

Return Address: Tad & Ginger McGeer
83 Oak Ridge Road
White Salmon, WA 98672

**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/
PROPERTY
OWNER:**

Tad & Ginger McGeer

FILE NO.:

NSA-07-81

PROJECT:

Application to replace a single-family dwelling that was destroyed by fire on September 20, 2007. The destroyed dwelling had a footprint of 2,300 sq. ft. (including attached garage); the replacement dwelling will have a footprint of 2,530 sq. ft. The carport that was destroyed by the fire had a footprint of 517 sq. ft.; the replacement will be 568 sq. ft.; replacement decking will be approximately 750 sq. ft. The development also includes possible replacement of existing septic and drainfield, a new turnaround driveway and a porte cochre covered entry.

LOCATION:

11492 Cook-Underwood Road, Underwood; Section 21 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-21-3-0-0500-00.

LEGAL:

See attached page 11.

ZONING:

General Management Area - Residential (R-5).

Skamania County Planning and Community Development
File: MSA-07-81 (McGeer) Administrative Decision
Page 2

DECISION:

Based upon the record and the Staff Report, the application by Tad & Ginger McGeer, 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 Environmental Health Division.

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. New structure matches existing foundation. Setbacks will apply to future structures.
- 4) The above ground wall height of the replacement dwelling shall not exceed 10' - 4" on the north aspect and 24' - 4" on the south aspect, matching the original dwelling wall height. The overall height of the replacement structure shall not exceed 27 feet, as measured from top of grade on the south aspect to roof peak.
- 5) The footprint of the replacement structure shall be no more than ten (10) percent larger than the footprint of the original structure.

Skema County Planning and Community Development
 File: NSA 07-81 (McBeer) Administrative Decision
 Page 3

- 6) Decks, verandas, balconies and other open portions of the original structure shall not be rebuilt as enclosed (walls and roof) portions of the replacement structure.
- 7) This condition requires implementation of the proposed landscaping plan:
 - a. The applicant shall replace the screening trees that have been removed with five or more ponderosa pines or other native coniferous species, as shown on the landscaping plan. The trees shall be no more than 100 feet from the south edge of the replacement single-family dwelling. Use of firewise species such as pine, oak, aspen, and big leaf maple are recommended.
 - i. The replacement screening trees shall be five (5) feet in height, from top of root wad, when planted.
 - b. The applicant shall plant coniferous vegetation in the nine permanent planters along the deck and daylight basement level, consistent with the landscaping plan. The vegetation shall include species that grow to a height of at least seven (7) feet.
 - i. Planted vegetation shall be a minim of three (3) feet in height when planted.
 - ii. The permanent planters shall have minimum dimensions of three (3) feet (length), two (2) feet (width) and two (2) feet (height), or a diameter of three (3) feet depending on the shape.
 - iii. The planters shall be constructed as permanent structures built into the deck structure to prevent future removal.
 - c. Planted vegetation shall be maintained to ensure survival. The applicant shall retain the existing screening vegetation on the subject property in a healthy condition. Dead or dying vegetation shall be replaced with the same species in the same location. No screening vegetation shall be topped or limbed.
 - d. At least half (1/2) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
 - e. At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
 - f. Certificate of Occupancy shall not be issued until the applicant has planted all required vegetation under this Title.
- 8) The time frame for achieving visual subordination to the maximum extent practicable shall be ten (10) years or less from the commencement of construction.
- 9) 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.
- 10) The exterior of the proposed structure shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, decks, gutters, roofs, trim, concrete walls, patios, walkways and support columns.

The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls and trim – stucco painted dark brown (B-13) with dark stained cedar trim and roofing – Decra Shingle in Woodland Green. Any proposed changes to these

Skamania County Planning and Community Development
Title: KSA-07-31 (McGeer) Administrative Decision
Page 4

colors shall be submitted for review by the Planning Department prior to construction. The applicant shall submit final brand name specific color samples to the Planning Department prior to issuance of a building permit.

- 11) The structure shall be composed of nonreflective materials or materials with low reflectivity. The south facing windows shall have a visible light reflectance rating of less than 11%. The applicant shall submit the window manufacturer's specification sheet to the Department of Planning so this rating may be verified, prior to issuance of a building permit.
- 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) Except as is necessary for site development or safety purposes, the existing tree cover on the subject parcel shall be retained.
- 14) The applicant shall plant native vegetation (shrubs and or trees) on the south side of the house for habitat purposes, see native species list attached to the Staff Report.
- 15) 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.
- 16) 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.
- 17) 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

Skamania County Planning and Community Development
File: NSA-07-B1 (McDeer) Administrative Decision
Page 5

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.
- 18) 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.
 - c) **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 22 day of October, 2008, at Stevenson, Washington.


