

Return Address: Scot Davidson  
42 Cougar Creek Road  
Stevenson, WA 98648

Doc # 2006162392  
Page 1 of 6  
Date: 07/21/2006 02:32P  
Filed by: SCOT DAVIDSON  
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:**

Scot Davidson

**FILE NO.:**

NSA-04-55

**PROJECT:**

Additions to an approved single-family dwelling (carport, hot tub/patio area, brew room/wine cellar) and a detached garage/studio.

**LOCATION:**

512 Riverside Drive, Prindle; Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #01-05-11-2-0-1103-00.

**LEGAL  
DESCRIPTION:**

Lot 3 W Barber SP #1 BK 3/PG 26.

**ZONING:**

General Management Area -Residential (R-10).

**DECISION:**

Based upon the entire record, including particularly the Staff Report, the application by Scot Davidson, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby **approved in part**, as the interior uses of the brew room/wine cellar and tasting room **are denied** since those uses are not reviewable uses in the Residential zone (see Staff Report for details).

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:

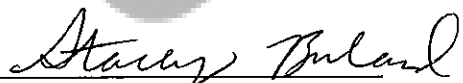
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded, by the applicant, in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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) All structures, except fences, including eaves, awnings and overhangs shall meet the following 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, with the exception for the garage and eaves off of the western property line southwest corner to be 5' off of the property line. Rear yard: 20 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.
- 4) The proposed garage/studio shall not exceed 26' from slab set at or below existing grade for a slab on grade foundation. At no point should the height of the detached garage exceed the height of the approved single-family dwelling.
- 5) Upon final inspection of the garage/studio, the Planning Department shall verify that no kitchen exists.
- 6) No more accessory buildings are allowed on the property.
- 7) The applicant is not authorized to place fill within the right-of-way of Riverside Drive, unless written permission is received from the Skamania County Department of Public Works/Road Department.

- 8) Any excavated material shall be utilized as fill on-site or taken off site outside of the National Scenic Area.
- 9) The applicant needs to notify the Planning Department where the fill will be taken off site, outside the National Scenic Area, prior to issuance of a building permit.
- 10) 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.
- 11) Limbing or topping of screening trees is prohibited.
- 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) Five required screening trees should be planted in two rows on 12' centers, and be at least 6' tall as measured from the ground to the top of the tree, after planting, as indicated on the site plan. No tree should be planted within 30' of the approved residence for fire protection. All of the above trees shall be planted prior to final inspection. Dead and dying trees shall be replaced in kind.
- 14) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening and at least half shall be native to the setting and commonly found in the area. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas).
- 15) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 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 garage/studio and additions to the approved dwelling shall be composed of **dark** natural or **dark** earth-tone exterior colors, as approved and on file with the Planning Department. If the applicant changes the color samples, then new samples for the siding, roof, trim and doors must be submitted to the Planning Department for approval prior to issuance of a building permit.
- 18) Only that grading which is necessary for site development (building pad) is permitted.
- 19) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 20) 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. See Lighting Brochure attached to the Staff Report.

- 21) If the rare plant *Bolandra oregana* (bolandra) or *Cimicifuga elata* (tall bugbane) is found in the project area then work should be halted and the Planning Department and the Washington Natural Heritage Program shall be contacted and a determination of a buffer or mitigation measure will be determined. (See sheet attached to the Staff Report).
- 22) 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 will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 23) The Planning Department will 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.
- 24) 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 11<sup>th</sup> day of February, 2005, 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

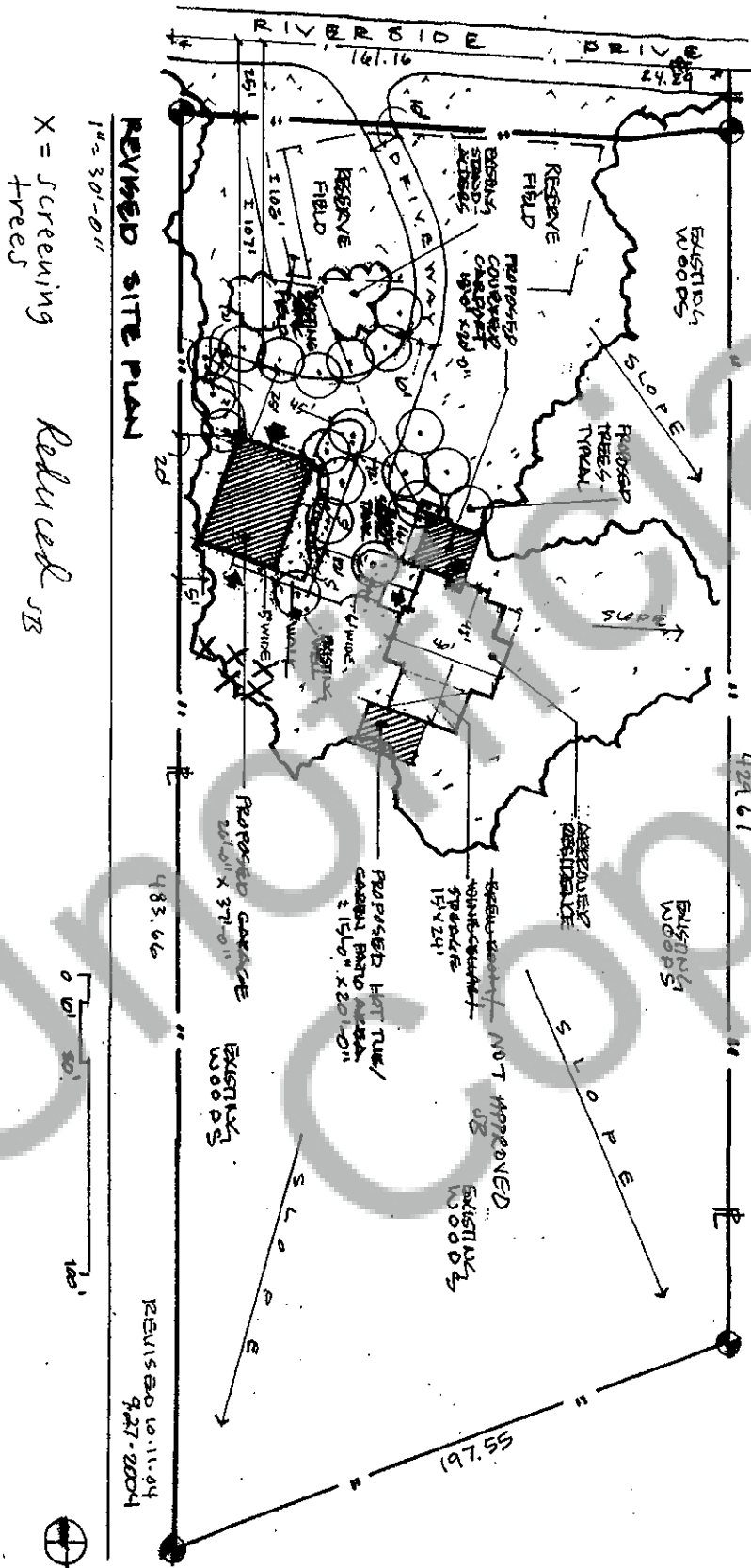
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



X = screening trees  
Reduced JB

REVISIO SITE PLAN  
1" = 30'-0"

REVISIO 10.11.04  
9.27.2004