

Return Address: Rhys Harriman and Kelly Dennis
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Doc #: 2006162141
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Date: 06/28/2006 04:26P
Filed by: RHYS HARRIMAN & KELLY DENNIS
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:**

Rhys Harriman and Kelly Dennis

FILE NO.:

NSA-05-62

PROJECT:

Construction of a single-family dwelling (approximately 44'x44'x25'), detached garage (approximately 30'x40'x25'), patios, driveway and associated utilities.

LOCATION:

Located between Orchard Lane and Larsen Road, Underwood; Section 15 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1700-00.

LEGAL:

Deed was recorded on August 16, 1954 in the Skamania County Auditor's office in Book 38, Page 343.

ZONING:

General Management Area- Small-scale Agriculture (Ag-2).

DECISION:

Based upon the record and the Staff Report, the application by Rhys Harriman and Kelly Dennis, 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 Agricultural buffers shall be as follows: 100 feet from the west property line, 150 feet from the east property line, and 50 feet from the north and south property lines. If a conflict arises between setbacks and buffers, the greater of the two shall prevail.
- 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 applicant shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
- 6) The applicant and/or future owners shall be required to retain a minimum of five rows of mature oaks and conifer trees which screen the development from key viewing areas along the south portion of the property as shown on the site plan. This condition shall only apply if Washington Department of Fish and Wildlife consents to the removal of any mature oaks or conifers on the property.
- 7) 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 issuing a building permit.
- 8) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity.
- 9) All exterior lighting shall be hooded or shielded at a 90-degree angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 10) The proposed structures shall not exceed a height of 26 feet as measured from the top of the footer to the roof peak.

- 11) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 12) Vegetative landscaping, where feasible, shall retain the open character of existing pastures and fields.
- 13) The applicant and/or future owners shall be required to submit a wildlife plan to the Washington Department of Fish and Wildlife prior to any harvest of conifers on the subject property. No oak trees shall be harvested/removed from the property without WDFW written consent. If no agreement is made between WDFW and the applicant and/or future owners, no conifer tree over 6 inches in diameter shall be removed from the property without WDFW consent.
- 14) 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.
- 15) The following procedures shall be effected when cultural resources or human remains 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 ____ day of _____, 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

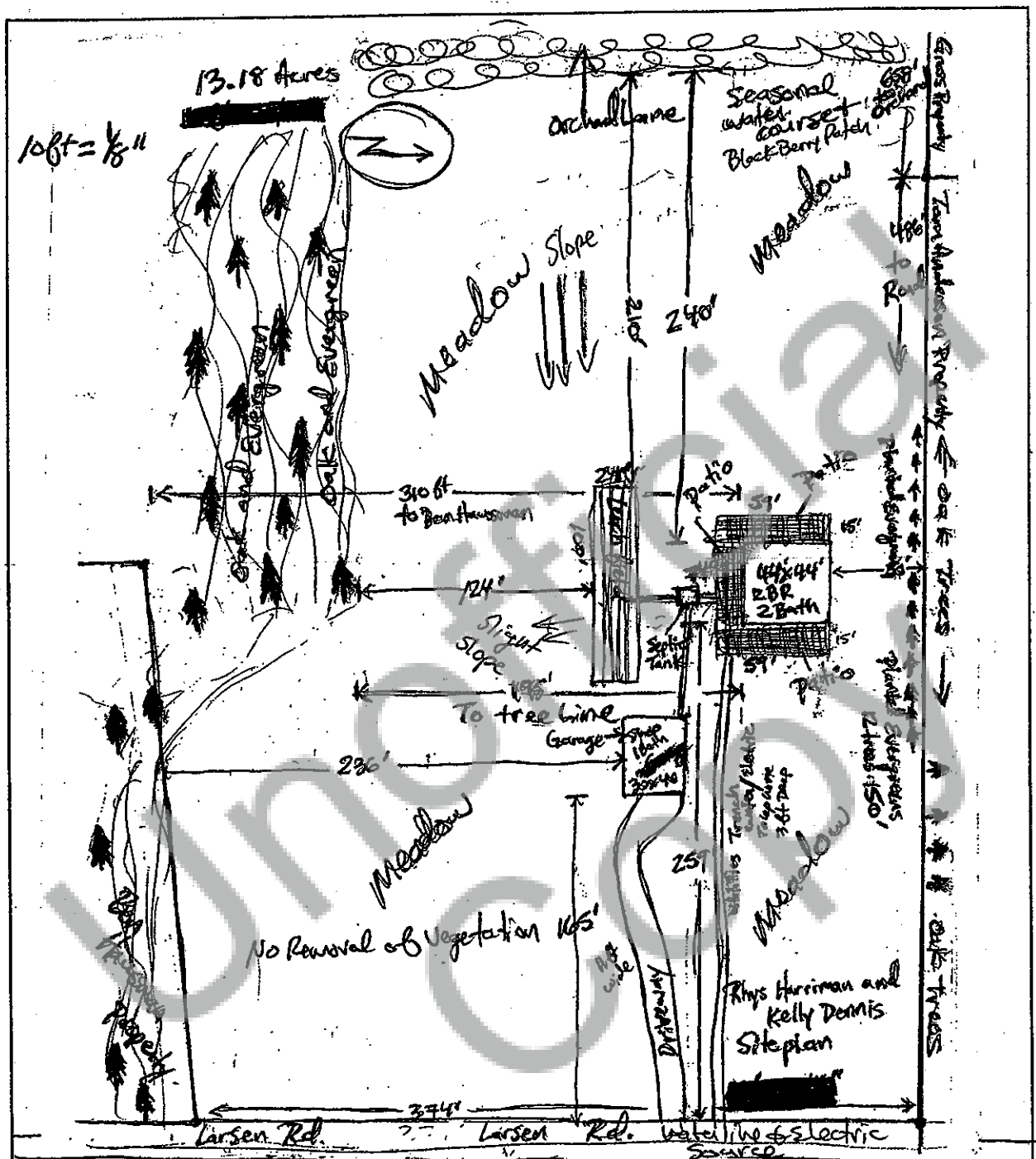
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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



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 Southeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast Quarter of said Section 15 running thence South 89°50' West a distance of 261 feet; thence North 0°18' West a distance of 418 feet; thence North 89°50' East a distance of 111 feet; thence North 0°18' West to a point on the Northerly right of way line of the Cook-Underwood Road; and the true point of beginning of this description; continuing thence North 0°18' West to a point which is 150 feet from the East 1/16 corner of the Southeast Quarter of said Section 15 as measured on a line bearing South 89°49' West from said 1/16 corner; thence continuing South 89°49' West a distance of 1,159.49 feet to the center line of Orchard Lane Road; thence South 0°24' West along the center line of said Orchard Lane Road a distance of 44.30 feet to the Northwest corner of that tract of land conveyed to Wilbur Marsh, et ux, by Deed recorded in Book 56, Page 409, Deed Records of Skamania County, Washington; thence North 89°43' East along the North line of said Marsh Tract a distance of 698.78 feet to the Northeast corner of said Marsh Tract; thence South 0°18' East a distance of 536.28 feet to the Northerly right of way line of said Cook-Underwood Road; thence Northeasterly along the Northerly right of way line of said Cook-Underwood Road to the point of beginning.

EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 68, Page 687.

ALSO EXCEPT Lot 1 of the Martha Lehmann Short Plat recorded in Book 3 of Short Plats, Page 9, Skamania County Records.