Nicole Hollatz, Associate Planner
Skamania County Community Development Department

Skamania County Planning and Community Development
File: NSA-07-81 (McGeer) Administrative Decision
Page: 6

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 Community Development Department and must be accompanied by a \$500.00 nonrefundable-filing fee and mailing list.

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

A copy of this Decision, including the Staff Report, was sent to the following:

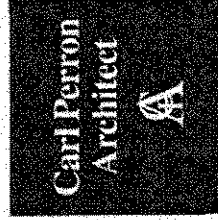
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service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

MCGEER REPLACEMENT STRUCTURE

0 10' 20' 40' 60'

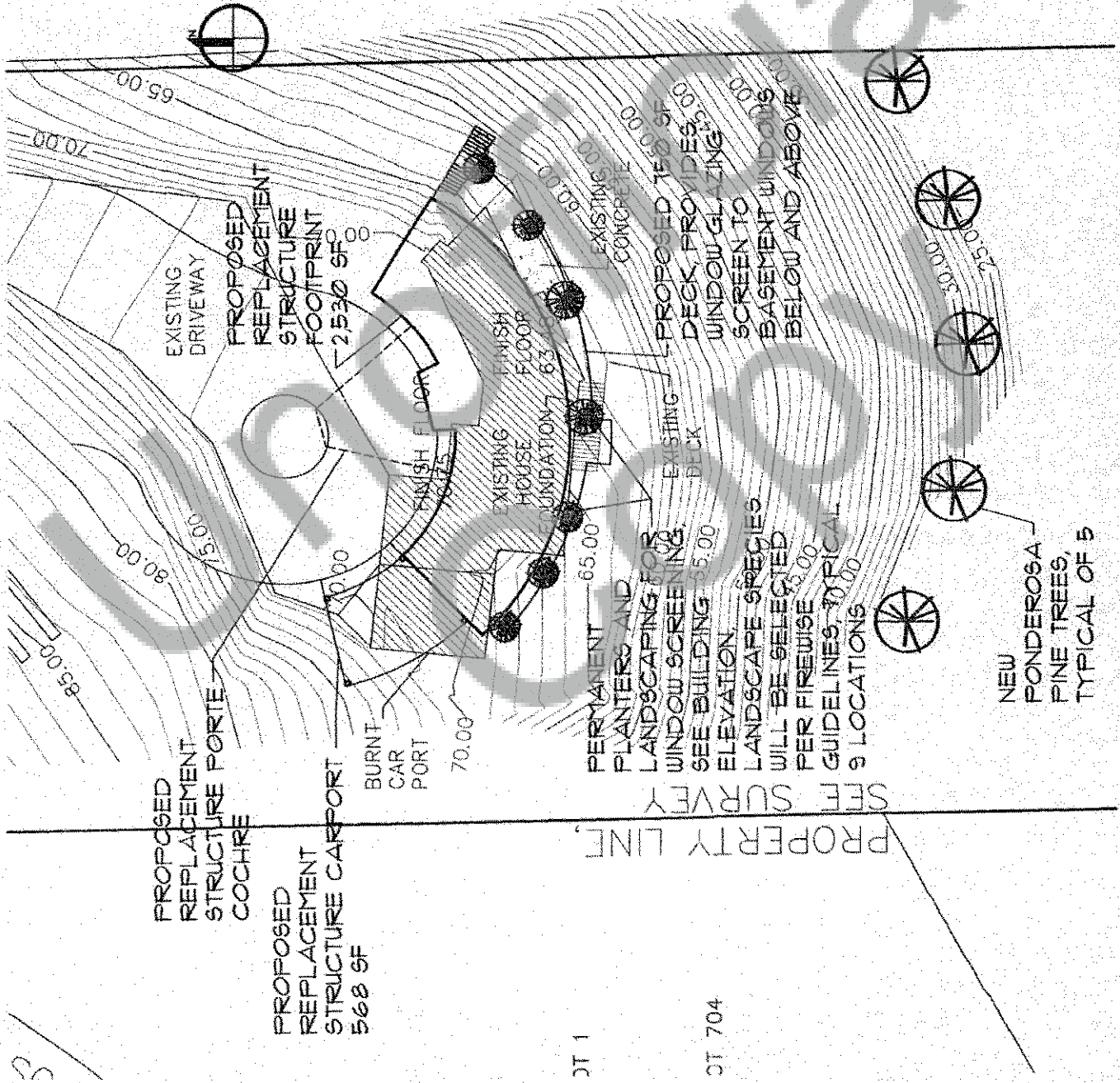
11492 COOK UNDERWOOD RD
UNDERWOOD WA 98651

