

Return Address: Dale Hargadine
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Doc # 2005159446
Page 1 of 8
Date: 11/09/2005 04:42P
Filed by: DALE HARGADINE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

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: Dale Hargadine

PROPERTY OWNER: Edward Earl Hargadine, et al.

FILE NO.: NSA-05-18

PROJECT: To relocate an existing (16' x 32') house to another portion of the property, construct an addition including a full basement, for a final footprint of 46' x 80' and 26' in height, deck, utilities, and driveway.

LOCATION: Off of Wind River Highway; Carson; Section 29 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-29-0-0-0400-00.

LEGAL: See attached page 8.

ZONING: General Management Area-Small Woodland (F-3) and Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by Dale Hargadine, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved in part and denied in part.**

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) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 25 feet. 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.
- 4) The proposed dwelling shall not exceed 186' from the top of the footer as measured from finished grade to the highest point on the roof peak.
- 5) Only that grading which is necessary for development (building pads, access roads, leach fields) is permitted.
- 6) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 7) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 8) Waterbars or other erosion control devices shall be implemented with the new roadway.

- 9) The screening trees include all trees within 150' of the subject dwelling. However, the trees within 50 feet of the dwelling shall be allowed to meet Fire Wise standards in regards to limbing. The limbing or topping of screening trees outside of the 50 feet surrounding the dwelling is prohibited.
- 10) 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.
- 11) The exterior of the proposed home shall be composed of non-reflective material or materials with low reflectivity.
- 12) All 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 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.
- 13) 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 sign-off and Occupancy will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 14) 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.
- 15) 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 27th 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 \$1,000.00 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:

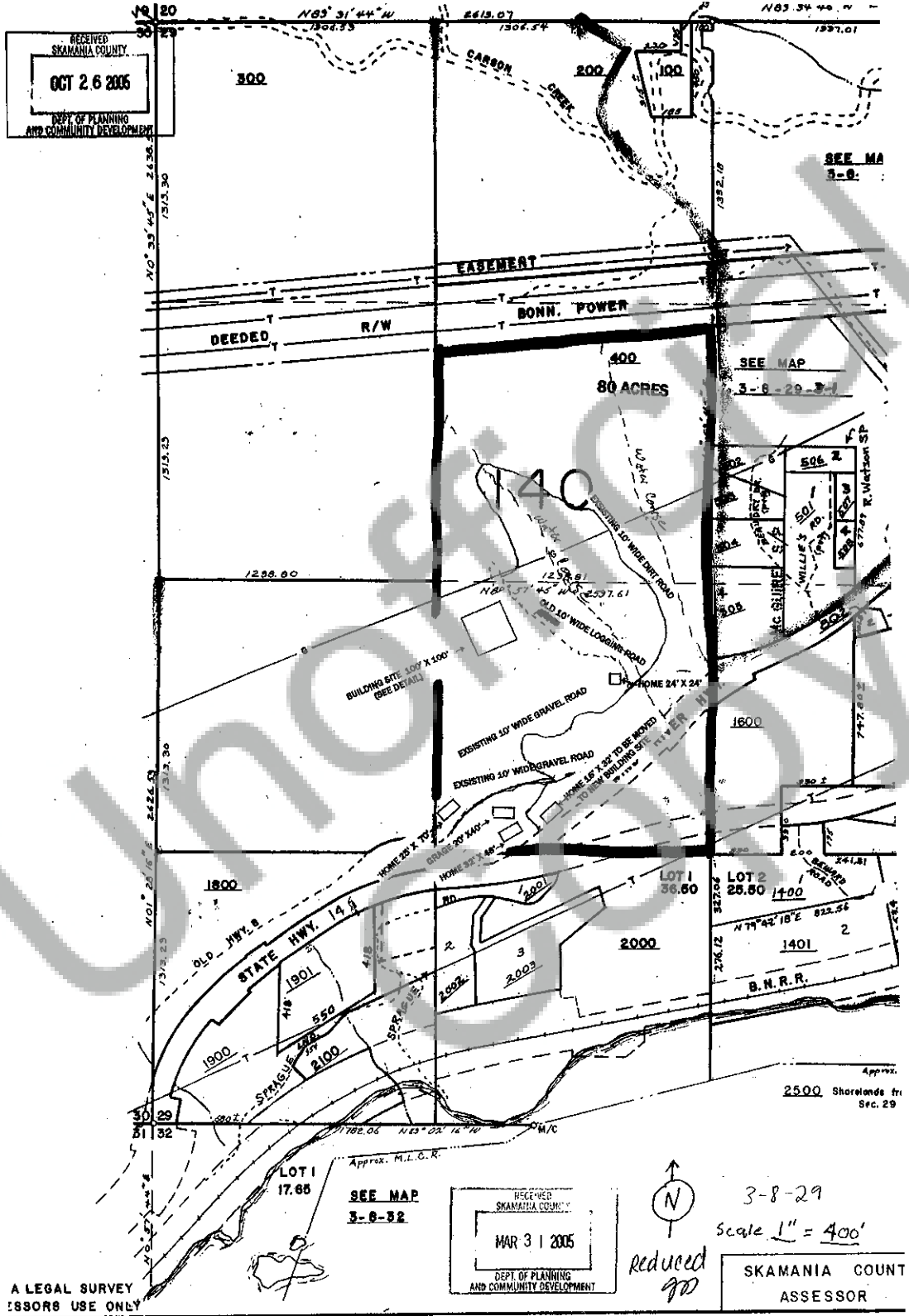
Skamania County Building Department
Skamania County Assessor's Office

