

Return Address: Harrison Roberts
2789 N. "O" Street
Washougal, WA 98671

Doc # 2006163294
Page 1 of 8
Date: 10/11/2006 02:10P
Filed by: HARRISON ROBERTS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
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: Harrison Roberts

PROPERTY OWNER: Harrison and Mary Roberts

FILE NO.: NSA-05-47

PROJECT: To construct a single-family residence 28' x 40' x 33' in height including the daylight basement garage, driveway and associated utilities.

LOCATION: Located on Lakeshore Drive, Skamania; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-2300-00.

LEGAL: Lot 23 Block 3 Woodard Marina Estates. Skamania County Auditor's Book A Page 114-115.

ZONING: General Management Area – Residential (R-1).

DECISION: Based upon the record and the Staff Report, the application by Harrison Roberts, 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 a portion of 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.

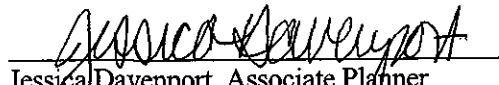
CONDITIONS OF APPROVAL:

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) Anything marked as future plans or future addition is not approved as part of this decision and would require a future review and approval.
- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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) 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) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 7) 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.
- 8) The height of the proposed structure shall not exceed 33 feet from top of footer to roof peak (including the daylight basement garage).

- 9) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. The applicant shall be allowed to remove the three fir trees and the one walnut tree as indicated on the site plan.
- 10) The exterior of the single-family dwelling shall be either dark natural or dark earth-tone in color. The color samples submitted by the applicant, Parker 100 Pinedale (8655D) for the body and Parker 100 Tattersall Brown (8215D) for the trim have been approved by the Planning Department. If the applicant chooses to paint the exterior of the dwelling different colors, dark earth-tone or dark natural colors shall be submitted to the Planning Department for approval prior to the issuance of a building permit. All portions of the exterior of the dwelling (doors, garage doors, siding, trim, roofing, etc.) shall be either dark earth tone or dark natural in color).
- 11) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria have been verified.
- 12) The applicant shall plant four to five shrubs, at least 3 to feet in height, along the east side of the proposed house for screening purposes.
- 13) The Planning Department will conduct at least two site visits during construction, one to verify the location of the structures, 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 Department at 509-427-3920.
- 14) The following procedures shall be effected when cultural resources or human remains 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 12th day of September, 2006, at Stevenson, Washington.


Jessica Davenport, 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 \$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

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

Cowlitz Tribe

Office 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

Unofficial
Copy

TO BE INCLUDED ON PLOT PLAN:

- ☒ Building: size & location
 - ☒ Driveways & patios
 - ☒ Water system & pipes
 - ☒ Domestic drinking water supplies within 100' of property
 - ☒ Bodies of water within 100' of property (including seasonal)
 - ☒ Property lines and size (dimensions)
 - ☒ Adjacent roads (including names of roads)
 - ☒ Surface drainage (show direction of slope)
 - ☒ Location of septic system with initial & reserve areas
- PLEASE READ REVERSE SIDE OF THIS FORM.

