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Return Address: Greg and Patricia Arnold  
PO Box 201  
North Bonneville, WA 98639

FILED  
STATE OF WASH  
BY Don McCaskill  
Nov 18 8 52 AM '02  
J. MICHAEL GARVISON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9455 FAX 509 427-8288

Administrative Decision

APPLICANT: Greg and Patricia Arnold

FILE NO.: NSA-01-64

PROJECT: Addition onto an existing home.

LOCATION: Skamania Landing; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-34-1-4-700.

LEGAL DESCRIPTION: Lot 1 Block 4 Woodard Marina Estates. Vol A Pg 114-115

ZONING: General Management Area-Residential (R-1).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Greg and Patricia Arnold, 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.

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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 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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection.
- 3) The proposed additions may be painted the same color as the existing home. However, if the applicant chooses not to paint the additions the same color as the existing house, dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of a building permit. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 4) 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.
- 5) All existing vegetation shall be retained, including aquatic vegetation, and maintained, in a healthy condition. Dead or dying trees should be replaced with the same species in approximately the same location.
- 6) The exterior of the proposed new development shall be composed of non-reflective materials or materials with low reflectivity.
- 7) 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.
- 8) Property line setbacks shall be: Front yard - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; Side yard - 5 feet; Rear yard - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 9) The applicant shall contact the Washington Department of Fish and Wildlife to ensure that the proposed development is being constructed using best management practices, and that the proposal complies with all applicable laws.



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- 10) If they have not already done so, the applicants are encouraged to contact the Skamania Landing Association's Architectural Review Board prior to beginning construction.
- 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 18 day of April, 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 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.

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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



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