

Return Address: David and Maria Harrison
28661 SR 14
Washougal, WA 98671

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

David and Maria Harrison

FILE NO.:

NSA-10-25

PROJECT:

Application to replace the existing dwelling with a new single-family dwelling, replacement on-site septic system, and associated utilities.

LOCATION:

28661 State Route 14, Washougal; Section 1 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-01-0-0-1000-00.

LEGAL:

See attached page(s) 12.

ZONING:

General Management Area – Residential 5 (R-5).

DECISION:

Based upon the record and the Staff Report, the application by David and Maria Harrison, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved as conditioned.**

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. No development is allowed within any easements.

A variance to the 200 foot setback from the north and west property lines has been granted. **The replacement single-family dwelling shall be a minimum setback of 100 feet from the edge of the pavement of SR 14.**

- 4) The Fire Safety Guidelines as stated in Section 22.14.050(B) 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.

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- 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 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) 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.
- 6) 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.
- 7) Except as is necessary for site development or safety purposes, **all existing on-site tree cover, including existing tree cover screening the proposed development from key viewing areas shall be retained.**

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- 8) The applicants and/or future owner shall plant a minimum of five (5) screening trees in the areas shown on the 'Staff Revised Site Plan' (within the westernmost driveway that is proposed to be decommissioned). 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 five screening trees shall be planted according to the guidelines in the "Recommended Plants for Screening" brochure (see attached). The screening trees shall be planted prior to final inspection and/or issuance of occupancy 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. Such species include Douglas Fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak, and various native willows (for riparian areas).
 - c. At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 9) The exterior of all proposed structures 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, decks, gutters, roofs, and trim. The applicant has proposed horizontal lap siding, natural wood trim, and fiberglass shingle roofing. Any changes to the proposed materials shall be submitted to the Community Development Department for review and approval.
- 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. (See attached Lighting Brochure)
- 11) 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, decks, gutters, roofs, garage doors, pergolas, patio pavers, and trim.

The following material colors submitted by the applicant are consistent with this condition and are hereby approved: siding – dark brown (Behr "Sweet Molasses"); trim – dark green (Behr "Moosewood"), and black fiberglass shingle roofing. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 12) 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.
- 13) 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

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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 509-427-3922.

- 14) Conditions of Approval to ensure protection of the water resource and its buffer shall include:
- a. The 100 foot water resource buffer for the on-site stream shall be retained in its natural condition. No development or disturbance shall occur within the 75-foot water resource buffer around the on-site pond. Where approved 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 replacement dwelling shall be a minimum of 52 feet from the on-site stream, as measured from the Ordinary High Water Mark.
 - c. The applicant/owner shall contact applicable Federal and State agencies to ensure compliance with Federal and State regulations. The project requires an Hydraulic Project Approval from the Washington Department of Fish & Wildlife.
 - d. All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
 - e. Nonstructural controls and natural processes shall be used to the greatest extent practicable.
 - 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.

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- 15) 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.
- 16) 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

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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 27 day of January, 2011, at Stevenson, Washington.


 Nicole Hollatz, Land Use Planner
 Planning Division

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.

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.

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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 \$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

