

Return Address: Janet Wainwright
4001 SW Cloverdale St.
Seattle, WA 98136

Doc # 2007165405
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Date: 03/23/2007 03:01P
Filed by: JANET WAINWRIGHT
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: Janet Wainwright

**PROPERTY
OWNER:** Janet Wainwright

FILE NO.: NSA-05-56

PROJECT: To construct a single-family dwelling (approximately 40' x 30' x 28') with an attached carport (approximately 18' x 16') on the north side and 8' deck on the west, south and east sides, and a separate covered shed/ horse stable (approximately 20' x 15' x 12'), and associated utilities.

LOCATION: Located on Tucker Road South, Skamania; Section 27 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-27-3-0-0104-00.

LEGAL: See attached page 7.

ZONING: General Management Area-Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by Janet Wainwright, 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:

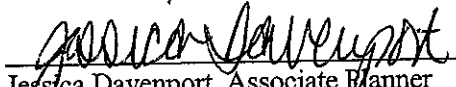
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions 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:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 25 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 the existing trees within 500 feet of the site to provide screening from KVAs and maintain visual subordination, except in case of site preparation and safety hazard. The applicant shall be allowed to remove the snag, alder, maple and hemlocks (total of 11 trees) as indicated on the site plan.
- 7) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 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 single-family dwelling shall not exceed 28 feet from the top of the footer to the highest point on the roof peak and the horse stable shall not exceed 18 feet as measured from the top of footer to the highest point on the roof peak.
- 10) The exteriors of the structures shall be dark and either natural or dark earth tone in color, such as the approved colors submitted to the Planning Department (Cypress stained Spruce, Cedar or Douglas Fir and the dark green roofing). 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.
- 11) The applicant shall replant native trees at a five (5:1) replacement ratio for all trees removed as a part of this application (1 snag, 1 alder, 4 maples, 5 hemlocks).
- 12) The 100-foot water resource buffer zone shall be measured outward from the boundary on a horizontal scale that is perpendicular to the pond boundary.
- 13) 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.
- 14) 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.
- 12) 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 14th day of July, 2006, at Stevenson, Washington.

← signature


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

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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

