

Return Address: Lisa Manheim and Paul Swann
428 Belmont Avenue
Doylestown, PA 18901

Doc # 2007166835
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Date: 07/10/2007 02:15P
Filed by: PAUL SWANN
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: Lisa Manheim and Paul Swann

PROPERTY OWNER: Lisa Manheim

FILE NO.: NSA-07-18

PROJECT: To construct a new split-level single family residence with an attached garage (total of 3,092 square feet including garage, decks and porch), septic system, driveway and associated utilities.

LOCATION: Skamania Landing Road, Skamania, Section 341 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-5600-00.

LEGAL: Lot 15 Block 1 Woodard Marina Estates, Book A Page 114-115.

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

DECISION: Based upon the record and the Staff Report, the application by Lisa Manheim and Paul Swann, 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 §22.06.120(C)(2).

- 1) As per SCC §22.06.120(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 100-foot buffer from the Columbia River shall be reduced to 45 feet to allow for the construction of the single-family dwelling and garage.
- 7) The applicant shall retain the existing four mature trees (1 fir and 3 deciduous) along the bluff line of the property in order to provide screening from KVAs and maintain visual subordination.
- 8) The applicant shall plant large or medium shrubs (chosen from the Recommended Plant List, see attached) between the existing mature trees along the bluff line. These shrubs shall be allowed to grow to their natural mature height and not be a manicured hedgerow. The plants shall be planted

at the recommended size according to the Recommended Plant List. Shrubs chosen shall have a natural mature height of at least six feet.

- 9) At least half (1/2) of the shrubs planted for screening purposes shall be species native to the setting or commonly found in the area.
- 10) The limbing of screening trees over 8 feet above ground level, and topping of screening trees is prohibited.
- 11) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 12) 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.
- 13) The house shall not exceed a height of 22 feet as measured from the top of the footer to the roof peak. The foundation shall be set at or below existing grade.
- 14) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 15) The exterior of the new dwelling shall be dark earth-tone in color, such as the approved brown, color #13C from the Recommended Colors palette in the Building in the Scenic Area handbook, and dark brown or black composite shingles. If the applicant chooses to paint the dwelling a different color, new color samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 16) The applicant shall use windows with an exterior visible light reflectivity rating of less than 11% on the south-facing windows. The applicant shall submit a specification sheet from the window manufacturer indicating this reflectivity rating has been met, prior to the issuance of a building permit.
- 17) The applicant shall make use of a silt fabric fence in order to manage soils and erosion control during construction, as well as the use of best management practices during construction.
- 18) Nonstructural controls and natural processes shall be used to the greatest extent practicable.
- 19) The 45 feet of buffer from the Columbia River shall be left in its natural condition and shall not be disturbed.
- 20) 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.
- 21) 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.

22) The following procedures shall be effected when cultural resources are discovered during construction activities:

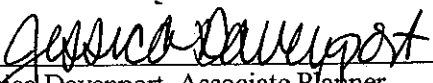
- a) **Halt Construction.** All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
- b) **Notification.** The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
- c) **Survey and Evaluations.** The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
- d) **Mitigation Plan.** Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.

23) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.

- a) **Halt of Activities.** All survey, excavation and construction activities shall cease.
- b) **Notification.** Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
- c) **Inspection.** The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.

- d) Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
- e) Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 8th day of June, 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 §22.06.150(A), 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

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

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

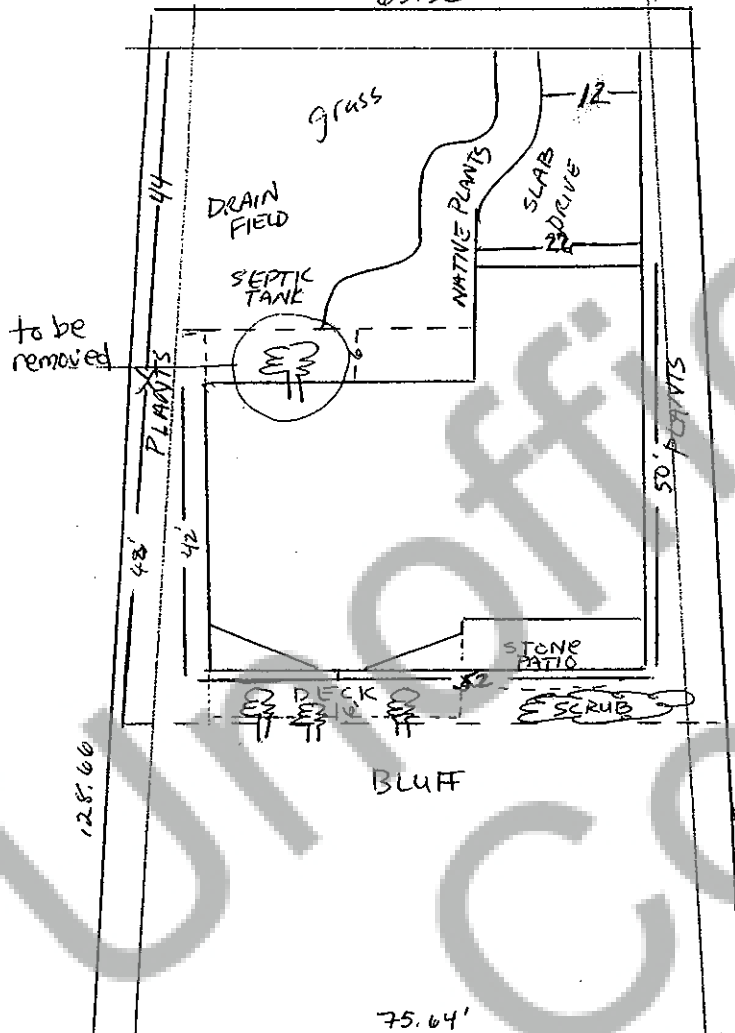
SITE PLAN:

North: 

Scale: $\frac{1}{2}$ inches = 10 feet

SKAMANIA-LANDING RD

65.32'



2209 Sq' RESIDENCE
 Front yard setback 35'
 back yard setback (BLUFF 26')
 Side yard setbacks 8'
 SEE ATTACHED SEPTIC PLAN

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.