

Return Address: Columbia Gorge Kennels, LLC  
Joseph James  
12490 N South Shore Ave  
Portland, OR 97217

**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:**

Columbia Gorge Kennels, LLC

**FILE NO.:**

NSA-05-52

**PROJECT:**

After-the-fact review of additions to the existing residence to obtain building permits to legalize the additions constructed by previous owner, and review for a cottage industry in order to run a dog kennel.

**LOCATION:**

3571 Loop Road, Stevenson; Section 25 of T3N, R7½E, W.M. and identified as Skamania County Tax Lot #03-75-25-0-0-0300-00.

**LEGAL:**

Deed recorded in the Skamania County Auditors Office on February 5, 1958 in Book 56, Page 97. *See page 7*

**ZONING:**

General Management Area- Commercial Forest (F-1).

**DECISION:**

Based upon the record and the Staff Report, the application by Columbia Gorge Kennels, LLC, 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.

Skamania County Planning and Community Development  
File: NSA-05-52 (Columbia Gorge Kennels, LLC) Administrative Decision  
Page 2

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) Minimum Property Line 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.
- 4) 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.

Skamania County Planning and Community Development  
File: NSA-05-52 (Columbia Gorge Kennels, LLC) Administrative Decision  
Page 3

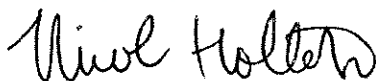
- i. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
  - j. All structural projections such as balconies, decks 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 ¼ inch mesh metal screen that is noncombustible and corrosion resistant.
- 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) Columbia Gorge Kennels, LLC may employ up to three outside employees.
- 7) No more than 25% of the total actual living space of the dwelling may be utilized for the cottage industry, and no more than 500 square feet of an accessory structure may be utilized for the cottage industry.
- 8) There shall be no outside, visible evidence for the cottage industry, including outside storage.
- 9) No retail sales may occur on the premises. Only one small nonanimated, nonilluminated sign, not exceeding two square feet in area may be permitted on the subject structure or within the yard containing the cottage industry. Additional conditions regarding the sign shall include: The support structure shall be unobtrusive and have low visual impact; Lettering colors with sufficient contrast to provide clear message communication shall be allowed; Signs shall be colored to blend in with their setting to the maximum extent practicable; Backs of all signs shall be unobtrusive, non-reflective, and blend in with the setting; and spotlighting of signs may be allowed where needed for night visibility but backlighting is not permitted.
- 10) 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.
- 11) The exterior of the proposed structures shall be composed of nonreflective materials or materials of low reflectivity.
- 12) The applicant shall be required to retain all existing tree cover within 200 feet of the proposed development site to maintain visual subordination and screen the development from key viewing areas.
- 13) 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.
- 14) The exterior of the proposed additions are allowed to match the color of the existing residence. However, if the applicant chooses to use a different color, the dark earth-tone color requirement

Skamania County Planning and Community Development  
File: NSA-05-52 (Columbia Gorge Kennels, LLC) Administrative Decision  
Page 4

shall apply and color samples shall be submitted to the Planning Department prior to issuance of a building permit.

- 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 27 day of September, 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.

Skamania County Planning and Community Development  
File: NSA-05-52 (Columbia Gorge Kennels, LLC) Administrative Decision  
Page 5

## 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 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  
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



