

Return Address: Mathew Hagan
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Troutdale, OR 97060

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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:

Matthew Hagan

FILE NO.:

NSA-05-35

PROJECT:

To construct a two-story single-family dwelling (32'x58' footprint) with attached garage and associated utilities. The foundation will be a crawlspace and not daylight basement as the notice of development review indicated.

LOCATION:

Located at the intersection of Woodard Creek Road and Leo Lane, Skamania, Washington; Section 27 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-27-3-0-0200-00.

LEGAL:

Lot 1 of the Tucker Short Plat, recorded on June 17, 1987 in the Skamania County Auditors records in Book 3 Page 118.

ZONING:

General Management Area-Residential (R-10).

DECISION:

Based upon the record and the Staff Report, the application by Foes & Sullivan Builders, Inc., 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 Department and the Southwest Washington 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.
- 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 Planning Department.
- 5) Planted vegetation shall be maintained to ensure survival.
- 6) All the existing trees shall be retained to provide screening from KVA's and to maintain visual subordination, except for those trees identified for removal on the site plan to the north of the house. All screening trees shall be maintained in a healthy condition and dead and dying trees shall be replaced in kind.
- 7) In addition to condition #6, 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. If there is any conflict between conditions #6 and #7, the more restrictive shall apply.
- 8) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 9) The development cannot exceed a height of 29'6" as measured from the top of the footer to the roof peak, and the height shall not exceed 27' as measure from the top of the crawlspace which has a minimum height of 18" and a maximum height of 30".

- 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, windows, casings, garage doors, doors, roofing, etc.) shall be either dark natural or dark earth-tone 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 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.
- 13) 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.
- 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 December, 2005, 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 \$500.00 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 Department
Skamania County Assessor's Office

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

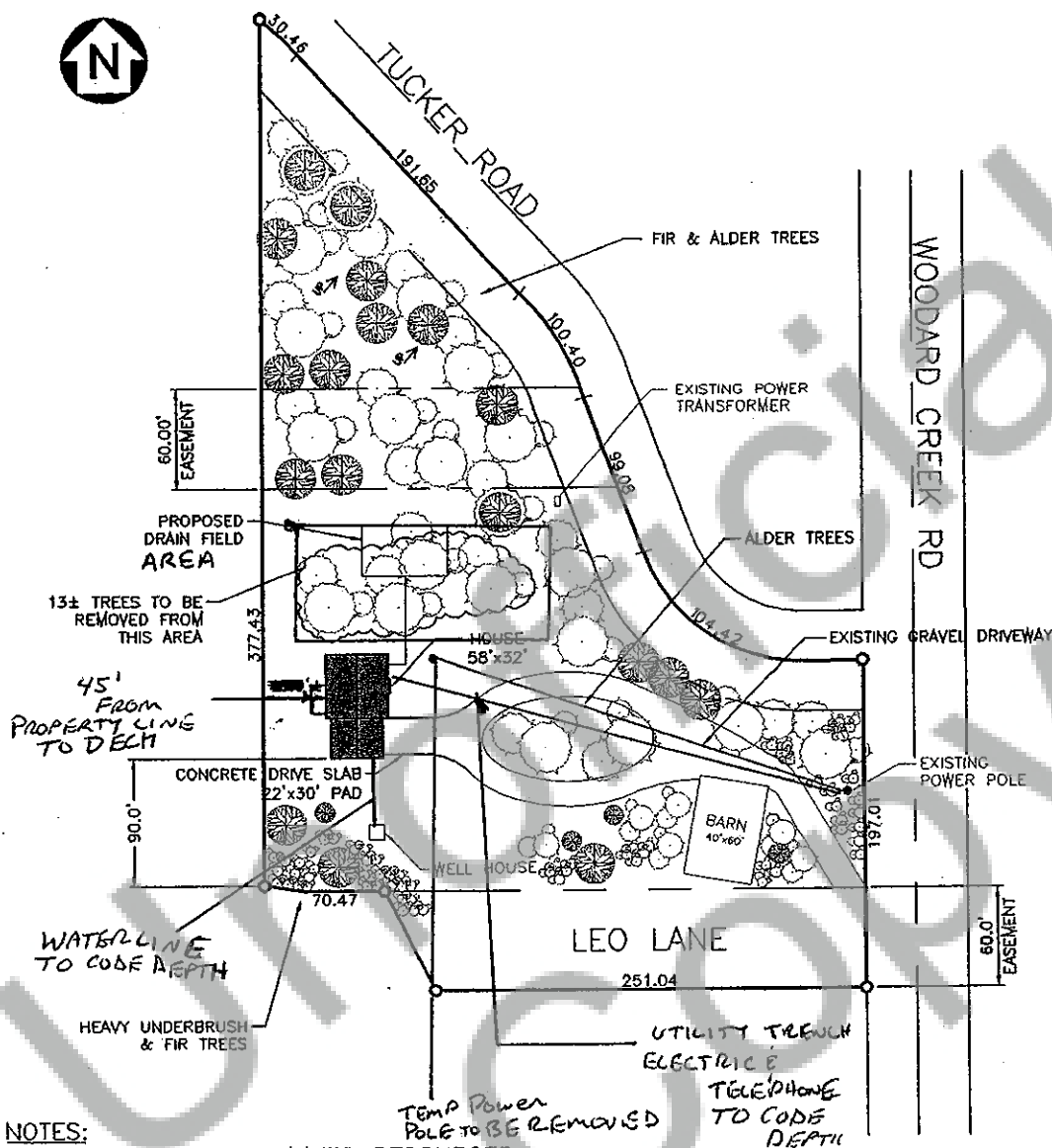
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Office of Community Development
Department of Fish and Wildlife