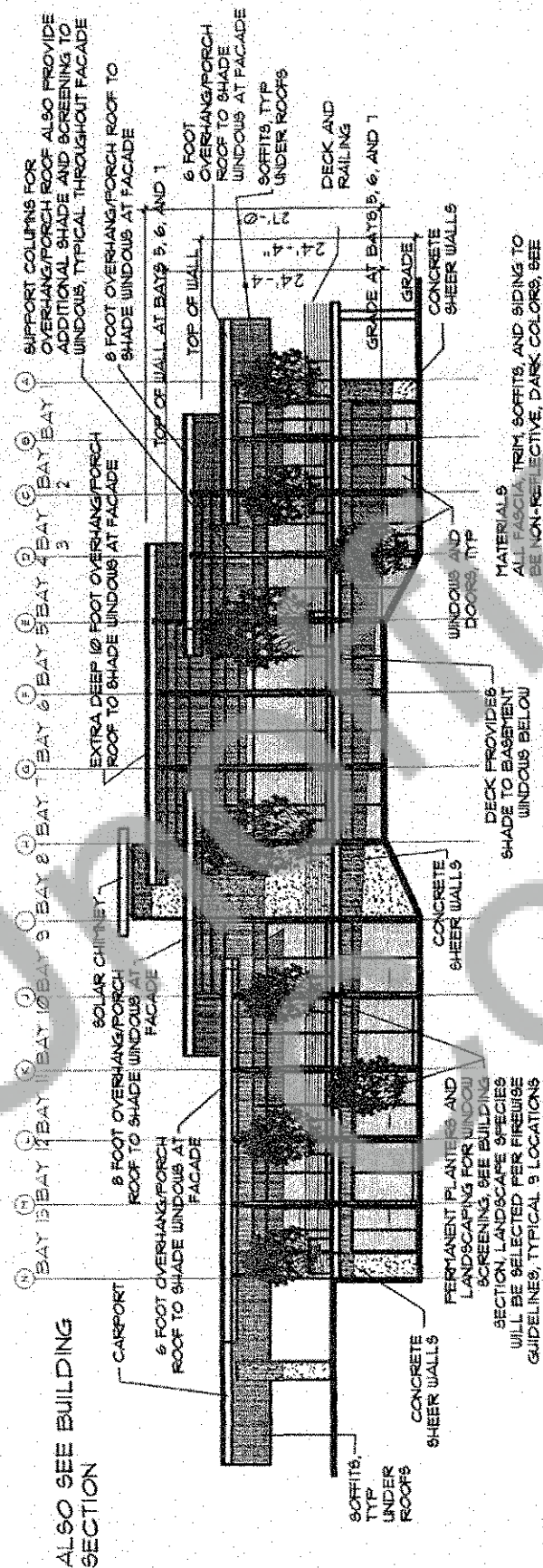
1-4-08
4-21-08 REVISION
10-6-08 REVISION



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Parkdale, OR 97041
Phone (541) 387-4282
cp.architects@gorge.net

