

Return Address: Lloyd Reich  
151 Spring Lane  
Skamania, WA 98648

Doc # 2007167130  
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Date: 08/03/2007 11:23A  
Filed by: LLOYD REICH  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$47.00

## 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:**

Lloyd and Joyce Reich

**FILE NO.:**

NSA-07-27

**PROJECT:**

After-the-fact review of two accessory structures on the subject parcel; a detached garage (approximately 40'x28'x23') and a detached wood shed (approximately 704 sq. ft.).

**LOCATION:**

151 Spring Lane, Skamania; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-34-0-0-0106-00.

**LEGAL:**

Lot 2 of the Spring (#3) Short Plat, recorded on January 5, 1979, Book 2, Page 87.

**ZONING:**

General Management Area- Residential (R-5).

**DECISION:**

Based upon the record and the Staff Report, the application by Lloyd Reich, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved. The original request is not consistent and is modified by the conditions set forth in this decision.**

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:

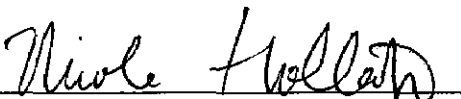
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions 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:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. It is the owner(s) responsibility to determine the property lines. If any question arises regarding the location of 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.
- 4) **CONDITIONS OF APPROVAL INCLUDE:**
  - a. The property owner shall be required to limit the footprint of all accessory structures on the subject parcel to 1,500 sq. ft. in total area. The cumulative size of existing accessory structures currently exceeds the allowed 1,500 sq. ft. size limit and reduction measures will be required.
  - b. The property owner shall submit detailed plans showing the reduction in size of accessory structures on the subject parcel within 60 days of issuance of this Administrative Decision.
  - c. The height of all individual accessory structures shall not exceed twenty-four (24) feet from top of foundation to roof peak.
  - d. Within 2 years from the date of issuance of this Administrative Decision, the property owner shall have completed all construction activities and shall have met all visual subordination conditions related to this decision. If the applicant or land owner fails to meet these conditions after 2 years, the matter shall be forwarded directly to the Skamania County Prosecuting Attorney.
  - e. The accessory structures shall not accommodate a cooking area or kitchen and are not approved as second dwellings.
- 5) The applicant and/or future owner shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.

- 6) The applicant shall be required to retain all existing trees within 500 feet of the two accessory structures to provide screening from KVAs and maintain visual subordination.
- 7) The exterior of the accessory structures under review (siding, trim, windows, garage doors, doors, roofing, etc.) shall be painted dark earth-tone colors. The applicant shall submit dark earth-tone color and material samples to the Planning Department prior to the building permits being issued.
- 8) Any future modifications to the accessory structures under review shall require that the materials utilized be nonreflective materials or materials with low-reflectivity. Painted metal is not allowed.
- 9) All exterior lighting shall be hooded or shielded at a 90-degree angle. Hoods/shields shall be made of a non-reflective, opaque material, which does not allow light to pass through.
- 10) 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.
- 11) No development, or removal of vegetation shall occur within the 100-foot water resource buffer off Duncan Creek.
- 12) 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, inspections should be arranged by calling 509-427-3920. Each inspection may take up to four business days from the time of calling for the inspection. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria have been verified.
- 13) 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.
- 14) 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 1 day of August, 2007, 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 §22.06.150(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 Indian Tribe

Department of Archaeology and Historic Preservation

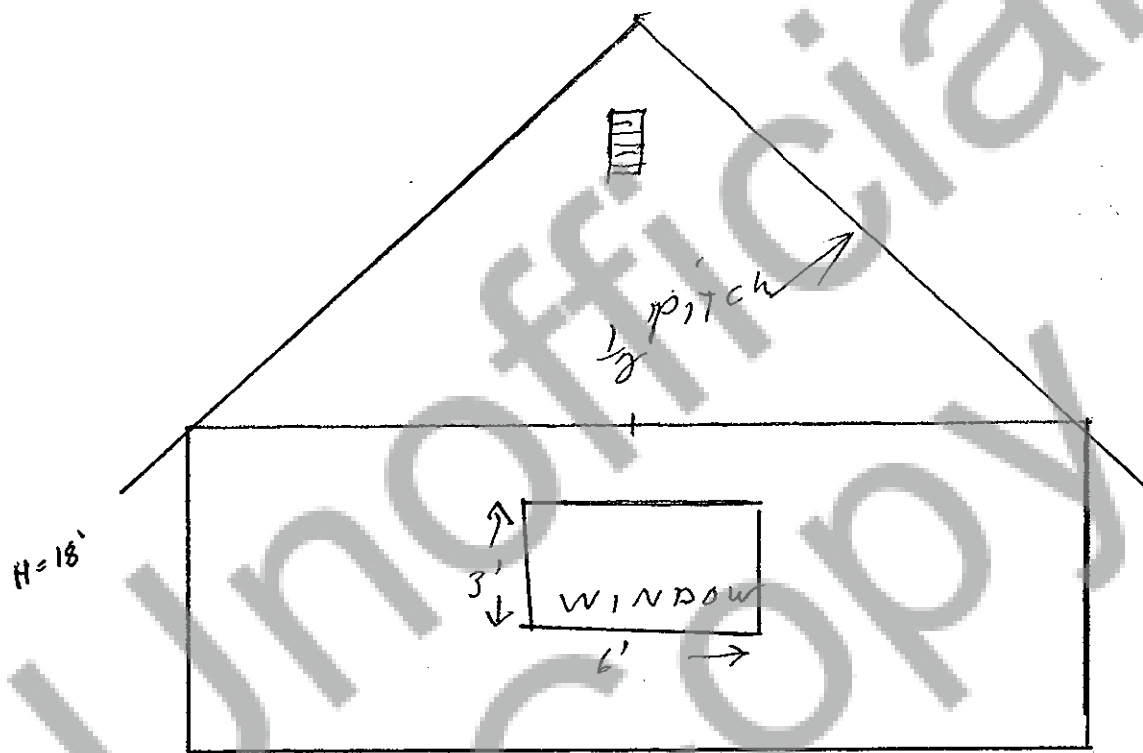
Columbia River Gorge Commission

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



Wood Shed South Elevation  
 $\frac{1}{4}'' = 1'$  32' x 22'

EXISTING CONDITIONS

