

149648

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Return Address: Patrick and Shannon Storm
402 Dillon Road
Stevenson, WA, 98648

Patrick Storm
O'Leary

**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: Patrick and Shannon Storm

PROPERTY OWNER: Patrick and Shannon Storm

FILE NO.: NSA-02-53

PROJECT: Single-family dwelling with an attached garage (2,004 square foot footprint) and associated utilities, construct a barn (2,000 square foot footprint) and the removal of two modular homes (720 square feet and 1,680 square feet).

LOCATION: 9.74 acres at 402 Dillon Road off of Berge Road in Skamania County; Section 23 of Township 3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-23-0-0-0300-00

LEGAL: See attached page 7

ZONING: General Management Area zoned Small Woodland (F-3) where development is taking place. Special Management Forest land is located on the Northwest portion of the property.

DECISION: Based upon the record and the Staff Report, the application by Patrick and Shannon Storm, 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

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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:

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).

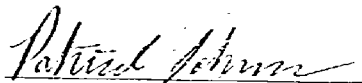
- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to issuance of a building permit for the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 3) Thirty days after issuance of a Occupancy permit for the dwelling the two existing manufactured homes shall be removed from the property.
- 4) The proposed home shall not exceed 28' from top of footer set at existing grade, or 26' from slab if slab on grade foundation is used.
- 5) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 6) 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.
- 7) Samples of the roofing material for both the barn and dwelling shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 8) The applicant shall submit either natural, or earth-tone color samples for the barn and dwelling to the Planning Department for approval prior to issuance of a building permit.
- 9) 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.
- 10) New fencing shall not be allowed until such time as it is applied for and approved.

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- 11) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 12) Four trees shall be planted along the south side of the barn. At least half of any trees planted for screening purposes shall be species native to the setting and half coniferous to provide winter screening to the setting. The trees shall be six feet tall at the time of planting.
- 13) The windows should have a low-reflectivity quality and a four-foot overhang on the windows on the Eastern side of the dwelling and the second-story windows as shown on the submitted elevation drawings. (See attached Glass Performance Data: Reflective quality lower than 92%).
- 14) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions #11 and #12.
- 15) 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 as part of forest management practices. Limbing or topping of these trees shall be prohibited, except for fire safety reasons.
- 16) The trees located in the Northeast corner of the property above the dwelling shall be retained.
- 17) 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.
- 18) 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.
- 19) 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.

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Dated and Signed this 5 day of March, 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)(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:

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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

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EXHIBIT "A"

A Tract of land in the Southwest Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at the Northwest corner of the South Half of the Northwest Quarter of said Section 23; thence South along the West line of said Section 23, 350 feet; thence East parallel to the North line of said South Half of the Northwest Quarter, 498 feet; thence South parallel to the West line of said Section 23 to a point on the South line of the North Half of the South Half of the Northwest Quarter of said Section 23; said point being 660 feet, more or less, South of the North line of said South Half of said Northwest Quarter; thence South 89 degrees 02' 11" East 400 feet; thence North parallel with the West line of the Northwest Quarter of said Section 23, to the North line of the South half of the Northwest Quarter of said Section 23; thence West along said North line to the point of beginning.

SUBJECT TO:

1. Rights of the Public in and to that portion lying within road.
2. Easement for Pipeline, including the terms and provisions thereof, recorded January 4, 1952 in Book 40, Page 407.
3. Maintenance Agreement for water line, including the terms and provisions thereof, recorded June 9, 1998 in Book 178, Page 148 and 150.