

Return Address: Mark Keen and Berta Romio  
PO Box 194  
Underwood, WA, 98651

Doc # 2005156464  
Page 1 of 8  
Date: 03/04/2005 04:19P  
Filed by: GENERAL PUBLIC  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$26.00

## 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/OWNER:** Mark Keen and Berta Romio

**FILE NO.:** NSA-04-56

**PROJECT:** Single-family dwelling, accessory building, two agricultural buildings, driveway, and associated utilities.

**LOCATION:** 22.81 acres along Schoolhouse Road in Underwood, WA; Section 22 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-0-0-0600-00

**LEGAL:** Auditor's record number 148504 at the Skamania County Auditor's Office.  
*See page 8. p*

**ZONING:** General Management Area zoned Small Woodland (F-3).

**DECISION:** Based upon the record and the Staff Report, the application by Mark Keen and Berta Romio, 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**

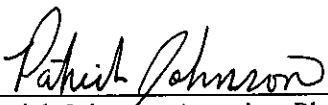
the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 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.
- 3) Setbacks (including roof/ eaves, decks/ porches and overhangs) for all structures shall be as follows: **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. 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 dwelling shall be setback at least 200 feet from adjacent properties.
- 5) The Planning Department should conduct a site visit to confirm that the accessory and agricultural structures constructed do not accommodate a cooking area or kitchen, prior to issuance of an occupancy permit for the home. The structures may not, at any time, be rented out or sub-leased as a separate dwelling unit. Also the barn is not approved for a home occupation
- 6) Prior to the approval of a building permit, a declaration signed by the landowner shall be recorded in the County Auditor's records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices.
- 7) The applicant shall submit proof that the subject property is enrolled in the Current Use Timberland Program prior to issuance of a building permit. If the parcel cannot qualify for the tax deferred status based upon its use as forest land, a letter from the Assessor stating the above, shall be submitted to the Planning Department prior to issuance of a building permit.
- 8) The development shall comply with the following fire safety guidelines (a)-(k);
  - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
  - b) Hazardous fuels shall be removed within the fuel break area.

- c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
  - d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
  - e) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
  - f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
  - g) Telephone and power supply shall be underground whenever possible.
  - h) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
  - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
  - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
  - k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 9) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 10) All exposed graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 11) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house, such as wood and low-gloss paints and stains.
- 12) The applicant shall submit either natural or earth-tone color samples for the dwelling and attached garage/studio to the Planning Department for approval prior to issuance of a building permit.

- 13) Any exterior lighting shall be directed downward and sided, 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.
- 14) 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), safety purposes, or forest management practices.
- 15) 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. Final inspection and an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 16) The Planning Department will conduct at least two site visits during construction. 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.
- 17) 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 2 day of March, 2005, 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)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative 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