LEGAL DESCRIPTION PARCEL # 01 06-27-3-0-0200-00

LOT 1 OF THE SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 118, SKAMANIA COUNTY RECORDS.
EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED IN BOOK 79, PAGE 101.
TOGETHER WITH THAT PORTION OF LOT 3 OF SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 118, RECORDS OF SKAMANIA COUNTY, WASHINGTON, LYING EAST OF A LINE THAT CONTINUES SOUTH $01^{\circ}05'09''$ WEST FROM THE SOUTHERN END OF THE LINE THAT FORMS THE NORTHERN PORTION OF THE EAST LINE OF SAID LOT 3 AND THAT FORMS THE ENTIRE EAST LINE OF LOT 2 OF SAID SHORT PLAT.

NOTES

1. House site is marked on property with wooden stakes and twine.
2. All driveways are currently located on property from previous owners use, driveways will be graveled and groomed at time of construction.
3. Power pole on property will be removed and will be replaced by underground utilities.
4. The rear or west property line is marked with pink ribbon along the western border.
5. Approximately 13 fir trees will be removed to create a yard area; the boundary trees are marked around the house site with orange ribbon. Any tree that is marked as well as the trees closer to the site will be removed.
6. NO WATER ON PROPERTY
7. MOVING MORE THAN 100 CUBIC YARDS



NOTES:

1. NO CREEKS OR WATER RESOURCES
2. NO OUTSIDE LIGHTS EXCEPT ATTACHED TO NEW RESIDENCE
3. PROPERTY IS APPROX. 2.37 ACRES



NORWEST ENGINEERING
CONSULTING ENGINEERS PORTLAND, OREGON

SKAMANIA COUNTY

WOODARD CREEK RD

**MATTHEW & DENA HAGAN
PROPOSED RESIDENTIAL DEVELOPMENT
SITE PLAN**

CHKD. MDH

DRWN. JG

PROJECT NO.

APPR. MDH

DATE 6/17/05

DWG. NO.

REV.

