

Return Address: Scott Earl, PRC Contracting
7005 NE 179th Street
Vancouver, WA 98686

Doc # 2006162576
Page 1 of 8
Date: 08/08/2006 01:24P
Filed by: PCR CONTRACTING
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

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: Scott Earl, PCR Contracting

PROPERTY OWNER: Guy & Sally Nab

FILE NO.: NSA-06-22

PROJECT: Construction of an accessory structure (approximately 30'x44'x17') with associated utilities.

LOCATION: 1922 Duncan Creek Road, Skamania; Section 28 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-28-0-0-1002-00.

LEGAL: Lots 1 MacDonald Short Plat, Book 3 Page 253.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by PCR Contracting, 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 §22.06.120(C)(2).

- 1) As per SCC §22.06.120(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:** 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. 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 to the 200-foot setback from the north and west property lines was granted allowing the proposed accessory structure to be sited as shown on the site plan. If a conflict arises between setbacks and buffers, the greater of the two shall prevail.
- 4) The Fire Safety Guidelines as stated in section 22.14.050(A) shall be conditions of approval:
 - a. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b. Hazardous fuels shall be removed within the fuel break area.
 - c. Buildings with plumbed water systems shall install at least one (1) standpipe at a minimum of fifty (50) feet from the structure(s).
 - d. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - e. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a finished grade of twelve percent (12%). Turnouts shall be provided at a minimum

- of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
- f. Within one (1) year of the occupancy of a dwelling, the Administrator shall conduct a review of the development to assure compliance with this section.
 - g. Telephone and power supply shall be underground whenever possible.
 - h. Roofs of structures should be made of fire-resistant materials, such as fiberglass, shingle, or tile. Roof materials such as cedar shake and shingle should not be used.
 - i. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - k. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) 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.
 - 6) The applicant and/or future owner shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
 - 7) The combined footprint of all accessory buildings on the parcel shall not exceed 1,500 square feet in area.
 - 8) The applicant shall retain the existing vegetation to the east and south of the development site, between the existing dwelling and the 100-foot no-touch buffer on the eastern side of Duncan Creek, except as is necessary for site development. A fuel break of 50 feet shall be maintained, any shrubs within this area shall be less than 24 inches in height and the accumulated leaves and other dead vegetation shall be removed from the area.
 - 9) The exterior of all proposed structures (siding, trim, windows, garage doors, doors, roofing, etc.) shall be dark earth-tone colors. The applicant shall submit the dark earth-tone color and material sample to the Planning Department prior to issuance of a building permit.
 - 10) The structure shall be composed of nonreflective materials or materials with low reflectivity. The applicant shall submit final samples for the proposed accessory structure of non-reflective materials or materials with low-reflectivity to the Planning Department prior to issuance of a building permit. Painted metal is not approved.
 - 11) 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.
 - 12) No development or removal of vegetation shall occur within the 100-foot buffer off Duncan Creek.

- 13) The applicant shall 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.
- 14) The Planning Department will 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 framing 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.
- 13) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
 - d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 14) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
 - a) Halt of Activities. All survey, excavation and construction activities shall cease.
 - b) Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

- c) **Inspection.** The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
- d) **Jurisdiction.** If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
- e) **Treatment.** The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 17 day of July, 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 §22.06.150(A), 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

