

Return Address: Root Design Build Inc  
1916 NE 9<sup>th</sup> Ave, Suite 100  
Portland, OR 97212

## Skamania County Community Development Department

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 866 266-1534

### Administrative Decision

**APPLICANT:** Root Design Build Inc.

**Property OWNER:** Milan Vatovec & Natasa Rajcic

**FILE NO.:** NSA-10-05

**PROJECT:** To construct a new single-family dwelling, detached garage, driveway, septic, and associated utilities.

**LOCATION:** Shaddox Spring Road, Underwood; Section 30 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-30-0-0-0304-00.

**LEGAL:** See attached page(s) 12-13.

**ZONING:** General Management Area – Small Woodland (F-3)/Open Space (OS)

**DECISION:** Based upon the record and the Staff Report, the application by Root Design Build 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.**

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These

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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.
- 4) The Fire Safety Guidelines as stated in Section 22.14.050(A) shall be 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 (24) inches in height). Trees should be placed greater than fifteen (15) 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. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be

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- 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 twelve (12) feet in width and not exceed a finished grade of twelve percent (12%). 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. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
  - f. Within one (1) year of the occupancy of a dwelling, the Administrator shall conduct a review of the development to assure compliance with this section.
  - g. Telephone and power supply shall be underground whenever possible.
  - h. Roofs of structures should be made of fire-resistant materials, such as fiberglass, shingle, or tile. Roof materials such as cedar shake and shingle should not be used.
  - i. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) 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 a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The combined footprint of all accessory buildings on the subject parcel shall not exceed 2,500 square feet and the height of any individual accessory building shall not exceed twenty-four (24) feet.
- 6) The detached garage shall not accommodate a cooking area or kitchen. Community Development staff shall conduct a site visit to confirm that the structure does not include a kitchen or cooking area prior to signing off on the final inspection.
- 7) The landowners shall sign a declaration specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices on lands classified as F-1, F-3, f-3, Ag-1 and Ag-2. The declaration shall be recorded in the Skamania County Auditor's Office prior to issuance of a building permit.
- 8) 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.
- 9) Planted vegetation shall be maintained to ensure survival.

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- 10) The applicant and/or future land owner shall retain existing mature trees within 500 feet of the development site to screen the proposed development from key viewing areas, except as is necessary for safety purposes.
- 11) The exterior of all proposed development shall be composed of **non-reflective materials or materials with low reflectivity**. The exterior includes, but is not limited to, sides, doors, garage doors, windows and window casings, decks, gutters, roofs and trim. Any proposed changes to the approved colors or materials shall be submitted for review by the Community Development Department prior to construction.
- 12) Windows on the south aspect shall have a visible light reflectance rating of 11% or less. The applicant shall submit the manufacturer product information sheet for the low reflective windows prior to issuance of a building permit.
- 13) 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)
- 14) The exterior of all proposed structures shall be **dark earth-tone in color**. The exterior includes, but is not limited to, sides, doors, garage doors, windows and window casings, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: Siding – dark green (B. Moore 1505); trim – dark grey (B. Moore HC-166); roofing – green (natural vegetation). Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 15) Except as is necessary for site development or safety purposes, **existing tree cover screening the proposed development from key viewing areas shall be retained.**
- 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.

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- 18) Conditions of Approval to ensure protection of the water resource and its buffer shall include:
- a. The 50 foot water resource buffer around Shaddox Spring and associated on-site seepage areas shall be retained in its natural condition. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
  - b. The applicant/owner shall contact applicable Federal and State agencies to ensure compliance with Federal and State regulations. The applicant shall contact Washington Department of Fish & Wildlife to determine whether or not a Hydraulics Permit Approval (HPA) is required.
  - c. All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
  - d. Nonstructural controls and natural processes shall be used to the greatest extent practicable.
  - e. The driveway shall be designed by a Washington State licensed Professional Engineer and that the engineer shall use, if feasible, oversized culverts with open bottoms that maintain the channel's width and natural grade.
  - f. Temporary and permanent control measures shall be applied to minimize erosion and sedimentation, including slope netting, berms and ditches, tree protection, sediment barriers and Best Management Practices.
  - g. Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume and normal water function.
  - h. Natural stream channel shall be replicated, including depth, width, length, cross-sectional profile and gradient.
  - i. The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.
  - j. Riparian areas shall be rehabilitated to their original configuration, including slope and contour.
  - k. Stream channels and banks, and riparian areas shall be replanted with native plant species that replicate the original vegetation community.
  - l. Rehabilitation and enhancement efforts shall be completed no later than ninety (90) days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
  - m. Within three (3) years after an aquatic area or buffer zone is rehabilitated or enhanced, at least seventy-five percent (75%) of the replacement vegetation must survive.
- 19) No development shall occur within 25 feet of the Broughton Flume and that the maintenance shed located on the west side of the property, adjacent to the Flume, shall not be removed without National Scenic Area application and review.
- 20) The following procedures shall be effected when cultural resources are discovered during construction activities:



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- 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.
- 21) 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

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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 17 day of August, 2010, 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.

