

Return Address: Ginger McGeer
83 Oak Ridge Road
White Salmon, WA 98692

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:**

Brian and Ginger McGeer

FILE NO.:

NSA-09-08

PROJECT:

Application to construct a 34'x30'x24' two-story detached garage with covered walkway to approved dwelling and associated utilities.

LOCATION:

11492 Cook-Underwood Road, Underwood; Section 21 of T3N, R105E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-3-0-0500-00

LEGAL:

See attached page(s): 10

ZONING:

General Management Area – Residential 5 (R-5)/ Open Space (OS).

DECISION:

Based upon the record and the Staff Report, the application by 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.

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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 combined footprint of all accessory buildings on the subject parcel shall not exceed 1,500 square feet and that the height of any individual accessory building shall not exceed a height of 24 feet.
- 5) The accessory buildings shall not accommodate a cooking area or kitchen. Community Development staff shall conduct a site visit to confirm that the proposed accessory buildings do not include a kitchen or cooking area prior to signing off on the certificate of occupancy and/or final inspection.
- 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.

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- 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 in height at planting. Limbing or topping of screening trees is prohibited.
- 8) The applicants and/or future property owners shall plant screening vegetation consistent with the elevation drawings that were submitted as part of the application.
- 9) The applicants and/or future owner shall plant eight screening trees along the east property line in the area identified on the revised site plan. The screening trees shall be at least five feet in height at the time of planting and shall reach a mature height of at least 15 feet or more.
 - a. The eight screening trees shall be planted according to the guidelines in the "Recommended Plants for Screening" brochure for properties in the Rural Residential landscape setting (see attached). The screening trees shall be planted prior to final inspection by the Community Development Department.
 - b. 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.
 - c. At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
 - d. Limbing or topping of screening trees is prohibited.
- 10) The exterior of the proposed development 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 stucco siding, cedar trim and Decra shingle roofing. These materials are approved for use.
- 11) The windows on the southern and eastern elevation of the single-family dwelling shall have a visible light reflectivity rating of 11%-15%. The applicant shall submit the window manufacturer's specification sheet to the Community Development Department so the 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. (See attached Lighting Brochure)
- 13) The exterior of all proposed structures 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 material colors submitted by the applicant are consistent with this condition and are hereby approved: stucco siding painted dark brown (B13); dark stained cedar trim; and Decra shingle roofing in Woodland Green. Any proposed changes to these

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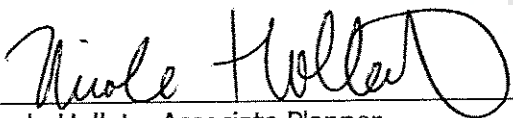
colors shall be submitted for review by the Community Development Department prior to construction. The applicant shall submit final brand name specific color samples to the Community Development Department prior to issuance of a building permit.

- 14) Except as is necessary for site development or safety purposes, the existing tree cover shall be retained.
- 15) Any dead trees or snags that are not required to be removed for safety purposes as part of this application or NSA-07-81, shall be retained to provide wildlife habitat.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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 15 day of June, 2009, at Stevenson, Washington.



Nicole Hollatz, Associate Planner
Skamania County Community Development Department.

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.

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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 Office and must be accompanied by a \$500.00 nonrefundable-filing fee and 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

