

Return Address: Stephanie Huntington  
PO Box 209  
Washougal, WA 98648

Doc # 2006162842  
Page 1 of 10  
Date: 09/01/2006 11:12A  
Filed by: STEPHANIE HUNTINGTON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$41.00

## 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:** Stephanie Huntington

**PROPERTY OWNER:** James and Linda Croy

**FILE NO.:** NSA-06-16

**PROJECT:** Construction of a single-family dwelling (approximately 52'x70'x26.4'), accessory shop (approximately 24'x30'x20'), driveway and associated utilities.

**LOCATION:** Located at Franz Road and State Route 14; Section 23 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-33-0-0-1801-00.

**LEGAL:** See attached page 9/10.

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

**DECISION:** Based upon the record and the Staff Report, the application by Stephanie Huntington, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and is hereby approved in part and the original proposed location of the single-family dwelling denied.

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. A variance to the 200-foot setback from adjacent properties was granted allowing the proposed structures to be sited as shown on the revised 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) A declaration shall be signed by the landowner and recorded in the Auditor's Records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices on lands classified as F-1, F-2, F-3, Ag-1, and Ag-2.
  - 7) The applicant and/or future owner shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
  - 8) The applicant and/or future owners shall be required to retain all existing trees screening the proposed accessory structure from key viewing areas, as marked on the site plan, except as is necessary for site development, fire or safety purposes (50 foot fuel break).
  - 9) For each tree removed for site development, the applicant shall be required to replant one native fir tree, directly to the south of the proposed development, as detailed on the site plan, for screening purposes. At least half of any trees planted for screening purposes shall be species native to the setting. 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). At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
  - 10) The applicant shall be required to move the location of the proposed single-family dwelling approximately 50 feet back to the north from the ridgeline, as detailed on the revised site/grading plan, in order to reduce visibility from key viewing areas and to utilize existing topography on the site location. The ridgeline shall be marked at the highest elevation and flagged during all construction activities to ensure the 50-foot setback is met. No excavation shall occur which would reduce the height of the existing ridgeline, and the final grade of the proposed structures shall not exceed the highest point of the existing natural grade.
  - 11) The exterior of all proposed structures (including siding, trim, windows, garage doors, doors, roofing, etc.) shall be dark earth-tone colors. If the applicant chooses different colors than those approved, the dark earth-tone color and material sample shall be submitted to the Planning Department prior to issuing a building permit.
  - 12) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity. The proposed metal siding and roofing for the accessory structure were not approved, as they are not considered nonreflective. The applicant's second choice of hardiplank siding and

composition roofing in dark earth-tone colors was approved. The applicant shall submit samples to the Planning Department for the proposed accessory shop of nonreflective materials or materials with low reflectivity, prior to issuance of a building permit. Painted metal is not approved. The building plans shall also include windows that have a low-reflective quality and an outdoor reflectance rating of 11%-15% or less.

- 13) All exterior lighting shall be hooded or shielded at a 90-degree angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 14) The proposed single-family dwelling shall not exceed a height of 28 feet as measured from the top of the footer to the roof peak. The proposed accessory shop shall not exceed a height of 22 feet as measured from the top of the footer to the roof peak.
- 15) All new buildings, alterations and additions to existing buildings, new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of the pavement of State Route 14.
- 16) The applicant and/or future owner shall be required to retain all the existing mature trees that are located between the top of the ridgeline at the center of the property and State Route 14.
- 17) 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.
- 18) 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 survey the cultural resources after obtaining permission from the landowner and appropriate permits from the DAHP. 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.

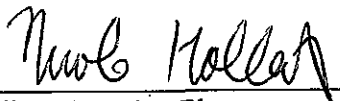
Based upon the survey and evaluation report and any written comments, the Planning Department shall make a final decision on whether the resources are significant. A mitigation plan shall be prepared if the affected cultural resources are significant. Construction activities may recommence if the cultural 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.