#### EXPIRATION

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

#### APPEALS

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

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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 \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

#### **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:

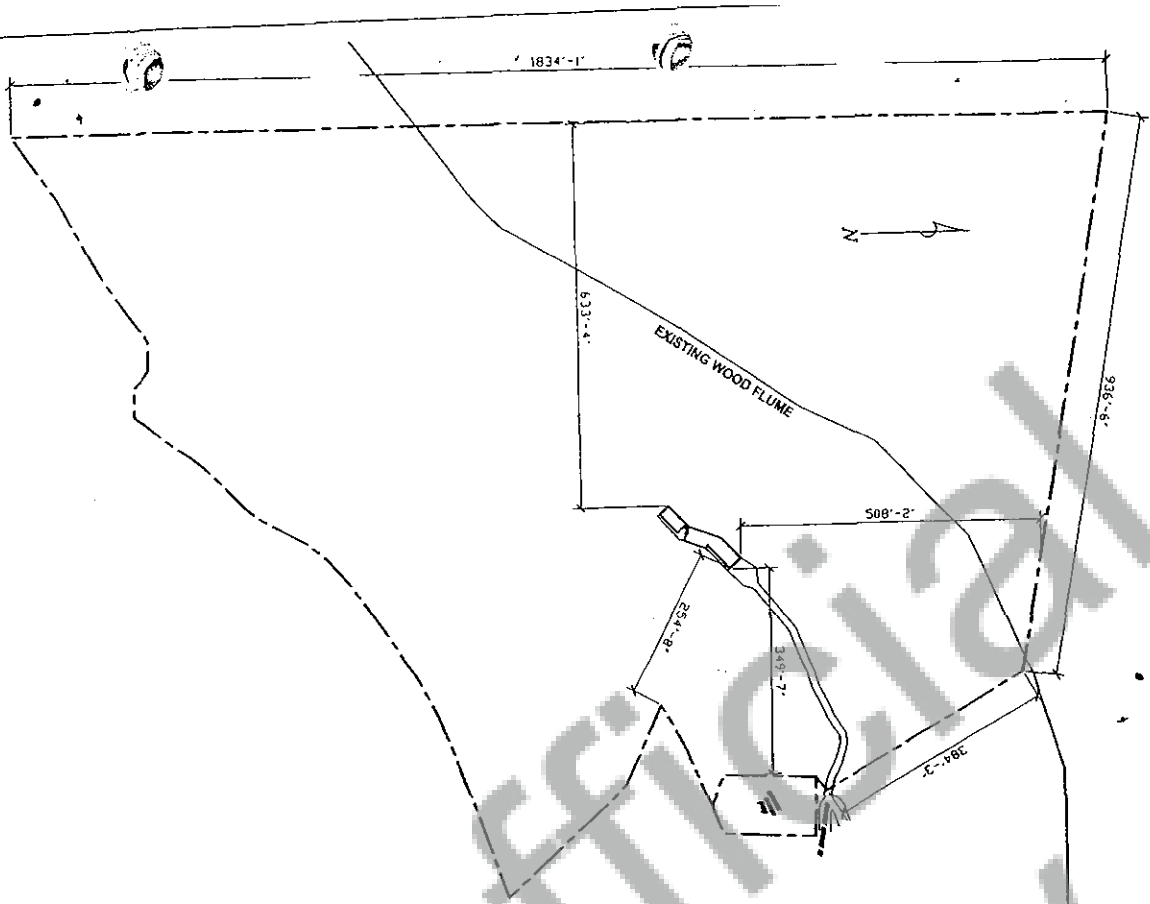
Skamania County Building Division

