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Return Address: Jason and Brenda Ritoch
12782 Cook-Underwood Road
Underwood, WA, 98651

Brenda Ritoch

SEP 2 11 15 AM '99
Clerk

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/OWNER: Jason and Brenda Ritoch

FILE NO.: NSA-03-33

PROJECT: Replacement and removal of an existing manufactured home (974 sq. ft.) with larger Single family dwelling (2100 sq. ft.) and associated utilities.

LOCATION: .66 acres at 12782 Cook-Underwood Road in Skamania County; Section 15 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1500-00

LEGAL: Recorded at Book 193, Page 630 on September 27, 1999, Skamania County Auditors file # 136397 at the Skamania County Auditor's Office.

ZONING: General Management Area zoned Small Woodland (F-3).

DECISION: Based upon the record and the Staff Report, the application by Brenda Ritoch, 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.

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 receiving 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.
- 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:** 5 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 the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 5) 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.
- 6) 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.
- 7) Dark and either natural or earth-tone exterior color samples that do not contrast noticeably with the background or surrounding landscapes, shall be submitted to the Planning Department for the house, siding, trim, and doors for approval prior to issuance of a building permit.
- 8) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 9) The applicant shall plant at least eight trees to screen the development from Cook-Underwood Road. The trees shall be six feet tall from the top of the root wad at time of planting. At least half

of any trees planted shall be species native to the setting or commonly found in the area and half shall be coniferous to provide winter screening.

- 10) 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.
- 11) The applicant and future owners are responsible for the proper maintenance and survival of the vegetation required in conditions # 8, 9, and 10.
- 12) The house shall not exceed 28 feet from the top of the footing set at existing grade or 26 feet from slab if a slab-on-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 25 day of July, 2003, at Stevenson, Washington.

Patrick Johnson
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:

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
Dee Caputo, CTED

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