

Return Address: Joseph and Debra Jermann  
P.O. Box 963  
Stevenson, WA 98648

Doc # 2006161380  
Page 1 of 6  
Date: 05/01/2006 12:33P  
Filed by: JOSEPH JERMANN  
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  
509 427-9458 FAX 509 427-8288

### Administrative Decision

**APPLICANT/  
PROPERTY  
OWNER:**

Joe & Debbie Jermann

**FILE NO.:**

NSA-04-13

**PROJECT:**

A 24'x 32'x 20' in height detached garage with a 12' open carport (will connect to existing utilities), 10'x 10' garden shed, and a 100' long 4' in height retaining wall.

**LOCATION:**

12 Aldon Wachter Road, near Stevenson; Section 36 of T3N, 7½E, W.M., and identified as Skamania County Tax Lot #03-75-36-4-0-0203-00.

**LEGAL  
DESCRIPTION:**

Lot 3 Jermann SP, recorded in Book 2, Page 224, Auditor's File # 93164.

**ZONING:**

General Management Area-Residential (R-5).

**DECISION:**

Based upon the entire record, including particularly the Staff Report, the application by Joe & Debbie Jermann, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC 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 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 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).

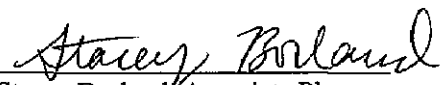
- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to issuance of a building permit.
- 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) Property line setbacks shall be: **Front yard** - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; **Side yard** - 20 feet; **Rear yard** - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. 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) The proposed detached garage shall not exceed 22' from the top of the footer set at existing grade, or 20' from slab if slab on grade foundation is used. The height of the garden shed addition shall be the same as or less than the existing dwelling. The retaining wall shall not exceed 4' in height.
- 5) Only that grading which is necessary for site development (building pads) is permitted.
- 6) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. If the applicant chooses to use metal for the exterior, they must submit samples to the Planning Department, prior to the issuance of a Building Permit, which shows the metal has been treated in some way or is comprised of a material to reduce reflectivity.
- 7) The applicant shall be required to submit **dark** and either natural or earth-tone color samples of a non-reflective material or material of low reflectivity for the roof, siding, trim, and doors for the proposed detached garage and a sample of the colored material for the retaining wall to the Planning Department for approval, prior to issuance of a building permit.
- 8) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-

reflective, opaque materials. Opaque means that 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.

- 9) All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 10) Limbing or topping of screening trees is prohibited.
- 11) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 12) The 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 required screening trees shall be located as indicated on the site plan and be at least 6' tall as measured from the ground to the top of the tree, after planting.
- 14) At least half of any trees planted for screening purposes shall be species native to the setting and commonly found in the area.
- 15) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 16) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 17) 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 Department. Final inspection sign-off will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 18) The Planning Department shall conduct at least two site visits during construction. One will be to verify the location of the structures 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 509-427-9484.
- 19) 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<sup>th</sup> day of June, 2004, at Stevenson, Washington.

  
Stacey Borland, Associate Planner  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, 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 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 Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

