

Return Address: Demian Dawson
571 Skamania Landing Road
Skamania, WA 98648

Doc # 12006163506
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Date: 10/26/2006 02:57P
Filed by: DEMIAN DAWSON & JUDY JACKSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$37.00

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: Demian Dawson

PROPERTY OWNER: Demian Dawson and Judy Jackson Trust

FILE NO.: NSA-05-53

PROJECT: To construct an approximately 2,700 square foot single-family residence (60' x 48' x 22') with full basement and attached garage (approximately 440 square feet), driveway and associated utilities.

LOCATION: Located on Skamania Landing Road, Skamania; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-5300-00.

LEGAL: Lot 18 Blk 1 Woodard Marina Estates Skamania County Auditors Office Book A Page 114-115.

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

DECISION: Based upon the record and the Staff Report, the application by Demian Dawson, 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) 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 applicant shall retain all existing trees on the subject parcel to provide screening from KVAs and maintain visual subordination.
- 7) The structures shall be limited in height to 22 feet as measured from finished grade to the roof peak on the southern side of the structure. Finished cannot exceed the elevation of natural grade on the southern side of the structure.
- 8) 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.

- 9) The applicant shall plant at least six trees with a height of at least 6 feet from the top of root wad located between the Columbia River and the Southern side of the proposed structures. At least half of these trees shall be species native to the setting or commonly found in the area.
- 10) At least three of the six required screening trees to be planted shall be coniferous to provide winter screening.
- 11) The exteriors of the structures shall either dark earth tone or dark natural colors such as approved Regiment Khaki and Cobblestone samples the applicant submitted to the Planning Department. If the applicant chooses to use different colors, samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 12) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 13) Completion of rehabilitation and enhancement efforts within no later than 90 days after aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
- 14) The applicant shall monitor re-vegetated areas to ensure at least 75% survival after three years of construction and, if 75% survival is not reached within the three year time frame the applicant shall take corrective measures to meet this condition including one or more of the following measures: 1) Replanting dead stock; 2) Installation of watering systems; 3) Fertilization; 4) Replanting with vegetation more suited to site conditions.
- 15) A variance to the 100-foot buffer off of the Columbia River shall be granted in order to allow the construction of the new single-family residence and garage.
- 16) 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.
- 17) 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.
- 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 arrange for the cultural resources survey.

Dated and Signed this 17th day of April, 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 \$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 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
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

Columbia River