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

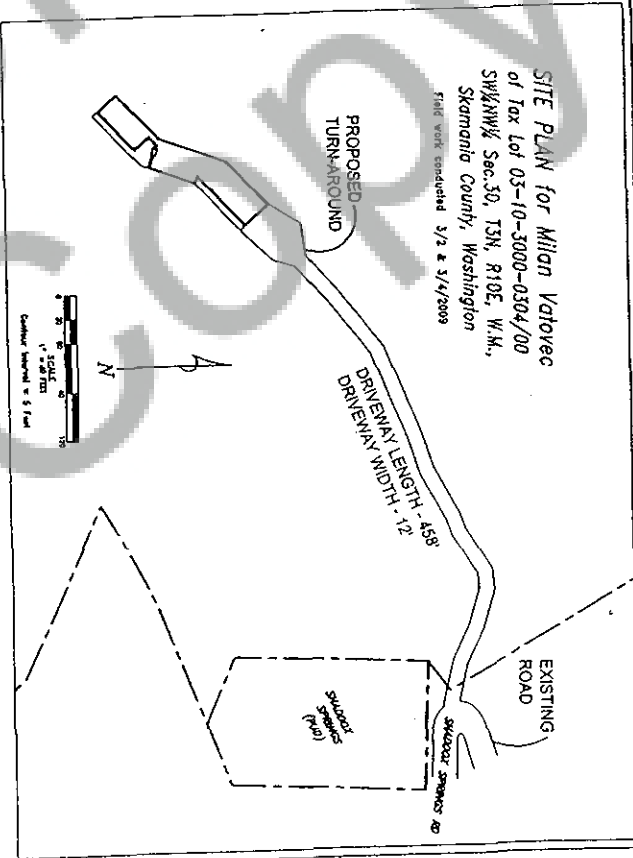
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  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



SITE PLAN - OVERALL

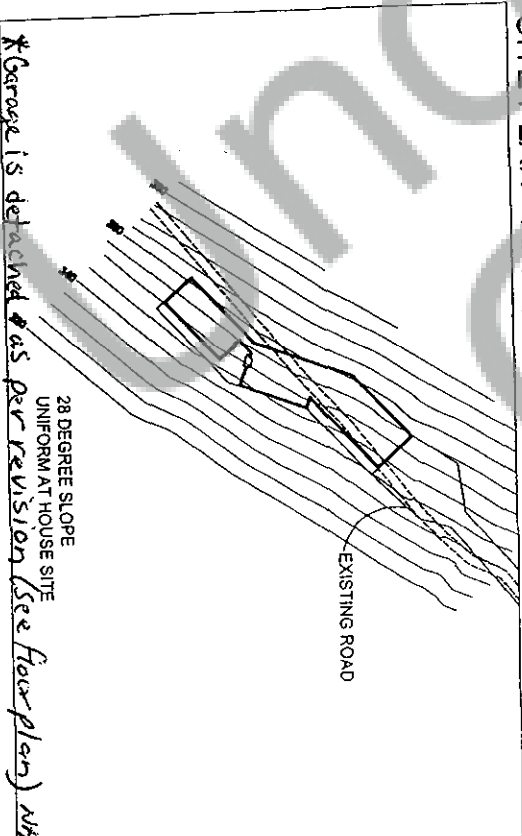


SITE PLAN - APPROACH



SITE PLAN for Milan Vatovec  
of Tax Lot 03-10-3000-0304/00  
SW1/4NW1/4 Sec. 30, T3N, R10E, W1/4,  
Skamania County, Washington  
Field work conducted 3/2 & 3/4/2009

