

Return Address: ~~Daryl Kandler~~
14970 Douglas Road
Yakima, WA 98908

Daryl Kandler
102 Larsen Rd
Underwood, WA
98651

Doc # 2006162212
Page 1 of 5
Date: 07/06/2006 11:34A
Filed by: DARYL KANDLER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

**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: Daryl Kandler

PROPERTY OWNER: Daryl Kandler

FILE NO.: NSA-05-024

PROJECT: To replace the existing single wide mobile home with a double wide manufactured home approximately 28' x 60' with an 8' wrap around porch, and a new garage/shop approximately 30' x 36'.

LOCATION: 102 Larson Road in Underwood, WA; Section 14 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-14-0-0-0203-00.

LEGAL: Lot 2 Power & Light Co. Short Plat, recorded in Skamania County Auditor's Book 2 of Short Plats, Page 173.

ZONING: General Management Area – Agriculture (Ag-2).

DECISION: Based upon the record and the Staff Report, the application by Daryl Kandler, 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.

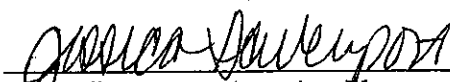
CONDITIONS OF APPROVAL:

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) All structures, except fences, including eaves, awnings and overhangs shall meet the following 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. 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. A variance of 10 feet was granted to the rear yard setback, leaving a 5 foot required setback.
- 4) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 6) All existing screening trees, including the vegetative barrier as required by NSA-96-58 and the trees on the east side of the subject property shall be retained and maintained in healthy condition. Dead and dying trees shall be replaced in kind.
- 7) The existing tree cover shall be retained except as necessary for site development, safety purposes or as part of forest management practices. The limbing or topping of existing trees is prohibited.
- 8) Only that grading which is necessary for site development (building pad) is permitted.

- 9) All new exterior lighting shall be directed downward and sited, hooded and shielded such that it is not visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. Opaque means it does not allow light to pass through the shield or hood. See attached Lighting Brochure. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.
- 10) The applicant shall submit either dark natural or dark earth-tone color samples for both the home and the garage/ shop to the Planning Department for verification prior to the issuance of a building permit.
- 11) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity. The metal siding treated in some way to be considered materials with low reflectivity, or a different siding material will need to be provided by the applicant.
- 12) 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 and Occupancy will not be issued until compliance with conditions, including visual subordination criteria, has 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 Department 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 29th day of September, 2005, at Stevenson, Washington.



Jessica Davenport, 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

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:

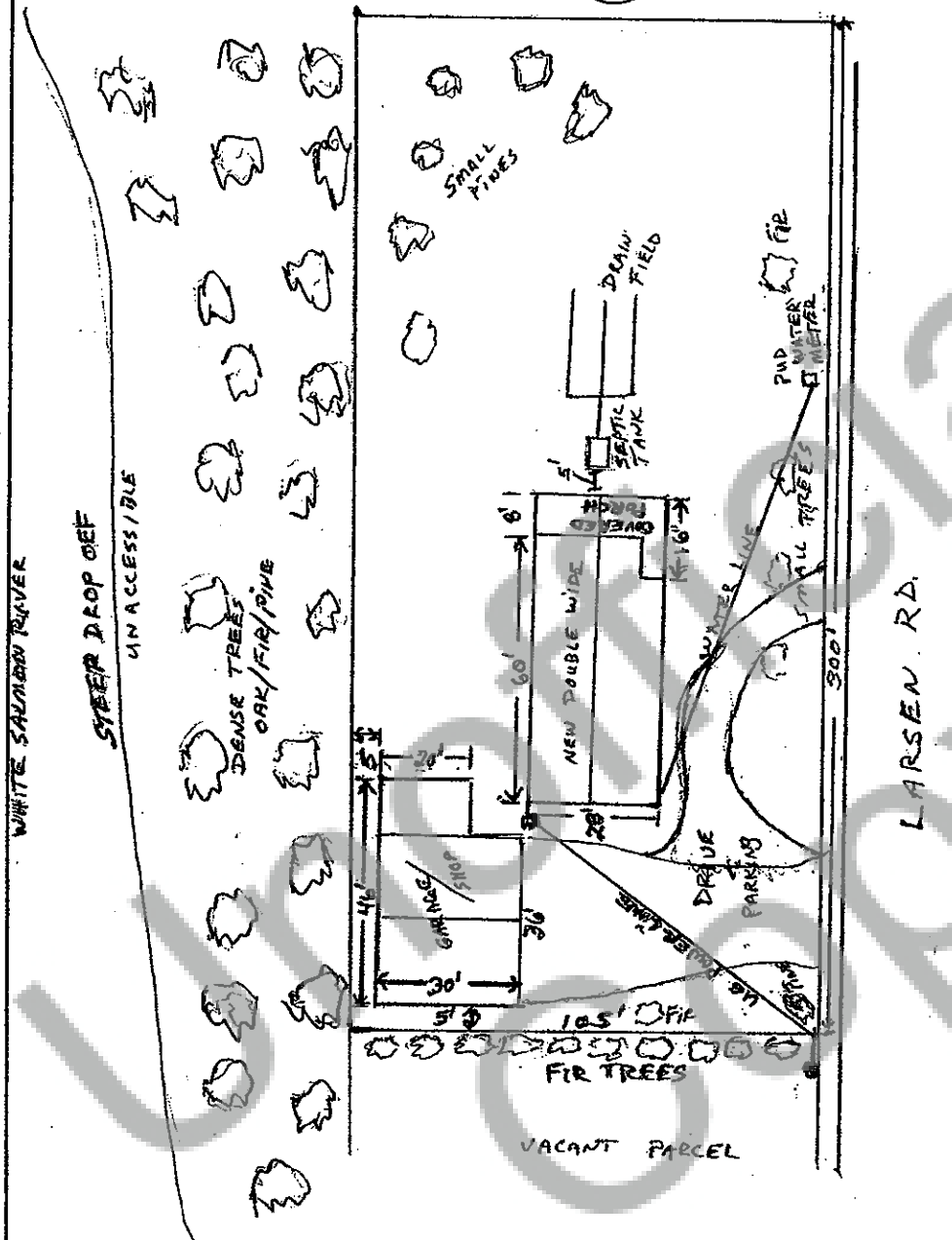
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board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

SITE PLAN:

North:



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



Bodies of water or watercourses on property: yes ___ no X

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

-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 X

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.

WE WOULD LIKE TO MOVE GARAGE SET BACK TO 5' TO UTILIZE ROOM BECAUSE THE LOT IS NARROW. THERE IS NO ACCESS TO PROPERTY BEHIND OUR LOT.