AFN #2012180568 Recorded 05/01/2012 at 01:19 PM DocType: ADMIN Filed by: JOHN HARDHAM Page: 1 of 12 Auditor Timothy O. Todd Skamania County, WA

Return Address: John Hardham
391 Ashley Drive
Underwood, WA 98651

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

Administrative Decision

APPLICANT:	John Hardham
PROPERTY OWNER:	John & Linda Hardham
FILE NO.:	NSA-11-41
PROJECT:	To remodel the existing single-family dwelling, including a 370 sq. ft. 'L-shaped' sun room, replacing the two dormers with a shed-roof on both the south side and north side of the dwelling adding 1,020 sq. ft. to the dwelling, adding windows, re-grading the driveway, and new landscaping to include rock retaining walls.
LOCATION:	391 Ashley Drive, Underwood, Section 20 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-20-1-4-0100-00.
LEGAL:	Lot 1 Block 1 of the Underwood Crest Addition, Book A Page 154
ZONING:	General Management Area- Residential (R-5).
DECISION:	Based upon the record and the Staff Report, the application John Hardham, 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:** 5 feet. **Rear yard:** 15 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) In order to construct the rock retaining walls as proposed within the County's right-of-way along Ashley Drive (60 feet in width, or 30 feet from centerline), a County Right-of-Way Use Permit must be first obtained by the applicant.

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) Planted vegetation shall be maintained to ensure survival.

7) The height of the remodeled single-family dwelling shall not exceed the height of the existing single-family dwelling as measured from the top of footer to roof peak, 21' 6" as indicated by the construction plans.

8) The addition/remodel shall be composed of non reflective materials or materials with low reflectivity. The proposed Hardi Plank siding and composition roofing materials meet this criterion.

9) 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.

10) The exterior of the structure shall be allowed to match the existing single-family dwelling, tan siding, and dark gray roofing. If the applicant chooses to repaint the addition and house a new color it shall be dark earth tone in color.

11) The existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.

12) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. The fir trees along the eastern property line and the landscaped tree at the southeastern corner of the house shall be retained as screening trees, as marked on the site plan.

13) The applicant shall meet all conditions of approval enacted to achieve visual subordinance 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 subordinance criteria have been verified.

14) 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 inspection line at 509-427-3922 or through the permit center public portal at https://co-skamania-wa.smartgovcommunity.com/portal/Public/Welcome .

15) 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.

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.

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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 25th day of April, 2012, at Stevenson, Washington.

Jessica Davenport, Planning Manager
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.

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 $2,450.00 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 (electronic)
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission (electronic)
U.S. Forest Service - NSA Office (electronic)
Board of County Commissioners (electronic)
State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife (electronic)

