Physical description of subject parcel

Lot 4 is a forest mixture of conifer trees, Oregon White Oak, and natural open areas. The relief of the land is flat except for a downward slope at the far east side of the lot. Dense evergreen trees (i.e. Douglas firs) make up the northeastern portion of the land. The western side is predominately Oregon White Oak trees with natural clearing areas. The ground cover is largely poison oak.

### Species of concern for this area

#### Flora

#### Oregon White Oak trees

It's doubtful this smaller parcel (< 1ac) would be considered a priority oak habitat. East of the Cascades, priority oak habitat are stands 2 ha (5 ac) in size. However, in conjunction with other forest types, oak woodlands provide a mix of feeding, resting, and breeding habitat for many wildlife species. (WDFW)



**Fauna and habitat**

Wildlife has been observed living and foraging on the property and on adjacent lots. Blacktail deer, rabbits, owls and other birds have been seen. The species of concern for this area would be the Western Grey Squirrel. To date, no Grey squirrels (Western or Eastern) have yet been sighted and no squirrel nests are visible. However, the mixed stand of oak and conifer trees do offer an environment suitable for the Grey Squirrel. The Oregon White Oak trees acorns offer foraging opportunities. The connective canopy provided by the oaks also creates a transport system for squirrels. This particular stand of white oaks is of a smaller size so they wouldn't offer the cavities and hollows for dens like a larger group of trees would. However, drey type nests would certainly be possible.

**Development Plan**

This plan is based on the published protection and management guidelines from the Washington Department of Fish and Wildlife. Our intention is one of low impact on the natural habitat during the building process. The following are intended to protect the sensitive wildlife areas:

- We have located the house and garage in natural 'open areas' so no trees will be removed from those building sites.
- The only proposed cutting of any trees will be for the driveway and septic field where less than 10 Oregon White Oak trees will be removed.
- The proposed cut trees are of a small size class having less benefit for the squirrels.
- All squirrel-nesting trees will be preserved. The proposed trees have been observed to have no squirrel nests within them.
- We will retain continuous aerial pathways as much as possible. The size and location of the proposed cut trees do not substantially add to the intertwining of the forest canopy.
- All large class, dominant oak trees will be protected.
- Buffer zones will be utilized around buildings.
- Disruption of the land (clearing) and vegetation removal will be kept to a minimum.
- We will retain snags and downed trees upon the property.

### **Habitat Enhancement Plan**

Upon completion of the building process, we will enhance the land to further improve foraging and nesting for wildlife. Our focus will be to improve opportunities for the Western Grey Squirrel and Blacktail Deer.

- We will plant or transplant Oregon White Oak trees.
- The septic field will be replanted with a clover/grass mix to add foraging opportunities for the wildlife.
- We will plant some native species (i.e. elderberry, snowberry) for additional foraging opportunities.

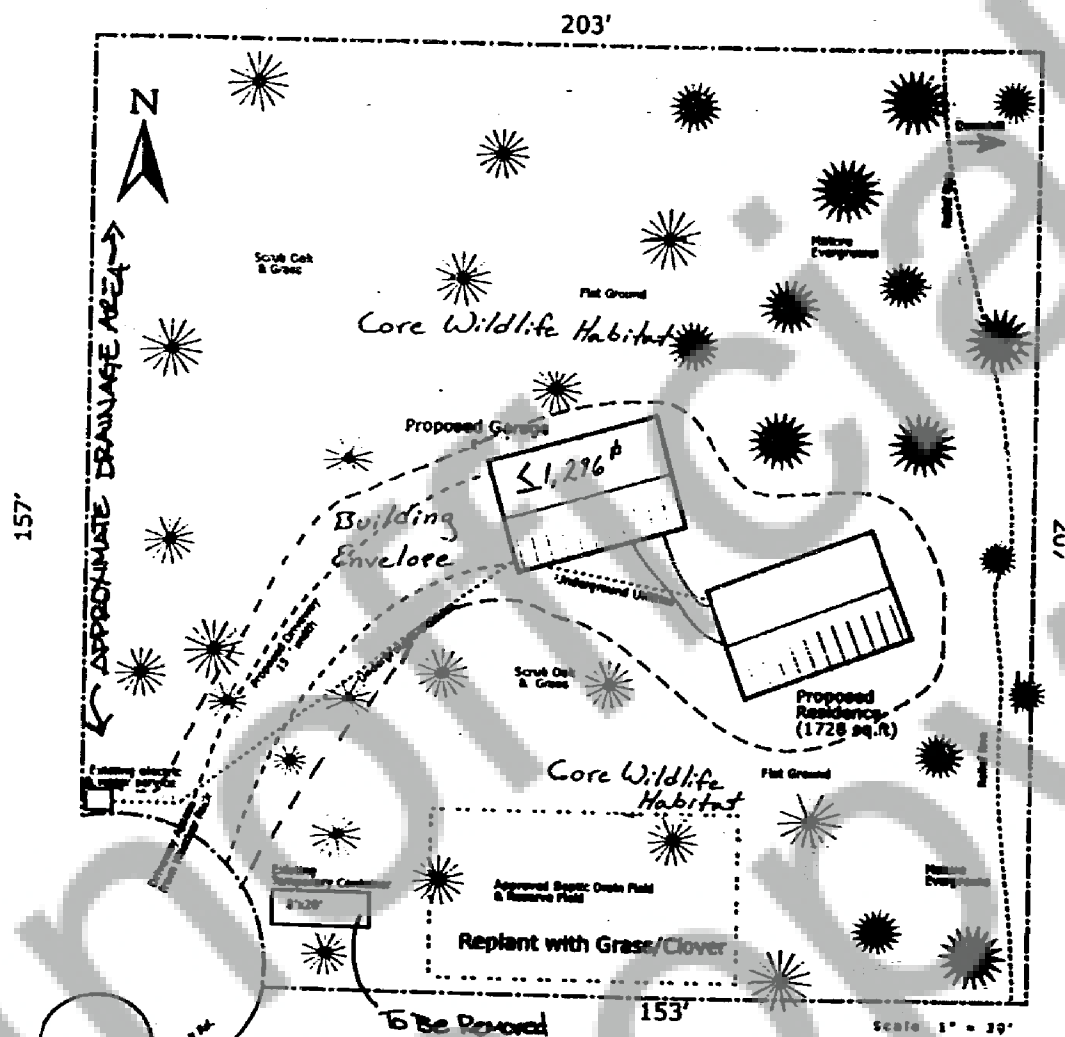
### **Summary**

This plan was developed considering the importance of maintaining the natural environment of Lot 4. We will minimize the impact during the building process and enhance the wildlife habitat afterwards.

### **Contact:**

Cliff Ryden  
604-886-6840  
cliffryden@hotmail.com





**RYDEN RESIDENCE**

Lot 4, townsite of Underwood: tax id# 03-10-23-2-00410-00

Wildlife  
Management  
Plan  
MAR. 11, 2001