

Return Address: Terry Steeves
1202 Woodard Creek Rd.
Skamania, WA 98648

Doc # 2004153600
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Date: 07/07/2004 11:58A
Filed by: TERRY STEEVES
Filed & Recorded in Official Records
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 509 427-4839

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

Terry Steeves

FILE NO.:

NSA-04-07

PROJECT:

A 16'x 18'x 13' in height addition (including a covered porch) to a dwelling and a 3' x 24' landing with stairs.

LOCATION:

1202 Woodard Creek Road, Skamania; Section 27 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-27-3-0-0102-00.

**LEGAL
DESCRIPTION:**

See attached Page 5.

ZONING:

General Management Area – Residential (R-10).

DECISION:

Based upon the entire record, including particularly the Staff Report, the application by Terry Steeves, 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 plans, unless modified by the following conditions of approval. If modified, the site plans 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:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 25 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) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 6) That the 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.
- 7) 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.
- 8) That limbing or topping of existing screening trees is prohibited.
- 9) Only that grading which is necessary for site development (building pad) is permitted.
- 10) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.

- 11) 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.
- 12) The height of the proposed addition shall be the same as or less than the existing dwelling.
- 13) The landing with stairs shall be composed of either **dark** natural or **dark** earth-tone exterior colors. Color samples must be submitted to the Planning Department for approval prior to issuance of a building permit.
- 14) 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 17th day of June, 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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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 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
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
Washington State Department of Fish and Wildlife

EXHIBIT "A"

A tract of land in the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

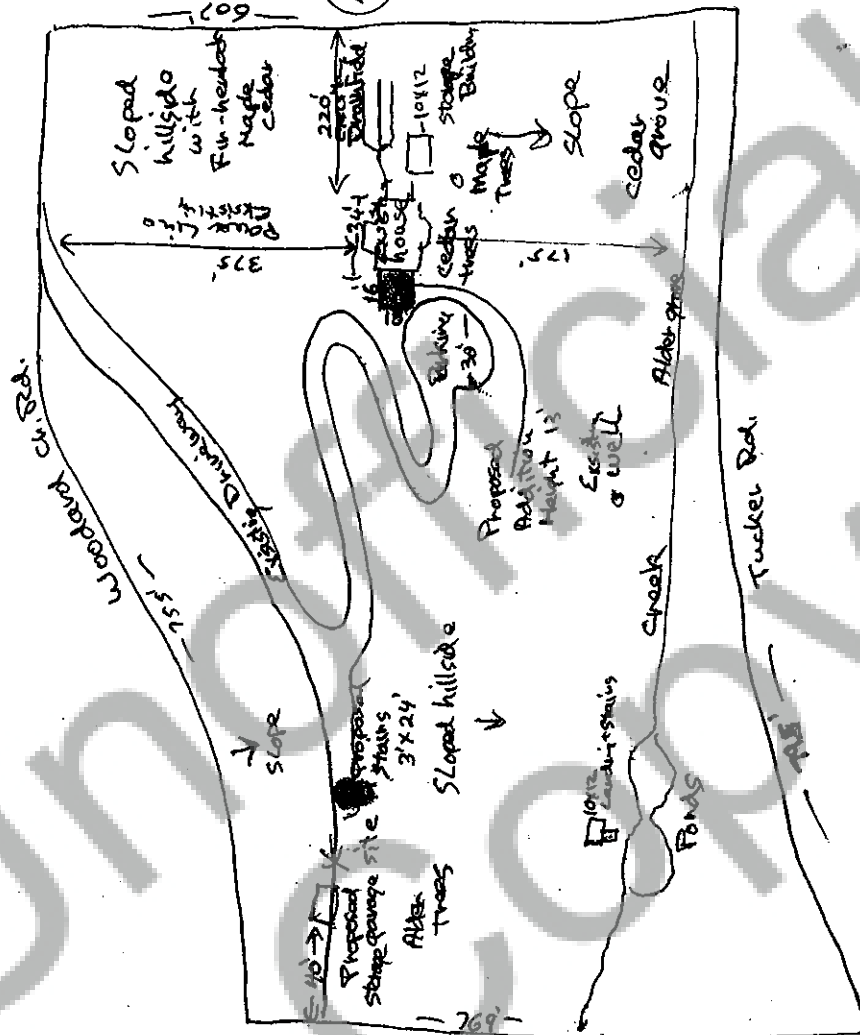
Beginning at the Northwest Corner of the Southwest Quarter of Section 27; thence East along said North line 1200 feet more or less to the Northeast corner of a tract of land conveyed to Linda Melton, by instrument recorded in Book 85, Page 126 and the true point of beginning; thence South 28 degrees 59' 33" East 386 feet more or less to the Southeast corner of the Melton tract, which is also the Northeast corner of Lot 1 of the Ketchmark Short Plat, as recorded in Book 2 of Short Plats, Page 16; thence Southerly along said East line to the Southeast corner of said Lot 1 of the Ketchmark Short Plat; thence South 28 degrees 16' 44" West to the Northwest corner of a tract of land conveyed to Suzanne Taylor-Moore by instrument recorded March 2, 1990 in Book 118, Page 17; thence South 88 degrees 55' 59" East 769.53 feet to the West line of Woodard Creek Road and the Northeast corner of the said Taylor-Moore tract; thence Northerly along the West line of said Woodard Creek Road to the North line of the Southwest Quarter of said Section 27; thence North 89 degrees 08' 43" West 607 feet more or less to the true point of beginning.

NSA-04-07

North:



Scale: 1 inches = 125 feet



Mark's proposed additions

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

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.