

149510

BOOK 246 PAGE 537

Return Address: Mark Rogen  
PO BOX 415  
North Bonneville, WA, 98639

Mark Rogen  
JUL 21 1993  
D. Jermann  
JUL 19 1993

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98643  
509 427-9158 FAX 509 427-8288

Administrative Decision

**APPLICANT:** Mark Rogen  
**OWNER:** Mark & Vicki Rogen  
**FILE NO.:** NSA-03-28  
**PROJECT:** Accessory Structure (96 sq. ft.)  
**LOCATION:** 7.60 acres at 72 Waimea Falls Road off of State Route 15 in Skamania, WA in Skamania County, Section 35 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-35-0-0-0300-00, #02-06-35-0-0-0500-00.  
**LEGAL:** Government Lot 4 of Section 35, Township 2 N, Range 6E, recorded in Book 198, Page 61, Auditor's File # 137811 at the Skamania County Auditor.  
**ZONING:** General Management Area zoned Residential (S).  
**DECISION:** Based upon the record and the Staff Report, the application by Mark Rogen, 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 Skamania County Health Department.

Skamania County Planning and Community Development  
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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:**

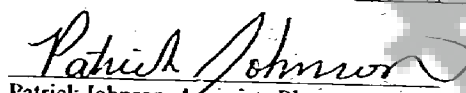
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of 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 and submitted to the Planning Department. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to Construction.
- 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 20 feet from the front property line, whichever is greater, Side yard: 20 feet, Rear yard: 20 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) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house and garage, such as wood and low-gloss paints and stains.
- 5) 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 Lighting article attached to the staff report.
- 6) Dark and either natural or earth-tone exterior color samples shall be submitted to the Planning Department for verification prior to commencing the project.
- 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) safety purposes.
- 8) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate inspections with the Planning Department, as a building permit is not required for this project. A final inspection sign off will not be done until compliance with conditions, including visual subordination criteria, has been verified. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Planning Department at 509-427-9458.

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- 9) 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 30 day of June, 2003, at Stevenson, Washington.

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

#### NOTES

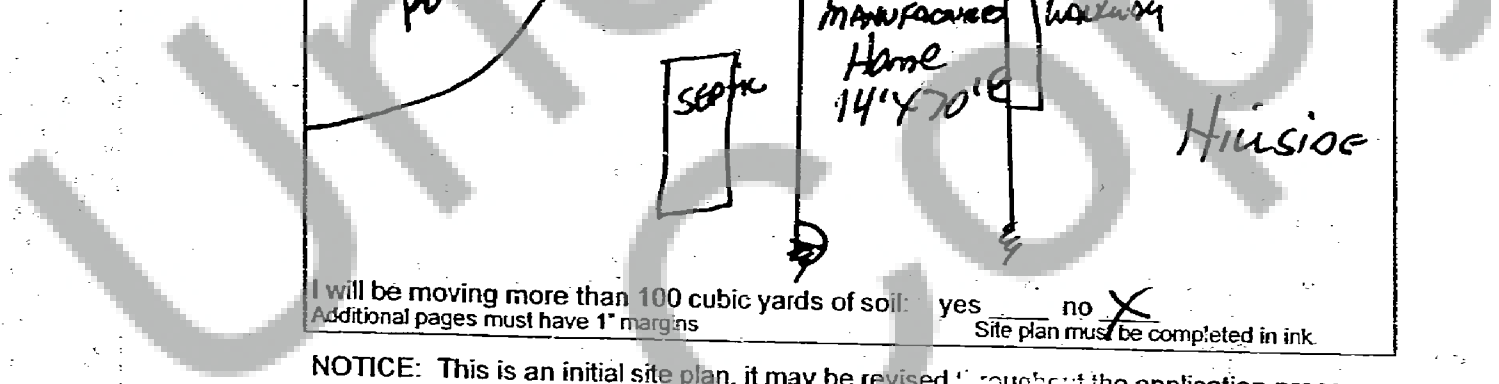
Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

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.



NO TREE REMAIN &  
NO WATER BODY.



