

Return Address: Daniel Harris
PO Box 741
Stevenson, WA, 98648

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: Daniel Harris
PROPERTY OWNER: Estate of Leslie Rose
FILE NO.: NSA-04-54
PROJECT: Replace a single-family dwelling destroyed by fire with a new dwelling (65' X 30') and associated utilities.
LOCATION: 46071 State Route 14, east of Stevenson, WA; Section 31 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-31-0-0-1300-00.
LEGAL DESCRIPTION: Recorded at the Skamania County Auditor's office, Auditor record number 2004155161.
ZONING: General Management Area –Commercial Forest (F).
DECISION: Based upon the entire record, including particularly the Staff Report, the application by Daniel Harris, 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) The proposed structure should not exceed 28' from the top of the footer to the roof peak, or 26 feet if slab foundation is used.
- 4) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) or safety purposes. Limbing or topping of screening trees is prohibited, except for those trees within the 50-foot fuel break which may be limbed up to no more than 8 feet.
- 5) The applicant shall be required to plant two native coniferous trees located west of the driveway as shown on the amended site plan to further screen the development. The trees shall be six feet tall (not including root wad) and in a healthy condition at the time of planting. Dead or dying trees shall be replaced in kind in substantially the same location.
- 6) All mature trees above the house on the subject parcel shall be retained to provide a backdrop as viewed from KVAs.
- 7) Only that grading which is necessary for site development (building pad and associated utilities) is permitted. All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 8) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 9) A metal roof cannot be permitted at this location, unless samples are submitted and approved to the planning department and determined to be non-reflective or materials with low reflectivity. (i.e. decra, or other treated metal product).
- 10) Prior the issuance of a Building Permit, the applicant shall submit either natural or earth-tone color samples to the Planning Department for approval.

- 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 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.
- 13) 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.
- 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 1st day of December, 2004, at Stevenson, Washington.

Patrick Johnson
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), 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

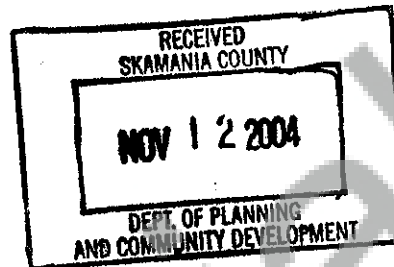
SITE PLAN:

North:



Scale: $\frac{1}{8}$ inches = 10 feet

1.62 acres



- A. W. 15' x L 20'
- B. W. 6' x L 8'
- C. W. 20' x L 20'
- D. W. 8' x L 10'
- E. W. 4' x L 6'

Driveways - 25'



- * location of required screening trees, PJ 11/23/04
- * Building size change 30' x 65' D.C.H. 11/12/04

Bodies of water or watercourses on property: yes ___ no X

I will be removing on-site plants, trees, or other vegetation: yes ___ no X

-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 X

Additional pages must have 1" margins

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.