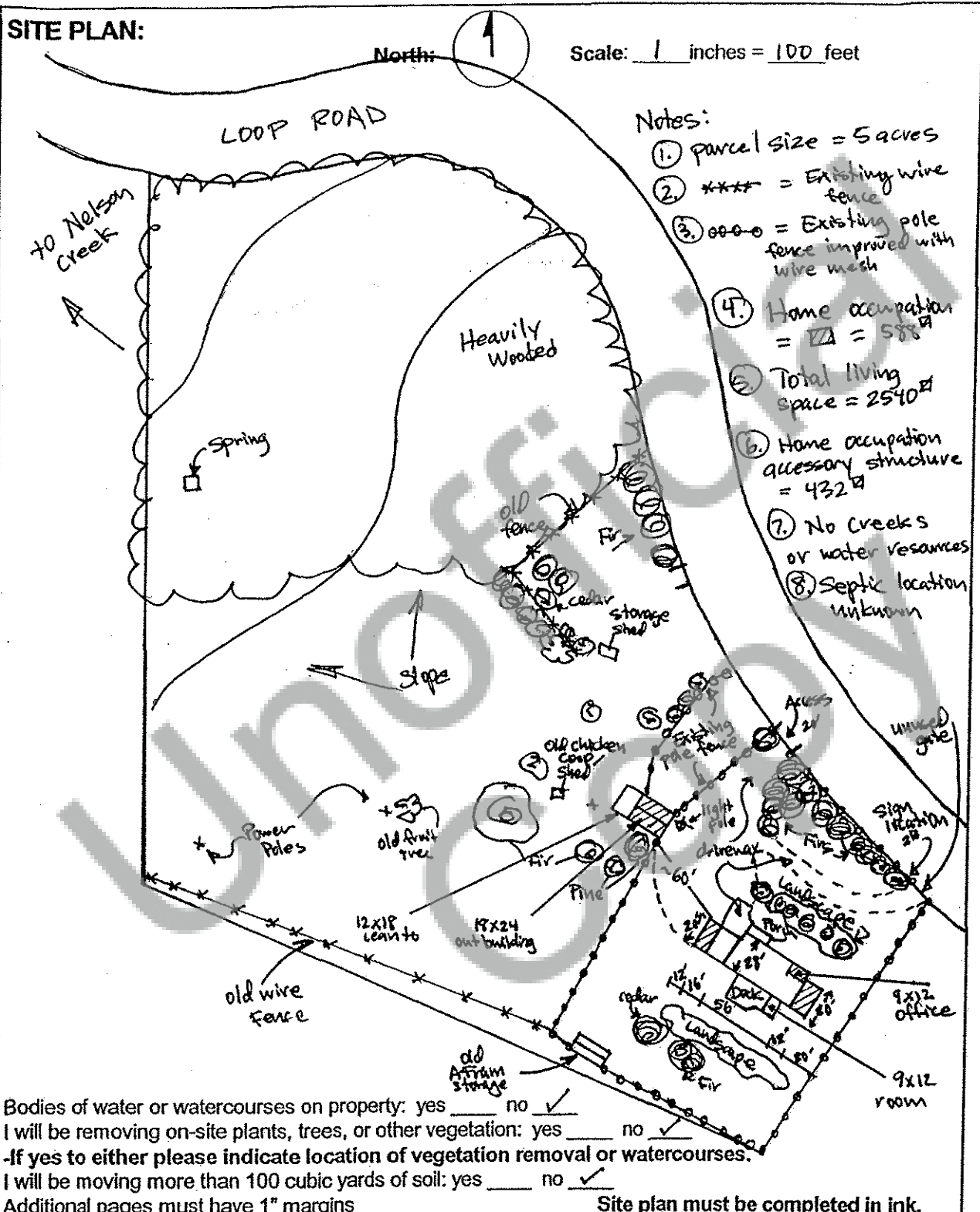
# SITE PLAN:

North: ↑

Scale: 1 inches = 100 feet

## Notes:

- ① parcel size = 5 acres
- ② \*\*\*\* = Existing wire fence
- ③ o-o-o = Existing pole fence improved with wire mesh
- ④ Home occupation = 588 sq ft
- ⑤ Total living space = 2540 sq ft
- ⑥ Home occupation accessory structure = 432 sq ft
- ⑦ No creeks or water resources
- ⑧ Septic location unknown



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 tract of land in Government Lot 11 of Section 24 and Government Lot 2 of Section 25, Township 3 North, Range 7½ East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest corner of the said Section 25; thence along the North line of said Section 25 with assumed bearing of North 89°41' East, 1,892.5 feet; thence due South 199.1 feet to an iron pipe on the Southerly right of way line of the County Road known and designated as the Loop Road, said point being the initial point of the tract hereby described; thence South 32°33' West 203.3 feet; thence North 65°51' West 459.9 feet; thence North to intersection with the Southerly right of way line of the Loop Road aforesaid; thence following the Southerly right of way line of said road in a Southeasterly direction to the initial point.

DC # 2005156550  
Page 2 of 2