- 19) The following procedures shall be effected when human remains are discovered during construction activities:

- a) Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.
- b) Notification. Law enforcement officials, the Planning Department, 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 the Native Americans. The cultural resource protection process may conclude when the conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 3 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 §22.06.050(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: ↑

200'

Scale: 1

inches = 80 feet

to be well  
possible  
1000 gal  
h<sub>2</sub>O tank

2.18 Acres

approved  
Revised  
Home site  
(approx. 60' rightline)  
Remove maple  
tree from  
close to home

Remove  
black berries, maple  
trees from  
footprint

50' firebreak  
around home  
rocky soil  
trim up undergrowth  
berries, tree limbs

FRANZ  
ROAD

SR 14

stand pipe  
well

maple

french waterline  
3' deep to drive

stand pipe

Easement

proposed drive  
to be ditched  
for power  
phone 4' deep

approximate  
rightline


Home site

leave all mature  
fir trees 40 years  
undergrowth  
salal 150'  
to road  
for visual barrier

grade  
remove  
diff  
begin  
road  
30 yards  
gate

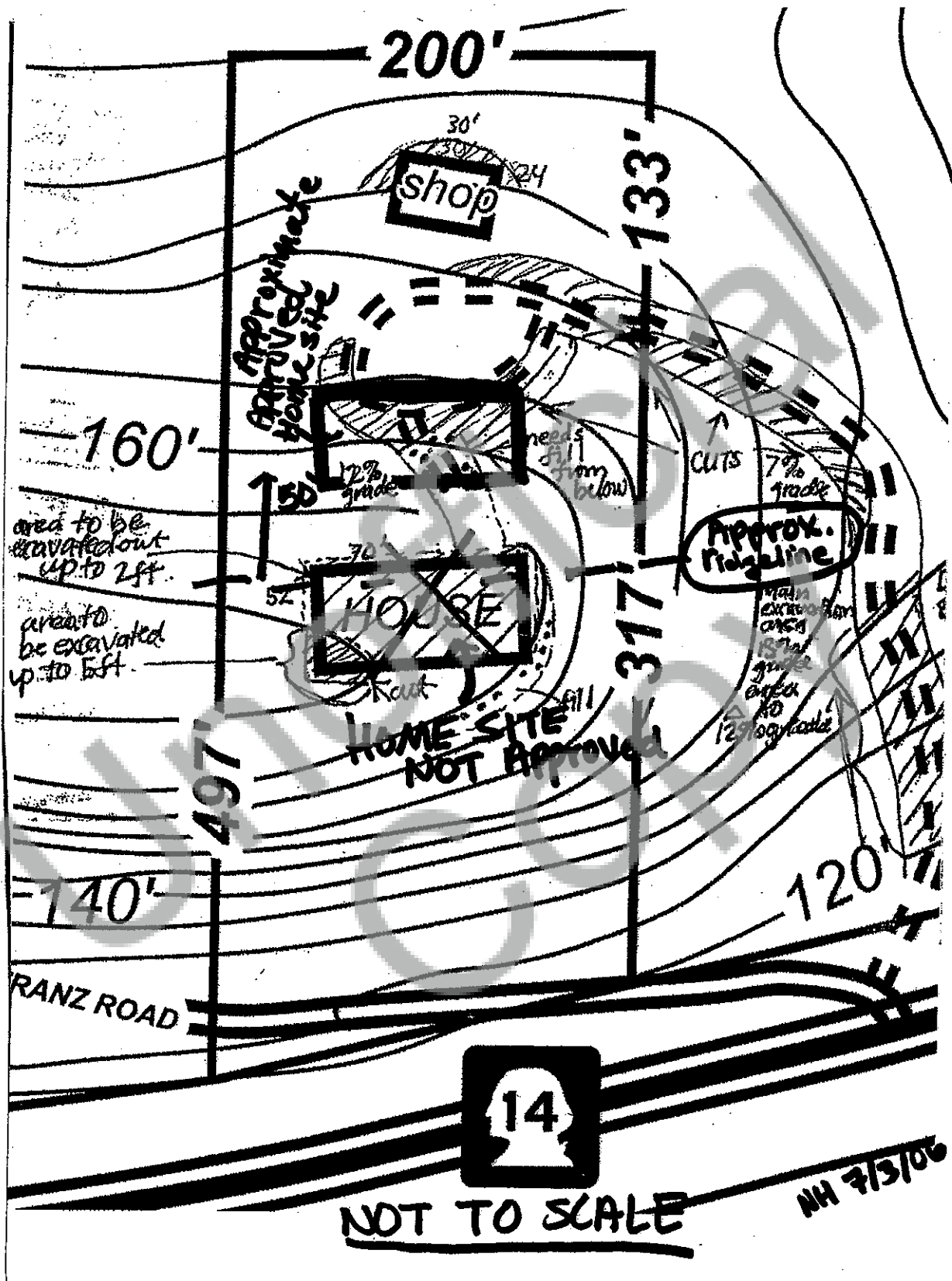
\*NOT TO SCALE

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

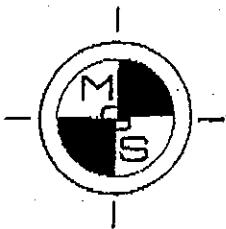
 =  
Retain mature  
trees/plant  
replacement trees

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.







**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

January 10, 2006

**"BOUNDARY LINE ADJUSTMENT"  
PROPOSED ADJUSTED TAX LOT 200**

A parcel of land located in the Southeast quarter of the Southwest quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast quarter of the Northwest quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the North quarter corner of said Section 4;

Thence North  $01^{\circ}43'15''$  East, along the East line of said Southeast quarter of the Southwest quarter of Section 33, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence continuing South  $77^{\circ}18'52''$  West, along said North Right-of-Way line of State Route 14, for a distance of 1096.19 feet to THE TRUE POINT OF BEGINNING;

Thence leaving said North Right-of-Way line of State Route 14 North  $01^{\circ}06'57''$  East, for a distance of 450.00 feet;

