

Return Address: Robert Allen
P.O. Box 54
Underwood, WA, 98651

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT/PROPERTY OWNER: Robert Allen

FILE NO.: NSA-03-25

PROJECT: In-kind replacement of an existing dwelling (1,200 sq. ft. footprint) and accessory structure (1,038 sq. ft footprint) and associated utilities.

LOCATION: 10.15 acres located at 13162 Cook-Underwood Road in Underwood, WA; Section 22 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-0-0-0190-00

LEGAL: Lot 1 Mossy Rock Short Plat recorded in Book 3 Page 301 at the Skamania County Auditor, Book 223 Page 137.

ZONING: General Management Area zoned Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Robert Allen, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with Title 22 SCC 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 Department and the Skamania County Health Department.

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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:

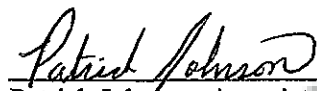
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for 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.
- 3) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 4) The owners and future owners shall be required to retain existing tree cover along Cook-Underwood Road that screens the development, except as is necessary for site development (i.e. building pads, leach field) or safety purposes. Limbing or topping of existing trees is prohibited, except for those within the 50-foot fuel break, which may be limbed to no more than 8 feet. Dead and dying trees shall be replaced in kind.
- 5) The exterior of the proposed home shall be composed of non-reflective, materials or materials of low reflectivity.
- 6) All exterior lighting shall be directed downward and sited, hooded and shielded such that it is not visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
- 7) The house and barn shall not exceed 28' from the top of the footer set at existing grade or 26' from slab if a slab-on-foundation is used.
- 8) The applicant shall submit dark and either natural or earth-tone color samples for the dwelling and accessory structure to the Planning Department prior to issuance of a building permit.
- 9) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department (509-427-9484). Planning Department staff should be able to conduct a site and excavation inspection and a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.

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- 10) 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 Planning Department and the Gorge Commission within 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 24 hours.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 21 day of July, 2003, at Stevenson, Washington.


Patrick Johnson, Associate Planner
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), 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

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 Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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WARNING

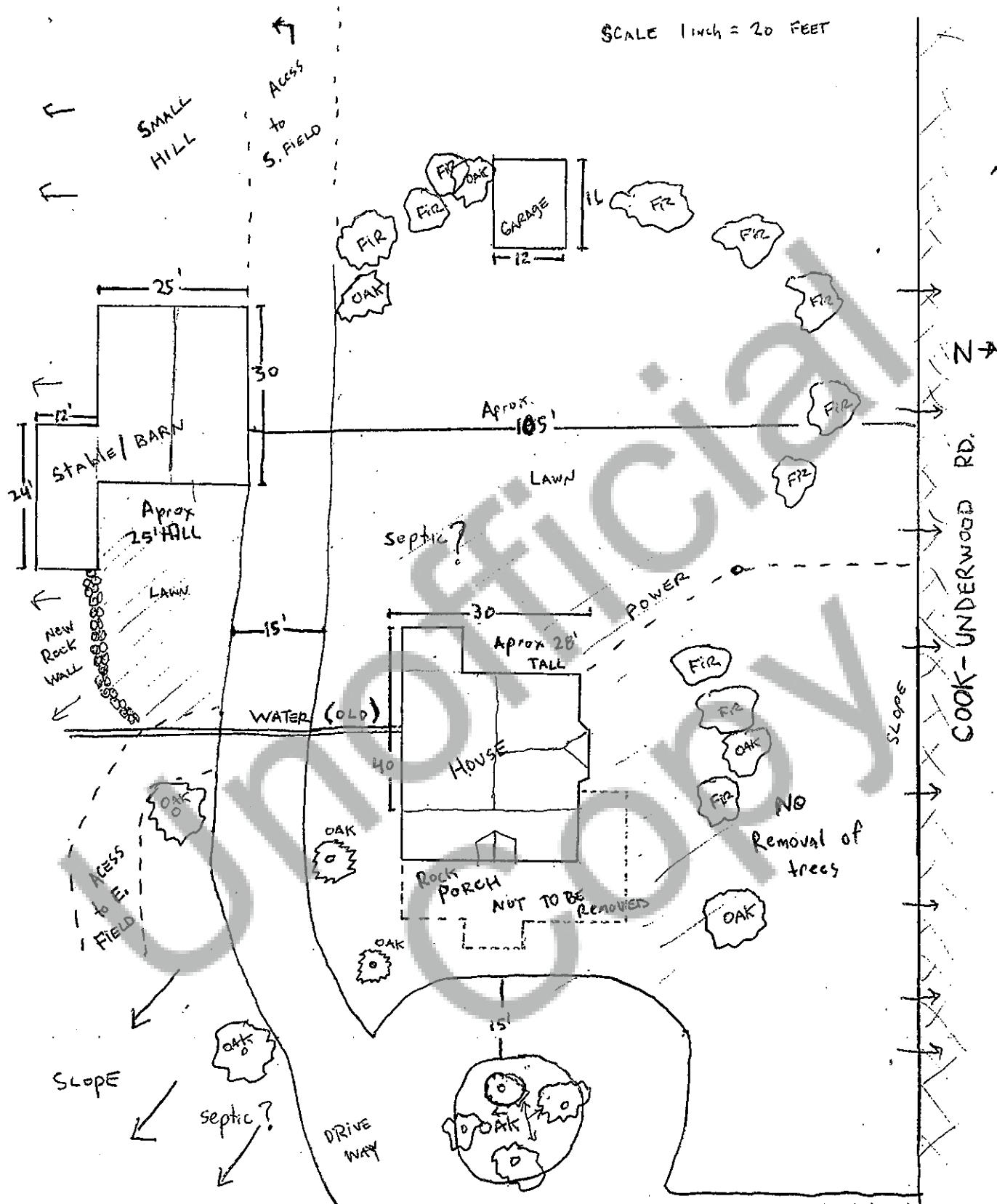
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Dee Caputo, CTED



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SKAMANIA COUNTY

APR - 7 2003

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