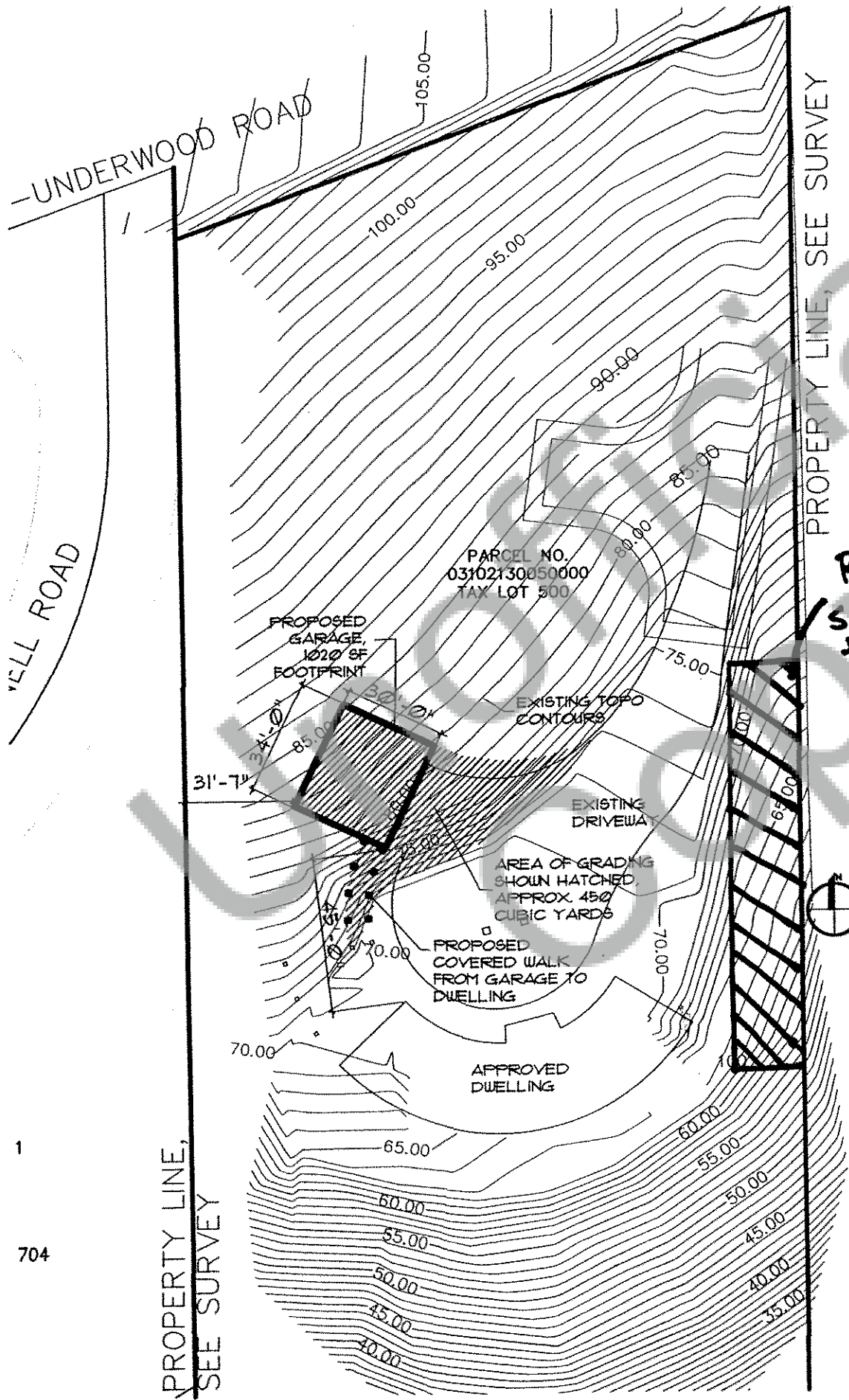
Columbia River Gorge Commission

U.S. Forest Service - NSA Office

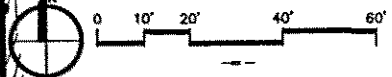
Board of County Commissioners

State of WA Department of Community Trade and Economic Development – Valerie Grigg-Devis

Department of Fish and Wildlife (Anne Friesz)