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DEPARTMENT





MCGEER REPLACEMENT STRUCTURE

Carl Perron
Architect



11492 COOK UNDERWOOD RD
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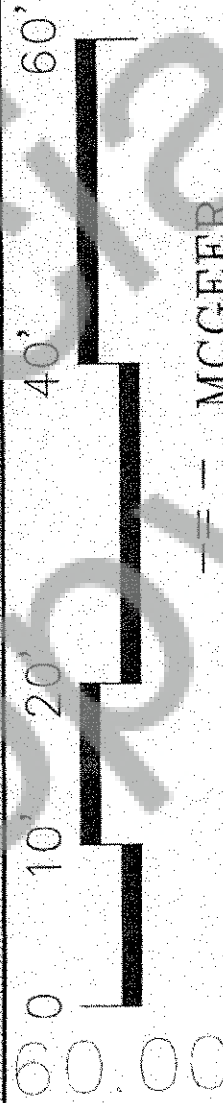
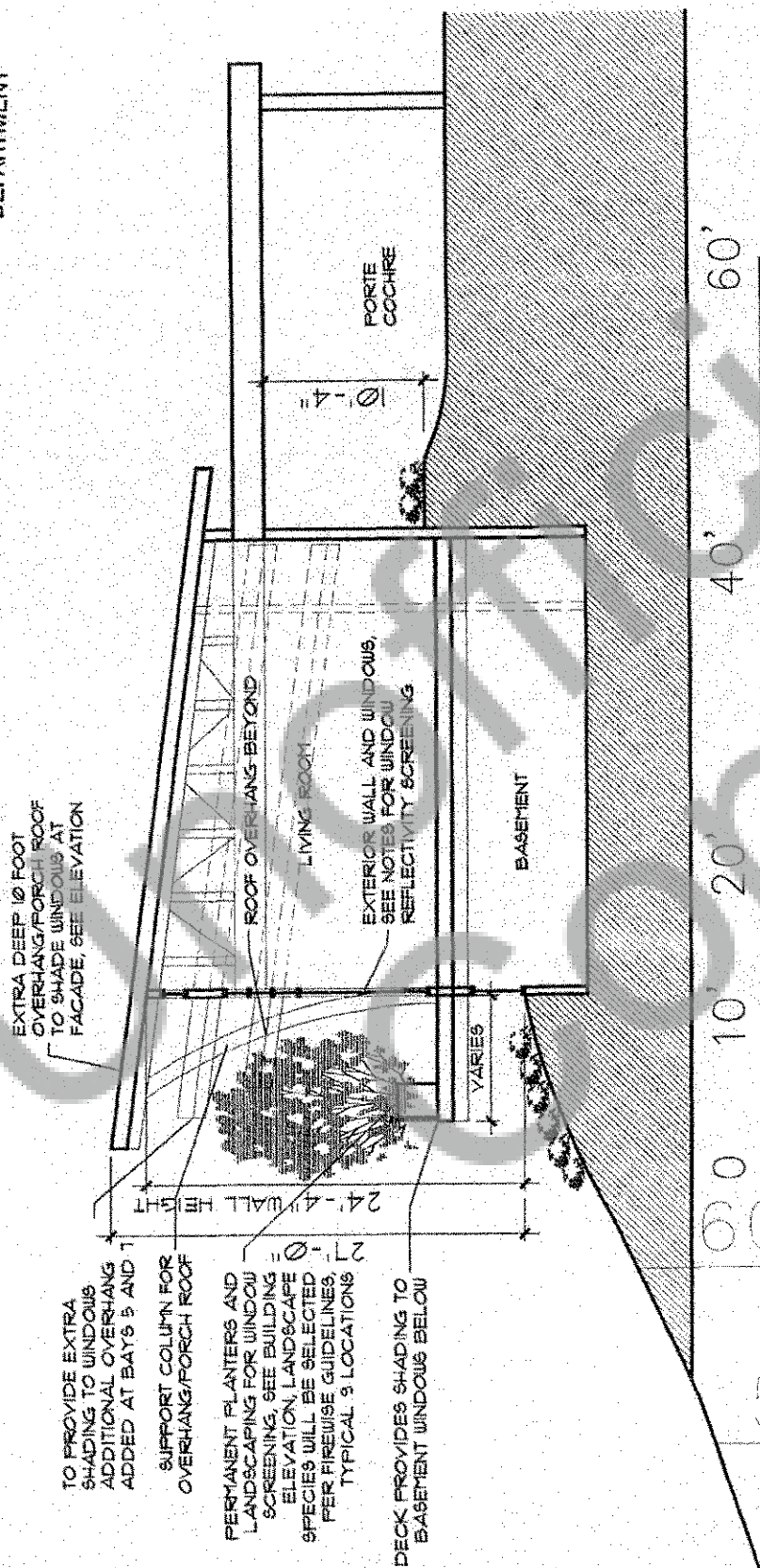
COMMUNITY DEVELOPMENT
DEPARTMENT

SOUTH ELEVATION
DATE 10-8-08

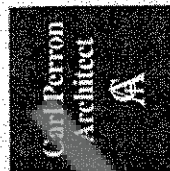
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COMMUNITY DEVELOPMENT
DEPARTMENT



BUILDING SECTION
BUILDING SECTION AT GRID LINE E TO
H, 3 BAYS ONLY
DATE 10-8-08



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BOOK 146 PAGE 167

EXHIBIT "A"

That portion of the East half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the Southerly line of the County Road known and designated as the Underwood-Millard Highway, said point being 1801.1 feet South and 179.7 feet East of a railroad iron marking the Southwest corner of the East half of the Northeast quarter of the Northwest quarter of the said Section 21; thence South 839 feet, more or less, to the South line of the Northeast quarter of the Southwest quarter of the said Section 21; thence West along said South line 180 feet, more or less, to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter of the said Section 21; thence following the West line of the East half of the Northeast quarter of the Southwest quarter of the said Section 21 North 769 feet, more or less, to intersection with the Southerly line of the Underwood-Millard Highway; thence in a Northeasterly direction following the Southerly line of said highway 192.4 feet, more or less, to the Point of Beginning.