

Return Address: Doug Reese  
17214 NE 224<sup>th</sup> Ave.  
Brush Prairie, WA 98606

## Skamania County Community Development Department

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 509 427-3907

### Administrative Decision

**APPLICANT:** Doug Reese

**PROPERTY OWNER:** Charles Palahniuk and Michael Keefe

**FILE NO.:** NSA-08-41

**PROJECT:** Application to construct a minor addition to enclose an existing porch (approximately 8'x18'x8") on the existing single-family dwelling, new windows and panes, interior modifications to an existing garage and install two new replacement septic tanks and on drainfield.

**LOCATION:** 101 Moore Falls Road off State Highway 14, Washougal; Section 19 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-19-0-0-0800-00.

**LEGAL:** See attached page 9.

**ZONING:** General Management Area – Small-Woodland (F-3).

**DECISION:** Based upon the record and the Staff Report, the application by Doug Reese, 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-08-41 (Reese for Palahniuk & Keefe) 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 §22.06.120(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. 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) The following Fire Safety Provisions are conditions of approval:
  - a. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight (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 (1) standpipe at a minimum of fifty (50) feet from the structure(s).
  - d. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The detached garage/office shall not accommodate a cooking area or kitchen. Planning staff shall conduct a site visit to confirm that the accessory structure does not include a cooking area prior to signing off on Final Inspection.

Skaneateles County Planning and Community Development  
File: NSA-08-41 (Reese for Palonechuk & Koefe) Administrative Decision  
Page 3

- 6) 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.
- 7) The project applicants and/or future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter. Any vegetation that dies shall be replaced in-kind within the first available growing season. The only exception is that replacement trees may be the same size as that specified for new trees, which shall be at least 5 feet tall in height at planting.
- 8) The applicant shall be required to retain all existing mature trees that screen the proposed development from key viewing areas. The applicant shall retain the existing screening trees on the subject property in a healthy condition. Dead or dying trees shall be replaced with the same species in the same location. No screening trees shall be topped or limbed.
- 9) The exterior of the proposed structure shall be composed of non-reflective materials or materials with low reflectivity. The exterior includes, but is not limited to, sides, doors, windows, decks, gutters, roofs, and trim. The applicant has proposed to use the same materials of the existing single-family dwelling, bat siding, and composition shingle roofing. The applicant is approved to use the proposed materials.
- 10) 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. The applicant did not show outdoor lights in his application materials. If the applicant decides to install outdoor lights, information showing the location and design of the lights shall first be submitted for review and approved by the Planning Department.
- 11) The exterior of the proposed addition shall match the colors of the existing single-family dwelling. Any proposed changes to these colors shall be submitted for review by the Planning Department prior to construction.
- 12) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
- 13) No development or removal of vegetation shall occur within the 50-foot buffer on the on-site streams, located on the east end of the parcel and in the center of the parcel as shown on the site plan, and the seep that is located at the top of the slope northwest of the existing shop. The portion of the stream that is piped below ground through the center-developed portion of the parcel is excluded from this buffer provision.
- 14) 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.

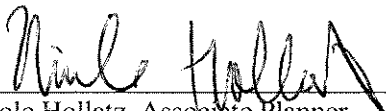
Skamania County Planning and Community Development  
File: NSA-08-41 (Reese for Polohniuk & Keefe) Administrative Decision  
Page 4

- 15) 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.
- 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 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.
- 17) 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

Skamania County Planning and Community Development  
 File: NSA 08-41 (Roose for Polachniuk & Keefe) Administrative Decision  
 Page 5

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 30 day of September, 2008, 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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee and the certificate of mailing.