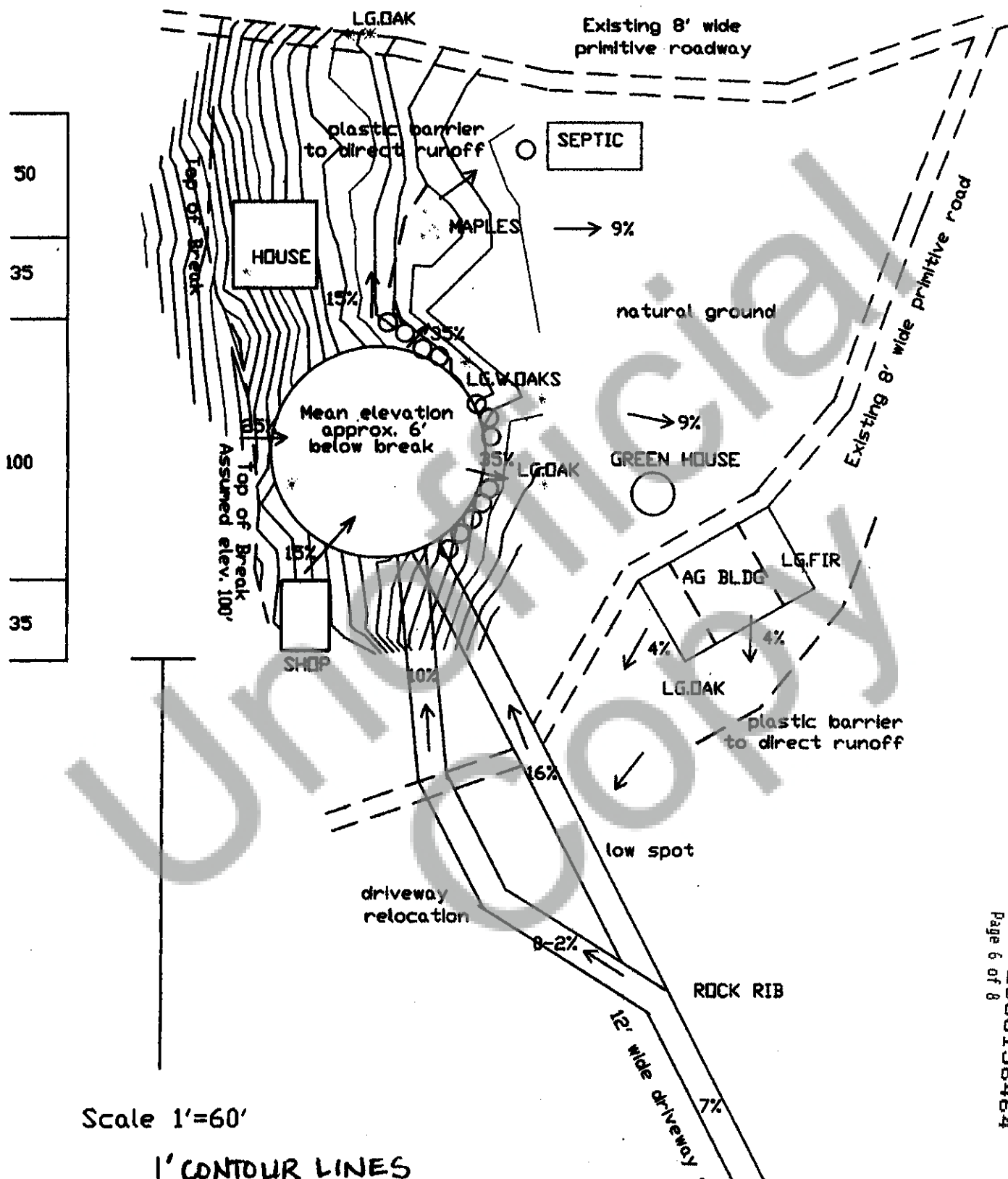
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

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  
Dee Caputo, CTED



$$1'' = 400'$$

3-10-15





EXHIBIT 'A'

A tract of land in the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of said Section 22; thence along the West line of said section South 00°48'21" West, 528.00 feet to a ½" x 30" iron rod with plastic cap marked "FERRIER LS 20682", being the TRUE POINT OF BEGINNING of this tract of land; thence South 89°28'29" East, 1,284.80 feet to a ½" x 30" iron rod with plastic cap marked "FERRIER LS 20682"; thence South 00°36'00" West, 801.52 feet to the center line of School House Road; thence along said centerline North 89°33'10" West, 1,187.69 feet to a point that bears South 89°28'29" East, 100.00 feet from the North 1/16th corner common to Section 21 and 22; thence parallel with the West line of Section 22, North 00°48'21" East, 145.00 feet to a Point; thence North 89°33'10" West, 100.00 feet to the West line of Section 22; thence along West Section line North 00°48'21" East, 658.29 feet back to the TRUE POINT OF BEGINNING.

Subject To:

Taxes for Year 2003: \$37.90  
Fire Patrol for Year 2003: \$14.90  
Parcel No. 03-10-22-0-0-0600-00

Potential Taxes, Penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use, was given by the Skamania County Assessor, and is disclosed on the Tax Roll.

Rights of the Public in and to that portion lying within road.

Administrative Decision, filed by Skamania County Planning Department, including the terms and provisions thereof, recorded July 23, 2002 in Book 226, Page 800.

WS