

Return Address: Don Gibson
PO Box 1096
White Salmon, WA, 98672

Doc # 2004154859
Page 1 of 6
Date: 10/20/2004 09:00A
Filed by: JOHN CRUMPACKER
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 509 427-8288

Administrative Decision

APPLICANT: Don Gibson

PROPERTY OWNER: Six Partners Limited Partnership

FILE NO.: NSA-03-32

PROJECT: Construct Single Family Residence (4,190 sq. ft. of living space) w/ garage (1,224 sq. ft.), barn (2,520 sq. ft.), extend driveway, and associated utilities on a parcel containing existing agricultural uses.

LOCATION: The activity will take place on Kollock-Knapp Road just West of Scoggins Road and three miles west of Underwood in Skamania County, Washington; Section 19 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax lots 03-10-19-00-0301-00.

LEGAL: The Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridan, in the County of Skamania, State of Washington.

ZONING: General Management Area - Large Scale Agriculture (AG-1)

DECISION: Based upon the entire record and Staff Report, the application by Don Gibson, 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) The building site shall be setback 250 feet from the western property line and the barn-building site 100 feet from the NW corner property line.
- 5) If the applicant wishes to cultivate any new areas in the future it will require an application at that time.
- 6) Five rows of trees adjacent to Kollock-Knapp Road and five rows of trees closest to the dwelling and attached garage shall be retained and maintained as screening trees.
- 7) All existing screening vegetation shall be retained as much as possible, except as is necessary for site development (i.e. development pads, drain field, access roads, etc.), forest practices, or safety purposes.
- 8) The applicant and future owners shall be responsible for retaining and maintaining the screening trees. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 9) Only grading which is necessary for site development (building pads, utilities, drain fields, etc.) is permitted.
- 10) All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.

- 11) **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.
- 12) 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.
- 13) 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**.
- 14) 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.
- 15) The dwelling shall not exceed 28 feet as measured from the top of the footer to the rook peak set at existing grade, or 26 feet to roof peak if a slab on foundation is used.
- 16) 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.
- 17) 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.
- 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 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 4 day of November, 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

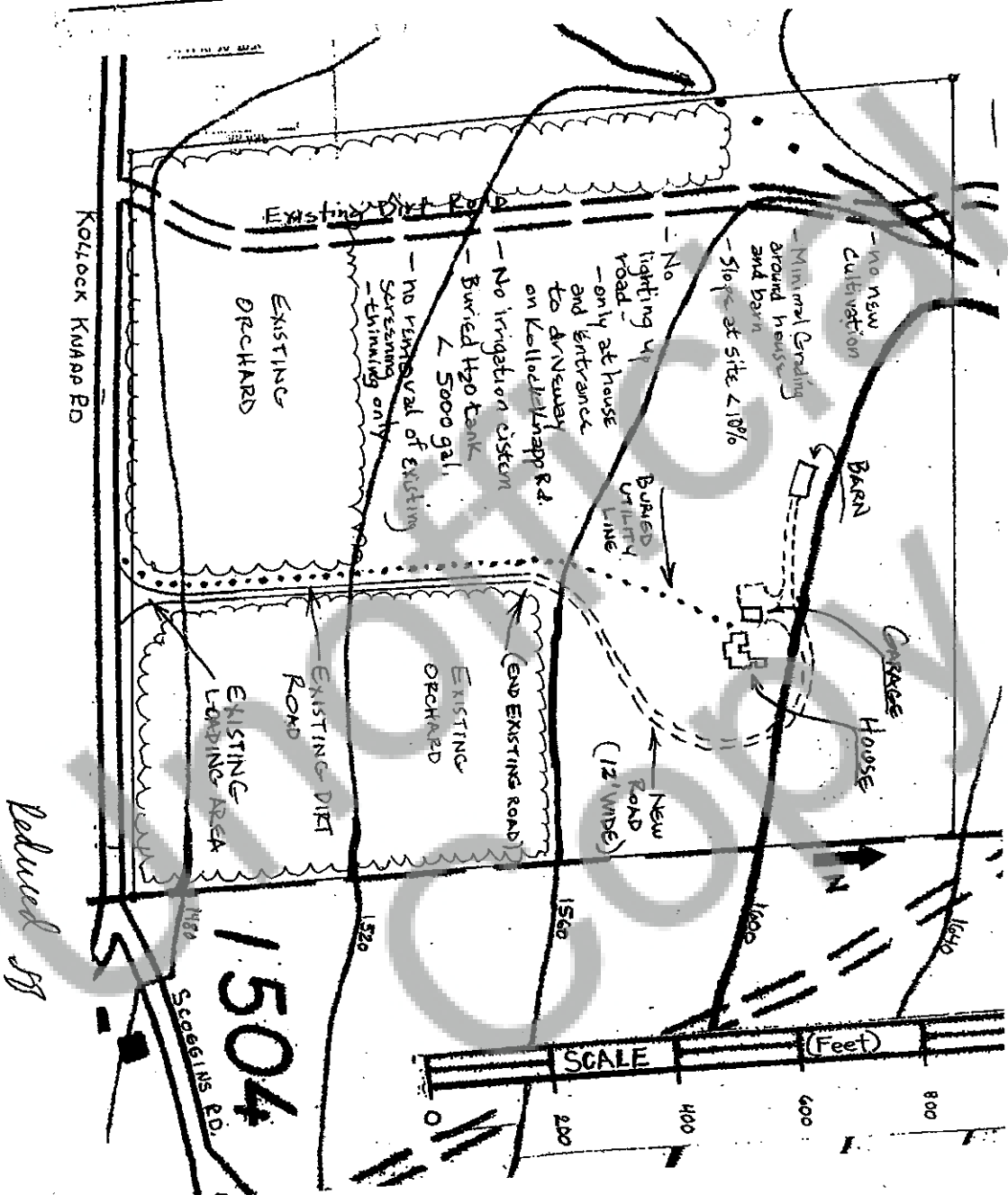
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