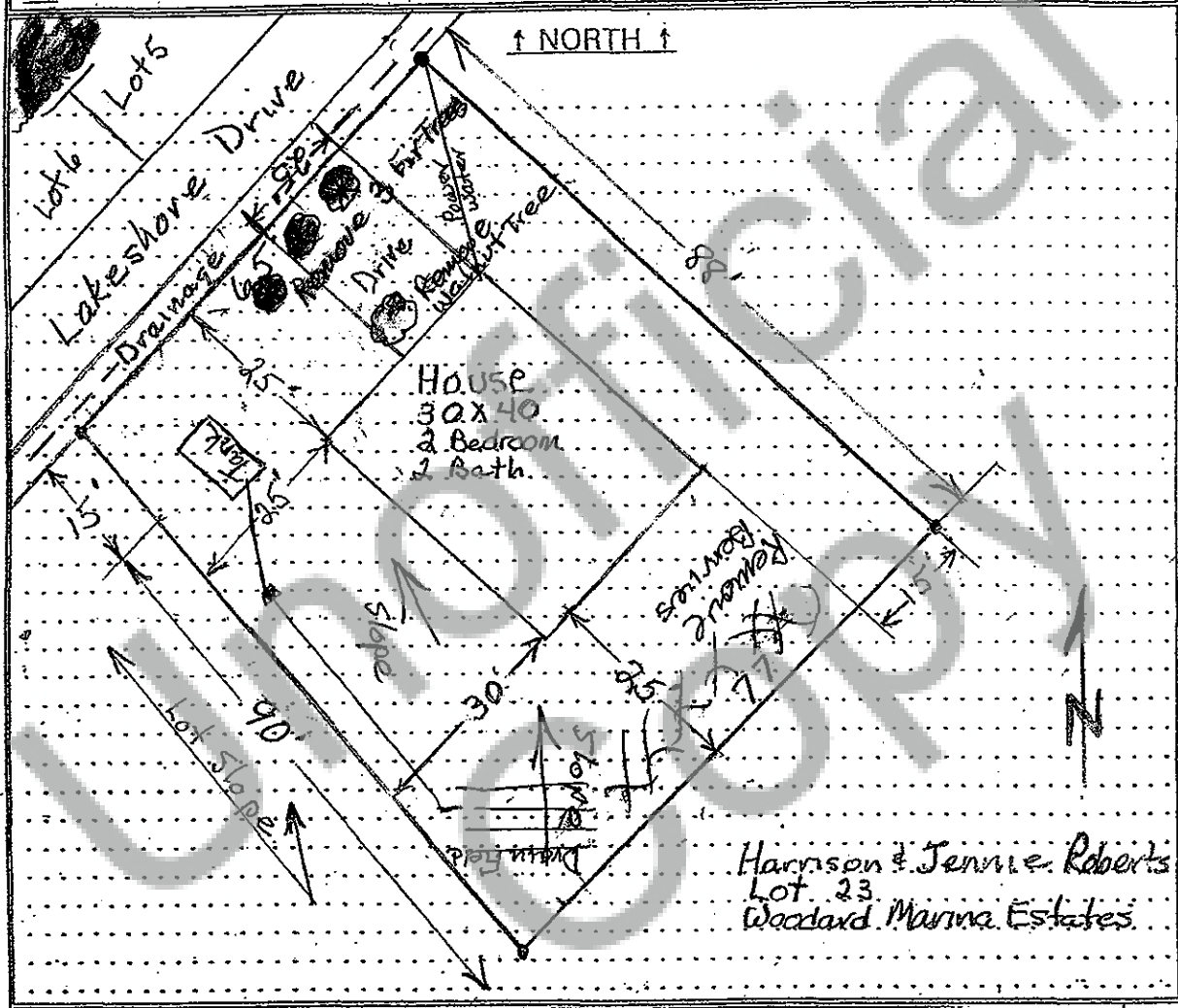
APPLICANT NAME:

Harrison Roberts

ID#: 02-06-34-1-4-2300-00

REDUCED JD

SCALE USED: 1/2" = 10'



Bodies of water or watercourses on property: yes ☐ no ☒

I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒

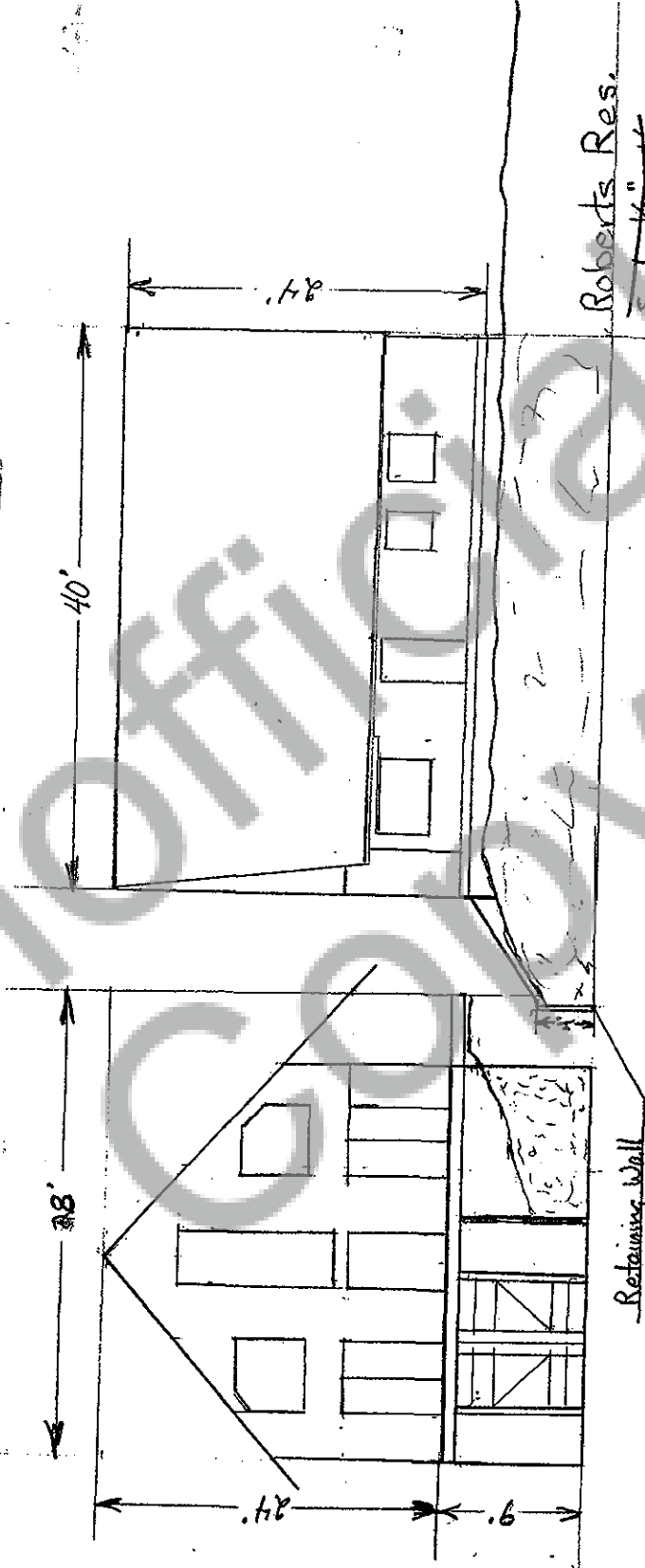
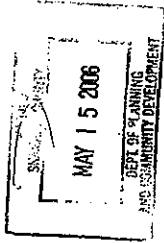
-If yes to either please indicate location of vegetation removal or watercourses.

