

Return Address: Michael Fuchs  
P.O. Box 451  
White Salmon, WA 98672

Doc # 2006160703  
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Date: 03/01/2006 02:01P  
Filed by: MICHAEL FUCHS  
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:** Michael Fuchs

**PROPERTY OWNER:** Michael Fuchs

**FILE NO.:** NSA-05-26

**PROJECT:** To remodel the existing dwelling by adding a dormer on the east side of the house expanding the master bedroom which will increase the height of the house 3 feet to approximately 28 feet, associated utilities, and to temporarily occupy a 33-foot trailer on the property during the remodeling project.

**LOCATION:** 102 Shaddox Spring Road, WA; Section 30 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-30-0-0-0300-00.

**LEGAL:** See attached page(s) 7.

**ZONING:** General Management Area – Open Space and Small Woodland (F-3).

**DECISION:** Based upon the record and the Staff Report, the application by Michael Fuchs, 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:

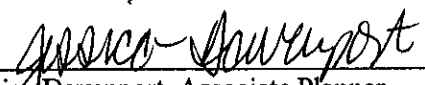
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 4) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 5) The existing tree cover shall be retained except as necessary for site development, safety purposes or as part of forest management practices. The limbing or topping of existing trees is prohibited.
- 6) No tree removal shall take place below the home, however, pruning shall be allowed.
- 7) The landowner shall work with WDFW on the road maintenance work that is exempt from National Scenic Area Review.
- 8) Within 30 days of the issuance of an occupancy permit for the main house, the Planning Department shall conduct a site visit to confirm that all hookups have been disconnected to the recreational vehicle trailer.
- 9) All new buildings, alterations and additions to existing buildings, new parking lots and expansions of existing parking lots be set back 100 feet from the edge of pavement.
- 10) Only that grading which is necessary for site development (building pad) is permitted.
- 11) 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. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.

- 12) The exterior of the structure shall be either dark natural or dark earth-tone in color, such as the "Spanish Moss" and Pabco "Beachwood" composite shingles roofing material submitted by the applicant to the Planning Department. If the applicant chooses to paint the structure a different color he shall submit samples to the Planning Department for approval prior to issuance of the building permit.
- 13) The silhouette of the proposed development shall remain below the skyline as seen from KVAs.
- 14) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 15) All new buildings, alterations and additions to existing buildings, new parking lots and expansions of existing parking lots shall be set back 100 feet from the edge of the pavement of SR-14.
- 16) 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 Division. Final inspection sign-off and Occupancy will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 13) 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.
- 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 1<sup>st</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 \$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  
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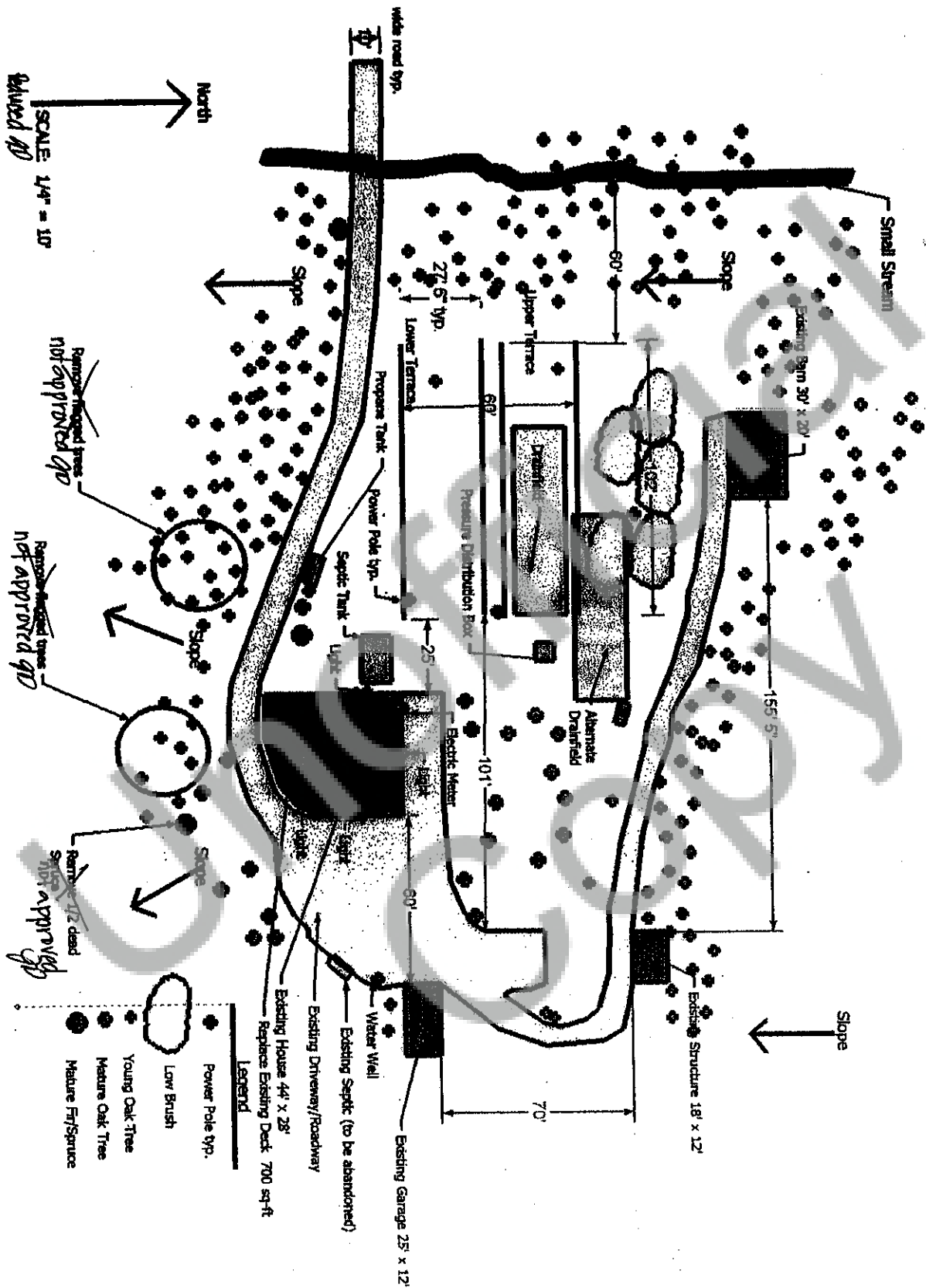


EXHIBIT 'A'

That portion of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, in the State of Washington, described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 30 and running thence North 84°29'13" West along the North line of said Northwest Quarter, 378.84 to the Northeast corner of that tract conveyed to Skamania County P.U.D. under Auditor File No. 37538; thence South 1°23'45" West along the East line of said tract, 1,100.00 feet; thence North 86°29'13" West parallel with the North line of said Northwest Quarter, 300.00 feet; thence South 0°33'22" West, 631.41 feet, more or less, to the line of mean high water of the Columbia River; thence Southeasterly along said line to the East line of the Northwest Quarter of said Section 30; thence North 0°33'22" East along said East line, 1,752.51 feet to the point of beginning.

EXCEPT that portion lying within State Highway 14.

EXCEPT that portion lying within the Burlington Northern R/W.

Gary H. Martin, Skamania County Assessor

Date 04/15/15 Parcel # 9-10-30-300

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