

Return Address: Darwin and Sherry Cook
292 Wagga Lane
Skamania, WA 98648

Doc # 2006160731
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Date: 03/03/2006 11:37A
Filed by: DARWIN & SHERRY COOK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$41.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

Darwin and Sherry Cook

FILE NO.:

NSA-05-25

PROJECT:

Construct a two-story dwelling (approximately 43'x44'x27'), attached garage (approximately 26'x25'x27'), accessory structure (approximately 36'x64'x25'), and placement of a temporary home on the property until the construction is complete.

LOCATION:

292 Wagga Lane, off Woodard Creek Road, Skamania; Section 26 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-26-3-0-0100-00.

LEGAL:

Lots 4 of the Beacon Highland Short Plat, recorded in the Skamania County Auditor's records Book 1, Page 257. A Boundary Line Adjustment was approved on March 31, 2005 and the new legal was recorded on April 26, 2005 as Auditors file number 2005157094.

ZONING:

General Management Area-Residential (R-10).

DECISION:

Based upon the record and the Staff Report, the application by Darwin and Sherry Cook, 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 Division and the Skamania County 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:

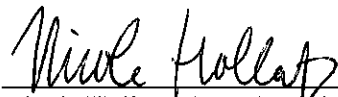
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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) Minimum Property Line 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. The 200 foot setback from adjacent properties zoned F-1 shall be a requirement from the north and east boundary lines of the property to the proposed developments, which override the minimum property line setback on those boundary lines.
- 4) The Fire Safety Guidelines as stated in Section 22.08.070(B)(1)(a through k) shall be included as Conditions of Approval.
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - e) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives

- shall be maintained to a level that is passable to fire equipment. Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.
- f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with this section.
 - g) Telephone and power supply shall be underground whenever possible.
 - h) Roofs of structures should be made of fire resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) Within 30 days of issuance of an occupancy permit for the proposed single-family dwelling, the Planning Department shall conduct a site visit to confirm that the temporary mobile home has been removed from the property. Only one-single family dwelling shall be allowed on this parcel.
 - 6) Only that 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.
 - 7) Planted vegetation shall be maintained to ensure survival.
 - 8) All existing trees within 200 feet of the building sites shall be retained to provide screening from key viewing areas and maintain visual subordination, except as is necessary for site development, safety purposes, or as part of forest management practices, or as identified on the site plan as trees to be removed. 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 dwelling and attached garage shall be composed of nonreflective materials or materials with low reflectivity.
 - 10) 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.
 - 11) The exterior of all proposed structures (siding, trim, window casings, garage doors, doors, roofing, etc.) shall be either dark earth-tone or dark natural in color, such as the color samples which the applicant submitted to the Planning Department. If the applicant chooses to paint the structures a different color, color and material samples shall be submitted to the Planning Department prior to the issuance of a building permit.

- 12) The proposed single-family dwelling cannot exceed a height of 28 feet as measured from the top of the footer to the roof peak. The proposed accessory structure cannot exceed a height of 26 feet as measured from the top of the footer to the roof peak.
- 13) 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.
- 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 Division 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 10 day of February, 2006, at Stevenson, Washington.



Nicole Hollatz, 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.

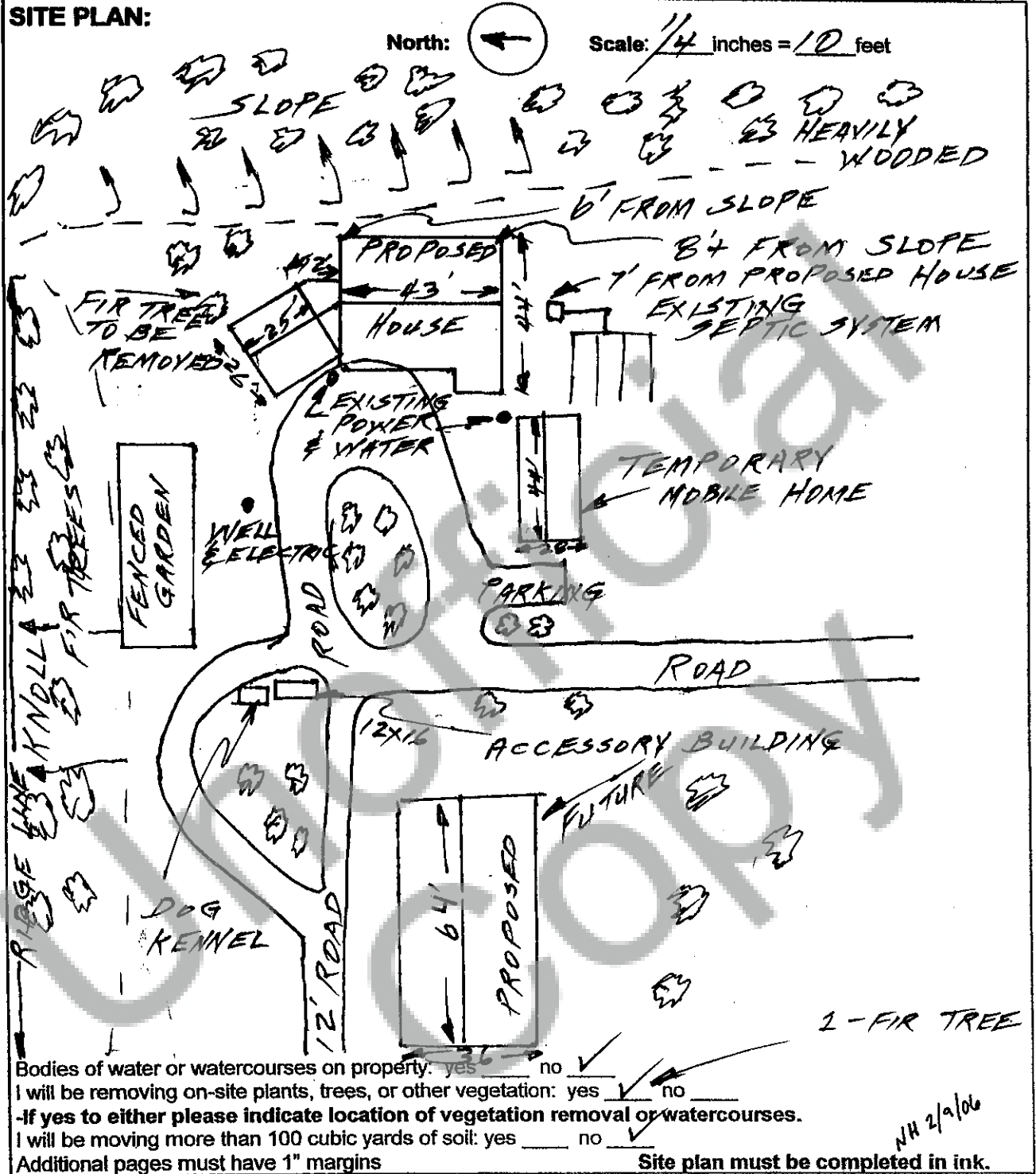
A copy of the Decision was sent to the following:

