

Return Address: Michael and Julie Minturn
PO Box 226
Washougal, WA, 98671

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Filed by: GENERAL PUBLIC
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/OWNER:

Michael and Julie Minturn

FILE NO.: NSA-04-64

PROJECT: Construct an addition (1,719 sq. ft. of living space, 383 sq. ft. of garage, and 112 sq. ft. deck expansion) to an existing single-family dwelling.

LOCATION: 212 Hudson Drive, in Skamania County; Section 7 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-07-0-0-0405-00.

LEGAL DESCRIPTION: See attached page 7.

ZONING: General Management Area -Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Michael and Julie Minturn, 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:

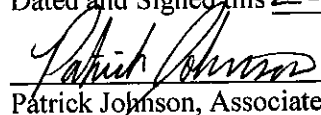
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded, by the applicant, in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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 additions and remodel shall not protrude any higher than the existing structure. The planning department shall review the building plans to confirm the elevation prior to issuance of a building permit.
- 4) 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.
- 5) 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.
- 6) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 7) At least six screening trees shall be planted, at least 6' tall as measured from the ground to the top of the tree, after planting. The screening trees shall be planted along the South side of the existing home and the additions to further break up the structure. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area, and at least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 8) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 9) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 10) Only that grading which is necessary for site development (building pad and associated utilities) is permitted.
- 11) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. The building plans shall include windows that have a low-reflective

quality and an outdoor reflectance rating of 10% or less (see Glass Performance Data sheet attached to the Staff Report).

- 12) The proposed addition is allowed to match the color of the existing home. If the applicant chooses not to match the addition to the existing home, then prior the issuance of a Building Permit, the applicant shall submit **dark** and either natural or earth-tone color samples for the deck and addition to the Planning Department for approval. *See discussion with Patrick on 3/24/05, we intend to match existing color to make process flow to permit. Pick real color later!*
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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 25 day of January, 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)(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

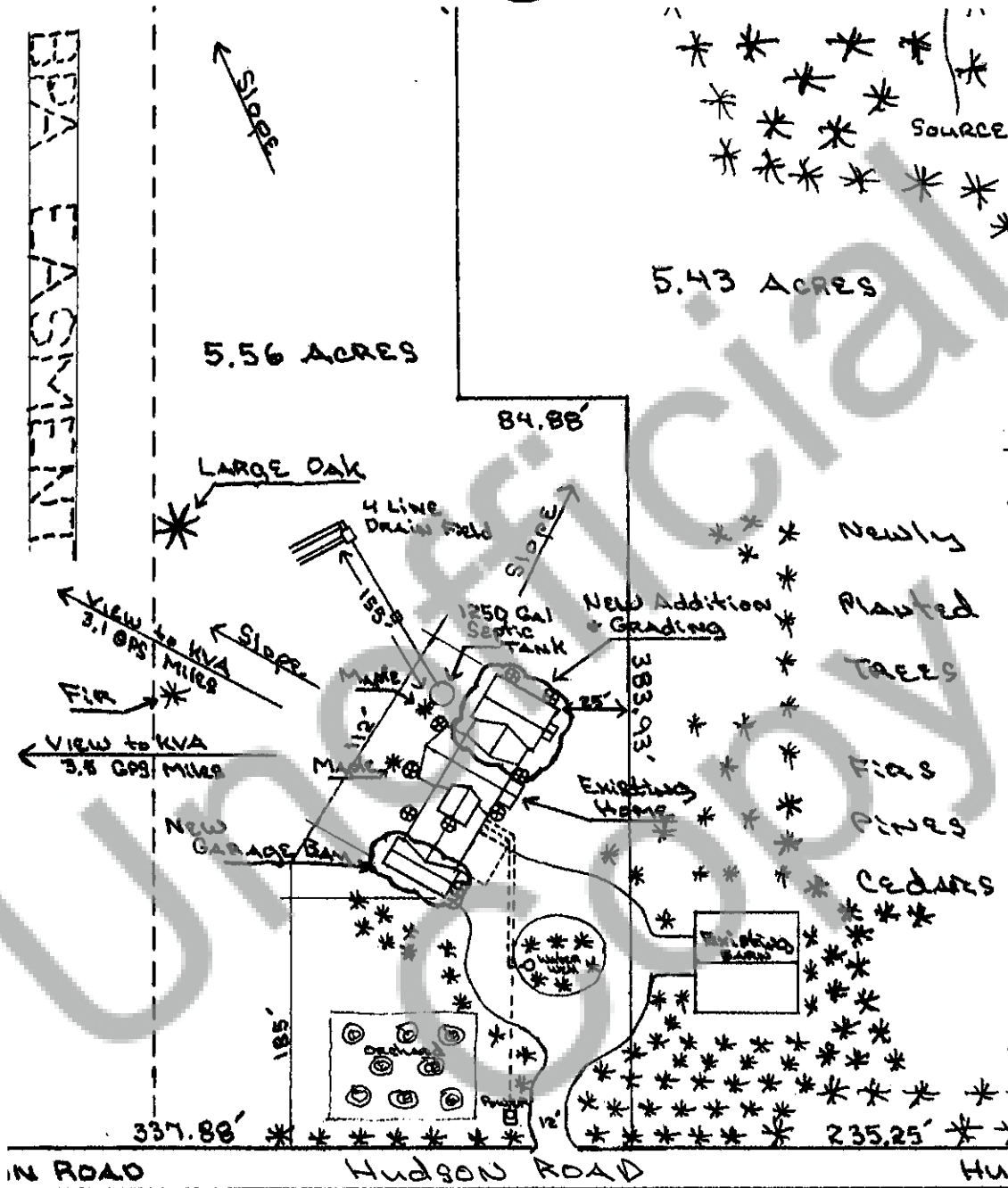
State of Washington Office of Community Development

Close-up View

SITE PLAN:

North: 

Scale: 1 inches = 85 feet Approx.



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

Notes:

① ⊕ = outdoor lights

② Grading Not Visible from KVA.

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

PARCEL I

Beginning at the Southeast corner of Lot 4, recorded in Book 3, Page 14 of Short Plats, being a portion of the Northwest Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North $01^{\circ} 22' 37''$ East 337.88 feet parallel with the East line of said Northwest Quarter; thence North $89^{\circ} 33' 32''$ West 383.93 feet; thence South $01^{\circ} 22' 37''$ West 84.88 feet parallel with said East line of said Northwest Quarter; thence North $89^{\circ} 33' 32''$ West 442.50 feet to a point on the East line of Lot 1 of said short plat; thence South $01^{\circ} 06' 21''$ West 268.82 feet along said East line of said Lot 1 to the Southeast corner of said Lot 1; thence South $88^{\circ} 51' 11''$ East 185.68 feet; thence North $01^{\circ} 14' 35''$ East 26.00 feet; thence South $88^{\circ} 51' 11''$ East 639.43 feet to the point of beginning.

Gary H. Martin, Skamania County Assessor

Date _____ Parcel # _____