NSA CRITERIA DESCRIPTION OF WORK

1. THE PROPOSED DWELLING IS LOCATED FOR MINIMAL DISRUPTION OF VEGETATION AND LANDSCAPING AND DOES NOT PROJECT ABOVE A BLIND, CLIFF OR SCOTCH DOUGLAS FIR TREES 25 FEET TALL WILL SCREEN SUBSTANTIAL PORTIONS OF THE HOUSE AND ALL OF THE GARAGE. THESE TREES WILL BE PRESERVED EXCEPT WITHIN THE FOOTPRINT OF THE BUILDINGS AND ADDITIONAL SCREENING WILL BE ADDED.

2. THE PROPOSED DWELLING IS DESIGNED TO PROVIDE SIGNIFICANT SHADE AND SHADOW ON THE LIVING FACADE AND THE ROOF LINE IS BROKEN UP WITH PORCHES TO AVOID UNINTERRUPTED SURFACES AND MAINTAIN APPROPRIATE SCALE. DEEP OVERHANGS (2'-6" TO 3'-0" FEET) ARE ON THE SOUTH AND NORTH ELEVATIONS.

THE PROPOSED DWELLING ROOF SILHOUETTE SHOULD BE SUBORDINATE WITH THE SURROUNDING LANDSCAPE AND WELL BELOW THE HILLS AND RIDGE LINES IMMEDIATELY BEHIND.

3. THE BUILDING AND EXTERIOR MATERIALS ARE DESIGNED TO BLEND WITH THE BARNY AND OTHER AGRICULTURAL BUILDINGS IN THE AREA. THE GARAGE IS A FREE STANDING BUILDING DETACHED FROM THE HOUSE. THE HOUSE IS DESIGNED WITH A TRANSPARENT HALLWAY TO MINIMIZE VISUAL IMPACT IN THE NORTH-SOUTH DIRECTION.

4. THE LANDSCAPING DESIGN INTENDS TO UTILIZE THE EXISTING DOUGLAS FIR FOREST, ORCHARD TREES, GRAPE COVER AND LAND FORMS IN A NATURAL STATE AS TO HAVE MINIMAL IMPACT ON THE IMMEDIATE SITE AND SURROUNDING AREA.

THE PROPOSED DWELLING IS COMPACTED, SITED AND DESIGNED TO RETAIN AND WORK WITH EXISTING TOPOGRAPHY, CONDITIONS AND LANDSCAPING TO REDUCE NECESSARY GRADING.

6. ALL VISIBLE EXTERIOR LIGHTING DESIGN AND FINISHES WILL BE HOODED AS TO HAVE A MINIMAL IMPACT ON ANCESTRAL AREA.

SUMMARY OF WORK

DESIGN INTENT:
THE HOUSE IS DESIGNED TO BE VISUALLY CONSISTENT WITH THE TRADITIONAL BARNY AND AGRICULTURAL BUILDINGS OF THE SOUTHWEST COUNTY AREA. THE BUILDINGS USE OF NATURAL MATERIALS IS INTENDED TO BLEND WITH THE LOCAL TRADITIONAL BUILDINGS AND NATURAL ENVIRONMENT.

THE PROJECT INCLUDES A SINGLE FAMILY HOME WITH A FREE STANDING GARAGE AND BARN. THE NEW HOME WILL BE A SINGLE STORY WOOD FRAMED STRUCTURE SITTING ON GRADE WITH OVERHANGS AT 2'-6" OFF GRADE. THE ROOF IS BROKEN WITH DOORWAYS THAT OPEN TO A PARTIAL UPPER LEVEL IN THE ATTIC SPACE.

FOOTPRINT OF LIVING SPACES: 4160 S.F.
FINISH HEIGHT OF THE HOUSE FROM FINISHED FLOOR TO HIGHEST POINT: 20'
FINISH HEIGHT OF THE GARAGE FROM THE SLAB TO THE HIGHEST POINT: 25'
FROM FINISHED FLOOR TO MAIN EAVE: 4'

Reduced 88