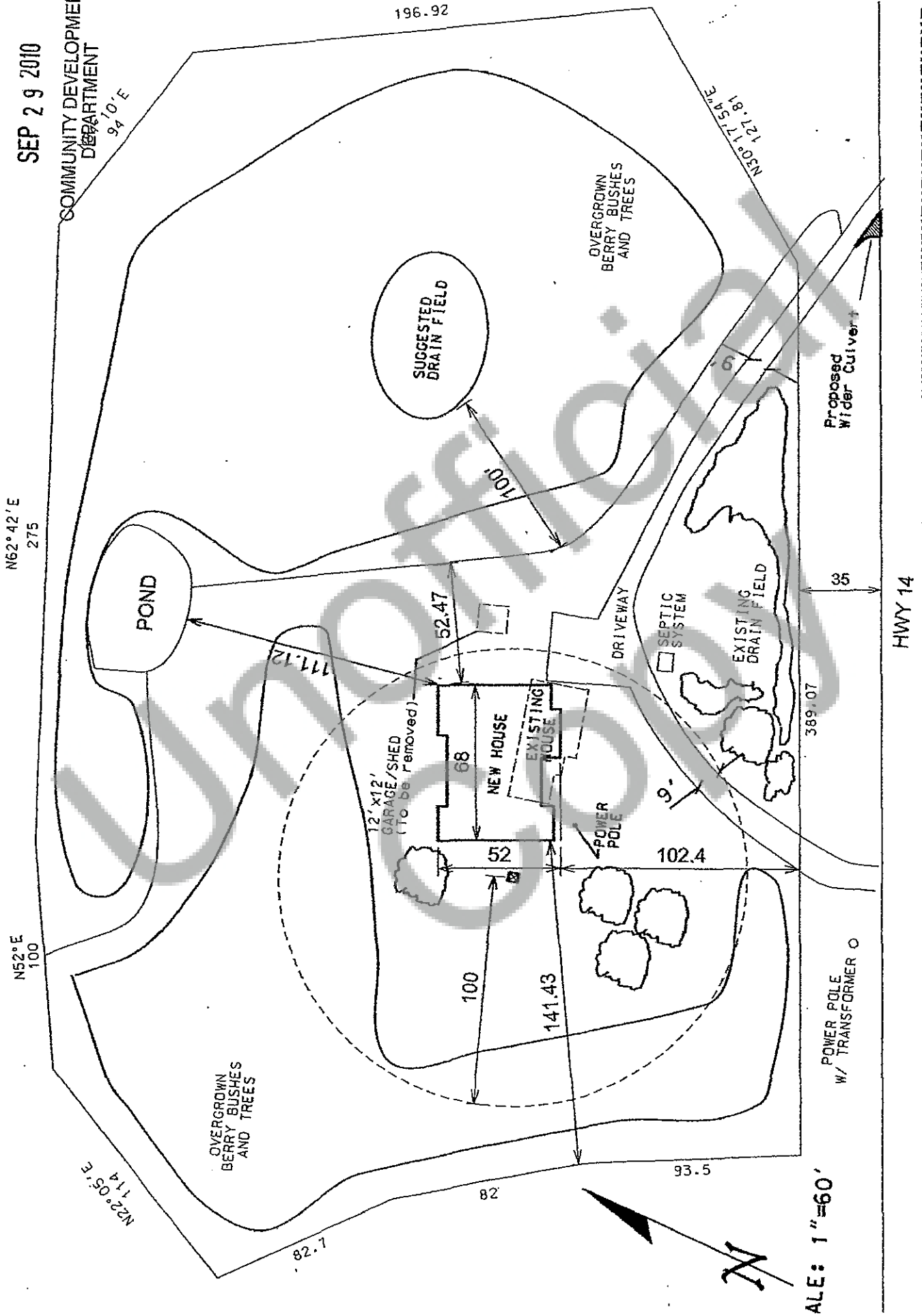
A copy of this Decision, including the Staff Report, was sent to the following:

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 - electronic
U.S. Forest Service - NSA Office
Board of County Commissioners – electronic
State of WA Department of Commerce – electronic
Department of Fish and Wildlife