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.

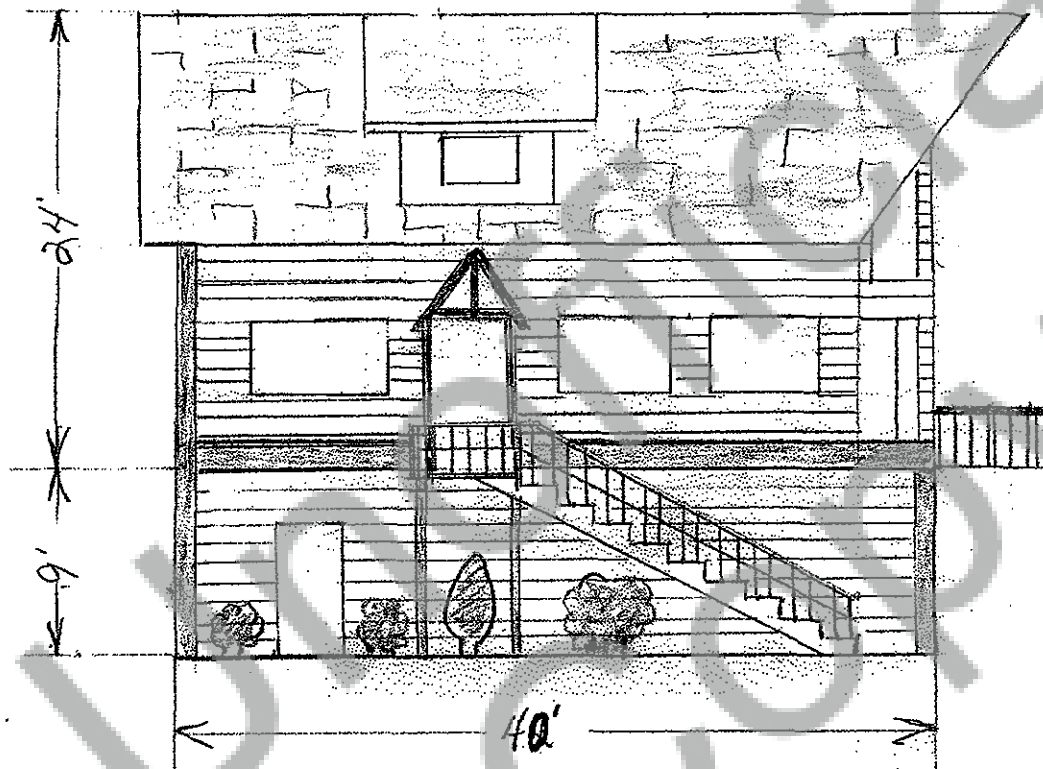
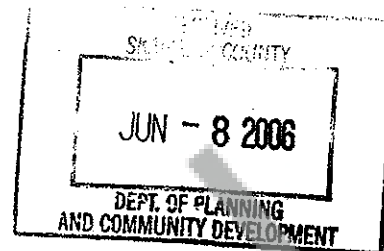


Roberts Res.
~~Scale 1/8"~~
Reduced 90

N.W. Classic Construction, LLC

P.O. Box 812
Washougal, WA 98671

360 903-9095



East Elevation

Harrison & Jennie Roberts
Skamania Landing

Reduced gnd
Scale ~~Approx~~ 1" = 10'