

Return Address: Foes & Sullivan for  
Paul Long  
3106 NE 65<sup>th</sup> St., Ste B  
Vancouver, WA 98663

## 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:** Foes & Sullivan Builders, Inc.

**PROPERTY OWNER:** Paul & Hannelore Long

**FILE NO.:** NSA-08-69

**PROJECT:** To construct a 21'4"x30' detached garage, and a 18'x20' covered patio addition to the existing single-family dwelling with a 25'x6'8" covered walk.

**LOCATION:** 572 Skamania Landing Road, Skamania; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-4900-00

**LEGAL:** Lot 23 & E 23' 2" & lot 24 Block 1 Woodard Marina Estates, Book A Page 114-115.

**ZONING:** General Management Area- Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Foes & Sullivan Builders, Inc., described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 15 feet. **Rear yard:** 5 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 100-foot buffer from the Columbia River shall be reduced to 80 feet to allow for the construction of the addition to the existing single-family dwelling.
- 5) The proposed detached garage shall not exceed 640 square feet in size and 14 feet in height as measured from the top of footer to the roof peak.

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- 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 Community Development Department.
- 7) Planted vegetation shall be maintained to ensure survival.
- 8) The existing coniferous trees on the property shall be retained for screening purposes.
- 9) The applicant shall plant three screening trees south of the proposed development. The screening trees to be planted by the applicant shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind. The applicant shall be responsible for the proper maintenance and survival of any planted vegetation.
- 10) The screening trees to be planted shall be at least 6 feet tall at the time of planting as measured from the ground to the top of the tree, not including the root wad.
- 11) The structures shall be composed of nonreflective materials or materials with low reflectivity.
- 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 screening the development from key viewing areas shall be retained.
- 14) At least half (two of the required three) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
- 15) At least half (two of the required three) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 16) 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, garage doors and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the garage exterior dark green that is close in color to the dark earth tone colors B2 & C4 on the recommended colors chart from the Building in the Scenic Area handbook. The roofing shall match the dark charcoal sample that was submitted to the Community Development Department. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 17) The exterior of the covered patio and the covered breezeway may have blue siding and dark gray roofing colors matching the existing structure. The detached garage shall not match in color but shall be dark earth tone in color as approved above in Section

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- 22.18.030(J). If the applicant chooses to paint the addition a color that does not match the existing dwelling it shall be dark earth tone in color matching the approved colors for the detached garage.
- 18) The applicant shall make use of a silt fabric fence in order to manage soils and erosion control during construction as well as the use of best management practices during construction.
  - 19) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development 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.
  - 20) The Community Development 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.
  - 21) 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.

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- 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.
- 22) 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 16<sup>th</sup> day of April, 2009, at Stevenson, Washington.

  
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Jessica Davenport, Associate Planner  
Skamania County Community Development Department

**NOTES**



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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 a 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

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  
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Department of Fish and Wildlife

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