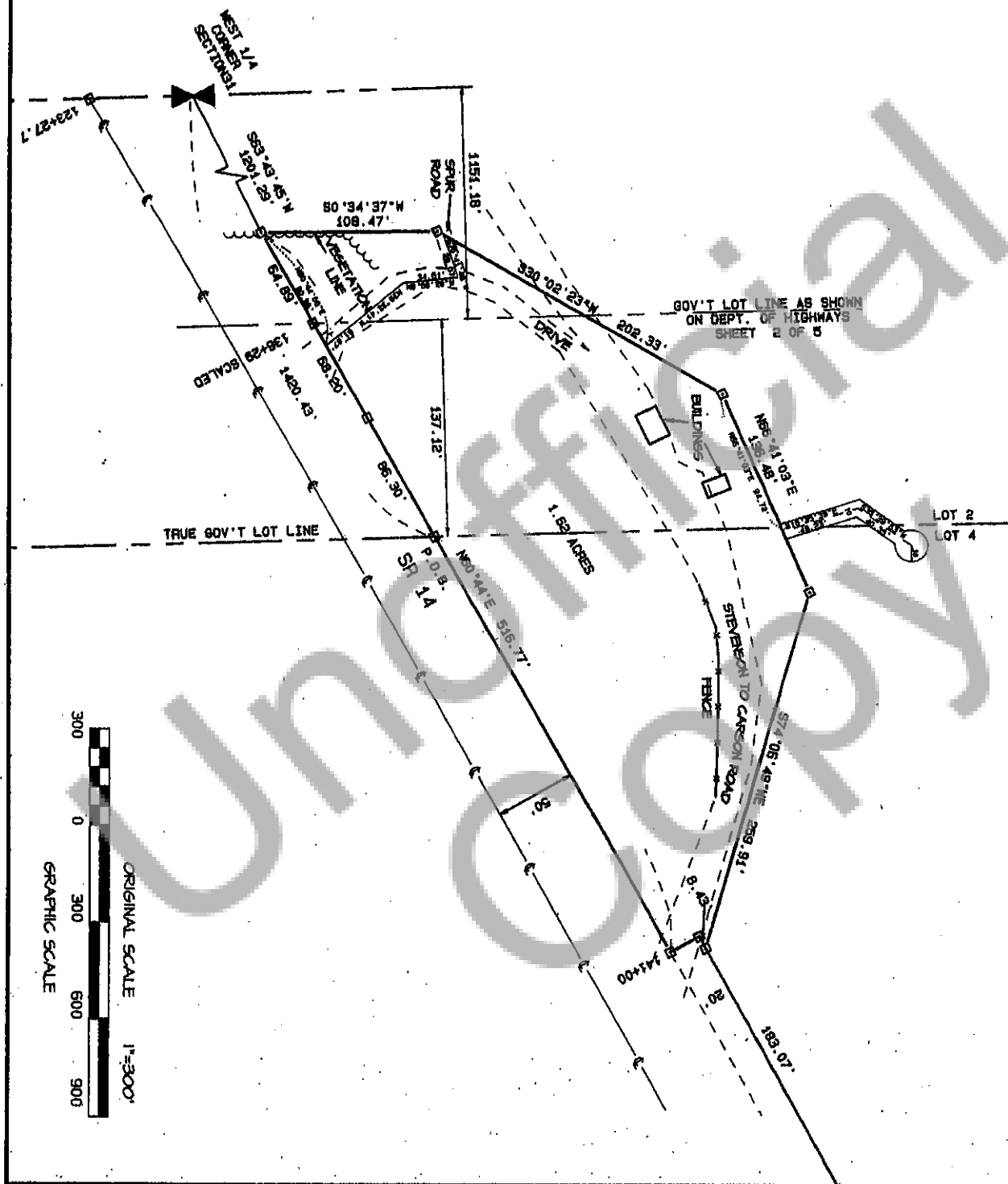


EXHIBIT 'A'

Commencing at the Southwest corner of the Northwest Quarter of Section 31, Township 3 North, Range 8 East of the Willamette Meridian, said corner is monumented with a brass capped rebar set in mound of stones;

Thence North 63°43'45" East, a distance of 1201.29 feet to a $\frac{1}{2}$ inch iron diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on the North line of State Highway SR14 and the True Point of Beginning;

Thence North 00°34'37" East, a distance of 108.47 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 30°02'23" East, a distance of 202.33 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence North 66°41'03" East, a distance of 136.48 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 74°06'49" East, a distance of 259.91 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" set on said North line of State Highway SR14;

Thence South 60°44'00" West along said North line, a distance of 8.43 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 29°16'00" East along said North line, a distance of 20.00 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873";

Thence South 60°44'00" West along said North line, a distance of 516.77 feet to a $\frac{1}{2}$ inch diameter rebar topped with a yellow plastic survey cap inscribed "BELL DESIGN 11873" and the True Point of Beginning.