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Return Address: Scott Linden
10651 Cook-Underwood Road
Underwood, WA 98651

Scott Linden

Feb 10 1994

Library

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: Scott Linden

PROPERTY OWNER: Scott & Lisa Linden

FILE NO.: NSA-03-26

PROJECT: Construct a 60'x 40'x 20' metal horse barn.

LOCATION: 10651 Cook-Underwood Road in Underwood; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-3-4-0102-00.

LEGAL DESCRIPTION: See attached Page 6.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Scott Linden, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved as modified.

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.

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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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to issuance of a building permit.
- 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. (See attached)
- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **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. Setbacks are established from property lines, not fence lines. If any question arises 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.
- 4) The proposed accessory structure shall be limited to a 2,000 sq. ft. footprint. The 2,400 sq. ft. footprint applied for is not approved. See revised site plan, attached.
- 5) The proposed horse barn shall not exceed 20' from the top of the footer set at or below existing grade or 18' from slab set at or below existing grade for a slab on grade foundation.
- 6) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 7) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 8) The 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.
- 9) All vegetation along the southern property line screening the proposed development from Cook-Underwood Road shall be retained.

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- 10) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. If the applicant chooses to use metal for the siding, trim, door, and roof, they must submit samples to the Planning Department, prior to the issuance of a Building Permit, which shows the metal has been treated in such a way to reduce reflectivity.

The color choices for the siding (Satin Bronze), trim (Khaki), and roof (Mountain Spruce), received by the Department on April 7, 2003, were approved. If the doors are going to be any other color than either the approved Satin Bronze or Mountain Spruce, then a dark and either natural or earth-tone color sample needs to be submitted and approved by the Department prior to issuance of a building permit.

- 11) 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.
- 12) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department. Final inspection will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 13) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structures as stated by the Administrative Decision. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. 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.
- 14) 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 5th day of August, 2003, at Stevenson, Washington.

Stacey Borland
Stacey Borland, 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 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.

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

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State of Washington Office of Community Development
Department of Fish and Wildlife

Unofficial Copy

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EXHIBIT 'A'

BOOK 149 PAGE 565

A tract of land in the Southwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the West line of the Southwest quarter of the Southeast quarter of the said Section 20, with the center line of County Road No. 3041 designated as the Cook-Underwood Road; thence in a Northeasterly direction following the center line of said Cook-Underwood Road to its intersection with County Road No. 3130 designated as the Kollack-Knapp Road; thence in a Westerly direction following the center line of said Kollack-Knapp Road to its intersection with the West line of the Southwest quarter of the Southeast quarter of the said Section 20; thence South along said West line to the point of beginning.

EXCEPT that portion lying within County Roads.