#### 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:

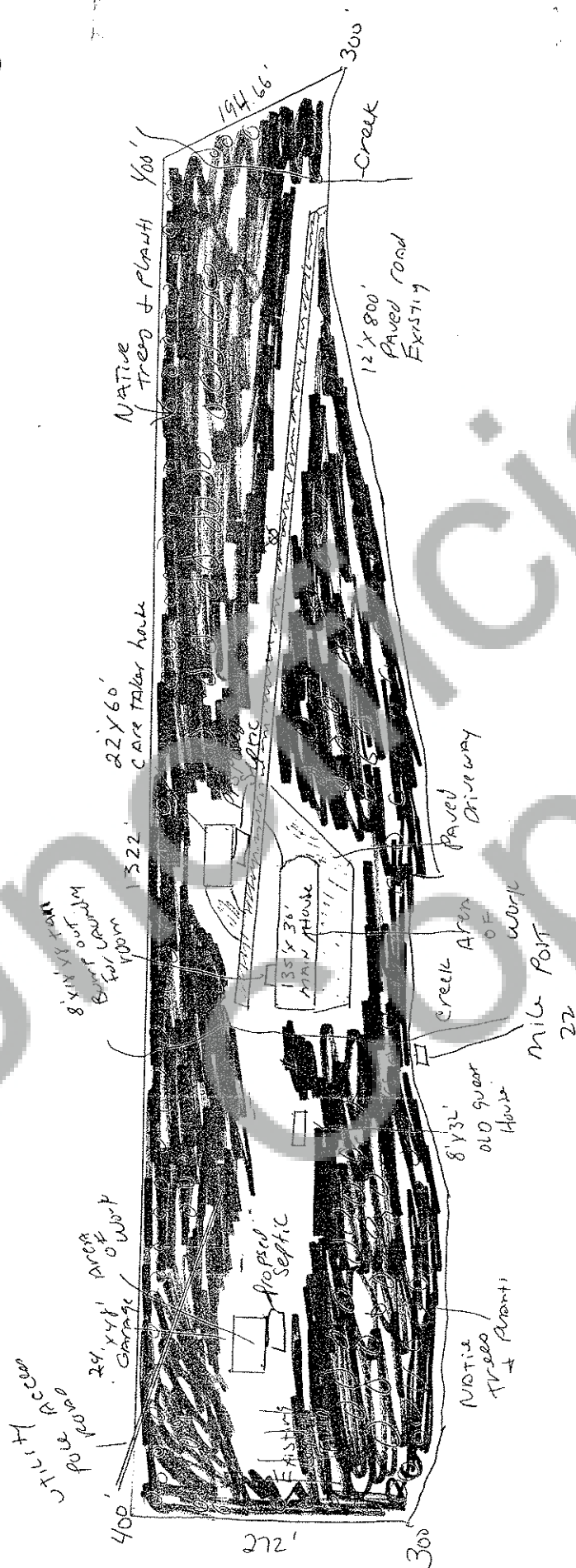
Skamania County Building Division  
 Skamania County Health Department

Skamania County Planning and Community Development  
File: NSA-08-41 (Reese for Palahniuk & Keefe) Administrative Decision  
Page 6

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 – Valerie Grigg Devis  
Department of Fish and Wildlife





~~11/10/20~~ Reduced gm

5 Acre Parcel

Varietal Plants Include  
Fir, Ash = 00 in green

$$\Delta = \text{well}$$

00008000515010 # 13-40

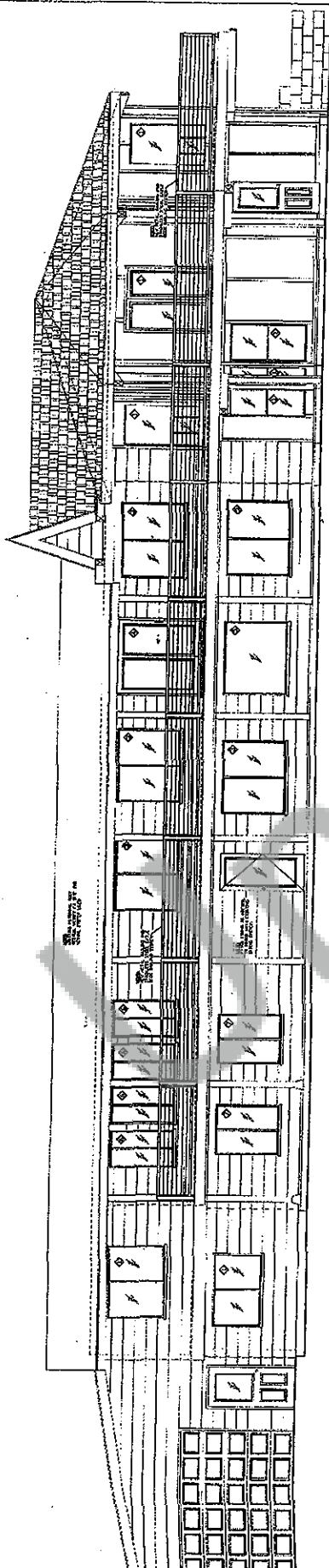
**JOHN J. KEEFE & ASSOCIATES**  
ARCHITECTS  
1100 NW LAMAR AVENUE, SUITE 100  
PORTLAND, OR 97209  
(503) 225-1517  
(503) 225-1518 FAX  
www.johnkeefe.com