RECEIVED
SKAMANIA COUNTY

SEP 29 2010

COMMUNITY DEVELOPMENT
DEPARTMENT



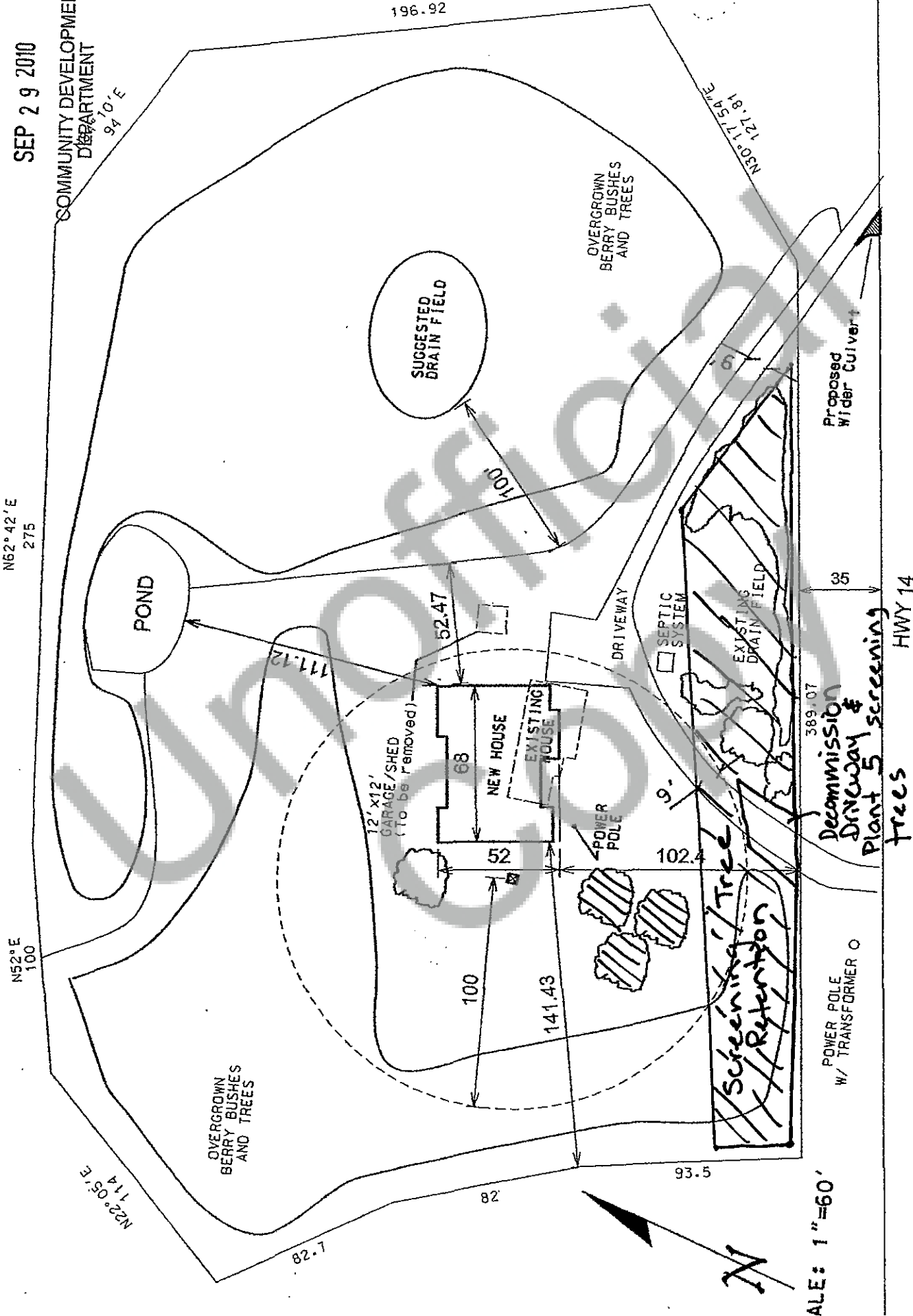
SCALE: 1"=60'

STAFF REVISED SITE PLAN

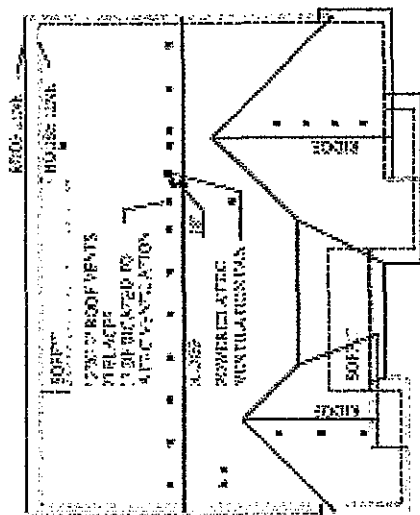
RECEIVED
SKAMANIA COUNTY

SEP 29 2010

COMMUNITY DEVELOPMENT
DEPARTMENT



SCALE: 1"=60'



☐ GABLE SIDING CHOICE

ROOF PLAN

100' = 1" = 14'

SLT'S SETONITS

**THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY**

- [illegible]

RECEIVED
SKAMANIA COUNTY

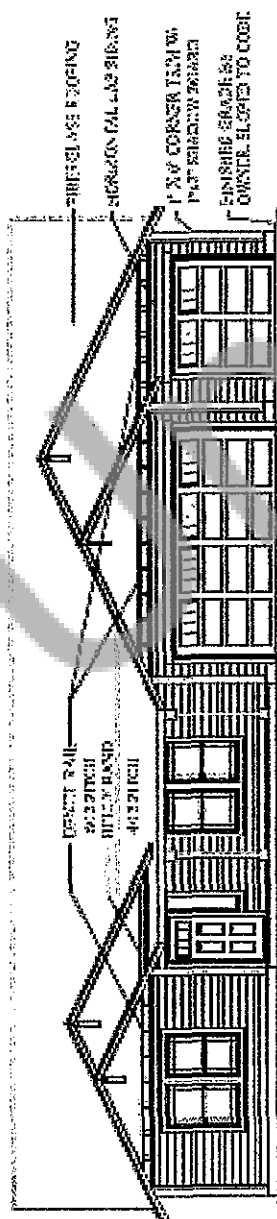
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COMMUNITY DEVELOPMENT
DEPARTMENT NOTE

