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Return Address: Paul and Linda Willis  
PO Box 112  
North Bonneville, WA 98639

FILED  
STAFF  
Paul Willis  
NOV 10 4 03 PM '03  
J. M. [Signature]  
J. M. [Signature]

**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4839

Reviewed	
Approved	
Revised	
Planned	
Noted	

**Administrative Decision**

**APPLICANT:** Paul & Linda Willis

**PROPERTY OWNER:** Paul & Linda Willis

**FILE NO.:** NSA-03-12

**PROJECT:** Place 24' x 48' manufactured home, driveway, associated utilities, and temporary RV.

**LOCATION:** Roman's Road off of Franz Road; Section 33 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-33-0-0-1301-00.

**LEGAL:** See attached Page 7.

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

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Paul and Linda Willis, 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 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 Code 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) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 30 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 25 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. 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 development should comply with the following fire safety guidelines (a)-(k); however, all exterior materials of the home must also comply with conditions #15 and #16:
  - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
  - b) Hazardous fuels shall be removed within the fuel break area.
  - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).

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- d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
  - e) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.  
  
Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.
  - f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
  - g) Telephone and power supply shall be underground whenever possible.
  - h) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
  - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
  - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
  - k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The Department shall conduct a review of the development for compliance with the above, prior to the issuance of final inspection for the home.
  - 6) Within 30 days of the approved final inspection (occupancy approval) for the home, the RV shall no longer be used as a residence.
  - 7) Prior to issuance of a building permit, the applicants shall be required to sign and record with the County Auditor's office, a declaration signed by the landowner specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Ag-1, Ag-2, F-1, F-2 and F-3. A copy of the first page of the recorded declaration must be submitted to the Planning Department.
  - 8) Only that grading which is necessary for site development (building pads, access roads, leach fields) is permitted.

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- 9) The proposed home shall not exceed 18' from the top of the footer set at existing grade, or 16' from slab if slab on grade foundation is used.
- 10) All existing screening trees that are between 50'-250' around the proposed home shall be retained and maintained in a healthy condition. Dead and dying screening trees shall be replaced in kind.
- 11) Limbing or topping of existing screening trees is prohibited.
- 12) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 13) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 14) All other existing trees should be managed as stated under the applicant's forest management plan.
- 15) The applicant shall be required to submit either natural or earth-tone color samples (for the roof, siding, trim, and doors) of a non-reflective material or material of low reflectivity, to the Planning Department for approval, prior to issuance of a building permit. White is not an approvable color.
- 16) 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, doors, and roof, they must submit samples of the color-treated material 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.
- 17) Any new 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, which do not allow light to pass through. See "Zoning News" article attached to the Staff Report.
- 18) 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 issued until compliance with all conditions, including the visual subordination criteria, has been verified.
- 19) 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.
- 20) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 21<sup>st</sup> day of October, 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, fences, 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

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Skamania County Assessor's Office  
Skamania County Health Department

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  
State of Washington Office of Community Development  
Bonneville Power Administration

## EXHIBIT 'A'

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East of Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 33;

THENCE North  $0^{\circ}30'23''$  East, 250.39 feet along the West line of said Northwest Quarter to a point at the centerline of the Bonneville Power Administration Easement;

THENCE North  $72^{\circ}05'02''$  East, 653.62 feet along the centerline of said Bonneville Power Administration Easement;

THENCE North  $0^{\circ}30'23''$  East, 302.98 feet parallel with said West line of said Northwest Quarter to a point on the South right-of-way line of Franz Road;

THENCE North  $80^{\circ}51'01''$  East, 60.86 feet along said South line of said Franz Road to the start of a 720 foot radius curve to the right which the chord bears North  $89^{\circ}33'38''$  East, 218.07 feet;

THENCE along said curve 218.91 feet;

THENCE continuing along said South right-of-way of said Franz Road the following described courses;

THENCE South  $81^{\circ}43'45''$  East, 80.39 feet to the start of a 810.00 foot radius curve to the left which the chord bears North  $81^{\circ}29'53''$  East, 467.50 feet;

THENCE along said curve 474.24 feet;

THENCE North  $64^{\circ}43'30''$  East, 22.40 feet; Said point being the Northerly point of that line established by Quit Claim Deed recorded in Book 169, Page 12, Skamania County Records;

THENCE South  $01^{\circ}06'48''$  West, 851.86 feet parallel with the East line of said Northwest Quarter to a point on the South line of the Northeast Quarter of said Southwest Quarter; Said point also being the Southerly point of that line established in said Quit Claim Deed; Said point bears South  $89^{\circ}15'25''$  East, 114.00 feet from the Southeast corner of said Northwest Quarter;

THENCE North  $89^{\circ}15'25''$  West, 1,450.72 feet along the South line of said Northeast Quarter and also being along the South line of said Northwest Quarter to the POINT OF BEGINNING.