**KEEFE & PALAHNIUK REMODEL  
IN THE GORGE**  
101 MOORE FALLS ROAD

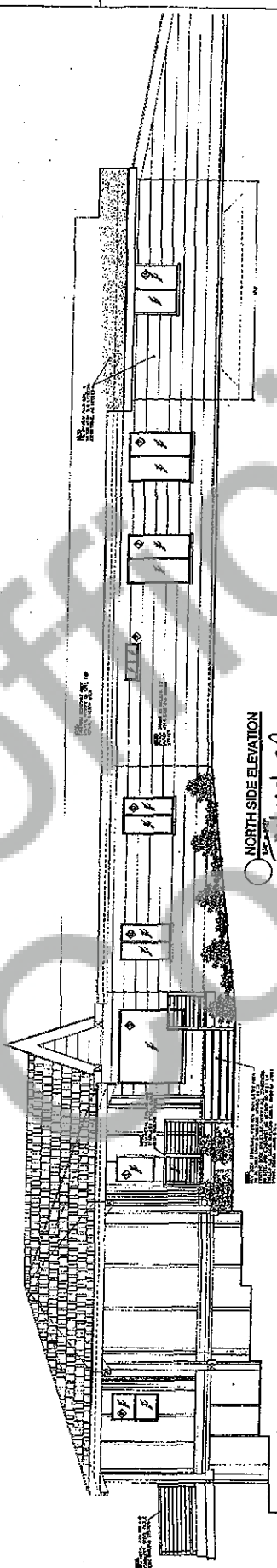
ALL CONCEPTS, DIMENSIONS AND  
NOTATIONS SHALL BE IN ACCORDANCE  
WITH THE LATEST EDITIONS OF THE  
NATIONAL BUILDING CODE AND THE  
LOCAL ORDINANCES. THE ARCHITECT  
SHALL NOT BE RESPONSIBLE FOR  
THE ACCURACY OF THE INFORMATION  
PROVIDED BY THE CLIENT OR FOR  
THE RESULTS OF ANY TESTS OR  
SURVEYS CONDUCTED BY THE  
CLIENT OR ANY OTHER PARTY.

SCALE: 1/8" = 1'-0"  
DATE: 10/15/08  
PROJECT: PALAHNIUK REMODEL  
DRAWN BY: J. KEEFE  
CHECKED BY: J. KEEFE  
DATE: 10/15/08

**S.05**



○ SOUTH SIDE ELEVATION  
DATE: 10/15/08  
DRAWN BY: J. KEEFE  
CHECKED BY: J. KEEFE



○ NORTH SIDE ELEVATION  
DATE: 10/15/08  
DRAWN BY: J. KEEFE  
CHECKED BY: J. KEEFE



Exhibit A

A portion of the North half of the Northwest quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at a point on the Section line 56 rods South of the Northwest corner thereof; thence East <sup>to C.P.</sup> of the quarter section line; thence South to the South line of the North half of the Northwest quarter; thence West to the section line; thence North to the Point of Beginning.

AND ALSO a 25 foot square tract surrounding a spring located approximately 980 feet East and 180 feet South of the Northwest corner of said Section 19, together with an easement to install and maintain a water pipeline from the aforesaid spring to the property first above described, which pipeline shall be not less than 18 inches below the surface of the ground.

EXCEPT that portion conveyed to the State of Washington under Book "U", page 324, records of Skamania County, Washington.

ALSO EXCEPT that portion sold to the United States of America in deed recorded under Recording No. 142255, Book 214, page 490

Gary H. Martin, Skamania County Assessor

Date 11/17/05 <sup>65</sup> Parcel # 15-19-800 + 701