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Return Address: Brooks Heard
4 Stoller Road
Trout Lake, WA 98650

FILED FOR RECORD
SEAL OF WASH
Brooks Heard

JAN 21 1 47 PM '03
J. HIGGINS

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8258

Administrative Decision

APPLICANT: Brooks Heard for Herb and Ruth Dye

FILE NO.: NSA-02-12

PROJECT: Build an addition of 70 square feet and new deck of 275 square feet onto an existing dwelling as well as replace existing siding and roofing, extend an existing retaining wall and a half acre of new cultivation.

LOCATION: 32 Raven View Road in Underwood; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-0-0-0401.

LEGAL DESCRIPTION: See page five.

ZONING: General Management Area-Small Scale Agriculture (Ag-2).

DECISION: Based upon the entire record, including particularly the Preliminary Staff Report, the application by Brooks Heard for Herb and Ruth Dye, 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, 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 final site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection.
- 4) Exterior building materials must be composed of low or non-reflective materials. If the applicant wishes to use a metal roof it must be treated in such a way as to make the roof low or non-reflective. Samples of the treated metal shall be submitted to the Planning Department for approval prior the issuance of a building permit.
- 5) On the south facing side of the dwelling, the portion of the roof line that forms a peak shall have a minimum of 4' overhangs in order to eliminate the reflection of the window glass.
- 6) Since the existing home predates the National Scenic Area, the applicant may use the color being proposed for both the existing home as well as the addition and deck. Even though the material being used is changing from plywood siding to cedar shingle siding, this is not a drastic enough change in material, due to the fact that it will still be wood siding, to warrant a review of color.
- 7) 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.
- 8) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection or issuance of an occupancy permit as there are not any special conditions that would require additional time to achieve compliance.
- 9) 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. Setbacks are established from property lines, not fence lines. If any question arises

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regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

- 10) 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 10th day of July, 2002, 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, 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 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. 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 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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EXHIBIT 'A'

PARCEL 1

A tract of land in the Northeast Quarter of the Southeast Quarter and the South 330 feet of the Southeast Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the Southeast corner of said Section 20; thence North $00^{\circ}05'48''$ East a distance of 1155.19 feet to the initial point of the Plat of Underwood Crest Addition; thence North $00^{\circ}10'16''$ East along the East line of said Plat 952.90 feet to the Northeast corner thereof and True Point of Beginning of this Description; thence South $82^{\circ}23'35''$ West along the North line of said Plat 593.00 feet to the Northwest corner thereof; thence South $00^{\circ}10'16''$ West 206.89 feet along the West line of said Underwood Crest Addition to a point; thence Westerly 450 feet; thence North $00^{\circ}10'16''$ East a distance of 206.80 feet, more or less; thence Easterly 450 feet to a point that is 593 feet Westerly of the point of beginning; thence North 263 feet to the North line of the South 330 feet of the Southeast Quarter of the Northeast Quarter of Section 20; thence Easterly along said North line 593 feet to a point on the existing fence, said point being 26.45 feet West of the East line of said Section 20; thence South $192^{\circ}41''$ West along said fence line 875.7 feet to the True Point of Beginning of this Description.

EXCEPT that portion lying within Underwood Crest.
ALSO EXCEPT that portion lying within the Johnny Olson short plat, recorded in Book 2 of Short Plats, Page 94, Skamania County Records.

PARCEL NO. 2

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Underwood Crest Addition; thence North 606 feet; thence West parallel with the North line of said Southeast Quarter a distance of 100 feet; thence South parallel with the East line of said Southeast Quarter to the centerline of the Right of Way of Ashley Drive, as established and travelled October 1, 1977; thence Northeasterly along said centerline to a point that is due South of the Point of Beginning; thence North to the Point of Beginning.
EXCEPT Right of Way of Ashley Drive.
EXCEPT the Southerly 206 feet thereof.