SITE PLAN - CLOSEUP



\*Garage is detached as per revision (see floor plan) NY

A0.4

SITE PLAN  
DETAILS

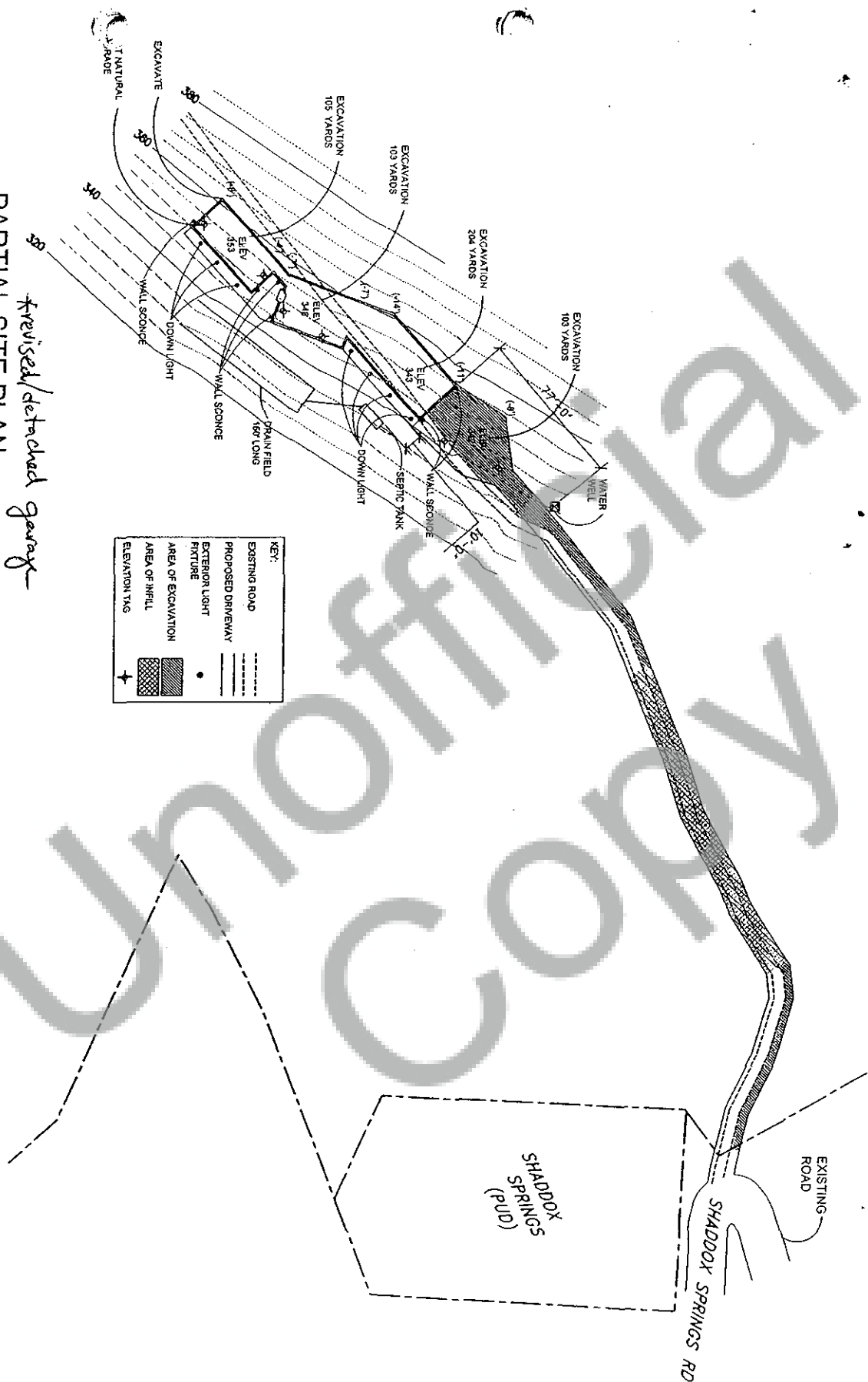
DATE: February 25, 2010  
SCALE: nts

DRAWN BY: MROS Jovanovic  
PROJECT No: 201001

PROJECT TITLE:  
Vatovec/Rajicic Res  
Shadox Springs  
Skamania Co, WA 98651  
tel: 917.856.5774

Root Design Build Inc  
1916 9th Ave. Suite 100  
Portland OR, 97212  
tel: 503.515.6478

*revised/detached garage*  
**PARTIAL SITE PLAN**  
 SCALE: 1"=10' NTS reduced



A0.5	DRAWING TITLE: <b>SITE PLAN DETAILS</b> DATE: February 25, 2010 SCALE: nts	PROJECT TITLE: Vatovec/Rajicic Res Shaddox Springs Skamania Co, WA 98651 tel: 917.856.5774	Root Design Build Inc 1916 9th Ave. Suite 100 Portland OR, 97212 tel: 503.515.6478
	DRAWN BY: Mlos Jovanovic PROJECT No: 201001		

<b>AREA: MAIN HOUSE</b>	
1,880 SF	
1,880 SF	
18" THICK EXTERIOR WALLS	
TOTAL	2,282 SF
<b>AREA: DETACHED WING</b>	
1,033 SF	
1,033 SF	
GARAGE & SHOP BASEMENT	
782 SF	
18" THICK EXTERIOR WALLS	
TOTAL	1,571 SF

