

Return Address: Jack Lindersmith
2222 NE 137th Court
Vancouver, WA 98684

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Date: 10/15/2004 12:17P
Filed by: JACK LINDERSMITH
Filed & Recorded in Official Records
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: Jack Lindersmith

PROPERTY OWNER: Jack & Katherine Lindersmith

FILE NO.: NSA-04-32

PROJECT: New septic system, remove old addition and add a 20'x 8' covered porch, an 8' x 24' deck, shutters on windows, 2 new outdoor lights, a new sliding glass door, and window additions and removals.

LOCATION: 28102 SR-14, in Prindle; Section 12 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-01-0-0-1600-00.

LEGAL DESCRIPTION: See attached Page 6.

ZONING: General Management Area – Residential (R-10).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Jack Lindersmith, 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, 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 height of the deck and covered porch additions shall be the same as or less than the existing dwelling.
- 5) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 6) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 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) Limbing or topping of screening trees is prohibited.

- 9) Only that grading which is necessary for site development (post holes, septic) is permitted.
- 10) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 11) 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.
- 12) A 75' undisturbed buffer is required from the pond on the adjacent property, however the proposed deck addition may intrude into the buffer.
- 13) The pond buffer shall be maintained in a natural condition (i.e. no grading, no mowing, etc.). Non-native species may be removed within the buffer area by hand removal only, so long as the buffer is kept in a natural appearance and does not appear manicured.
- 14) Native shrubs shall be planted as mitigation for vegetation removal around the proposed deck and blackberry removal area.
- 15) The applicant shall contact the Washington Department of Fish and Wildlife to ensure that the proposed development is being constructed using best management practices.
- 16) The applicant shall comply with all other applicable laws.
- 17) The applicant shall ensure that any grading will not allow sediment run-off into the pond.
- 18) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 19) The proposed additions are allowed to match the color of the existing home. If the applicant chooses not to match the additions to the existing home, then prior the issuance of a Building Permit, the applicant shall submit either **dark** natural or **dark** earth-tone color samples for the deck and covered porch additions to the Planning Department for approval.
- 20) 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. See Lighting Brochure attached to the Staff Report.
- 21) 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 sign-off will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 22) The Planning Department shall 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.

- 23) 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 23rd day of September, 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 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
Washington State Department of Fish & Wildlife

EXHIBIT 'A'

A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 12, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

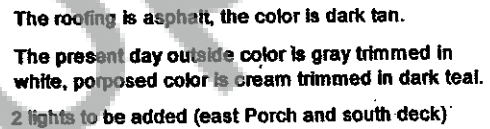
Beginning at a point 611.2 feet South and 242.7 feet East of the Northwest corner of the said Section 12, said point said point being on the Southerly Right of Way line of primary State Highway No. 8; thence South 27°06' East 168.2 feet; thence North 40°10' East 108.6 feet to a point located in the center of the existing county road; thence in a Northwesterly direction along the center line of said county road 72.6 feet to a point on the Southerly Right of Way line of primary State Highway No. 8; thence Westerly along the Southerly Right of Way line of said highway, 93.6 feet to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date 5-17-04 Parcel # 1-5-1-1600

GHM

Scale: $\frac{1}{4}$ inches = 10 feet



No, unless directed by the Skamania County Health Department to remove a Maple tree just east of the house. This may be necessary in order to make more room for the drain field.

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.