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Return Address: David Chien
2182 NW Hoyt #15
Portland, OR, 97210

FILED IN RECORD
SKAMANIA COUNTY WASH
BY David Chien

MAY 23 1 49 PM '03

P. Lowry
J. MICHAEL REEVISON

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: David Chien

PROPERTY OWNER: David Chien

FILE NO.: NSA-02-51

PROJECT: Single-family dwelling (1,850 Square foot) with an attached garage/Studio
(1,255 square foot footprint), and associated utilities.

LOCATION: 10.01 acres at 52 Tucker Road off of Woodard Creek Road in Skamania, WA;
Section 27 of Township 2N, Range 6E, W.M. and identified as Skamania County
Tax Lot #02-06-27-3-0-0103-00

LEGAL: Lot 3 of Tucker Survey recorded @ book 172, page 786.
(see page 7)

ZONING: General Management Area zoned Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by David Chien,
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.

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:

Approved	<input checked="" type="checkbox"/>
Reviewed	<input checked="" type="checkbox"/>
Noted	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
25:00	

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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 issuance of a building permit for 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: 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater, Side yard: 20 feet, Rear yard: 25 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) The garage/studio should not contain kitchen facilities or ever be rented out as a separate dwelling.
- 5) The development shall comply with the following fire safety guidelines (a)-(k);
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - e) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
 - f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
 - g) Telephone and power supply shall be underground whenever possible.

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- h) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 6) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
 - 7) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house, such as wood and low-gloss paints and stains.
 - 8) The applicant shall submit samples of the roofing material for dwelling and attached garage/studio shall be submitted to the Planning Department for approval prior to issuance of a building permit.
 - 9) The applicant shall submit either natural or earth-tone color samples for the dwelling and attached garage/studio to the Planning Department for approval prior to issuance of a building permit.
 - 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-reflective, opaque materials, which do not allow light to pass through. See the "Zoning News" article attached to the staff report.
 - 11) Any planting or replacement of dying trees within 100 feet of the pond shall be done with native vegetation.
 - 12) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
 - 13) 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), safety purposes, or forest management practices.
 - 14) Prior to issuance of an occupancy permit the Planning Department shall conduct a site visit to ensure that all elements of the rehabilitation plan have been implemented

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- 15) The applicant shall ensure that within 5 years seventy-five percent of planted vegetation has survived and shall take corrective measures to ensure that the rehabilitation plan conforms with stated conditions of approval.
- 16) The pond shall have a 100-foot setback except the location of the driveway, as it already exists. All structures shall maintain this setback as indicated on the site plan. The buffers shall be maintained in a natural condition, except for any screening plantings or native plantings that would enhance the buffer area. Non-native species may be removed within the buffer by hand removal only.
- 17) No additional grading or side casting of the driveway shall be done within 100 feet of the pond.
- 18) 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.
- 19) 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.
- 20) 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 17th day of March, 2003, at Stevenson, Washington.


Patrick Johnson, Associate Planner

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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

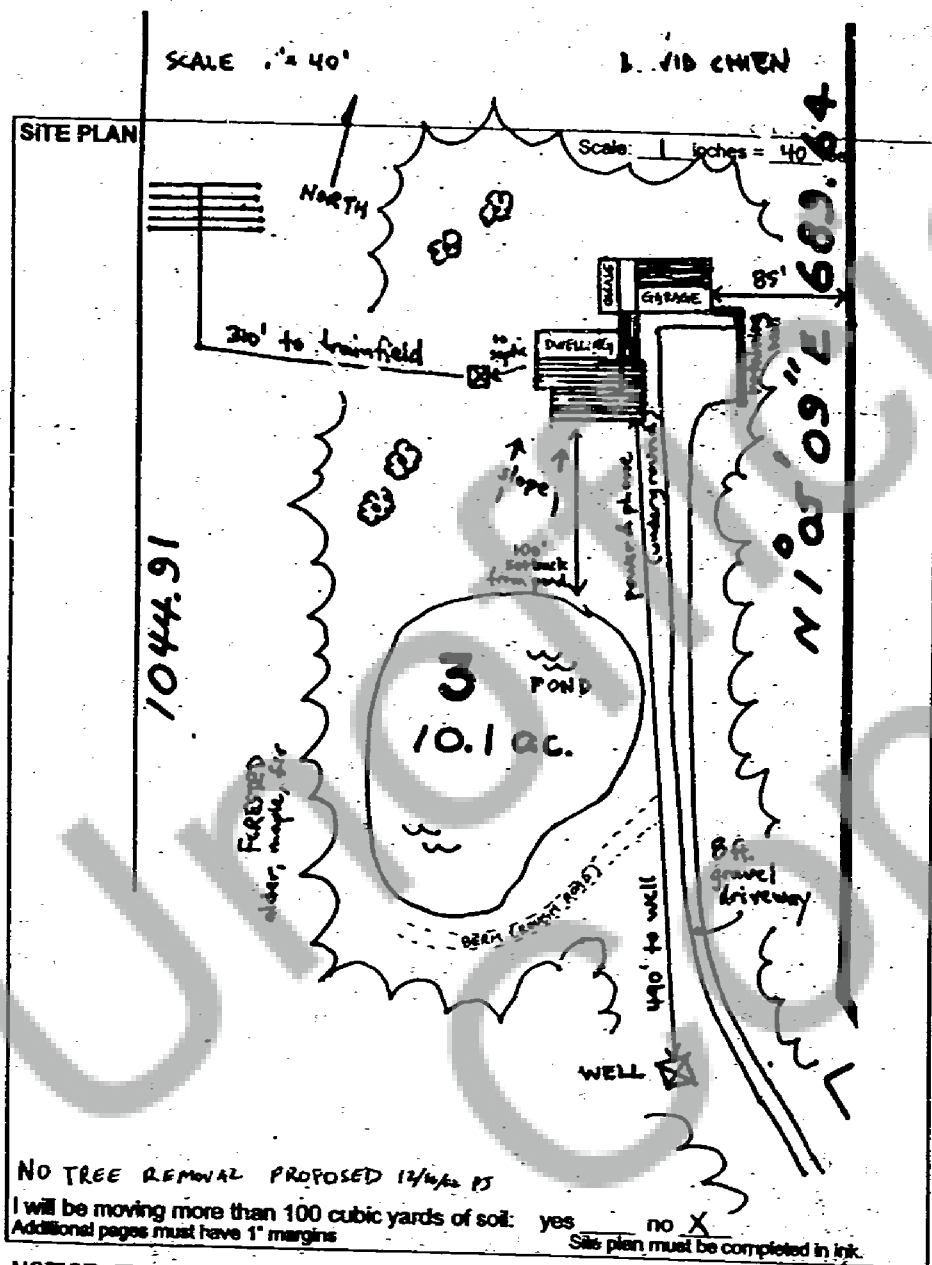
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Dee Caputo, CTED



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

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EXHIBIT 'A'

A Tract of land in the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 27; thence South $01^{\circ} 05' 09''$ West 334.70 feet to the True Point of Beginning; thence South $89^{\circ} 08' 43''$ East 383.00 feet; thence South $01^{\circ} 05' 09''$ West 689.64; thence South $31^{\circ} 20' 43''$ East 318.61 feet; thence along a curve a distance of 47.14 feet; thence South $4^{\circ} 55' 13''$ West 30 feet; thence North $89^{\circ} 58' 40''$ West 606.22 feet; thence North $01^{\circ} 05' 09''$ East 1044.91 feet to the True Point of Beginning.

ALSO known as Lot 3 of Survey recorded in Book 1, Page 82, Skamania County Records.

3-6-37-3-123

1-26-98