

Return Address: Ron and Kim Harris
3180 Eliot
Hood River, OR 97031

Doc # 2007167005
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Date: 07/24/2007 03:46P
Filed by: RON HARRIS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$46.00

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:**

Ron and Kim Harris

FILE NO.:

NSA-05-54

PROJECT:

To construct a 2,656 sq. ft. two-story single-family dwelling with attached garage and covered porch (approximately 45'4"x86'4"x28'), driveway and associated utilities.

LOCATION:

The lot located at Newell Road and Lacock-Kelchner, Underwood; Section 15 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1000-00.

LEGAL:

See attached page 7.

ZONING:

General Management Area- Small Woodland (F-3).

DECISION:

Based upon the record and the Staff Report, the application by Ron and Kim Harris, 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:

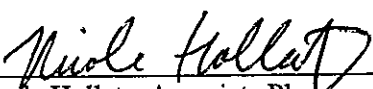
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions 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) The previous National Scenic Area Decision (NSA-04-49) for a single-family dwelling, accessory structure, driveway and associated utilities is voided.
- 4) Prior to issuance of a building permit, the applicants shall be required to sign and record with the County Auditor's Office, a declaration signed by the landowner specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Ag-1, Ag-2, F-1, F-2 and F-3. A copy of the first page of the recorded declaration must be submitted to the Planning Department.
- 5) Minimum Property Line 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. A variance has been granted to the proposed development regarding the 200-foot setback for dwellings sited on forest lands from the west property line; the north, south and east forest land setbacks are 200 feet. If a conflict arises between setbacks and buffers, the greater of the two shall prevail.
- 6) The Fire Safety Guidelines as stated in Section 22.08.070(B)(1) of the Staff Report shall be included as Conditions of Approval.
 - a. All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b. Hazardous fuels shall be removed within the fuel break area.
 - c. Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure.

- d. A pond, stream, tank or sump with storage or not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - e. Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.
 - f. Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these provisions.
 - g. Telephone and power supply shall be underground whenever possible.
 - h. Roofs of structures should be made of fire-resistant materials, such as metal, fiberglass, shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - i. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than $\frac{1}{4}$ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - k. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than $\frac{1}{4}$ inch mesh metal screen that is noncombustible and corrosion resistant.
- 7) The applicant and/or future owner shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
- 8) 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.
- 9) All existing trees on the approximate 3-acre portion of the parcel (designated as Type 2 in the Forest Management Plan) shall be retained, along with the trees that lie directly south of the proposed dwelling in between Newell Road and Cook-Underwood Road to provide screening from KVAs and maintain visual subordination. The areas to retain the trees have been detailed on the site plan. The applicant shall also retain existing tree cover screening the development from key viewing areas on the remainder of the property as much as possible, except as is necessary for site development, or safety purposes.
- 10) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity, such as the approved composition roofing material and the hardi-plank siding.
- 11) The exterior of all proposed structures (including siding, trim, windows, garage doors, doors, roofing, etc.) to be either dark natural or dark earth-tone colors. If the applicant chooses different colors than those approved, the dark natural and dark earth-tone color and material sample shall be submitted to the Planning Department prior to issuing a building permit.

- 12) The applicant shall be required to replant at a ratio of 5:1, five native trees for each tree removed during site development. These trees shall be planted in the same 3-acre portion of the property where the proposed dwelling is sited. Additionally, the applicant is required to follow the Forest Management Plan dated December 12, 2004, along with any future revisions to the plan.
- 13) All exterior lighting shall be hooded or shielded at a 90-degree angle. Hoods/shields should be made of nonreflective, opaque material, which does not allow light to pass through.
- 14) The proposed single-family dwelling cannot exceed a height of 28 feet as measured from the top of the footer to the roof peak.
- 15) The applicant must 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. The Planning Department shall 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 framed 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.
- 16) 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 19 day of May, 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:

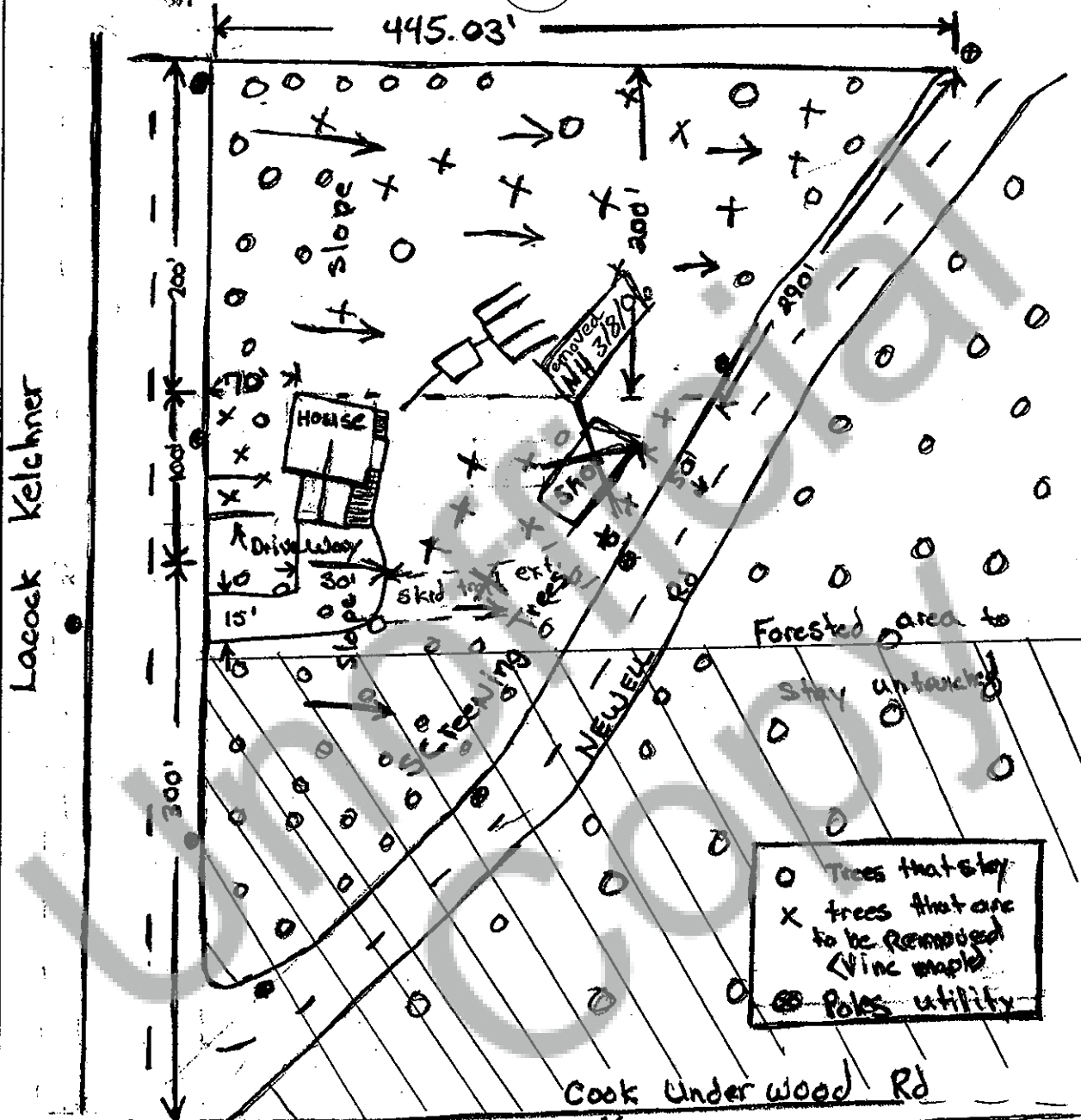
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office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

SITE PLAN:

North: 

Scale: 1 inches = 100 feet

Lacock Ketchner



Bodies of water or watercourses on property: yes no X

I will be removing on-site plants, trees, or other vegetation: yes X no 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 X

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.

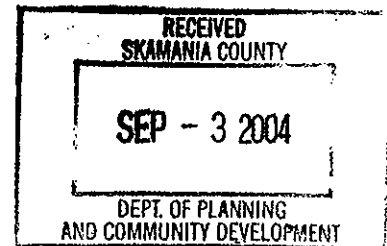


EXHIBIT 'A'

A parcel of land in the West Half of the Southwest Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Commencing at the Point of Beginning which is a State of Washington brass cap monumenting the Southwest Corner of said Section 15; thence North $01^{\circ}03'48''$ East along West line of said Section 15, a distance 576.12 feet to the centerline of Skamania County Cook-Underwood Road easement; thence continuing North $01^{\circ}03'48''$ East along said West Line, a distance of 593.16 feet; thence South $88^{\circ}25'24''$ East, a distance of 445.05 feet to the centerline of Skamania County Newell Road easement; thence Northeasterly 221.87 feet along said centerline, on a curve having a radius of 1130.04 feet and a central angle of $11^{\circ}14'58''$ and being subtended by a chord which bears North $50^{\circ}40'42''$ East 221.52 feet; thence continuing along said centerline North $65^{\circ}10'01''$ East, a distance of 111.93 feet; thence South $01^{\circ}50'11''$ West, a distance of 764.64 feet to the South right of way line of said Cook-Underwood Road; thence Southeasterly 228.43 feet along said South line, on a curve having a radius of 1115.92 feet and a central angle of $11^{\circ}43'43''$ and being subtended by a chord which bears South $68^{\circ}38'51''$ East 228.03 feet; thence continuing along said South line South $62^{\circ}47'00''$ East, a distance of 426.04 feet; thence South $01^{\circ}50'18''$ West parallel to the East Line of said West Half of Southwest Quarter, a distance of 339.03 feet to a point 30 feet North $88^{\circ}22'25''$ West of the Southeast Corner of said South Half of the Southwest Quarter; thence North $88^{\circ}22'25''$ West, along the South Line of said South Half of the Southwest Quarter a distance of 1295.92 feet more or less to the Point of Beginning.

EXCEPT that portion of the Cook-Underwood, Newell, Lacock-Kelchner, and any other unvacated Skamania County road easements that lie within this land description.