

Return Address: David and Penny Williams
15505 NE 14th Street
Vancouver, WA, 98684

Doc # 2005157263
Page 1 of 7
Date: 05/10/2005 11:15A
Filed by: DW CHANDLEE & ASSOCIATES
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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: David and Penny Williams

FILE NO.: NSA-04-19

PROJECT: Construct a single-family residence (4,532 sq. ft.) w/ garage (888 sq. ft.), extend the driveway, and associated utilities.

LOCATION: 1011 Riverside Drive, in Section 11 of Township 1N, Range 5E, W.M., and identified as Skamania County Tax Lot #01-05-11-2-0-0302-00.

LEGAL: See attached page 7.

ZONING: General Management Area zoned Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by David and Penny Williams, 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:

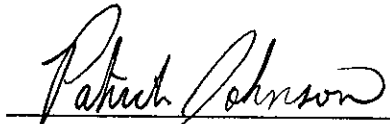
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in**

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) 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) Only the grading which is necessary for site development (building pads, driveway, and utilities) is permitted.
- 5) All graded areas should be re-seeded with native vegetation prior to a final inspection or occupancy permit being completed.
- 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. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 10% or less.
- 7) The windows shall contain a four-foot overhang on the Southern dwelling windows and the second-story windows shown on the submitted elevation drawings.
- 8) The height of new development shall be limited to 28 feet from the top of the footer set at existing grade or 26' above slab if a slab type foundation is used.
- 9) The applicant shall submit either dark and natural or dark and earth-tone color and roof samples to the Department prior to issuance of a Building Permit.
- 10) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained and maintained in a healthy condition, and not limbed to more than 8 feet. Dead or dying trees shall be replaced with the same species and in approximately the same location.
- 11) 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.

- 12) A continuous row of screening trees (at least 12) shall be planted along the south side of the dwelling and a continuous row (at least 8) shall be planted on north side of the dwelling. At least half of any trees planted for screening purposes shall be species native and half coniferous to provide for winter screening to the setting. The trees shall be six feet tall at the time of planting, not including root wad.
- 13) A 5:1 replacement of planting new trees for every mature tree that is harvested for the road and/or home construction as requested by Washington Department of Fish and Wildlife.
- 14) 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.
- 15) 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.
- 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

Dated and Signed this 15 day of April, 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

Notes

- Parcel is 2.08 acres
- No creeks or water resources
- Exterior lighting shall be hooded down light only - 4 pks.
- Contour interval: 5 ft.

History

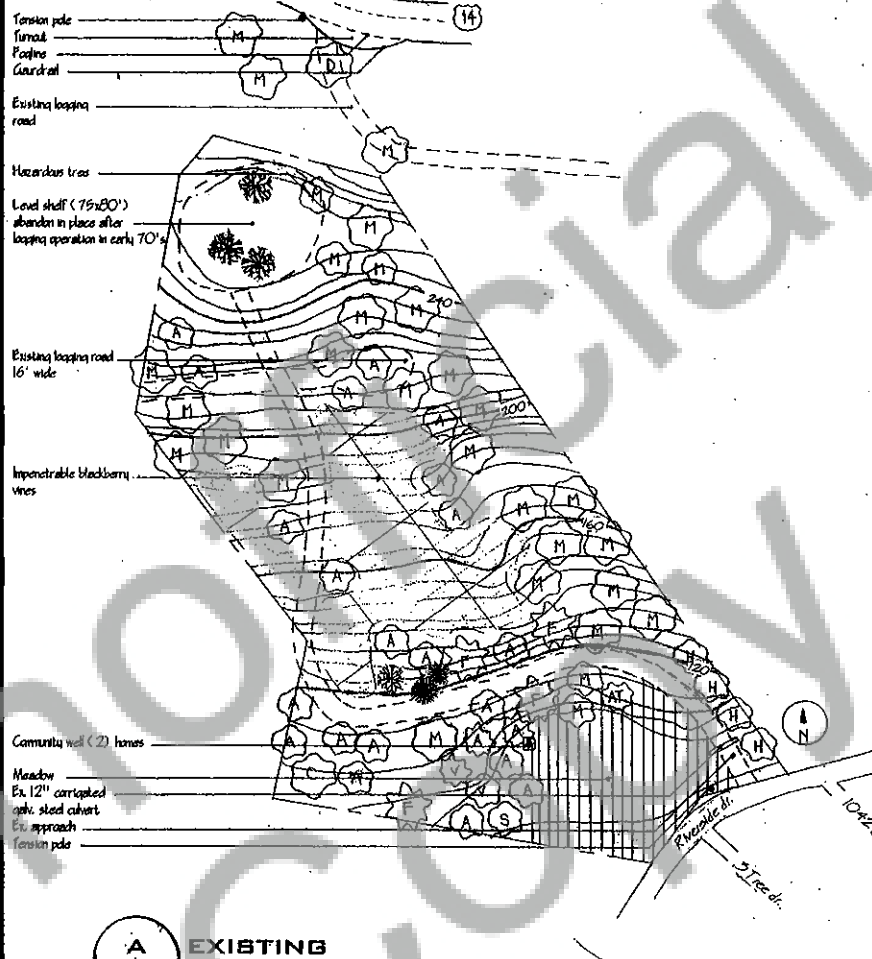
- Acreage clear cut in 1970's
- Both pre-existing logging roadway and staging area make up 70% of proposed site development.
- Existing 16' wide logging road was constructed with a well built heavy rock roadbed.

