

Return Address: Fred and Debbie Wassenmiller
980 Mission Ridge Road
The Dalles, OR 97058

Doc # 2005159007
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Date: 10/07/2005 11:03A
Filed by: DARREN GALLION
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

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: Fred and Debbie Wassenmiller

FILE NO.: NSA-02-22

PROJECT: 2525 square foot single-family dwelling (with a 1280' footprint), deck, driveway, associated utilities and septic.

LOCATION: Lot 600 on Berge Road in Home Valley; Section 27 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-27-0-0-0600-00.

LEGAL DESCRIPTION: Lot 1 Frenter Short Plat, recorded in Book 3, Page 183.

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

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Fred and Debbie Wassenmiller, 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 Washington State Health District.

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) All developments shall be consistent with the final 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)
- 2) Property line setbacks shall be: **Front yard** - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; **Side yard** - 5 feet; **Rear yard** - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 3) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 4) Limbing or topping of existing screening trees is prohibited, except for those trees within the 50-foot fuel break, which may be limbed to no more than 8 feet. Dead and dying trees shall be replaced in kind.
- 5) The exterior of the home shall be composed of non-reflective material or materials with low reflectivity.
- 6) The proposed home shall not exceed 26.5' from the top of the deck to the roof peak. The proposed home shall also not exceed 9.5' from the top of the footer set at existing grade to the top of the deck.
- 7) The applicant is required to construct a retaining wall on the South facing side of the home that will be backfilled. The retaining wall shall be 8.5' tall to give the appearance of a 26.5' tall home. The retaining wall shall be composed of colored concrete or exposed aggregate, in order to meet visual subordination. If colored aggregate is used, the color shall be mixed into the concrete and not painted on.
- 8) The dark green and dark brown color samples for the home and roof, received by the Department on September 5, 2002, were approved. However, a color sample for the retaining wall must be submitted to the Planning Department prior to issuance of a building permit. The typical white/light concrete is not approved. Also if the garage and front door are going to be any other

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color than those approved for the home, then color samples need to be submitted and approved by the Department prior to issuance of a building permit.

- 9) 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.
- 10) Only that grading which is necessary for site development (building pads, access roads, leach fields) is permitted.
- 11) A condition of approval shall also state that all exposed graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department. This includes the backfilled area of the retaining wall.
- 12) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection or issuance of an Occupancy Permit as there are not any special conditions that would require additional time to achieve compliance.
- 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 6th day of November, 2002, at Stevenson, Washington.


Stacey Borland, 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 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

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

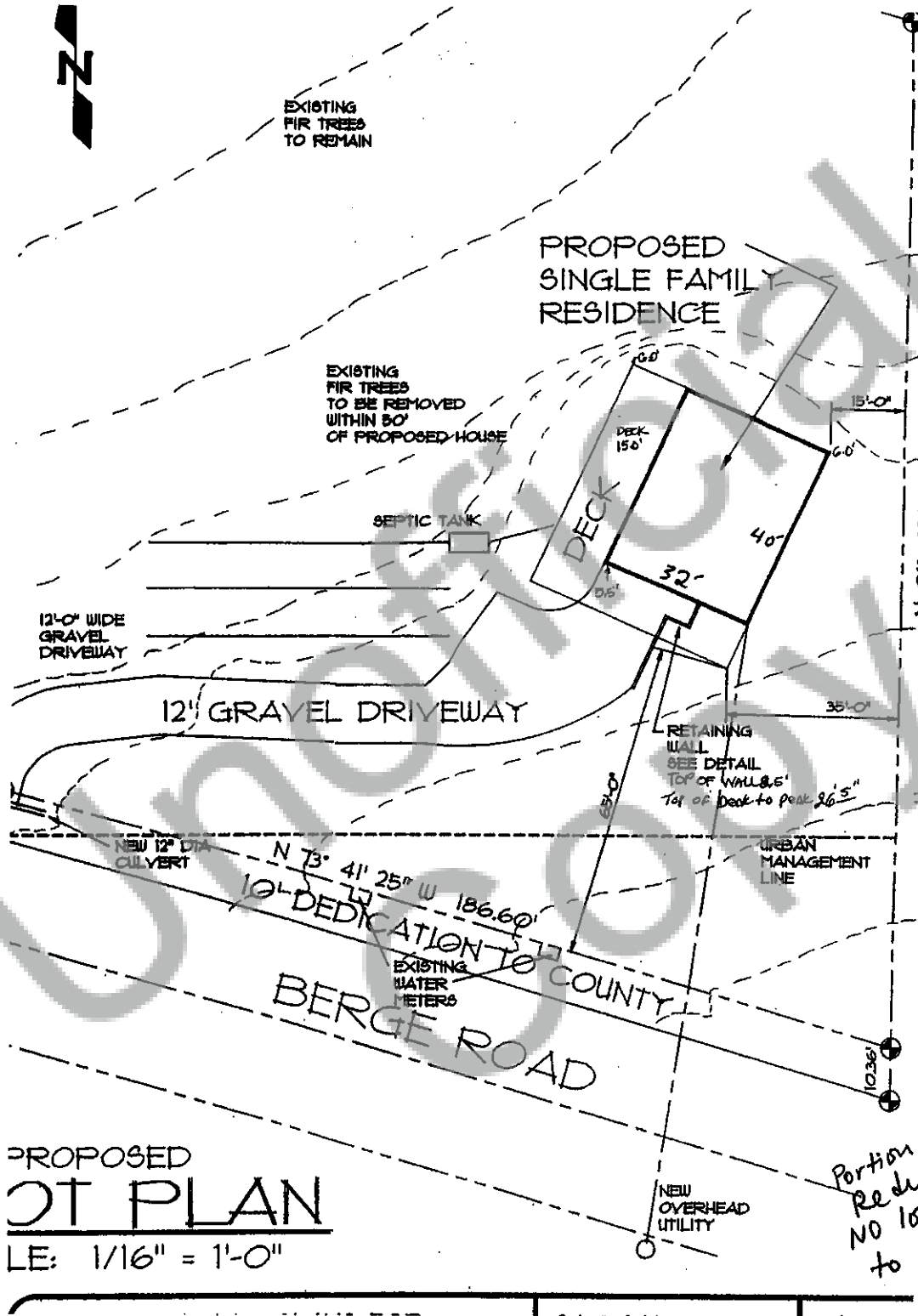
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

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



PROPOSED
OT PLAN
LE: 1/16" = 1'-0"

Portion of property.
Reduced,
No longer
to scale
SB