FLOOR PLAN

SOUTH ELEVATION

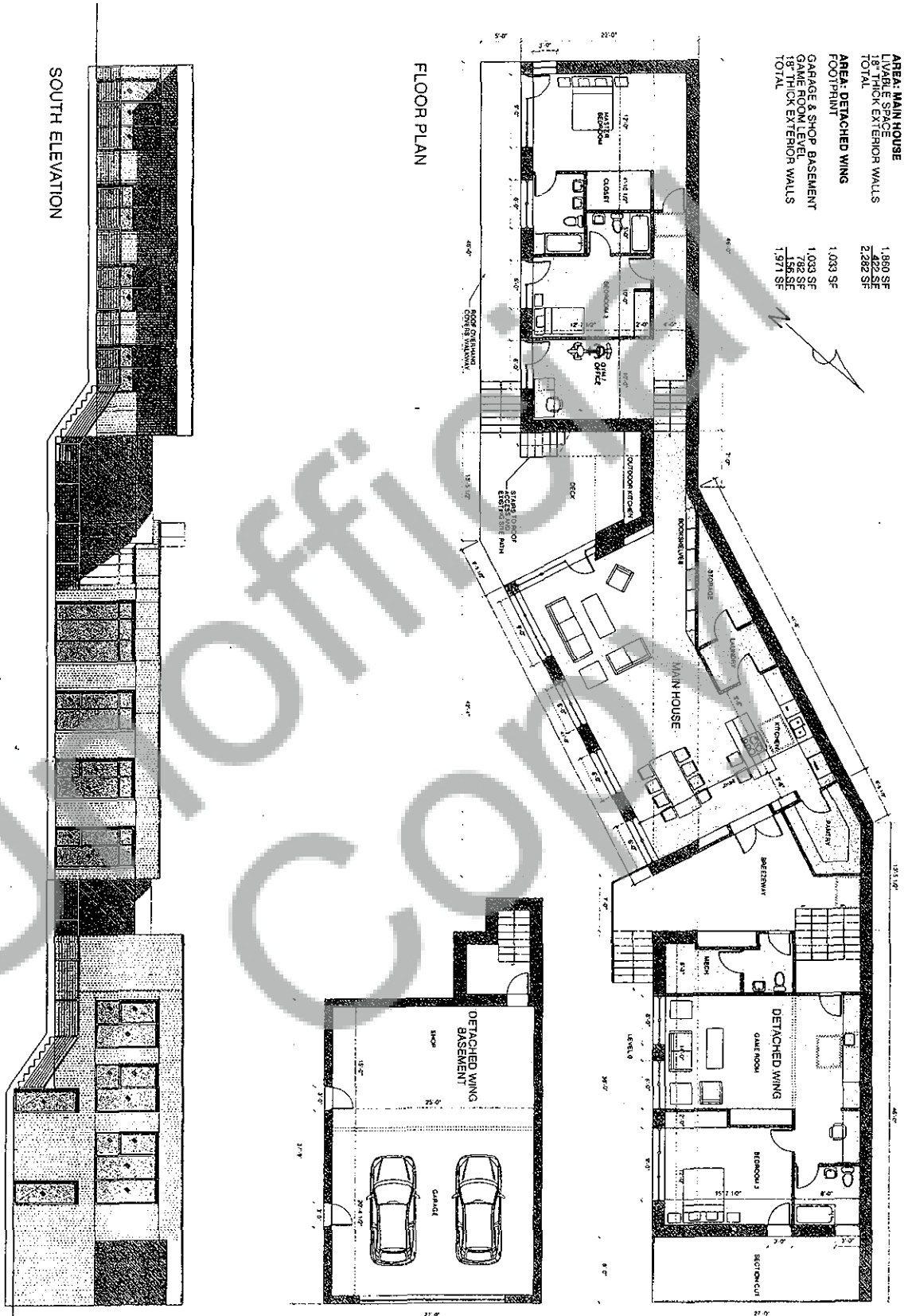


Exhibit 'A'  
Parcel 4 Correction Description

**PARCEL I**

A parcel of land within a portion of Government Lots 1, 2, 3 and NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 30, Township 3 North, Range 10 East, W.M., in Skamania County, Washington, and described as follows:

