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Return Address: Harold E. Richards  
872 Summit Terrace  
Ketchikan, AK 99901

FILED  
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Harold Richards  
FEB 10 10 41 AM '03  
Q. Gentry  
J. HICK

**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**

Reviewed  
Approved  
Date  
By

**APPLICANT:** Harold E. Richards

**FILE NO.:** NSA-02-33

**PROJECT:** Construct a new detached 912 square foot (864 square foot main area with an additional 48 square feet on the south side) garage, driveway, and associated utilities.

**LOCATION:** .5 acres at 322 School House Road in Skamania County; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-0-0-1200-00

**LEGAL:** See attached page 6.

**ZONING:** General Management Area zoned Residential (5)

**DECISION:** Based upon the record and the Staff Report, the application by Harold Richards, 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) 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.
- 2) 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.
- 3) 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.
- 4) No blading, grading, ground disturbance, or machine operation should occur within four feet of the historic rock feature as identified by USFS.
- 5) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 6) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 7) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) or safety purposes.
- 8) 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.
- 9) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of garage, such as wood and low-gloss paints and stains.
- 10) Any exterior lighting shall be directed downward and sided, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-

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reflective, opaque materials, which do not allow light to pass through. See the "Zoning News" article attached to the staff report.

- 11) The approved color is dark brown. A color sample for the garage shall be submitted to the Planning Department for verification prior to issuance of a building permit.
- 12) The garage shall not exceed 28 feet from the top of the footing set at existing grade or 26 feet from slab if a slab-on-grade foundation is used.
- 13) 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 an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 14) 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.
- 15) 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 11 day of December, 2002, at Stevenson, Washington.

Patrick Johnson  
Patrick Johnson, Associate Planner  
Skamania County Planning and Community Development.

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#### 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)(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

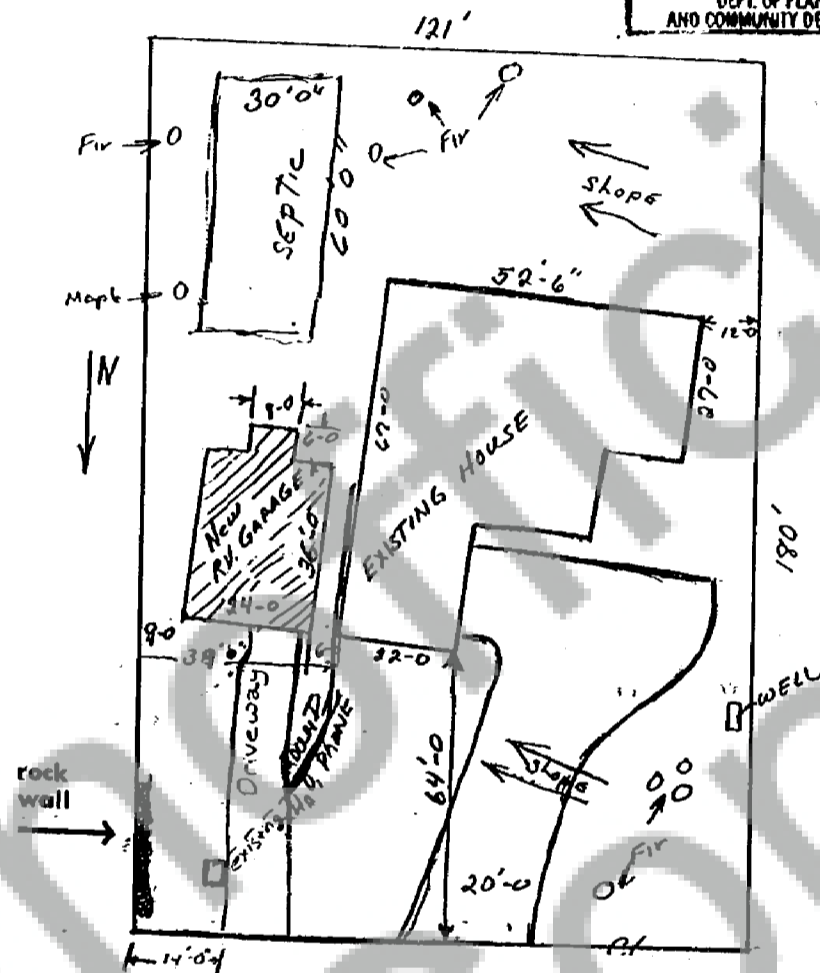
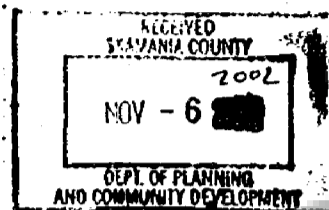
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



Edited to show Driveway: PJ 11/09/02

Figure 2. Site plan, with proposed location of RV garage and driveway. Historic rock wall alignment feature is indicated at lower left of site plan.

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EXHIBIT "A"

For Boundary Line Adjustment deed from Wood to Richards

January 11, 2000

Beginning at the Northwest quarter of the East half of the West half of the Southwest quarter of the Northwest quarter of Section 22, Township 3, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington: thence South along the west line of said East half, a distance of 100 feet; thence East 9 feet; thence North 180 feet to the North line of said quarter quarter, thence West 9 feet to the point of beginning

Gary H. Martin, Skamania County Assessor  
Date 1/14/00 Parcel # 5-10-22-1/4S (E 1/4 of)  
3-10-22-1240

REAL ESTATE EXCISE TAX

20626

JAN 14 2000

PAID \$ 15.31

W. J. H. Jones, Jr.  
SKAMANIA COUNTY TREASURER