

Return Address: Lizabeth Hermansen  
PO Box 175  
Stevenson, WA 98648

Doc # 2006161196  
Page 1 of 7  
Date: 04/13/2006 04:18P  
Filed by: LIZBETH A HERMANSEN  
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  
509 427-3900 FAX 509 427-3907

### Administrative Decision

**APPLICANT/  
PROPERTY  
OWNER:**

Lizabeth McComas (Hermansen)

**FILE NO.:**

NSA-05-67

**PROJECT:**

To construct a 1,520 sq. ft. two-story single family dwelling with daylight basement/garage, accessory structure (approximately 24'x36'x26'), driveway and associated utilities.

**LOCATION:**

432 Kelly-Henke Road, Home Valley; Section 27 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-27-0-0-0180-00.

**LEGAL:**

See attached page 7.

**ZONING:**

General Management Area- Residential (R-5).

**DECISION:**

Based upon the record and the Staff Report, the application by Lizabeth Hermansen, 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 20 feet from the front property line, whichever is greater. **Side Yard:** 20 feet. **Rear Yard:** 20 feet. The applicant shall also be required to meet the **200-foot** setback from the west property line.
- 4) 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.
- 5) The Fire Safety Guidelines as stated in Section 22.08.070(B)(1)(a – 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 or 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. Variance to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.

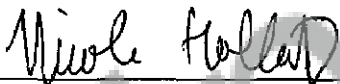
- f. Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with this section.
  - g. Telephone and power supply shall be underground whenever possible.
  - h. Roofs of structures should be made of fire-resistant materials, such as 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.
- 6) The applicant shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
- 7) The exteriors of all proposed development shall be composed of nonreflective materials or materials with low reflectivity. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 11%-15% or less.
- 8) The exterior of all proposed structures (including siding, trim, windows, garage doors, doors, roofing, etc.) shall be either dark natural or dark earth-tone colors. If the applicant chooses different colors than those approved, the dark natural or dark earth-tone color and material sample shall be submitted to the Planning Department prior to issuance of a building permit.
- 9) 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.
- 10) The applicant shall be required to plant a minimum of 10 coniferous native trees along the south side of the property where the development is sited. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 11) The applicant shall also be required to plant five new native trees for each tree removed during site development, which may include the 10 trees required for screening purposes.
- 12) All trees greater than 6 feet in height and within 200 feet on the north, west and south aspects of the proposed development shall be designated as screening trees, and shall be retained to provide screening from KVAs and maintain visual subordination, except as is necessary for site development or safety purposes.
- 13) 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. 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 12 day of April, 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

