

Return Address: David Kidner
82 Poplar Drive
Home Valley, WA 98648

Doc # 2006163484
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Date: 10/25/2006 04:17P
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of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$36.00

**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/
PROPERTY
OWNER:**

David and Cynthia Kidner

FILE NO.:

NSA-05-50

PROJECT:

To replace an existing mobile home with a new modular home (approximately 30'x60') with attached garage and deck.

LOCATION:

82 Poplar Drive, Home Valley; Section 22 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-22-4-0-0506-00.

LEGAL:

Recorded in the Skamania County Auditor's office in Book 168, Page 257.

ZONING:

General Management Area-Residential (R-5).

DECISION:

Based upon the record and the Staff Report, the application by David Kidner, 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 §22.06.050(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) 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.
- 4) Planted vegetation shall be maintained to ensure survival.
- 5) The applicant shall retain all existing trees on the site to provide screening from KVAs and to maintain visual subordination, except for those trees identified for removal on the site plan, for safety purposes or as part of forest management practices.
- 6) The height of the proposed replacement structure shall not exceed 29 feet as measured from the slab foundation at existing grade to the roof peak.
- 7) The applicant is required to plant native trees at a 5:1 replacement value (for a total of 25 new trees) for each fir tree removed.
- 8) The structures shall be composed of nonreflective materials or materials with low reflectivity. All window glass shall meet a reflectivity rating of 15% or less. The applicant will be required to either substitute the proposed metal roof with a less reflective material, such as high profile composite shingle, or apply a granular finish or a pre-weathered metal to reduce reflectivity. Physical samples of the roofing material, and the manufactures specifications sheets for the window glass reflectivity rating shall be submitted to the Planning Department for approval prior to final issuance of a building permit.
- 9) 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.

- 10) The exterior of all proposed structures (siding, trim, window casings, garage doors, doors, roofing, etc.) shall be dark natural or dark earth-tone colors. The applicant must submit physical samples of the log siding stained a dark earth-tone color, and the color of the dye for the proposed concrete garage to the Planning Department, prior to issuance of a building permit.
- 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 Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure 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. 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 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 6 day of March, 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:

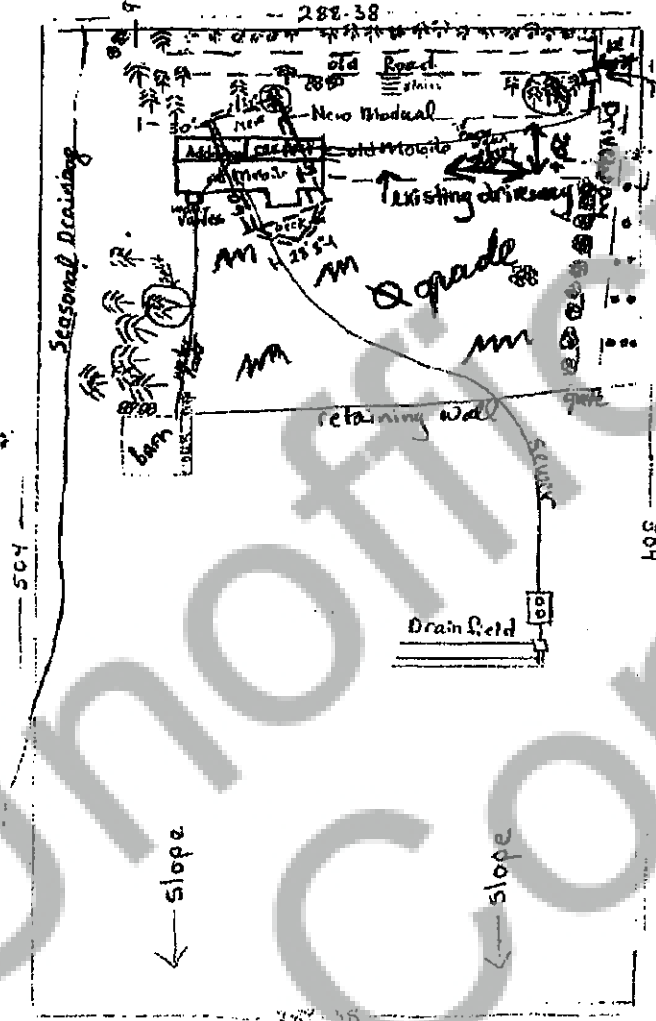
3.5 acres

Kidner

NOT TO SCALE

North: 

Scale: $\frac{1}{4}$ inches = 10 feet



existing driveway
12' driveway
w/ 20' easement

- Existing Water/Power Phone/TV
- Fruit trees
- Maple trees
- Fir trees
- Shrubs
- Hazard Trees

--- New Modular
— old Mobile

⊗ cut Fir tree

m grass

⊗ grade for house

Replace 4 fir tree w/ aspen trees

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.