Beginning at a point on the West line of the NW $\frac{1}{4}$  of Section 30 which lies S 02°14'08" W, 910.00 feet from the Northwest corner thereof; thence S 79°55'45" E, 907.96 feet; thence S 30°09'33" E, 365.37 feet; thence S 56°12'30" W, 28.80 feet to the Northwest corner of that tract conveyed to Skamania County P.U.D. No. 1 by that particular instrument recorded in Book 125 at Page 34 of Deeds (which is marked with an iron rod with aluminum cap stamped 1943); thence S 02°55'45" W, 150 feet to an iron rod with aluminum cap stamped 1943; thence S 67°13'13" E, 55.89 feet to a point of curve at the Northerly right of way line of S.R. 14 having a radius of 1065 feet; thence Southwesterly along the arc of said curve (being concave to the Southeast) through a central angle of 09°59'22" W for a distance of 185.68 feet (the chord of which bears S 59°41'11" W, 185.45 feet); thence S 66°11'25" E, 156.95 feet to a point in S.R. 14; thence S 40°24'47" E, 245.76 feet to the line of mean high water of the Columbia River; thence Southwesterly along said line 1688 feet to the West line of said Section 30; thence N 01°32'41" E, 373.06 feet to the Southwest corner of said NW $\frac{1}{4}$ ; thence along the West line thereof N 02°14'08" E, 1675.07 feet to the point of beginning; EXCEPTING THEREFROM that portion lying within S.R. 14 right of way; ALSO EXCEPTING THEREFROM that portion lying within Burlington Northern right of way; SUBJECT TO a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9 in that particular instrument recorded in Book 202 at Pages 613-615; ALSO SUBJECT TO easement and conditions granted to Skamania P.U.D. No. 1 in those particular instruments recorded in Book 125 at Page 34 and in Book 208 at Pages 833-834; ALL records of Skamania County Auditor.

**PARCEL II**

A one-fourth interest in that portion of the NW $\frac{1}{4}$  Section 30, T3N, R10E, W.M., Skamania County, Washington which lies above the ordinary high water line of the North Bank of the Columbia River, lying South of the SP&S (now BNSF) Railway Company's right of way and South of SR 14.

This document is given to correct the instrument recorded in Book 202 at Page 615 of Deeds, Skamania County Records. This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the Washington State and Skamania County Subdivision laws.

3 January 2007 (Revised)  
Terry N. Trantow PLS 15673 WA

Tax Parcel 3-10-30-0-0304/0305

Exhibit 'A'  
Parcel 4 Correction Description

A parcel of land within a portion of Government Lots 1, 2, 3 and NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 30, Township 3 North, Range 10 East, W.M., in Skamania County, Washington, and described as follows:

Beginning at a point on the West line of the NW $\frac{1}{4}$  of Section 30 which lies S 02°14'08" W, 910.00 feet from the Northwest corner thereof; thence S 79°55'45" E, 907.96 feet; thence S 30°09'33" E, 365.37 feet; thence S 56°12'30" W, 28.80 feet to the Northwest corner of that tract conveyed to Skamania County P.U.D. No. 1 by that particular instrument recorded in Book 125 at Page 34 of Deeds (which is marked with an iron rod with aluminum cap stamped 1943), thence S 02°55'45" W, 150 feet to an iron rod with aluminum cap stamped 1943; thence S 67°13'13" E, 55.89 feet to a point of curve at the Northerly right of way line of S.R. 14 having a radius of 1065 feet; thence Southwesterly along the arc of said curve (being concave to the Southeast) through a central angle of 09°59'22" W for a distance of 185.68 feet (the chord of which bears S 59°41'11" W, 185.45 feet); thence S 66°11'25" E, 156.95 feet to a point in S.R. 14; thence S 40°24'47" E, 245.76 feet to the line of mean high water of the Columbia River; thence Southwesterly along said line 1688 feet to the West line of said Section 30; thence N 01°32'41" E, 373.08 feet to the Southwest corner of said NW $\frac{1}{4}$ ; thence along the West line thereof N 02°14'08" E, 1675.07 feet to the point of beginning; EXCEPTING THEREFROM that portion lying within S.R. 14 right of way; ALSO EXCEPTING THEREFROM that portion lying within Burlington Northern right of way; SUBJECT TO a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9 in that particular instrument recorded in Book 202 at Pages 613-615; ALSO SUBJECT TO easement and conditions granted to Skamania P.U.D. No. 1 in those particular instruments recorded in Book 125 at Page 34 and in Book 208 at Pages 833-834; ALL records of Skamania County Auditor.

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3 January 2007

Terry N. Trantow PLS 15673 WA

Skamania County Assessor

Tax Parcel 3-10-30-0-0-0304

Date 4/2/07 Parcel# 5/8/07 65

2500.lot4.dea.projects

Planning Department - BLA Approved By:

gd 4/9/07

DOC # 2007166012  
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