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

Unofficial
Copy



A LEGAL SURVEY
ISSUES USE ONLY

SEE MAP
3-8-32

RECEIVED
SKAMANIA COUNTY
MAR 31 2005
DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

Reduced
90

3-8-29
Scale 1" = 400'

SKAMANIA COUNT
ASSESSOR

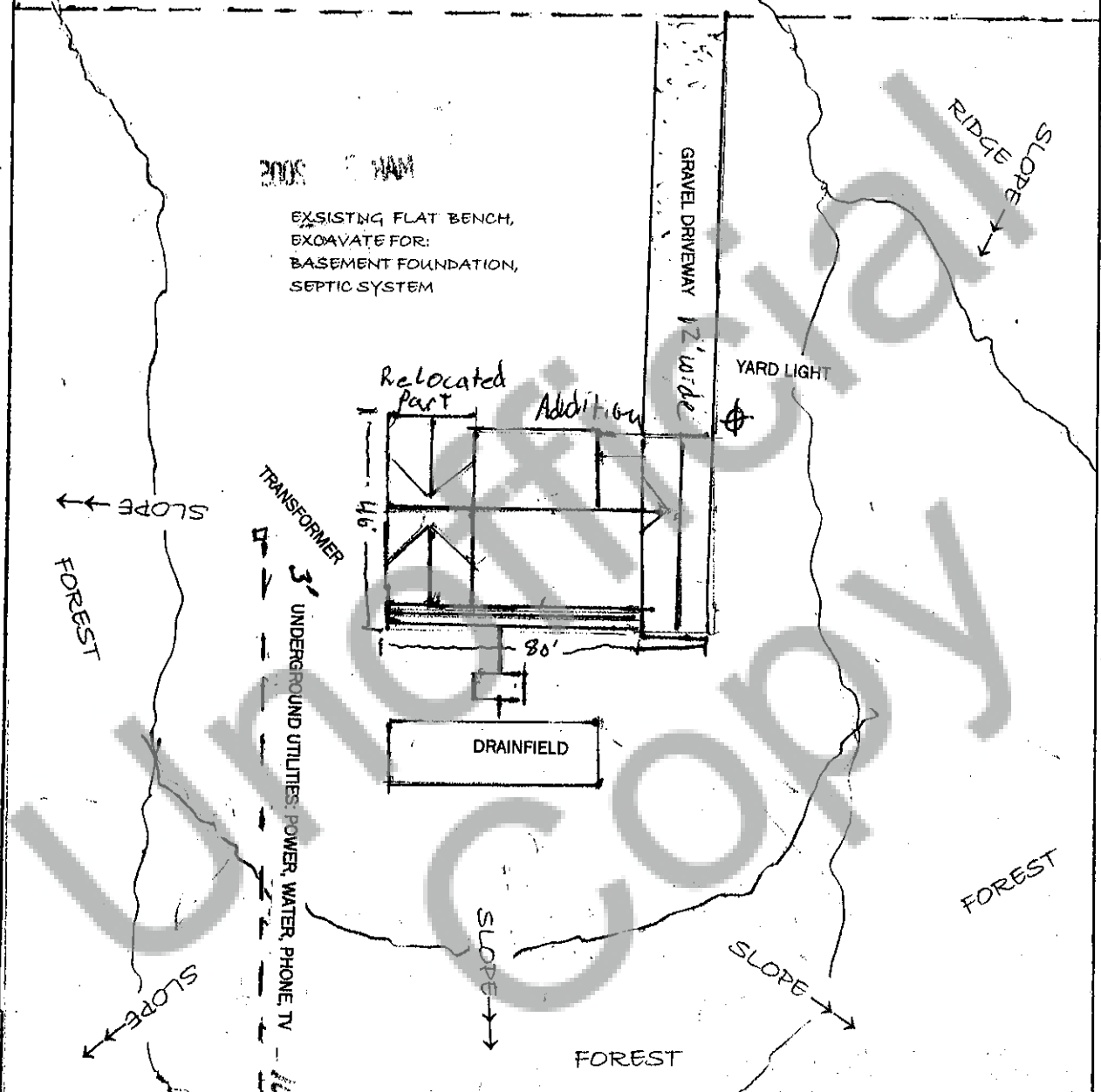
SITE PLAN:

NORTH



SCALE: 1 inch = 40 feet

GAS COMPANY RIGHT-OF-WAY BOUNDARY



NOTES: 1: Center of house is approximately 1000 feet from the North, South and East; 300 feet from the West property lines.

2: The building site is surrounded by Forest land. Primarily average 60 Year old fir, with an average spacing of 12 feet.

3: I will be removing onsite trees and vegetation.

clearing 100x100
4: I will be moving more than 100 cu yd of soil.

5: No water courses are affected.

LEGAL DESCRIPTION

The Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, Section 29, Township 3 North, Range 8, East of the Willamette Meridian, containing eighty acres, more or less, together with all water rights appurtenant thereto, and except public roads and easements of record. Saving and excepting also there from the right-of-way taken by the Bonneville Power Administration and the United States of America for the Bonneville-Coulee Transmission line over and across the above described property.

Unofficial
Copy