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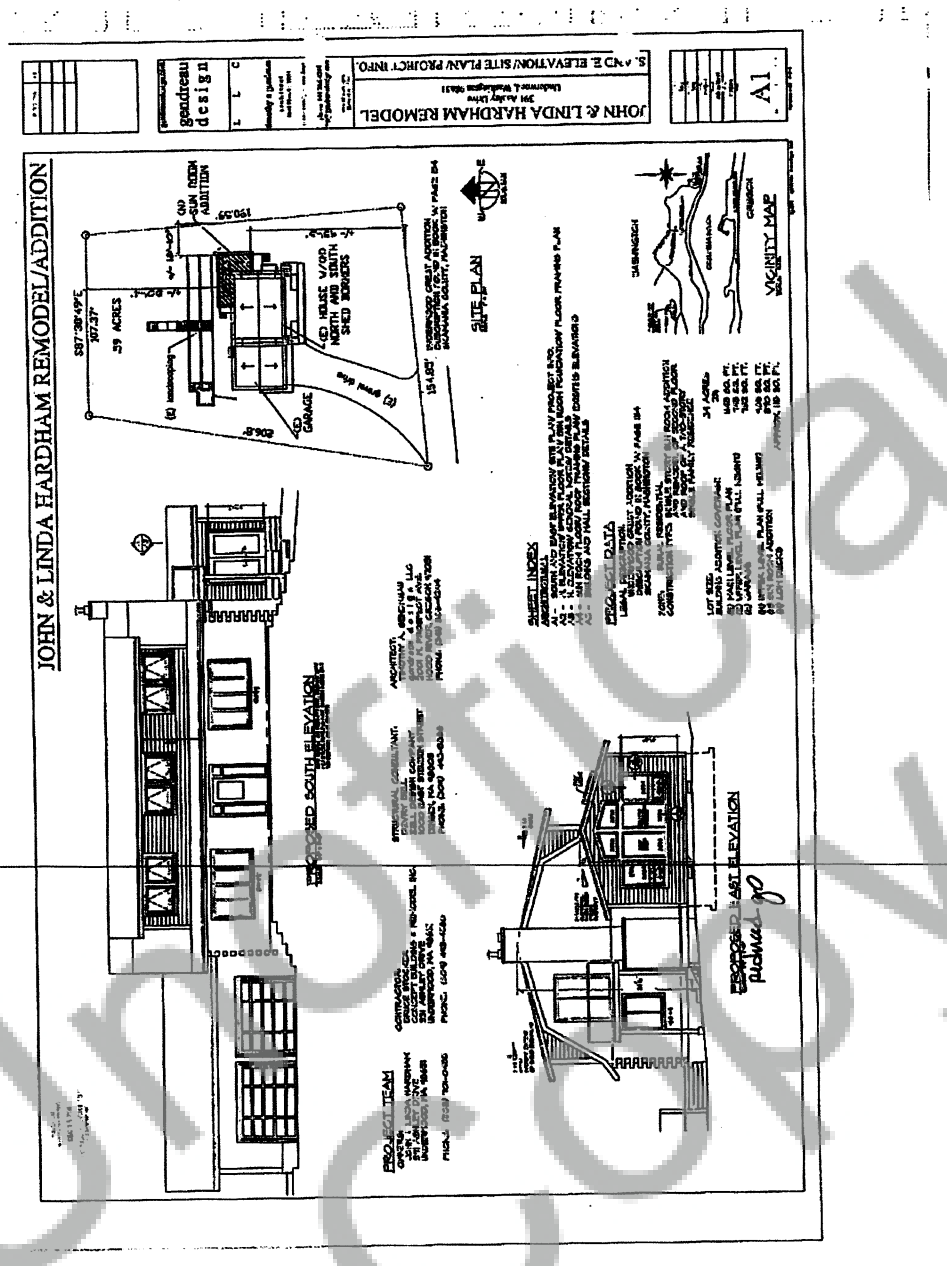
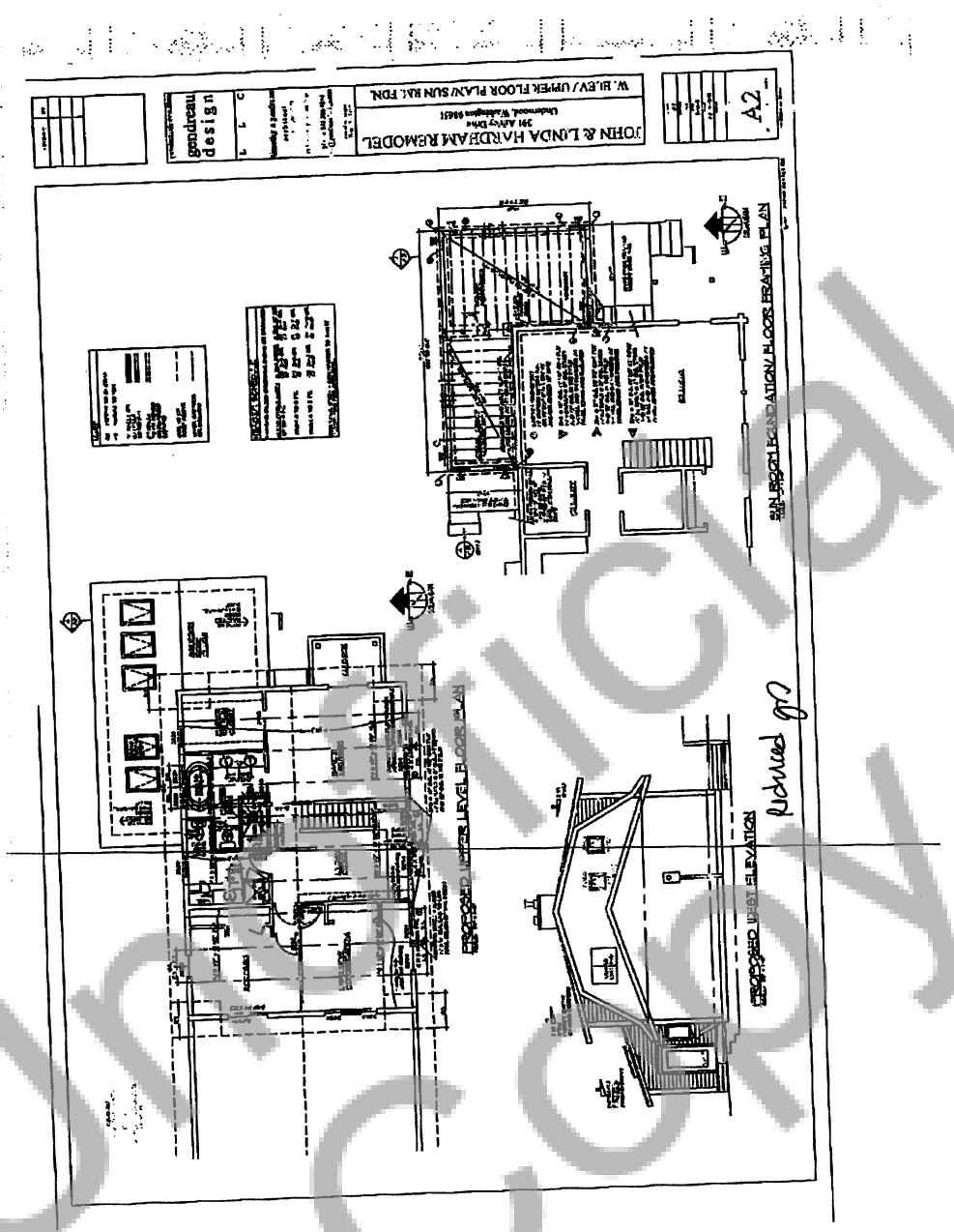