Structure

- House footprint will not exceed 65' X 65' X 28' tall from top of footing.
- Earth tone in color w/ nonreflective building material.
- Roof-top gardens.
- Professional landscape design using only native plant species.

Plantings

- All small native plants shall be transplanted beyond construction zone prior to mobilization of equipment.
- Twelve (12) native conifers 6'-8' tall to be planted as screen along South side within 100' of home site. See drawing for locations.
- Total of five (5) trees to be removed for construction:
 - (1) Red Alder (*Alnus rubra*)
 - (2) Broad Leaf Maple (*Acer macrophyllum*)
 - (2) Grand Fir (*Abies grandis*)
- Calliper sizes are between 12"-25 inches
- Remove invasive English ivy & Himalayan blackberries
- Erosion control & NW wildflower mix to be planted in disturbed areas shortly after excavation is complete. Mulch



LEGEND

- F - Grand Fir
- H - Hemlock
- Al - Apple tree
- A - Red Alder
- M - Broadleaf Maple
- S - Sumac
- C - Western Red Cedar
- D - Douglas Fir
- W - Western Hemlock
- V - Vine Maple
- R - Red Fir
- Clear: Already on property
- Shaded: New planting
- Water & septic line
- Propane line
- Electric line
- Perimeter line

PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	LOCATION
Red Osier Dogwood	<i>Cornus stolonifera</i>	2gal.	28	Temporary abnormal saturation area
Oregon Grape	<i>Mahonia aquifolium</i>	2gal.	25	Natural dispersment
Mock Orange	<i>Philadelphus lewisii</i>	5gal.	10	Site specific
Bleeding Heart	<i>Dicentra formosa</i>	5gal.	5	Site specific
Sword Fern	<i>Polystichum munitum</i>	2gal.	32	Colonies along roadsides
Western Hemlock	<i>Tsuga heterophylla</i>	B&B	4	Screen residence
Western Redcedar	<i>Thuja plicata</i>	B&B	4	Screen residence
Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B	4	Screen residence
Vine Maple	<i>Acer circutatum</i>	2" cal.	5	Site specific

EROSION CONTROL MIX

Red Fescue	40%	80lbs.
Perennial Rye	40%	80lbs.
Bent	10%	20lbs.
Clover	10%	20lbs.

NORTHWEST WILDFLOWER MIX

Badger Bunion	12%	2.4lbs.
Annual Lupine	8%	1.6lbs.
Blue Flax	7%	1.4lbs.
Siberian Wallflower	6%	1.2lbs.

Exhibit A

BEGINNING at a point on the North Boundary of Old Vancouver Cascades Road, now called Riverside Drive, said Point of Beginning being 1793.7 feet South and 2771.2 feet West of the Northeast corner of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence North $44^{\circ}31'$ West 455.53 feet; thence North $83^{\circ}45'$ West 62.38 feet; thence South 371.5 feet; thence East 365.45 feet; thence North $21^{\circ}47'$ East 42.96 feet to the Point of Beginning.

Also known as Lot 2 of BILL BEARD SHORT PLATS, recorded December 10, 1979, in Book "2" of SHORT PLATS, pages 146A and 146B, Auditor's File No. 90048, records of Skamania County, Washington.

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