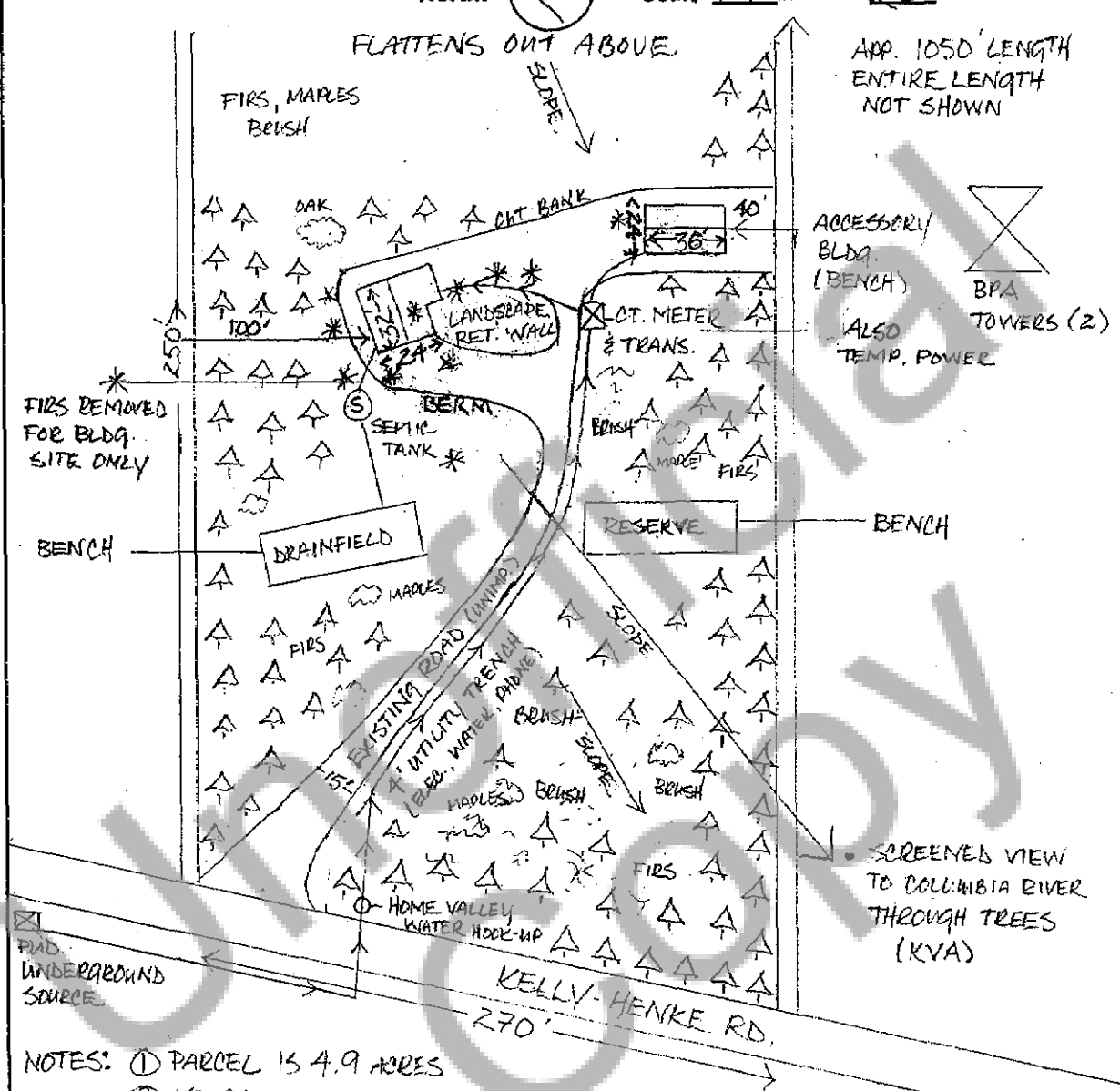
A copy of this Decision, including the Staff Report, was sent to the following:

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: HERMANSEN

North: 

Scale:  $\frac{1}{4}$  inches = 20 feet



- NOTES: ① PARCEL IS 4.9 ACRES  
 ② NO CREEKS OR WATER SOURCES  
 ③ EXCAVATE FOR BASEMENT & BLDG. SITE.  
 ④ PROPERTY MODERATELY WOODED; BRUSHY

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.

\* FIR TREES  
 TO BE REMOVED  
 ▲ EXISTING FIRS

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.



Doc # 200515845  
Page 1 of 1  
Date: 08/23/2005 12:06P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$32.00

AFTER RECORDING MAIL TO:

Name Lizbeth A. McComas

Address PO BOX 195

City, State, Zip STEVENSON, WA 98648

Filed for Record at Request of:

SET 28069

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) RON D. CLARK, A MARRIED PERSON AS HIS SEPARATE ESTATE  
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS  
in hand paid, conveys, and warrants to LIZBETH A. MCCOMAS, A MARRIED WOMAN AS HER  
SEPARATE ESTATE  
the following described real estate, situated in the County of SKAMANIA, state of Washington:

The West Half of the North 270 feet of the following described tract:

That portion of the North Half of the Northeast Quarter of Section 27, Township 3 North, Range 8  
East of the Willamette Meridian, in the County of Skamania, State of Washington lying Easterly of the  
centerline of Kelly-Henke Road.

EXCEPT a strip of land 300 feet in width acquired by the United States of America of the Bonneville  
Power Administration's Electric Power Transmission Lines.

"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS,  
IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE  
SHOWN ON ANY RECORDED PLAT OR SURVEY"

Gary H. Martin, Skamania County Assessor  
8/23/05 6:5 3-8-27-180  
Parcel #

Assessor's Property Tax Parcel/Account Number: 03-08-27-000180-00

Dated: August 23, 2005

Ron D. Clark

Ron D. Clark

STATE OF Washington )  
COUNTY OF Skamania ) ss

I certify that I know or have satisfactory evidence that

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged  
it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 22, 2005

**REAL ESTATE EXCISE TAX**

25196

AUG 23 2005

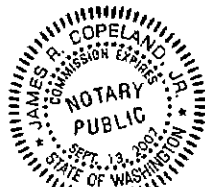
PAID 1280.4250.00 2 fees 5.00 1535.00

Victor Chelland Deputy  
SKAMANIA COUNTY TREASURER

Ron D. Clark

Notary Public in and for the state of WA

My appointment expires: 9-15-07



LPB-10(i) 7/97

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