Thence North  $89^{\circ}10'12''$  West, for a distance of 200.00 feet;

Thence South  $01^{\circ}06'57''$  West, for a distance of 497.15 feet to said North Right-of-Way line of State Route 14;

Thence along said North Right-of-Way line of said State Route 14, along the arc of a 1382.40 foot radius non-tangent curve to the left, for an arc distance of 51.38 feet, through a central angle of  $02^{\circ}07'46''$ , the chord of which bears North  $78^{\circ}22'45''$  East, for a chord distance of 51.38 feet;

Thence continuing along said North Right-of-Way line of said State Route 14, North  $77^{\circ}18'52''$  East, for a distance of 154.34 feet to THE TRUE POINT OF BEGINNING.

Containing 2.18 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The above description is an accurate description of the land actually surveyed.

Together with an easement for the purpose of ingress and egress across a tract of land located in the Southeast quarter of the Southwest quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast quarter of the Northwest quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, being 30.00 feet in with, 15.00 feet on either side of the following described centerline:

Beginning at the North quarter corner of said Section 4;

Thence North  $01^{\circ}43'15''$  East, along the East line of said Southeast quarter of the Southwest quarter of Section 33, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence continuing South  $77^{\circ}18'52''$  West, along said North Right-of-Way line of State Route 14, for a distance of 959.79 feet to THE TRUE POINT OF BEGINNING;

Thence leaving said North Right-of-Way line of State Route 14, North  $26^{\circ}06'36''$  East, for a distance of 18.44 feet;

Thence North  $11^{\circ}36'49''$  East, for a distance of 22.08 feet;

Thence North  $05^{\circ}54'05''$  West, for a distance of 59.57 feet;

Thence North  $18^{\circ}03'18''$  West, for a distance of 61.50 feet;

Thence North  $02^{\circ}44'06''$  West, for a distance of 55.62 feet;

Thence North  $35^{\circ}54'45''$  West, for a distance of 24.54 feet;

Thence North  $49^{\circ}07'06''$  West, for a distance of 22.93 feet;

Thence North  $59^{\circ}49'15''$  West, for a distance of 51.72 feet;

Thence North  $67^{\circ}17'02''$  West, for a distance of 38.03 feet to the East line of the proposed Tax Lot 200 as described above, being the terminus of said centerline description.