

Return Address: Foes & Sullivan Builders, Inc.  
3106 N E 65<sup>th</sup> St. Suite B  
Vancouver, WA 98663

Doc # 2005159444  
Page 1 of 5  
Date: 11/09/2005 04:01P  
Filed by: FOES & SULLIVAN BUILDERS INC  
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:** Foes & Sullivan Builders, Inc.

**PROPERTY OWNER:** Robert Rosenthal and Marie Durbin

**FILE NO.:** NSA-05-29

**PROJECT:** To remodel the existing dwelling and garage, including an addition to the existing deck.

**LOCATION:** 201 Lakeshore Drive, Skamania; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-0700-00.

**LEGAL:** Lots 1 & 2 Blk 4 Woodard Marina Estates, Book A Page 114-115.

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Foes & Sullivan Builders, Inc., described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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 Southwest Washington 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 Code 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.
- 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) Only grading, which is necessary for site development (building pads, utilities, etc.), is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 4) Planted vegetation shall be maintained to ensure survival.
- 5) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 6) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 7) The exterior of the structure shall be allowed to match the existing structure, which is gray with black composite roofing. However, if the applicant chooses to paint the structure, building material and color samples of Dark natural or Dark earth tone, shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 8) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
- 9) Best management practices shall be used during the construction of the modifications to the existing structure, including the use of either a silt fence or hay bales in order to prevent the intrusion of soils into the lake buffer.



- 10) All areas disturbed during the construction of the structure shall be rehabilitated to the maximum extent practicable.
- 11) A variance to the 150-foot setback off of Woody's Lake shall be granted in order to allow the modifications to the existing single-family residence and garage.
- 12) The Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure as stated by the Administrative Decision. 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 509-427-3920.
- 13) 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<sup>th</sup> day of October, 2005, at Stevenson, Washington.

  
Jessica Davenport, Associate Planner  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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

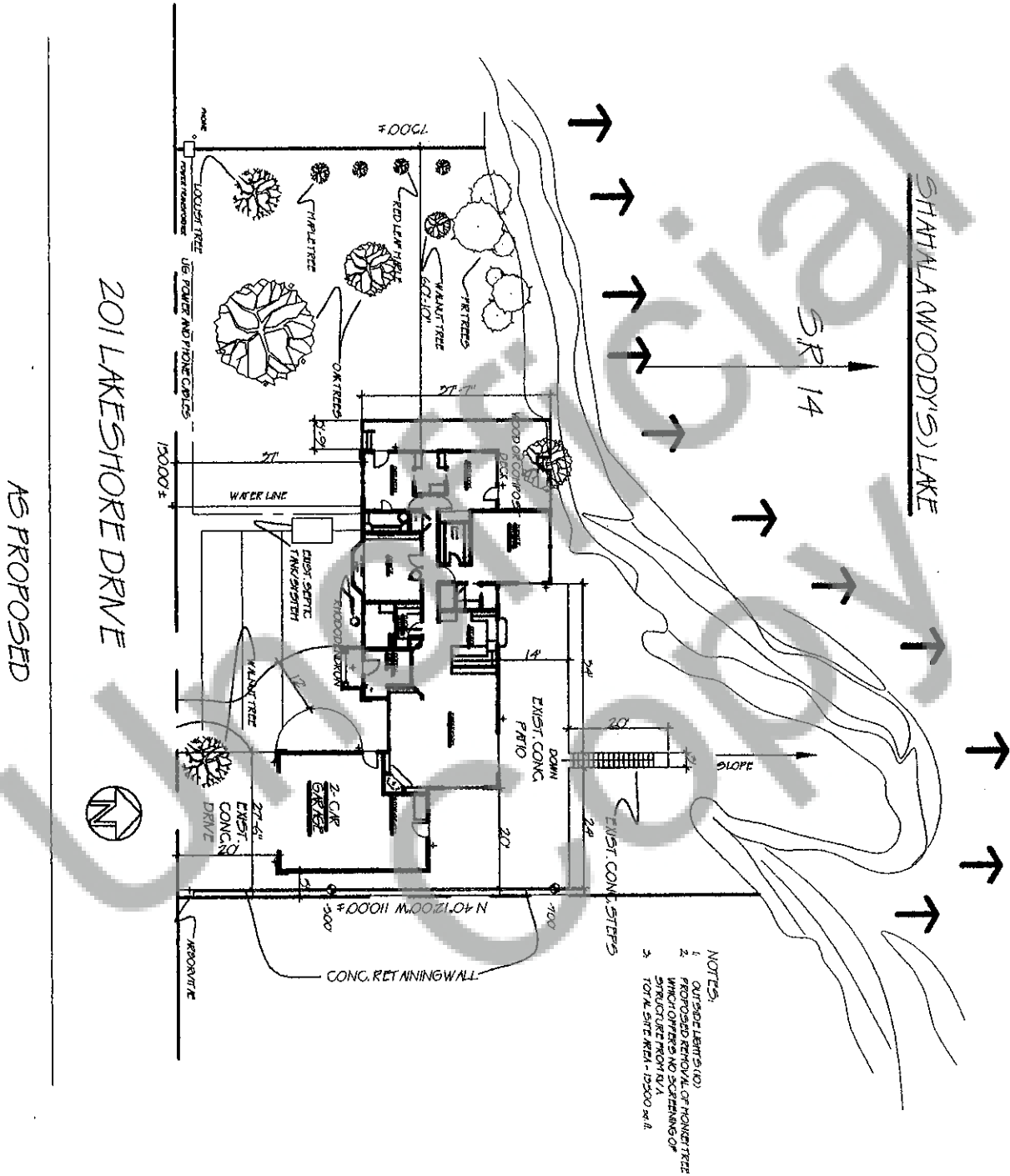
A copy of this Decision, including the Staff Report, was sent to the following:

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  
Department of Fish and Wildlife



**SITE PLAN:**

SCALE: 1/32 INCHES = 1 FEET



**I will be moving more than 100 cubic yards of soil:**

yes\_\_\_ no ✓

**Additional pages must have 1" margins**

Site plan must be completed in ink.

**NOTICE:** This is an initial site plan, it may be revised throughout the application process.