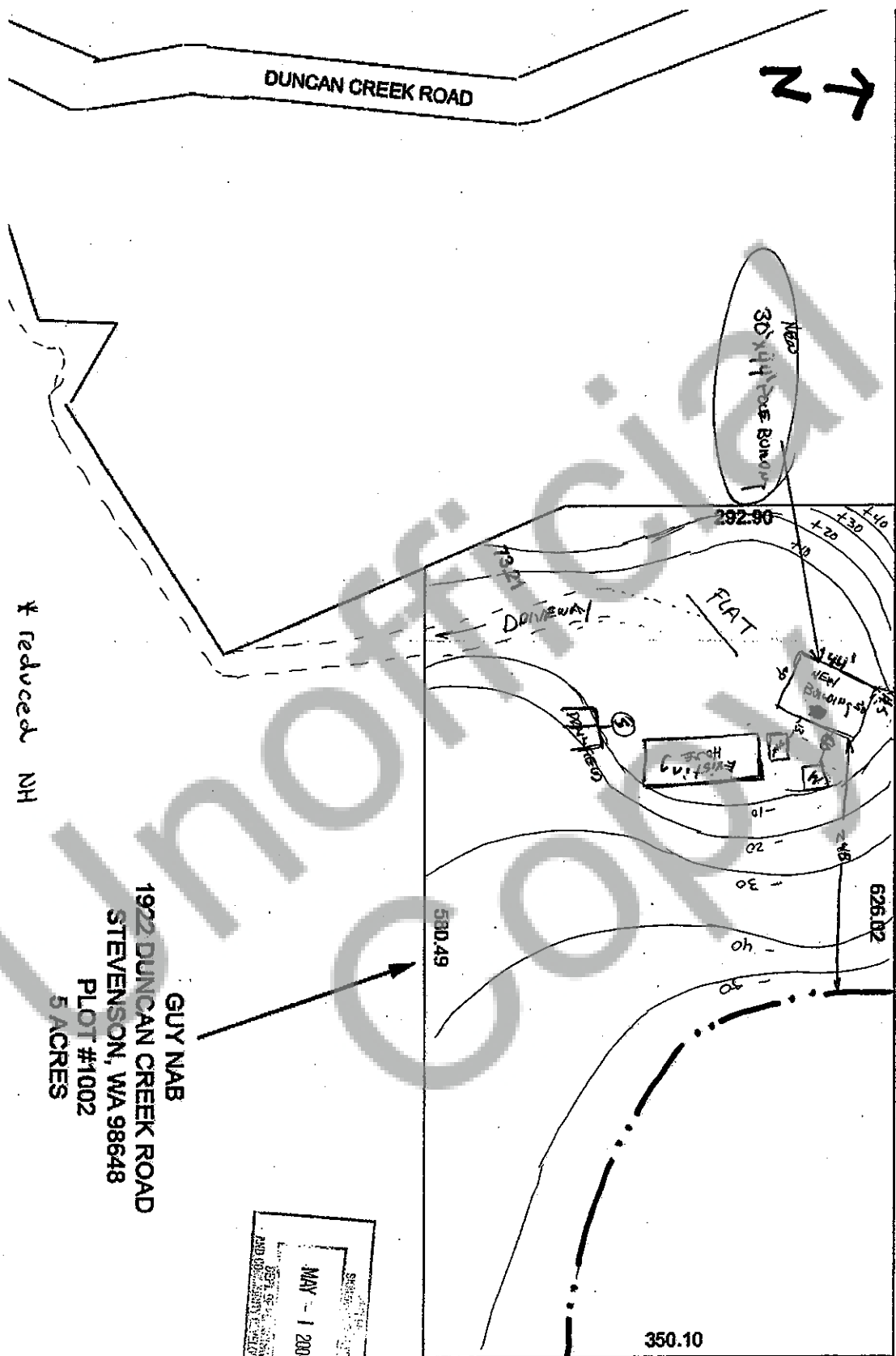
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



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BOOK 192 PAGE 109

FILED
SKAMANIA COUNTY
CLARK COUNTY TITLE

AUG 6 1 34 PM '99

Hawry
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Guy and Sally Nab

Address 1922 Duncan Creek Road

City, State, Zip Stevenson, Wa 98648

Gary H. Martin, Skamania County Assessor

Date 8-6-99 Parcel # 2-6-28-1002

Vn

CCT-64295

Quit Claim Deed

THE GRANTOR Guy D. Nab and Sally E. Nab, husband and wife for and in consideration of Love & Affection conveys, and quit claims to Guy D. Nab and Sally E. Nab and Beau D. Nab, an unmarried individual with rights of survivorship the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:

A tract of land in the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 1 of the MacDonald Short Plat, recorded in Book 3 of Short Plats, page 253, Skamania County Records.

RE³ ESTATE EXCISE TAX

20343

AUG 6 1999

PAID Exempt

JN

SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel Account Number(s): 2-6-28-1002

Dated August 2nd, 1999

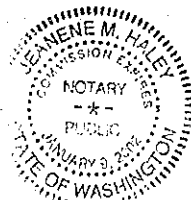
Guy D. Nab
Sally E. Nab

Registered ☒
Indexed, L.R. ☒
Advised ☒
Filed ☒
Date

STATE OF WASHINGTON
COUNTY OF Clark } ss

I certify that I know or have satisfactory evidence that Guy D. Nab and Sally E. Nab is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08/02/99



Jeanene M. Hale
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 01/09/02