

Return Address: Robert Todd Oglesby
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Doc # 2006160110
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Date: 01/05/2006 09:20A
Filed by: ROBERT TODD OGLESBY
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$38.00

**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: Robert Todd Oglesby

**PROPERTY
OWNER:** Robert Todd Oglesby

FILE NO.: NSA-05-03

PROJECT: To construct a single-family residence (50' x 40' x 28'), with an 8' x 50' pop-out area and covered entry at the back of the house, including decks and garage, driveway and associated utilities.

LOCATION: Off of Cook-Underwood Road in Underwood, WA; Section 20 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-20-1-4-0119-00.

LEGAL: Lot 12, Block 1 Underwood Crest Subdivision, recorded on March 26, 1973 in Book A of Plats, Page 154 at the Skamania County Auditor's Office.

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

DECISION: Based upon the record and the Staff Report, the application by Todd Oglesby, 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

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT.

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).**

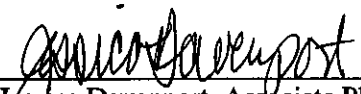
- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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) Only that grading which is necessary for site development (building pads, utilities, drain fields, etc.) is permitted. All graded and disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 5) The structure shall be consistent with the elevation drawings submitted and not exceed 28 feet in elevation from top of the footer to the peak of the roof and shall not be more than 18 feet in height on the south side of the home as visible from Cook-Underwood Road. The finished grade shall not be higher in elevation than the natural grade.
- 6) The existing screening tree on the Southern portion of the property as well as the additional nine screening trees to be planted by the applicant shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind. The applicant shall be responsible for the proper maintenance and survival of any planted vegetation.
- 7) Of the required nine screening trees at least four shall be coniferous to provide winter screening and at least four trees shall be species native to the setting or commonly found in the area. The trees

shall be at least 6 feet tall as measured from the ground to the top of the tree, not including the root wad.

- 8) The 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.
- 9) The applicant shall construct an earthen berm 6 feet in height on the east and 3 feet in height on the west end with shrubs planted on top, along the southern portion of the property along Cook-Underwood Road in order to screen the home.
- 10) All new exterior lighting shall be directed downward and sited, hooded and shielded such that it is not 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. See attached Lighting Brochure. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.
- 11) The exterior of the proposed home shall be composed of non-reflective material or materials with low-reflectivity. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 9% or less (see Glass Performance Data sheet attached).
- 12) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant shall coordinate all inspections with the Building Department. An occupancy permit will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 13) Dark natural or dark earth-tone color samples of the composite roofing material shall be submitted to the Planning Department for verification prior to the issuance of a building permit.
- 14) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structure 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 509-427-3920.
- 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 29th day of September, 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