Skamania County Building Division
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
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development- Dee Caputo
Department of Fish and Wildlife

SITE PLAN:



NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

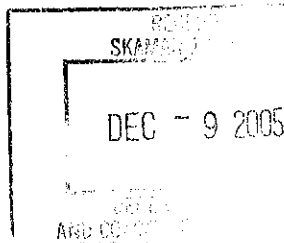




EXHIBIT A

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

February 17, 2005

**LEGAL DESCRIPTION
FOR
DARWIN AND SHERRY COOK**

ADJUSTED TRACT 5 (10.0 ACRES):

Gary H. Martin, Skamania County Assessor

Date 4/25/05 Parcel # 26-26-3-300

A portion of the West half of the Southwest quarter of Section 26, and the Northeast quarter of the Southeast quarter of Section 27, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of Tract 4 of "Beacon Highlands", a land division shown in Volume 1 of Surveys, page 257, Skamania County Auditor's Records, said point also being an inner corner of Tract 3 as shown thereon; thence North 89° 32' 43" West, along the South line of Tract 4, for a distance of 205.00 feet to a corner of the "Connon tract" as described in Skamania County Auditor's File No. 2005156092; thence leaving said South line, North 10° 00' 00" East, along the West line of the "Connon tract", 170.00 feet to the TRUE POINT OF BEGINNING; thence South 10° 00' 00" West, 170.00 feet to said corner of the "Connon tract"; thence North 89° 32' 43" West, 389.67 feet to the Southeast corner of Tract 5, "Beacon Highlands"; thence North 89° 04' 38" West, 725.48 feet to the Southerly Southwest corner of Tract 5; thence North 25° 08' 14" West, 7.51 feet; thence along the arc of a 350 foot radius curve to the left, through a central angle of 29° 06' 52", for an arc distance of 177.85 feet to the most Westerly corner of Tract 5; thence North 44° 51' 35" East, 853.97 feet to the Quarter Corner between Sections 26 and 27; thence East along the North line of Tract 5, for a distance of 190.00 feet; thence South 12° 25' 40" West, 338 feet, more or less, to a point that bears North 64° 14' 00" West, 600.16 feet from the TRUE POINT OF BEGINNING; thence South 52° 00' 00" West, 130.00 feet; thence South 31° 00' 00" East, 30.00 feet to a point hereinafter called Point "A"; thence continuing South 31° 00' 00" East, 170.00 feet; thence South 89° 00' 00" East, 540.00 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT A

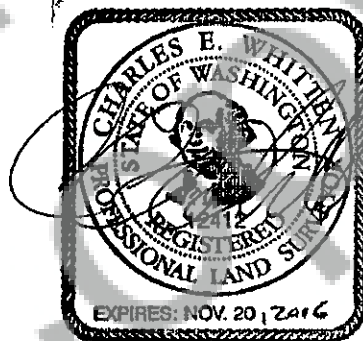
Legal Description for
Darwin and Sherry Cook
Adjusted Tract 5 (10.0 Acres)
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SUBJECT TO a 60-foot non-exclusive easement for ingress, egress, and utilities the centerline of which is described as follows:

BEGINNING at the Southerly Southwest corner of Tract 5 of "Beacon Highlands"; thence North 02° 00' 00" West, 65.00 feet; thence along the arc of a 124.76 foot radius curve to the right, through a central angle of 62° 00' 00", for an arc distance of 135.00 feet; thence North 60° 00' 00" East, 200.00 feet; thence along the arc of a 196.44 foot radius curve to the right, through a central angle of 35° 00' 00", for an arc distance of 120.00 feet; thence South 85° 00' 00" East, 107.36 feet; thence along the arc of a 102.23 foot radius curve to the left, through a central angle of 36° 00' 00", for an arc distance of 64.23 feet to the terminus of said centerline at Point "A", above described.

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EXHIBIT C

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.