SCALE 1"=100.00'

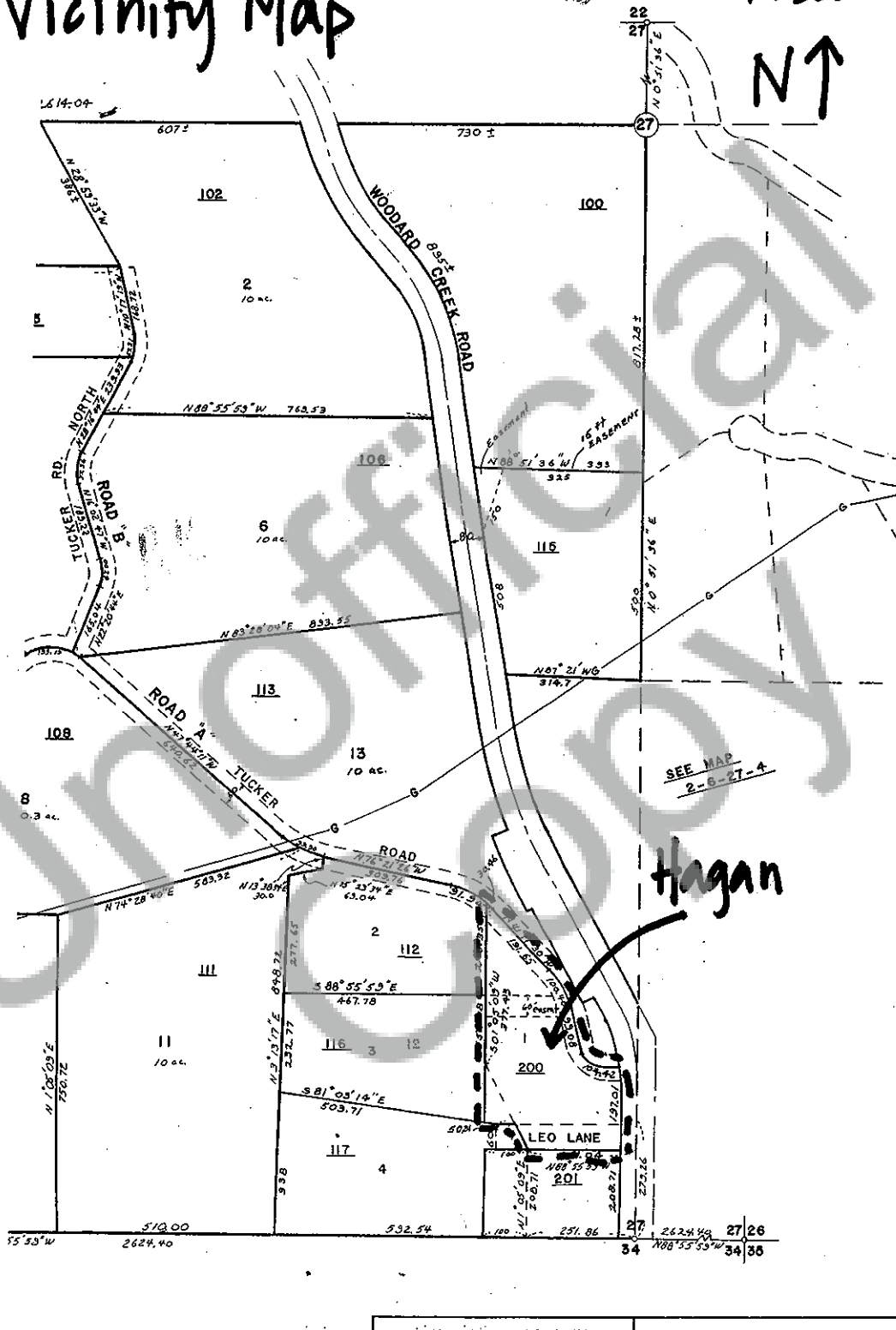
A S1

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Vicinity Map

2-6-27-3
1"=200'

N ↑



SEE MAP
2-6-27-4

Hagan