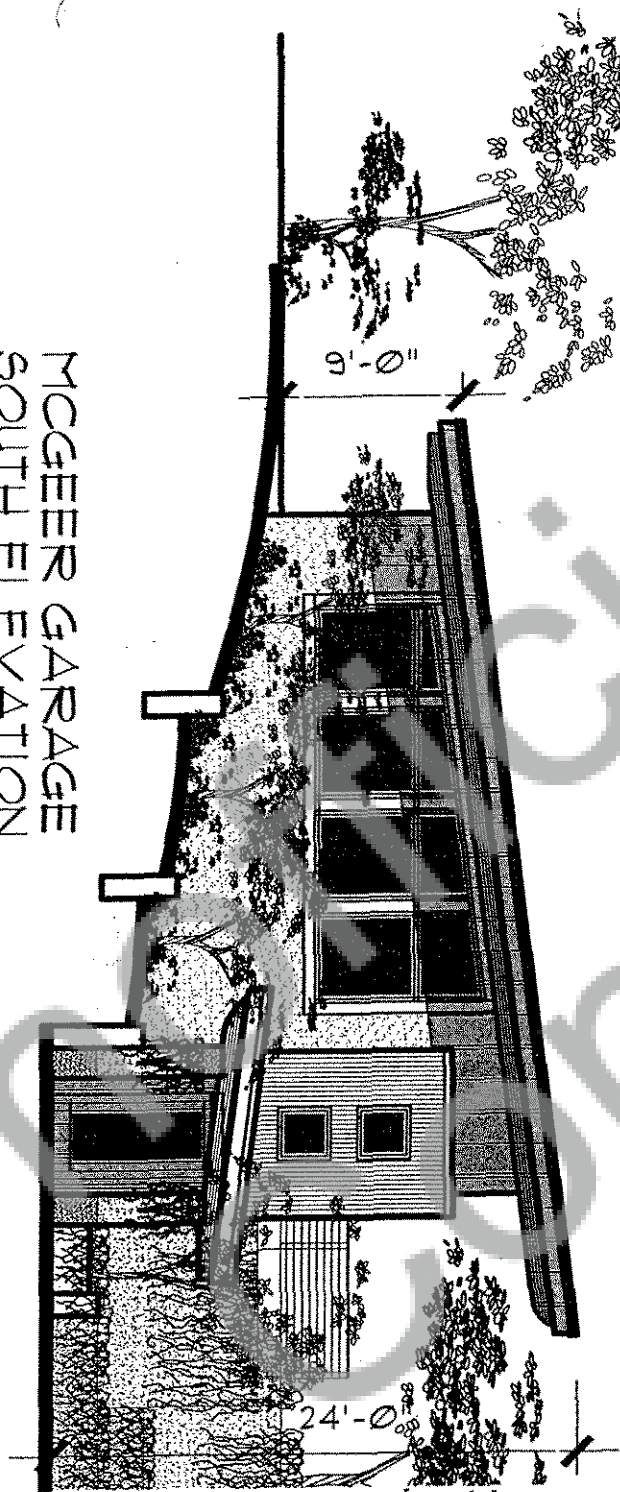
SITE AND GRADING PLAN
MCGEER GARAGE



11492 COOK UNDERWOOD RD
UNDERWOOD WA 98651
1-28-09

Carl Perron
Architect

4974 Alexander Drive
Parkdale, OR 97041
Phone (541) 387-4282
cp.architects@gorge.net



**MCGEER GARAGE
SOUTH ELEVATION**

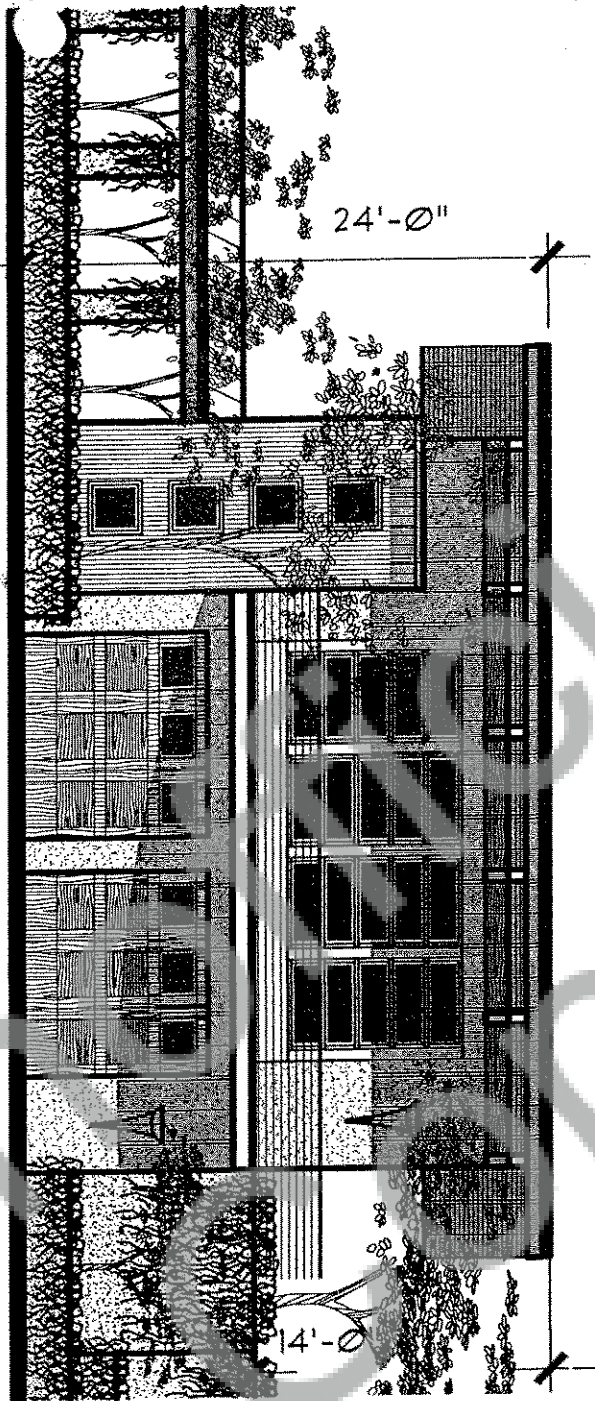
11492 COOK UNDERWOOD RD
UNDERWOOD WA 98651



DATE 1-21-09



4974 Alexander Drive
Parkdale, OR 97041
Phone (541) 387-4282
cp.architects@gorge.net



Carl Perron
Architect



4974 Alexander Drive
Parkdale, OR 97041
Phone (541) 387-4282
cp.architects@gorge.net

DATE 1-14-09



MC GEEER GARAGE
EAST ELEVATION
1492 COOK UNDERWOOD RD
UNDERWOOD WA 98651

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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-Willard 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-Willard Highway; thence in a Northeasterly direction following the southerly line of said Highway 102.4 feet, more or less, to the Point of Beginning.