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

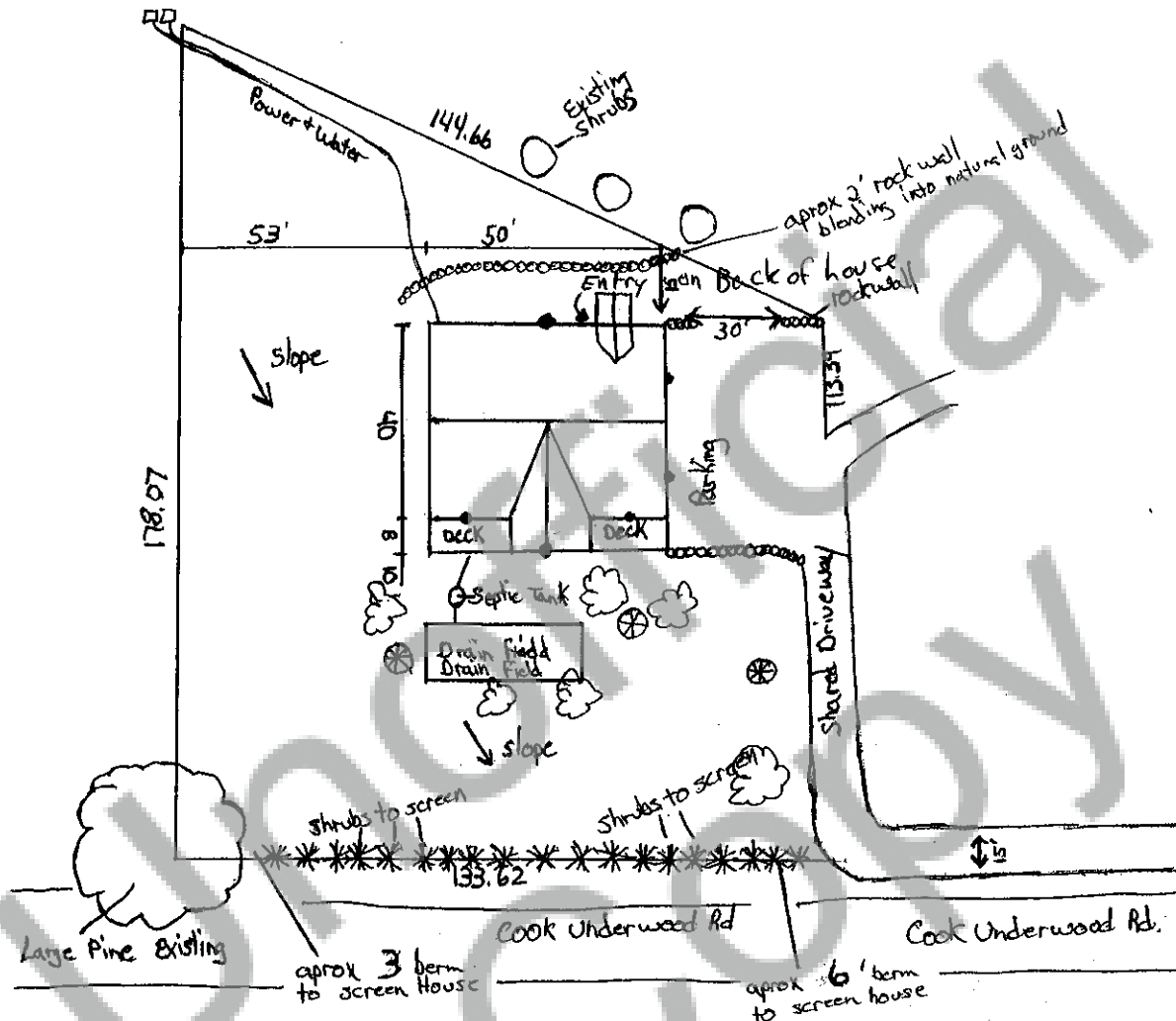
Unofficial
Copy

Site Plan

North ↑

1/4 inch = 8 ft

• outside lights •



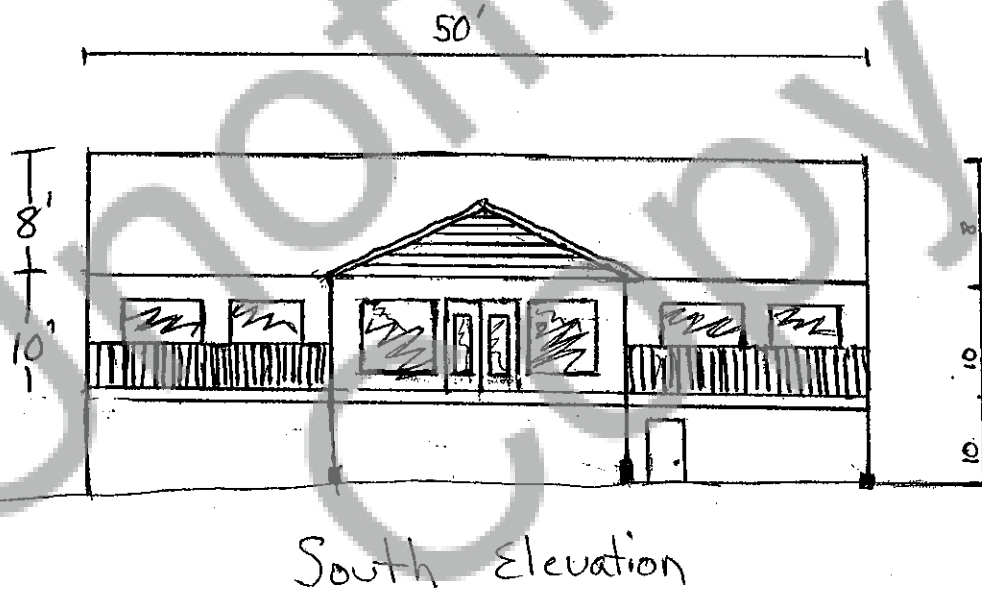
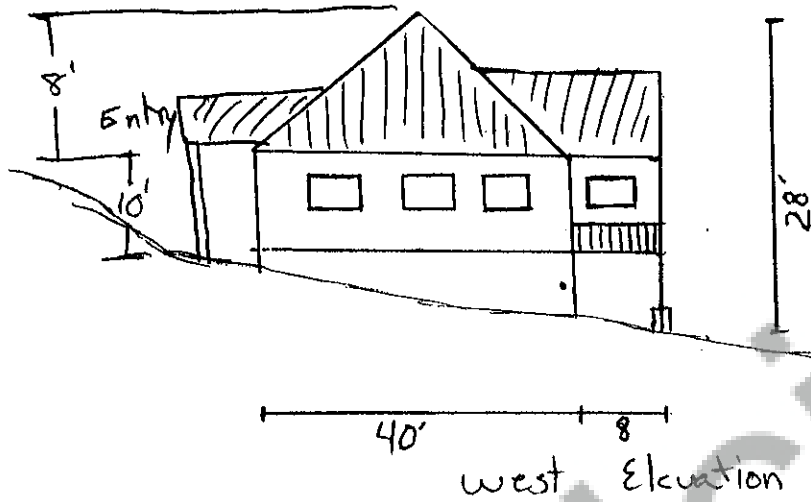
Bodies of Water - no
 removing trees, plants, vegetation - no
 moving more than 100 cubic yds material - yes

• fir tree
 ⊗ maple tree

upper floor 2000' sq.ft.
 lower floor 40x20 800' sq.ft.
 garage 30x40 1200' sq. Ft.

Living Total 2,800 sq
 garage Total 1200 sq

ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.

SKAMANIA COUNTY

MAY - 2 2005

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT