

Return Address: Colin and Tricia Reynolds  
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Doc # 2005157188  
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Date: 05/04/2005 04:43P  
Filed by: COLIN & TRICIA REYNOLDS  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$23.00

## 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:** Colin and Tricia Reynolds

**FILE NO.:** NSA-04-59

**PROJECT:** Single-family dwelling (24' X 28') with an attached garage (14' X 20'), driveway, and associated utilities.

**LOCATION:** Approximately .5 acres along Ashley Drive in Underwood, WA; Section 20 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-20.1-4-0110-00.

**LEGAL:** Lot 3 Block 3 of Underwood Crest Addition recorded in Plat in Book "A" of Plats, Page 154 in the Skamania County Auditor's Office.

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

**DECISION:** Based upon the record and the Staff Report, the application by Colin and Tricia Reynolds, 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.

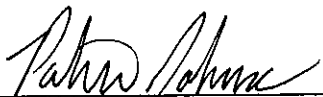
## CONDITIONS OF APPROVAL:

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 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 and overhangs) for all structures shall be as follows: **Front yard:** 45 feet from the centerline of the street or road or 150 feet from the front property line, whichever is greater, **Side yard:** 5 feet, **Rear yard:** 15 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 proposed home shall not exceed 24' from top of footer set at existing grade to the peak of the roof as shown on the submitted southern elevation drawings roof and shall not be more than 15 feet high on the north side of the home as visible from Ashley Drive.
- 5) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 6) 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.
- 7) Samples of the roofing material shall be submitted to the Planning Department for verification approval prior to issuance of a building permit.
- 8) The applicant shall submit dark and either natural, or earth-tone color samples for the barn and dwelling to the Planning Department for verification and approval prior to issuance of a building permit.
- 9) 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. See the "Lighting Brochure" article attached to the staff report.
- 10) The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 9% or less and overhangs as shown on the submitted elevation drawings. (see Glass Performance Data sheet attached).

- 11) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 12) Of the required four screening trees at least two shall be coniferous to provide winter screening and at least two trees shall be species native to the setting or commonly found in the area. The trees shall be at least 6' tall as measured from the ground to the top of the tree, not including the root wad.
- 13) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions #11 and #12.
- 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) 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.
- 15) All existing screening trees on the Southern portion of the property shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 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. Final inspection and an occupancy permit will not be issued 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. 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 3 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 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

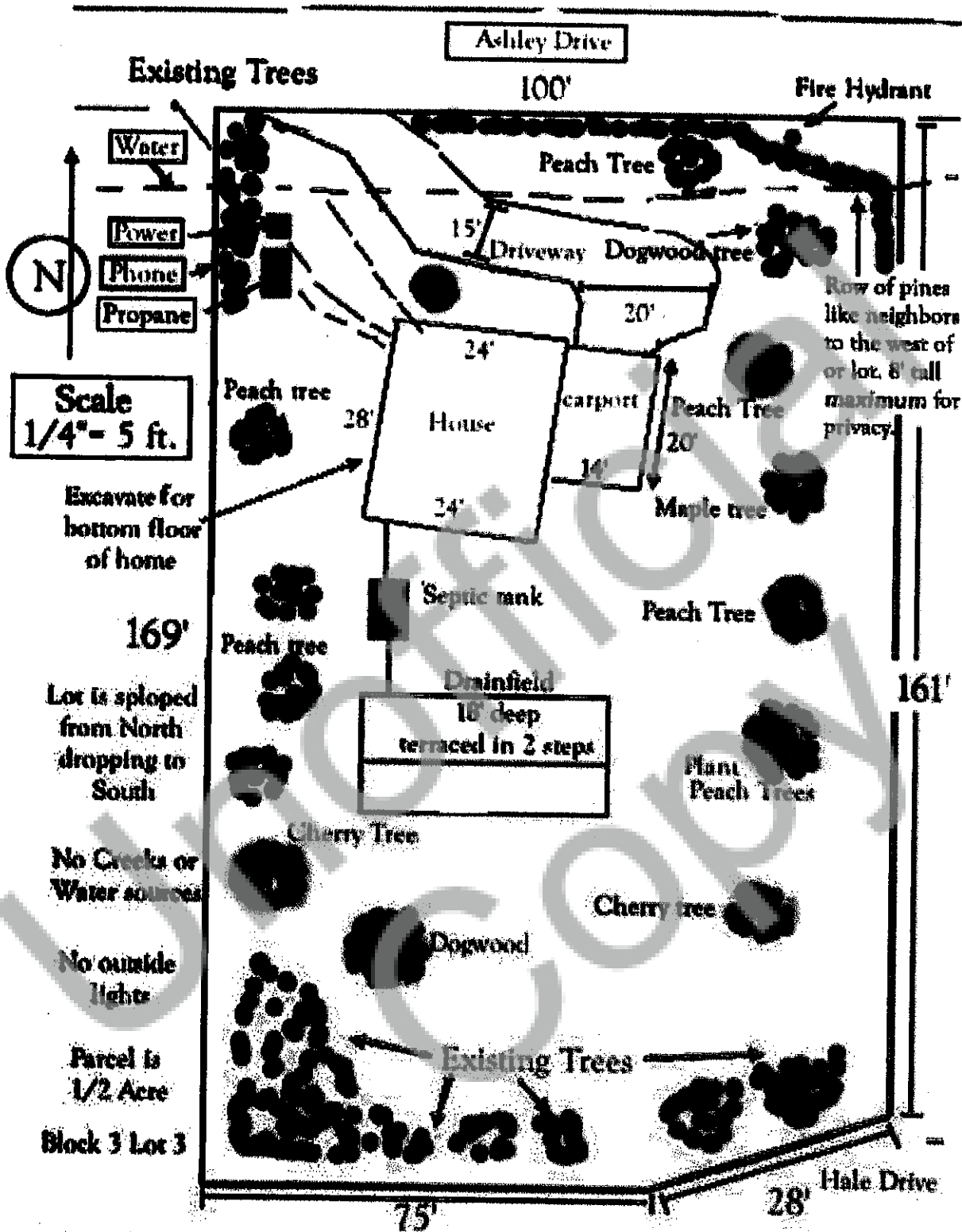
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



Bodies of water or watercourses on property - NO  
 I will be removing on site plants, trees or other vegetation - NO  
 I will be moving more than 100 cubic yards of soil - NO, just under 100 not including septic system.  
 If septic is included yes.