

Return Address: Surround Architects
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of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$25.00

**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: Mark Vanderzanden

**PROPERTY
OWNER:** Chris Lloyd

FILE NO.: NSA-03-20

PROJECT: A 1,889 sq. ft. single-family dwelling w/ a 1,500 sq. ft. footprint (not including deck or patio), one section with basement, height ranges from 13' to 22', 150 sq. ft. deck, 150 sq. ft. patio, driveway, associated utilities, and a 26'x 20'x 17' in height detached garage.

LOCATION: Off of Scenic Heights Road; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-3-4-0800-00.

**LEGAL
DESCRIPTION:** Lot 10 Scenic Heights. A / 133 m

ZONING: General Management Area – Residential (R-5) and Open Space (OS).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Chris Lloyd (via Mark Vanderzanden), 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. 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 and elevation drawing, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. (See attached)
- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **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:** 15 feet. 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 garage is not allowed to have a kitchen or any kind of cooking-facility.
- 5) The proposed single-family dwelling shall be limited to a 1,800 sq. ft. footprint (1,500 sq. ft. for the dwelling, 150 sq. ft. for deck and 150 sq. ft. for patio).
- 6) The western portion of the proposed single-family dwelling shall not exceed 24' from the top of the footer set at or below existing grade or 22' from slab set at or below existing grade for a slab on grade foundation and the eastern portion of the home shall not exceed 15' from the top of the footer set at or below existing grade or 13' from slab set at or below existing grade for a slab on grade foundation, thus matching the proposed design and achieving an average height of 18 feet. Additionally, the highest point on any portion of the roof peak for the proposed single-family dwelling shall not exceed 1004' in elevation from mean sea level.

- 7) The proposed detached garage shall not exceed 19' from the top of the footer set at or below existing grade or 17' from slab set at or below existing grade for a slab on grade foundation.
- 8) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 9) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 10) 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.
- 11) Limbing or topping of screening trees is prohibited.
- 12) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 13) Screening trees are required to be planted, at a minimum as shown on the site plan. However, they are required to be coniferous and at least 6' tall as measured from the ground to the top of the tree, after planting and must be at least 10 feet from the septic tank and drainfield. All of the above trees shall be planted prior to final inspection. Dead and dying trees shall be replaced in kind.
- 14) At least half of any trees planted for screening purposes shall be species native to the setting and commonly found in the area.
- 15) Only that grading which is necessary for site development (building pads, access roads, leach fields) is permitted.
- 16) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. The building plans shall include glass that has a low-reflective quality and an outdoor reflectance rating of 10% or less (see Glass Performance Data sheet attached).
- 17) A minimum 2' overhang is required for the south side of the home, except for the section containing a wall of windows, which is required to have a minimum 4' overhang.
- 18) The applicant shall be required to submit **dark** and either natural or earth-tone color samples of a non-reflective material or material of low reflectivity for the roof, trim, deck, and doors, and any concrete/slab material for the proposed dwelling and garage to the Planning Department for approval, prior to issuance of a building permit. The typical white, light concrete is not approvable, colored concrete or exposed aggregate should be used to meet visual subordination.
- 19) 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.

- 20) 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.
- 21) 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.
- 22) 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 21st day of January, 2004, at Stevenson, Washington.



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
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



