

Return Address: Lawrence W. Quinn &
J. Christina Brittain
812 Canyon Creek Road
Washougal, WA 98671

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Filed by: LAWRENCE W QUINN
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
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT: J. Christina Brittain & Lawrence W. Quinn

PROPERTY OWNER: Lawrence W. Quinn

FILE NO.: NSA-04-67

PROJECT: Home additions, landscaping, a fence, gates, gazebo, spa, and a home occupation and cottage industry activities, including a 2-room bed & breakfast, education and counseling, and plant propagation for wholesale purposes.

LOCATION: 812 Canyon Creek Road; Section 3 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #01-05-03-0-0-0900-00.

LEGAL: See attached Page 6.

ZONING: General Management Area -Small Woodland (F-3).

DECISION: Based upon the record and the Staff Report, the application by Christina Brittain & Lawrence W. Quinn, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with Title 22 SCC 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 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.
- 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.
- 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 30 feet from the front property line, whichever is greater, **Side** yard: 20 feet, **Rear** yard: 25 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 applicant should comply with the following fire safety guidelines for the gazebo and spa building:
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 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.
 - g) Telephone and power supply shall be underground whenever possible.
 - 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 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) Only residents of the home may be employed for the bed & breakfast aspect of EcoPlace.
- 6) A maximum of three outside employees may be allowed for the education and counseling and plant propagation aspects of EcoPlace.
- 7) No more than 25 percent of the total actual living space of the dwelling may be utilized for EcoPlace.
- 8) No more than 500 square feet of an accessory structure may be utilized for EcoPlace.
- 9) There shall be no outside visible evidence of EcoPlace, including outside storage, except for plant propagation and the two signs listed in conditions #12 and #13, below.
- 10) No retail sales except incidental sales at lodging shall occur at EcoPlace.
- 11) Guests may not stay at EcoPlace for more than 14 consecutive days.
- 12) One non-animated, non-illuminated sign, not exceeding two square feet in area is allowed on the subject structure or within the yard for the cottage industry activities.
- 13) One non-animated, non-illuminated sign, not exceeding four square feet in area is allowed on the subject structure or within the yard for the bed & breakfast.
- 14) The two signs are required to meet the requirements of Section 22.10.050(A)(1), see Staff Report.
- 15) The proposed gazebo and spa building shall not exceed 12' in height.
- 16) All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Screening trees include mature vegetation south of the home site. Dead and dying trees shall be replaced in kind.
- 17) Limbing or topping of screening trees is prohibited.
- 18) The exterior of the proposed gazebo, spa building, and fence shall be composed of non-reflective material or materials with low reflectivity.
- 19) All new exterior lighting comply with the above provisions prior to a final inspection being approved. Opaque means it does not allow light to pass through the shield or hood. See Lighting Brochure attached to the Staff Report. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.

- 20) 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, if a building permit is required. Final inspection sign-off will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 21) If a building permit is required, the Planning Department shall conduct at least one site visit during construction. This will be to verify the location of the structures as stated by the Administrative Decision. An 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.
- 22) 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 28th 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 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
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

Real Estate:

