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BOOK 253 PAGE 942

Return Address: Steven Carroll  
171 Behring Road  
Washougal, WA, 98671

FILED  
STAFF  
BY *Steven Carroll*  
Nov 7 2 00 PM '03  
*U. Jeermann*  
J. McLEOD, 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:** Steven Carroll

**FILE NO.:** NSA-03-51

**PROJECT:** Accessory structure (1,440 sq. ft) and associated utilities.

**LOCATION:** 4.20 acres at 171 Behring Road in Skamania County; Section 7 of Township 1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-07-0-0692-00

**LEGAL:** See attached page 5.

**ZONING:** General Management Area zoned Residential (5)

**DECISION:** Based upon the record and the Staff Report, the application by Steven Carroll, 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).

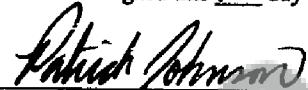
- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. 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 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 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 and barn, 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.
- 7) If the applicant chooses to use metal siding/roofing, the metal shall be re-painted to reduce reflectivity. A sample shall be submitted to the planning department for approval prior issuance of a building permit.
- 8) 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 approval prior to issuance of a building permit.
- 9) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department. The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation.
- 10) 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

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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.

- 11) 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.
- 12) 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 17 day of October, 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.



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#### 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 Health Department  
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  
CTED

EXHIBIT "A"

The West half of the East half of the following described property: That portion of the Northwest quarter of the Northeast quarter of section 7, Township 1 North, Range 5 East of the Willamette Meridian more particularly described as follows: Beginning at a point 675 feet South of the Northwest corner of the Northwest quarter of the Northeast quarter of the said section 7; thence East 1320 feet to the East line of the Northwest quarter of the Northeast quarter of the said section 7; thence South 645 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of the said Section 7; thence West 1320 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of the said section 7; thence North 645 feet to the point of beginning;

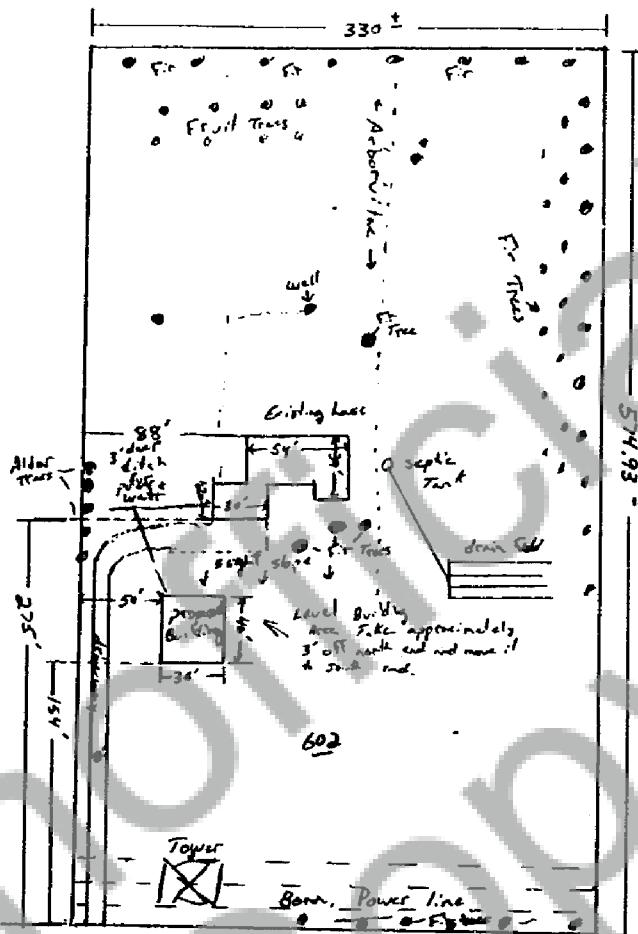
Excepting a tract of land conveyed to Carl Borges by deed dated October 6, 1917 and recorded at Page 336, Book Q of Deeds, Records of Skamania County, Washington.

Also Excepting the North 91 feet thereof.

**SITE PLAN:**

North: ↑

Scale:  $\frac{1}{4}$  inches = 20' 7 $\frac{1}{2}$ " feet



Shrink to 78% PJ

Bodies of water or watercourses on property: yes \_\_\_ no ☒

I will be removing on-site plants, trees, or other vegetation: yes \_\_\_ no ☒

-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes \_\_\_ no ☒

Additional pages must have 1" margins

Site plan must be completed in ink.

**NOTICE:** This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.