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Return Address: Nick Nass
PO Box 277
Underwood, WA 98651

FILED
SEAL
Nick Nass

Nov 19 1 05 PM '03
J. MICHAEL
J. MICHAEL

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8208

Administrative Decision

APPLICANT: Nick Nass

PROPERTY OWNER: Nick & Andrea Nass

FILE NO.: NSA-03-34

PROJECT: Re-roof with change to roofline (no increase in height) an existing home, construct an approx. 700 sq. ft. deck, and an approx. 900 sq. ft. addition to existing home, also re-roof, re-paint, and move an existing 24'x 36'x 16' accessory building approx. 30' east and increase the height by 3'.

LOCATION: Off of Circle Drive, in Underwood; Section 22 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-4-0300-00.

LEGAL DESCRIPTION: Lot 22 and Part of Lot 23 Sooter Tracts BK A/ PG 138.

ZONING: General Management Area -Residential (R-1) and Open Space (OS).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Nick Nass, 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 groundwater. 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 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) The proposed detached accessory building shall not exceed 18' from slab set at or below existing grade for a slab on grade foundation and the addition to the existing home shall be the same height or lower than the existing home.
- 4) All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 5) Limbing or topping of screening trees is prohibited, except for those trees within the 50-foot fuel break which may be limbed up to no more than 8 feet.
- 6) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 7) A line of required coniferous screening trees should be planted on 15' centers, and be at least 6' tall as measured from the ground to the top of the tree, after planting. All of the above trees shall be planted prior to final inspection. Dead and dying trees shall be replaced in kind. (See revised site plan for location).
- 8) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
- 9) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department

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- 10) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 11) Only that grading which is necessary for site development (building pad) is permitted.
- 12) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 10% or less (see Glass Performance Data sheet attached to the Staff Report).
- 13) The proposed addition is allowed to match the color of the existing home. If the applicant chooses not to match the addition to the existing home, then prior the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples for the deck and addition to the Planning Department for approval.
- 14) Dark and either natural or earth-tone color samples of a non-reflective material or material of low reflectivity for the proposed replacement detached accessory building, shall be submitted to the Planning Department for approval, prior to issuance of a building permit.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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

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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 24th 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, 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
Skamania County Health Department

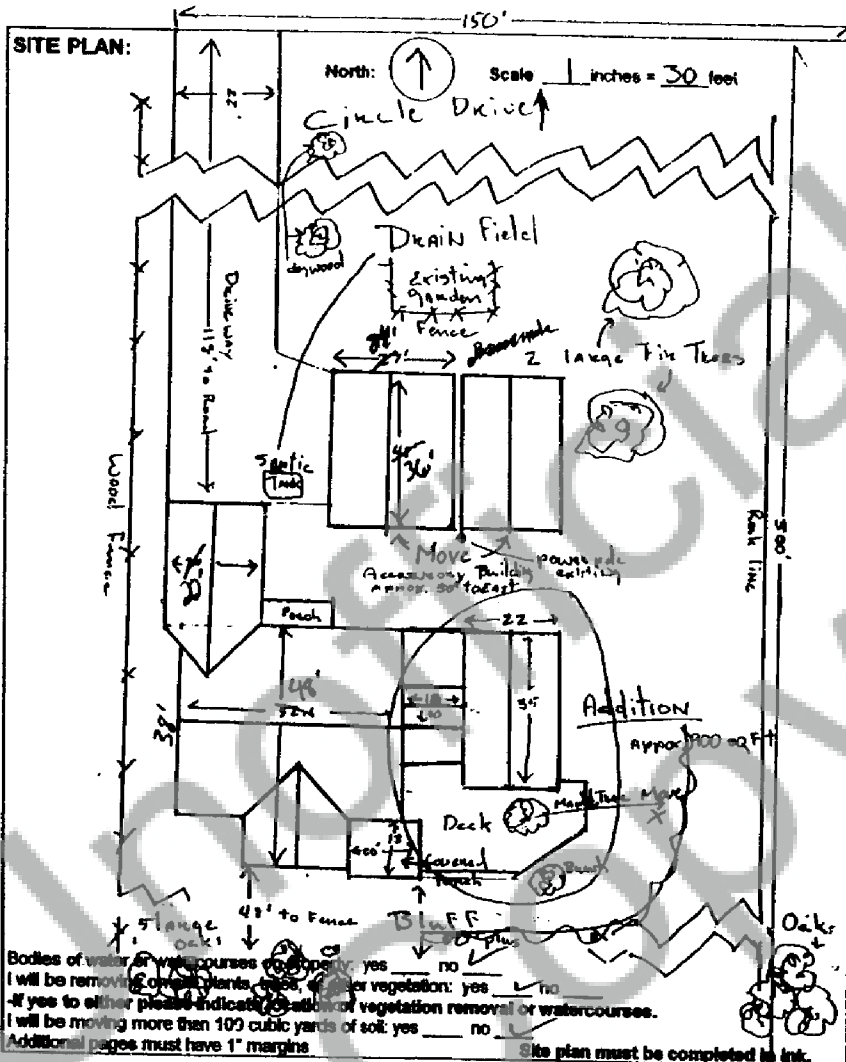
A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner

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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
Department of Fish and Wildlife

Unofficial
Copy



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. *Redrawn*

~~wavy line~~ = screening trees

Dimensions adjusted per Skamania County
Assessor's records. ss