

Return Address: ~~Todd Tegman~~
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Page 1 of 6
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of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$24.00

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: Todd Tegman
PROPERTY OWNER: Gordon and Debra Mayer
FILE NO.: NSA-03-42
PROJECT: Addition/Remodel of an existing structure (includes removal of 480 sq. ft. garage and increase in living space by 1,580 sq. ft.) and new accessory structure with associated utilities (1,344 sq. ft.).
LOCATION: 141 Mountain Meadow Drive; Section 21 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-21-2-0-600
LEGAL: Lot 1, Cassell Short Plat, Book 3, Page 36.
ZONING: General Management Area - Large Scale Agriculture (AG-1)
DECISION: Based upon the entire record and Staff Report, the application by Todd Tegman, 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 District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

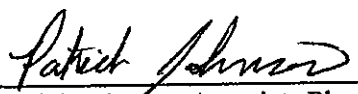
CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22.

- 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 prior to issuance of a building permit for 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) 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) For screening, the juniper trees stretching from the west most juniper to the south corner of the existing house, shall be retained and maintained.
- 5) The existing fir trees on the north edge of the property shall also be retained and maintained, extending from the west edge of the garage to the east edge of the house.
- 6) Except for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. The applicant and future owners shall be responsible for retaining and maintaining the trees. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 7) Only grading which is necessary for site development (building pads, utilities from existing development to garage) is permitted.
- 8) All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 9) **Dark** and either natural or earth-tone color samples for the garage (including doors) should be submitted to the Planning Department prior to issuance of a building permit. If the applicant chooses not to match the existing color of the house (dark brown), then dark and either natural or earth-tone color samples for the house should be submitted to the planning department prior to issuance of a building permit.

- 10) Only non-reflective or materials with low reflectivity shall be used for the structure (including the roof), such as wood and low-gloss paints and stains.
- 11) A roof-material and color sample shall be submitted to the planning department for approval prior to issuance of a building permit to ensure the roof material is low-reflectivity.
- 12) Any 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.
- 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. A final inspection can not be completed 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. One will be to verify the location of the shed as stated by this approval. Another will be conducted after all foundation excavation has been completed. 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 2nd day of September, 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)(5), the decision of the Director 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

The 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, on or before 20 days hereof. Notice of Appeal forms are available at the Department Office.

WARNING

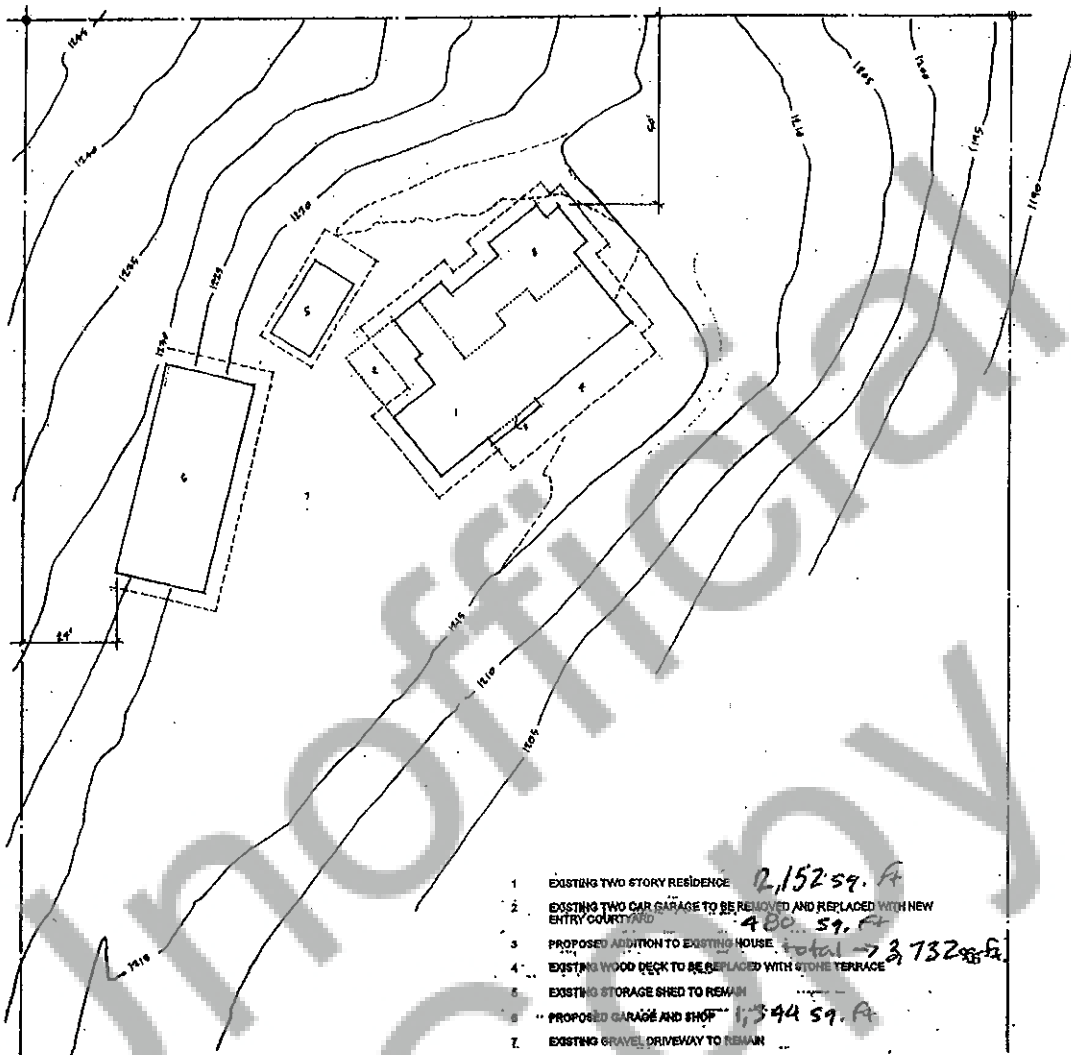
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's 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



- 1. EXISTING TWO STORY RESIDENCE 2,152.59. A
- 2. EXISTING TWO CAR GARAGE TO BE REMOVED AND REPLACED WITH NEW ENTRY COURT/YARD 480.59. A
- 3. PROPOSED ADDITION TO EXISTING HOUSE. total → 3,732.95. A
- 4. EXISTING WOOD DECK TO BE REPLACED WITH STONE TERRACE
- 5. EXISTING STORAGE SHED TO REMAIN
- 6. PROPOSED GARAGE AND SHOP 1,344.59. A
- 7. EXISTING GRAVEL DRIVEWAY TO REMAIN

.NOTE:
SEE LARGER SURVEY / SITE PLAN FOR ADDITIONAL DETAILS AND DESCRIPTIONS OF THE SITE INCLUDING EXISTING UTILITIES, TREES, LANDSCAPING, ETC.

SITE PLAN