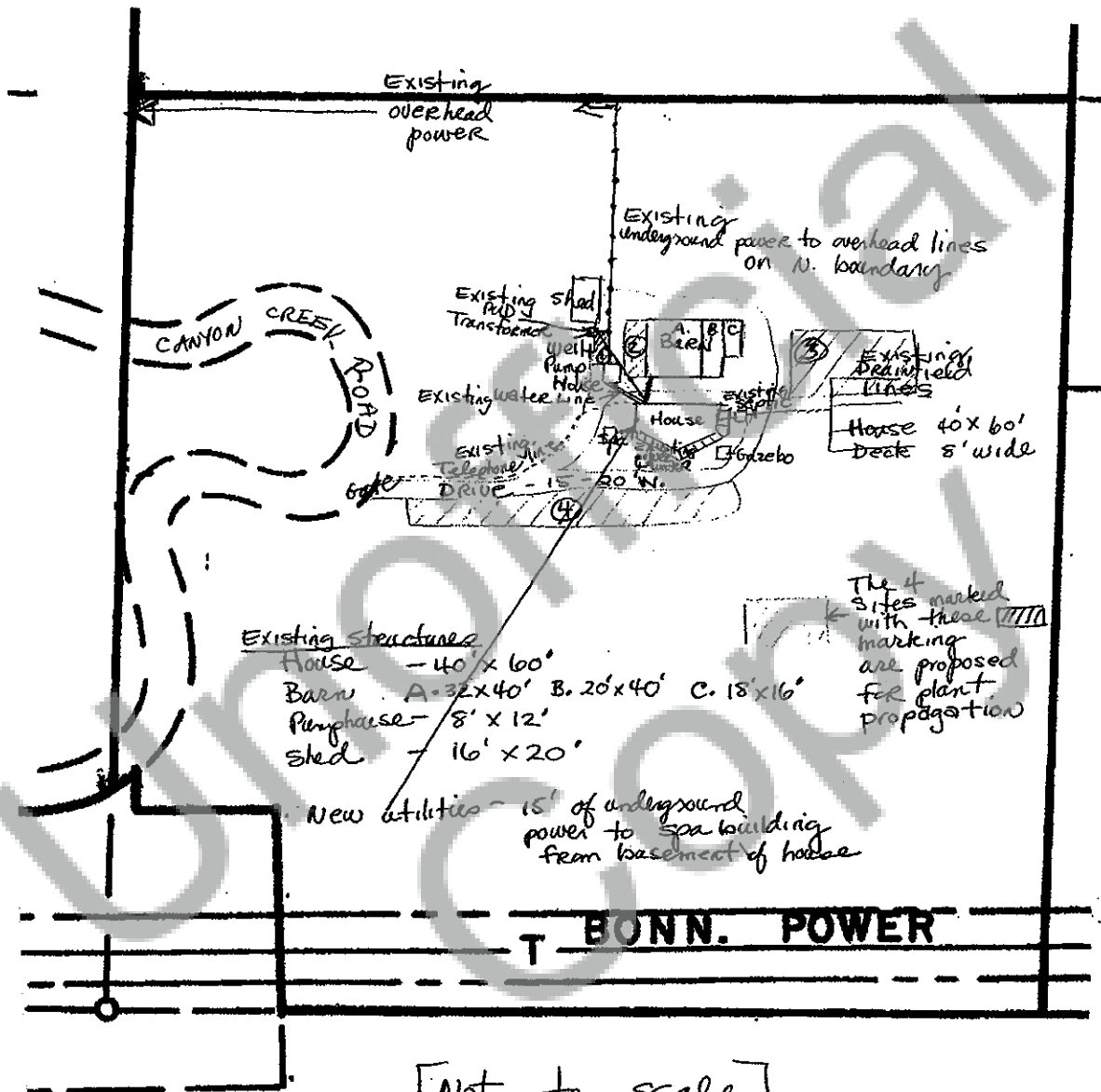
Real property located in the County of Skamania, State of Washington, and more particularly described as follows:

The Southwest quarter of the Southeast quarter (SW¼ SE¼) of Section 3, Township 1 North, Range 5 East of the Willamette Meridian.

EXCEPT County Roads.

EXCEPT ALSO that part of SW¼ SE¼ of Section 3, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as beginning at a point which is N. 7°31'10" E., 281.77 feet from the south one quarter corner of Section 3. This corner is evidenced by a 1" Iron Pipe with Brass Cap. Thence N.87°39'50" E., 200.0 feet; thence S.2°20'10" S., 282.0 feet; thence S.88°40'40"W., 248.3 feet to the south one quarter corner of Section 3, thence north on the west line of the SW¼SE¼ of Section 3, to the southerly right-of-way line of Washington State Highway Route Number 140; thence northeasterly along the southerly right-of-way of said highway to a point that is N.2°20'10" W., 80 feet more or less from the point of beginning; thence S.2°20'10"E., 80 feet more or less to the point of beginning. Said land contains 1.59 acres more or less.

SITE PLAN B.



[Not to scale]
Approximate only.
(Reduced)

SITE PLAN C.

