

Return Address: Erik and Lisa Hauge  
361 Ashley Drive  
Underwood, WA 98651

Doc # 2006161132  
Page 1 of 6  
Date: 04/07/2006 03:34P  
Filed by: ERIK & LISA HAUGE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$37.00

## 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:**

Erik and Lisa Hauge

**FILE NO.:**

NSA-05-55

**PROJECT:**

To construct a single-family dwelling with attached garage (64'x33'x27'), deck (33'x12') with covered porch, a separate garden shed (12'x17'), driveway and associated utilities.

**LOCATION:**

The lot between 331 Ashley Drive and 361 Ashley Drive, Underwood; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-1-4-0206-00.

**LEGAL:**

Lot 3 of the Johnny Olson Short Plat. Recorded in the Skamania County Auditor's office in Book 225, Page 632. *See Page 6.*

**ZONING:**

General Management Area- Residential (R-5).

**DECISION:**

Based upon the record and the Staff Report, the application by Erik and Lisa Hauge, 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.

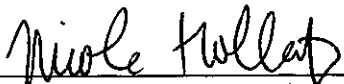
#### CONDITIONS OF APPROVAL:

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:** 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. A variance has been granted to the proposed development regarding the agricultural setback from the north property line.
- 4) Native fir and cedar trees shall be planted along the north property line to satisfy the agricultural buffer, and shall be at least six feet high when planted and reach an ultimate height of 15 feet; the planting shall be continuous and completed during the first phase of development and maintained in good condition.
- 5) 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.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity.
- 8) The exterior of all proposed structures (including siding, trim, windows, garage doors, doors, roofing, etc.) to be either dark natural or dark earth-tone colors. If the applicant chooses different colors than those approved, the dark natural and dark earth-tone color and material sample shall be submitted to the Planning Department prior to issuing a building permit.
- 9) A minimum of ten native coniferous trees in addition to the two transplanted Ponderosa Pine trees shall be planted to the south and east of the proposed development to screen the development from key viewing areas.

- 10) All exterior lighting shall be hooded or shielded at a 90 degree angle. Hoods/shields should be made of nonreflective, opaque material, which does not allow light to pass through.
- 11) 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 garden shed cannot exceed a height of 17 feet as measured from the slab on grade to the roof peak.
- 12) 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.
- 13) The applicant must meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, have been verified. The Planning Department shall conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framed footers, but prior to pouring the foundation. A site visit for final inspection shall also be conducted. 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.
- 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 15 day of March, 2006, at Stevenson, Washington.

  
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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:**

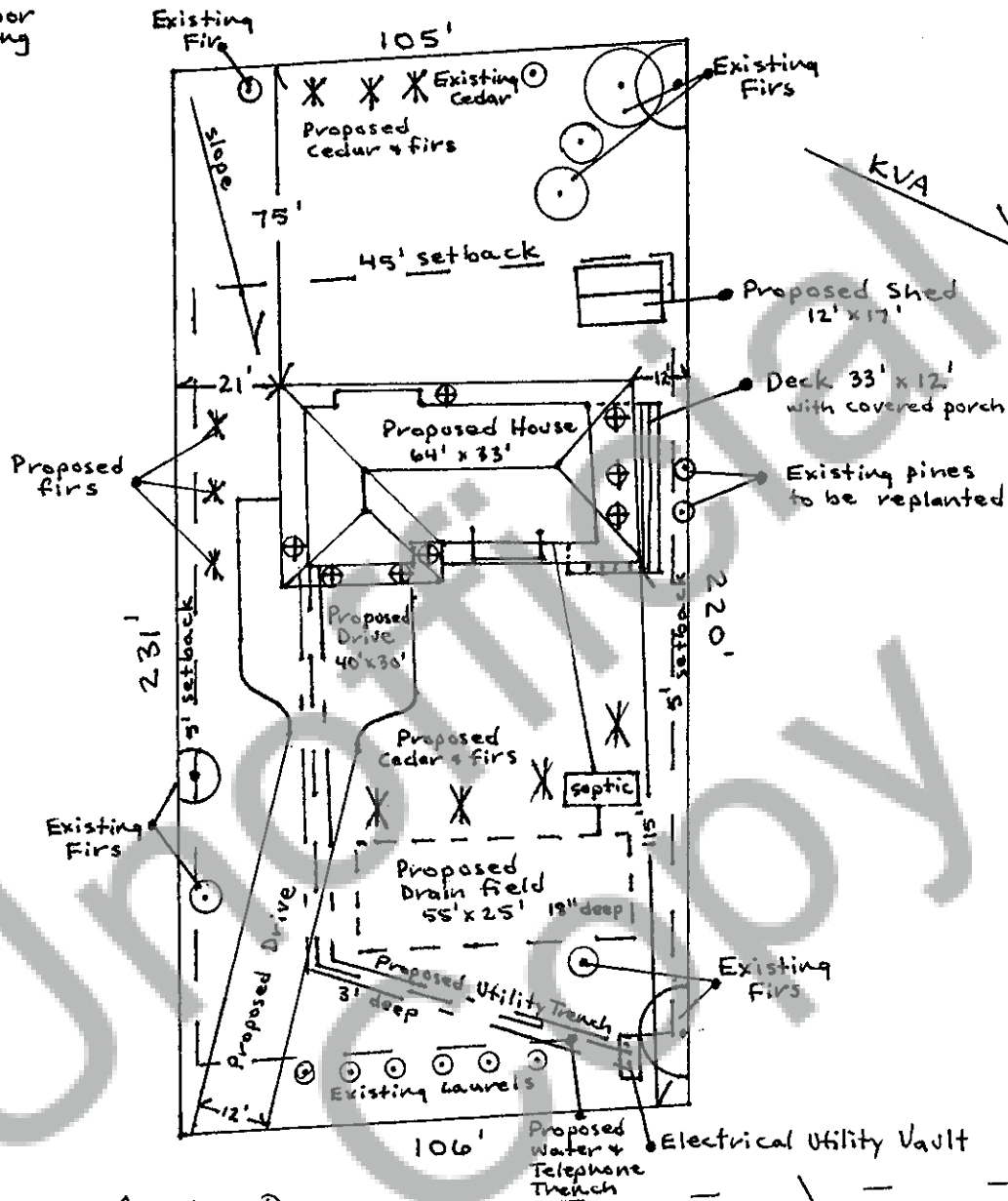
Parcel is .55 acres

North:



Scale: 1/4 inches = 10 feet

⊕ outdoor lighting (8)



— Ashley Drive

Bodies of water or watercourses on property: yes ☐ no ☒

I will be removing on-site plants, trees, or other vegetation: yes ☒ no ☐

-If yes to either please indicate location of vegetation removal or watercourses.

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

EXHIBIT "A"

A Tract of land in the Northeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest Corner of Underwood Crest Addition; thence South 82 degrees 23' 35" West a direction of 135 feet to the true point of beginning; thence continuing along the same course a distance of 105 feet; thence South 00 degrees 10' 16" West a distance of 231.60 feet to a point on the Northerly right-of-way of Ashley Drive; thence North 76 degrees 45' East along said Northerly right-of-way line a distance of 106.96 feet; thence North 00 degrees 10' 16" East a distance of 220.45 feet to the True Point of Beginning;

ALSO KNOWN as Lot 3 of JOHNNY OLSON SHORT PLAT, recorded March 12, 1979, under Auditors File No. 88185, records of Skamania County, Washington.

SUBJECT TO:

1. Rights of the Public in and to that portion lying within roads.