

Return Address: Gary King
11545 SW Beef Bend Road, #46
Tigard, OR 97224

Doc # 2006162341
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Date: 07/19/2006 10:46A
Filed by: GARY KING
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:**

Gary King

FILE NO.:

NSA-05-40

PROJECT:

To construct a single-family dwelling with daylight basement (approximately 61'x40'x25'), detached garage (approximately 26'x26'x16'), driveway and associated utilities.

LOCATION:

1342 Riverside Drive, Washougal; Section 11 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-11-1-0-1600-00.

LEGAL:

Attached as page 6.

ZONING:

General Management Area- Residential (R-10).

DECISION:

Based upon the record and the Staff Report, the application by Gary King, 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.

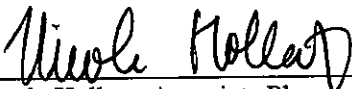
CONDITIONS OF APPROVAL:

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.
- 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) Planted vegetation shall be maintained to ensure survival.
- 6) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity.
- 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 and dark earth-tone color and material sample shall be submitted to the Planning Department prior to issuing a building permit.
- 8) The applicant shall be required to plant an additional native tree along the south side of the development for each tree removed for site development.
- 9) No development may occur within the 100-foot creek buffer.
- 10) 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.
- 11) The proposed development shall not exceed a height of 28 feet as measured from the top of the footer to the roof peak.

- 12) Existing tree cover shall be retained as much as possible in order to provide screening from key viewing areas and maintain visual subordination, except as is necessary for site development, safety purposes or as part of forest management practices.
- 13) 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.
- 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 30 day of March, 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

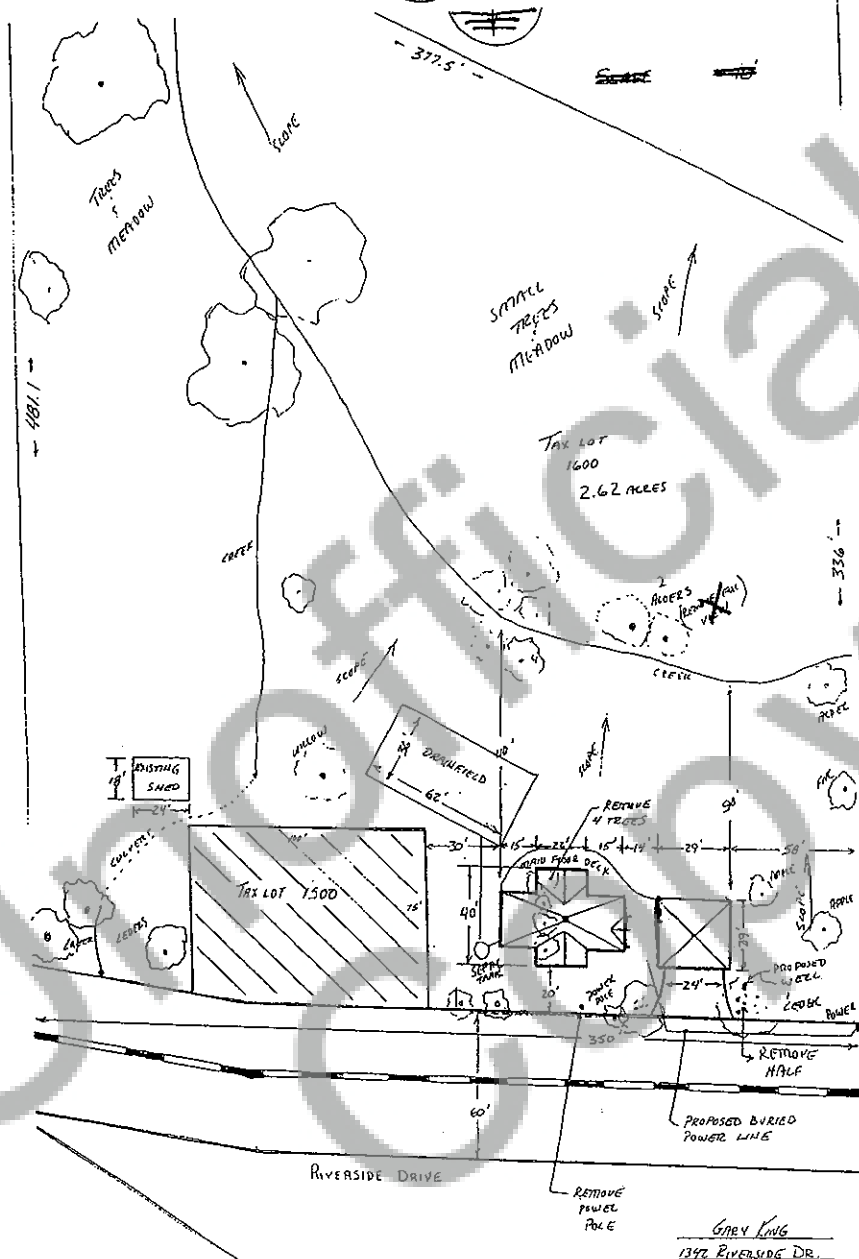
A copy of this Decision, including the Staff Report, was sent to the following:

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:

North: 

Scale: $\frac{1}{8}$ inches = 10 feet



revised NH

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

Tract Nos. 15, 16 and 17 and the East half of Tract No. 14 of SUNSHINE ACRES, in Section 11, Township 1 North, Range 5 East of the Willamette Meridian, according to the official plat thereof on file and of record, at page 45 of Book A, records of Skamania County, Washington.

EXCEPTING however, the following described portion of Tracts, Nos. 16 and 17.

BEGINNING at the Northeasterly corner of said Tract No. 17; and thence Southwesterly along the Northerly line of said Tract No. 17, a distance of 69 feet to the initial point of the excepted parcel; thence continuing Southwesterly along the Northerly lines of the said Tracts, Nos. 16 and 17, a distance of 100 feet; thence at a right angle in a Southeasterly direction, a distance of 75 feet; thence at a right angle in a Northeasterly direction, a distance of 100 feet; thence at a right angle in a Northwesterly direction, a distance of 75 feet to the initial point.

Gary H. Martin, Skamania County Assessor

Date 6/22/05 ^{BS} Parcel # 15-11-1-1600

GARY KING

1342 RIVERSIDE DR