ACTUAL ELEVATIONS SHALL BE DETERMINED BY SITE GRADES AND OTHER CONSIDERATIONS



FAIR HOMES INC.
A CORP. OF MD



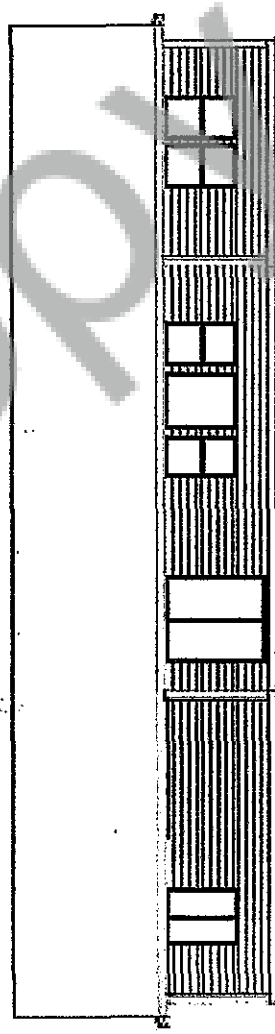
NOTES FROM THE



NOTES



NOT AFFECTED



DECLARATION

214

DEED RECORD 28

SKAMANIA COUNTY, WASHINGTON

he personally known and known to me to be the Treasurer of Skamania County, Washington, and the person described in and who executed the foregoing instrument, and he acknowledged to me that he signed and executed the same as Treasurer of said County, as his free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Auditor's seal affixed)

Label J. Fosse

Auditor of Skamania County, Washington.

Filed for record January 7, 1941 at 3-30 o'clock a.m. by Eugene M. Kahn.

Label J. Fosse
Skamania County Auditor.

#29782

Robt. C. Prindle et ux to Geo. H. Perry.

THE GRANTORS, Robt. C. Prindle and Louise A. Prindle, husband and wife, for and in consideration of the sum of One Dollar in hand paid, do hereby CONVEY and WARRANT unto Geo. H. Perry, Grantee, the following described real property in Skamania County, Washington, to-wit:

Commencing at the Southwest corner of Section 1 Tp. 1 N. R. 5 E. W. 1 E., thence East 2000 feet; thence South 23 feet to the Northerly line of the Evergreen Highway, thence North 57° 20' West along the Northerly line of the Evergreen Highway a distance of 993.15 feet to the initial point of the tract hereby conveyed; thence from said initial point North 29° 30' West 97.5 feet; thence North 46° 14' West 82.0 feet; thence North 57° 35' West 82.7 feet; thence North 32° 05' East 145.0 feet; thence North 52° 00' East 100.0 feet; thence North 62° 42' East 275.0 feet; thence North 84° 10' East 94.0 feet; thence South 33° 06' East 196.92 feet to the County Road; thence following northerly line of County Road South 30° 15' West 128.0 feet; to the intersection of the northerly line of Evergreen Highway; thence South 57° 20' West 389.07 feet to the initial point of tract conveyed, containing 3.5 acres more or less.

Dated this 26th day of April, 1938.

Robt. C. Prindle (Seal)

Louise A. Prindle (Seal)

STATE OF WASHINGTON }
County of Skamania } ss.

I, Raymond C. Sly, a Notary Public in and for said State, do hereby certify that on this 26th day of April, 1938, personally appeared before me Robt. C. Prindle and Louise A. Prindle, husband and wife, to me known to be the individual described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate first above written.

(Notarial seal affixed)

Raymond C. Sly

Notary Public for Washington,
residing at Stevenson therein.

(\$50 U.S.I.R. stamp and .50 state stamp affixed and cancelled "4/26/38 RCF").

Filed for record January 7, 1941 at 10-40 o'clock a.m. by Grantee.

Label J. Fosse
Skamania County Auditor

#29783

Vincent S. Duxton (et ux) to Tacoma Eastern Timber Co.

STATUTORY WARRANTY DEED

THE GRANTOR VINCENT S. DUXTON for and in consideration of TEN Dollars (\$10.00), in hand paid, conveys and warrants to TACOMA EASTERN TIMBER COMPANY, a CORPORATION, the following described real estate, situate in the County of Skamania State of Washington:

The North Half of Northwest Quarter (NE 1/4 of NW 1/4), and Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-five (25) in Township Seven (7) North