#### 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  
Skamania County Health Department

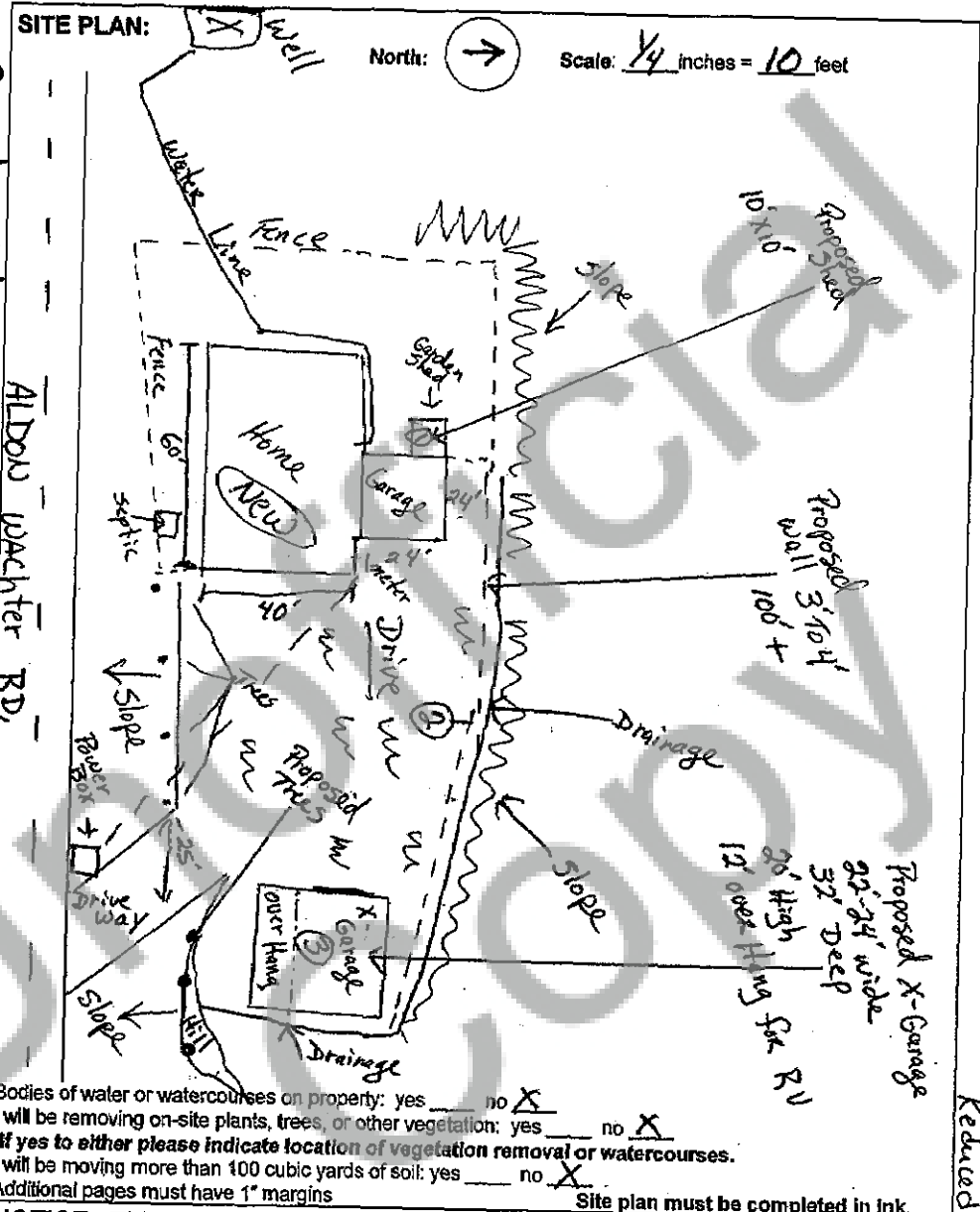
A copy of this Decision, including the Staff Report, was sent to the following:

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

Unofficial  
Copy

**SITE PLAN:**

North:  Scale:  $\frac{1}{4}$  inches = 10 feet



① Garden Shed 10'x10'

② Wall - 3'-4' High, 100' Long

③ X-Garage 22'-24' wide, 32' Deep, 20' High, 12' overhang for RV

④ Proposed is for New, the rest is existing.

ALDO WACHTER RD.

Proposed 10'x10' Garden Shed

Proposed 3'x10' wall 100' +

Proposed X-Garage 22'-24' wide 32' Deep 20' High 12' overhang for RV

Home (New)

Garage 24'x24'

Drive 24'x24'

Proposed 24'x24' overhang

Drainage

Slope

Water Line

Fence

Septic

Driveway

Proposed 24'x24' overhang

Drainage

Slope

Slope

Slope

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.

The property is covered in Trees + Brush - Nothing to be removed!