

Return Address: Nathan Ziegler
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Doc # 2007165312
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Date: 03/16/2007 09:52A
Filed by: NATHAN ZIEGLER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$38.00

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: Nathan Ziegler

PROPERTY OWNER: Nathan Ziegler

FILE NO.: NSA-05-60

PROJECT: To construct a single-family dwelling (approximately 50' x 40' x 28') with an 8' x 50' pop-out area (including decks and garage), driveway and associated utilities.

LOCATION: Located off of Cook-Underwood Road, Underwood; Section 20 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-20-1-4-0101-00.

LEGAL: Lot 11 Block 1 Underwood Crest Addition, Book A Page 154.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Nathan Ziegler, 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) All new buildings shall meet the agricultural setback for the adjacent vineyards with a natural or created vegetation barrier of 50'.
- 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) The structure shall be consistent with the elevation drawings submitted and not to exceed 28 feet in elevation from the top of the footer to the peak of the roof and shall not be more than 18 feet in height on the south side of the home as visible from Cook-Underwood Road. The finished grade shall not be higher in elevation than the natural grade.
- 7) All planted vegetation shall be maintained to ensure its survival.
- 8) The applicant shall plant the purposed six fir trees shown on the site plan in order to provide screening from KVAs and to maintain visual subordination.

- 9) The exterior of the proposed home shall be composed of non-reflective material or materials with low-reflectivity. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 9% or less (see Glass Performance Data sheet attached).
- 10) The applicant shall construct an earthen berm at least six feet in height on the west and at least three feet in height on the east end with native evergreen shrubs of at least three feet in height planted on top, along the southern portion of the property along Cook-Underwood Road in order to screen the home.
- 11) 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.
- 12) The existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 13) At least half of any trees planted for screening shall be species native to the setting or commonly found in the area. The trees shall be at least 6' tall as measured from the ground to the top of the tree, not including the root wad.
- 14) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 15) The exteriors of the structures shall be either dark natural or dark earth tone in color, such as the approved colors submitted to the Planning Department. If the applicant chooses to change the color of the structure, color samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 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 15th day of March, 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)(S), 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:

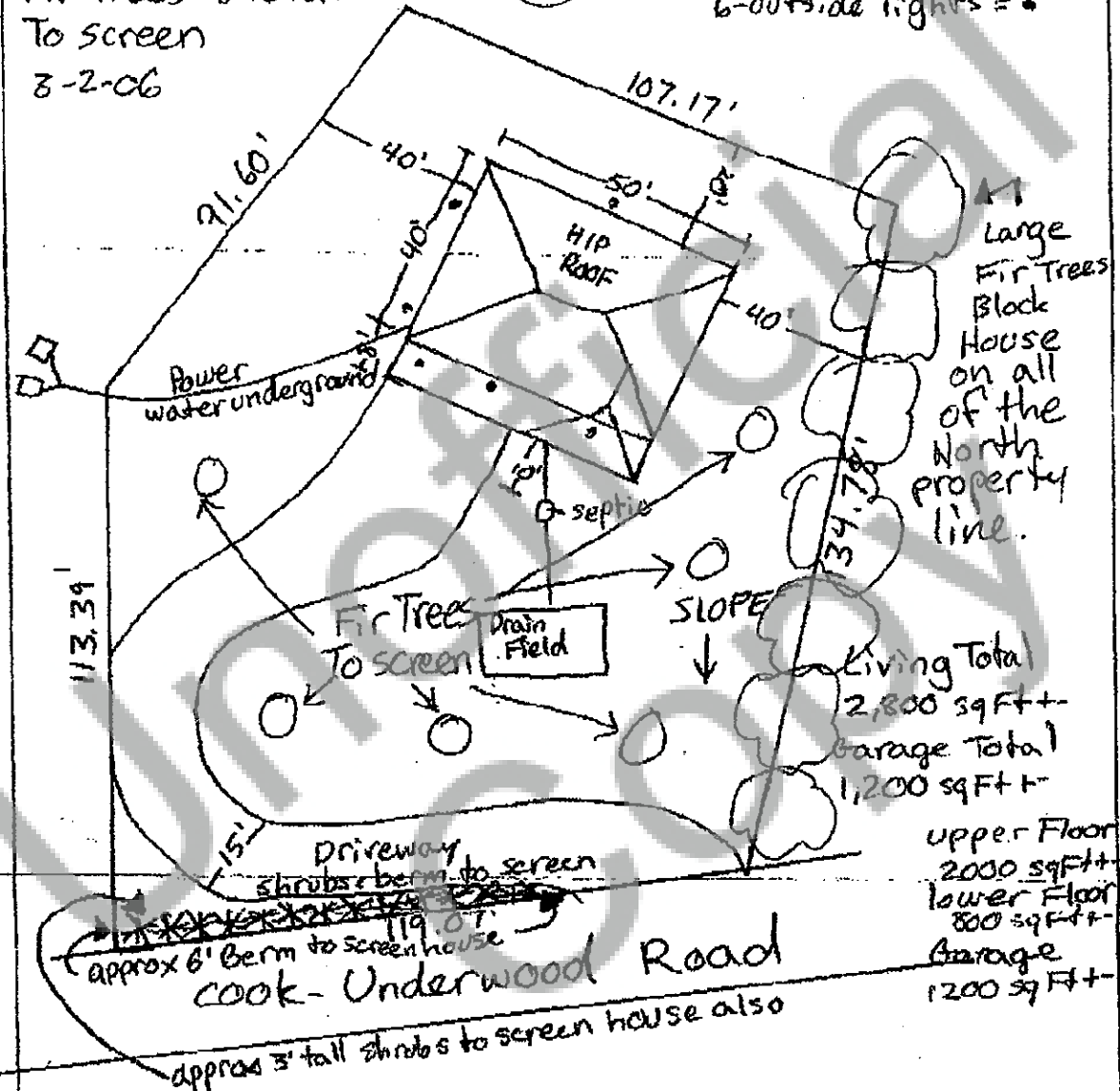
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development – Dee Caputo
Department of Fish and Wildlife

SITE PLAN:

Fir Trees - 6 Total
To screen
8-2-06

North: ↑

Scale: $\frac{1}{4}$ inches = 8 feet
6-outside lights = •



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.

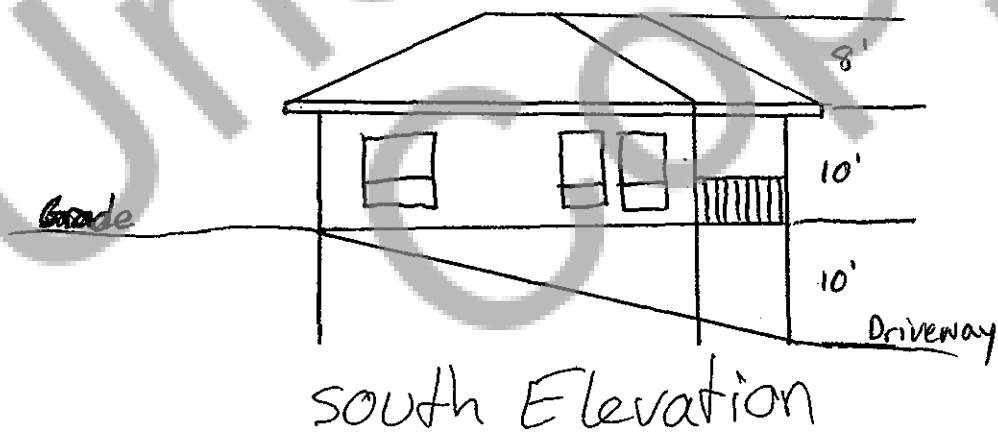
I will be moving more than 100 cubic yards of soil: yes ☒ no ___

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.

ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.