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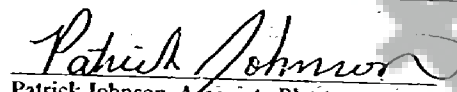
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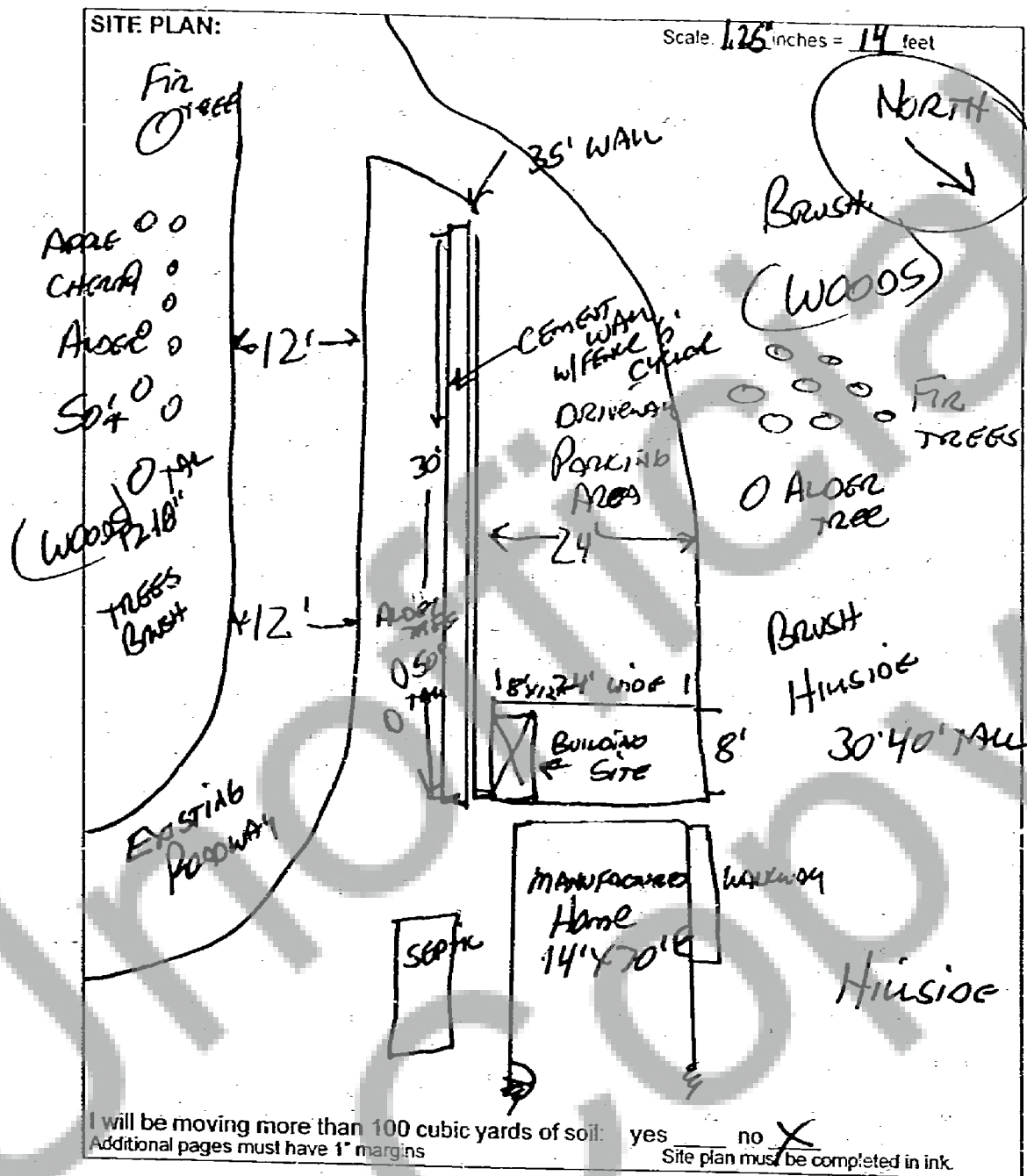
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NOTICE: This is an initial site plan, it may be revised throughout the application process.

NO TREE REMOVAL &  
NO WATER BODY.