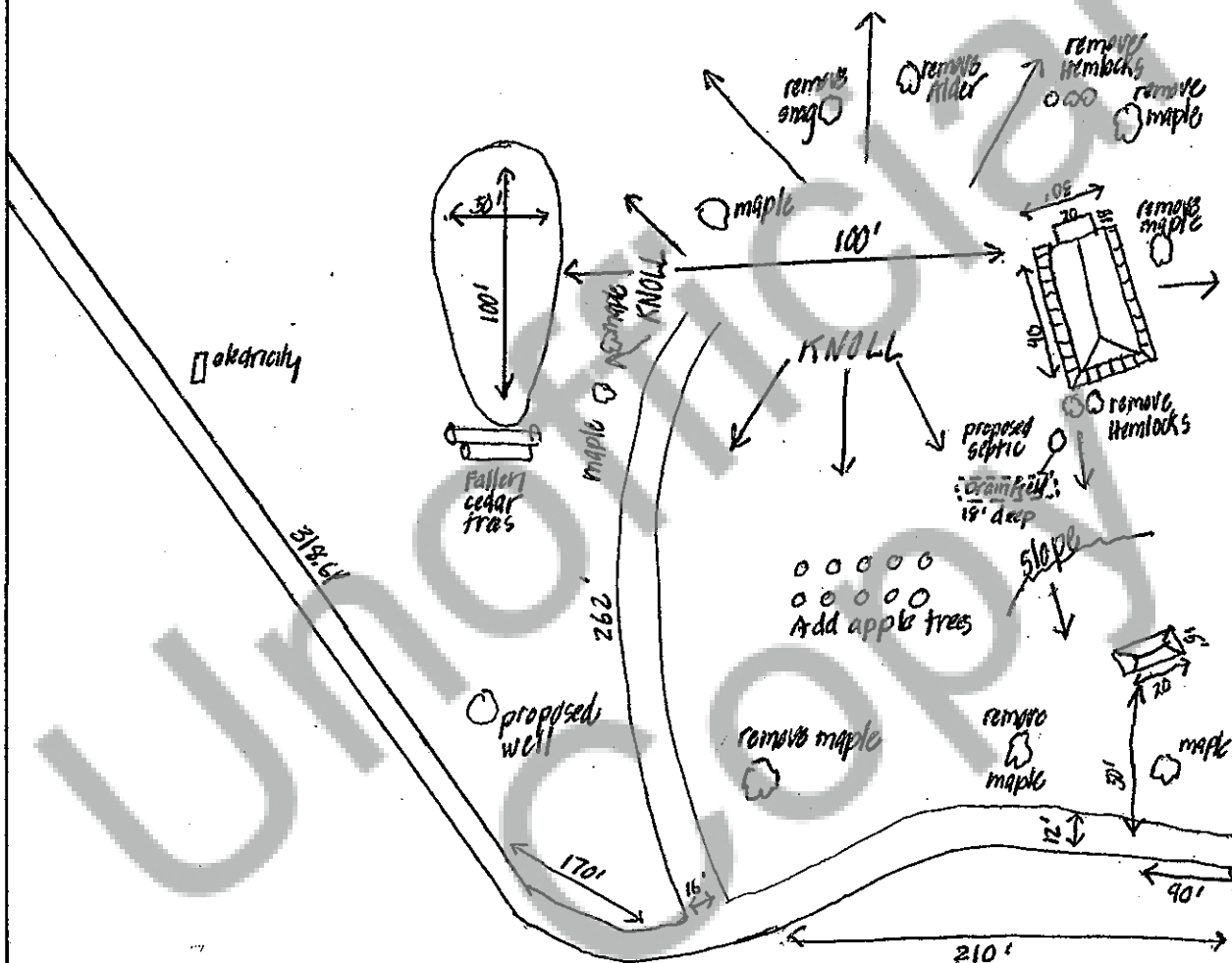
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Copy

SITE PLAN:

North:



Scale: $\frac{1}{4}$ inches = 15' feet



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

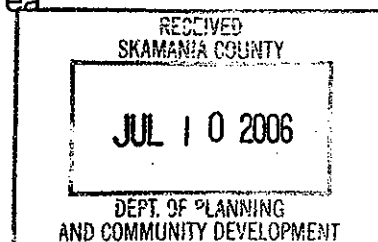


EXHIBIT 'A'

Beginning at the Southwest corner of the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence North 01°05'09" East as measured along the West line of said Southwest Quarter 757.95 feet; thence South 88°55'59" West 652.93 feet to the centerline of Road "A"; thence Northerly along the centerline of Road "A" to the intersection of the centerline of Road "A" and Road "C", said point being North 01°05'09" East 1,293.63 feet and South 88°55'59" East 1,083.75 feet from the Southwest corner of said Southwest Quarter; thence North 34°04'03" West 126.16 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 118.56 feet; thence South 78°00'11" West 24.87 feet to the True Point of Beginning; thence continuing South 78°00'11" West 121.89 feet to the beginning of a 100 foot curve to the left; thence along said curve 60.54 feet; thence South 43°18'55" West 95.63 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 47.14 feet; thence North 31°20'43" West 318.61 feet; thence North 01°05'09" East 689.64 feet; thence South 89°08'43" West 499.50 feet; thence South 01°05'09" West 360.08 feet; thence South 46°05'08" West, 141.42 feet; thence South 43°54'51" East 141.42 feet; thence South 01°05'09" West 302.30 feet to the centerline of Road "C" and the True Point of Beginning.

The centerlines of Roads "A", "B" and "C" are more particularly described in a real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, Auditor File No. 81400, records of Skamania County, Washington.

ALSO known as Lot 4 of Survey recorded in Book 1, Page 82, Skamania County Records.

TOGETHER WITH easements 60 feet in width for Roads "A", "B" and "C" as more particularly described in real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, records of Skamania County, Washington.