JOHN & LINDA HARDHAM REMODEL/ADDITION
JOHN & LINDA HARDHAM REMODEL
S. AND E. ELEVATION/ SITE PLAN/ PROJECT INFO.
A1
SITE PLAN
VICINITY MAP
PROJECT DATA
SHEET INDEX
PROJECT TEAM
PROPOSED SOUTH ELEVATION
PROPOSED EAST ELEVATION
(E) HOUSE W/OD NORTH AND SOUTH SIDED DORMERS
(N) 33W X 10D0N ADDITION
.59 ACRES
GARAGE
(E) Wood shed
(E) Shed
(E) Greenhouse
(E) Woodshed
(E) Well
(E) Septic
(E) Spa
(E) Pool
(E) Pool Equip.
(E) Gazebo
(E) Pond
(E) Pump House
(E) Barn
(E) Shop
(E) Garage
(E) Driveway
(E) Gravel Drive
(E) Asphalt Drive
(E) Concrete Walk
(E) Concrete Patio
(E) Deck
(E) Stone Patio
(E) Flagstone Walk
(E) Flagstone Patio
(E) Rock Wall
(E) Retaining Wall
(E) Fence
(E) Hedge
(E) Trees
(E) Shrubs
(E) Flowers
(E) Lawn
(E) Rockery
(E) Boulders
(E) Rock Outcrop
(E) Rock Pile
(E) Rock Garden
(E) Rock Path
(E) Rock Steps



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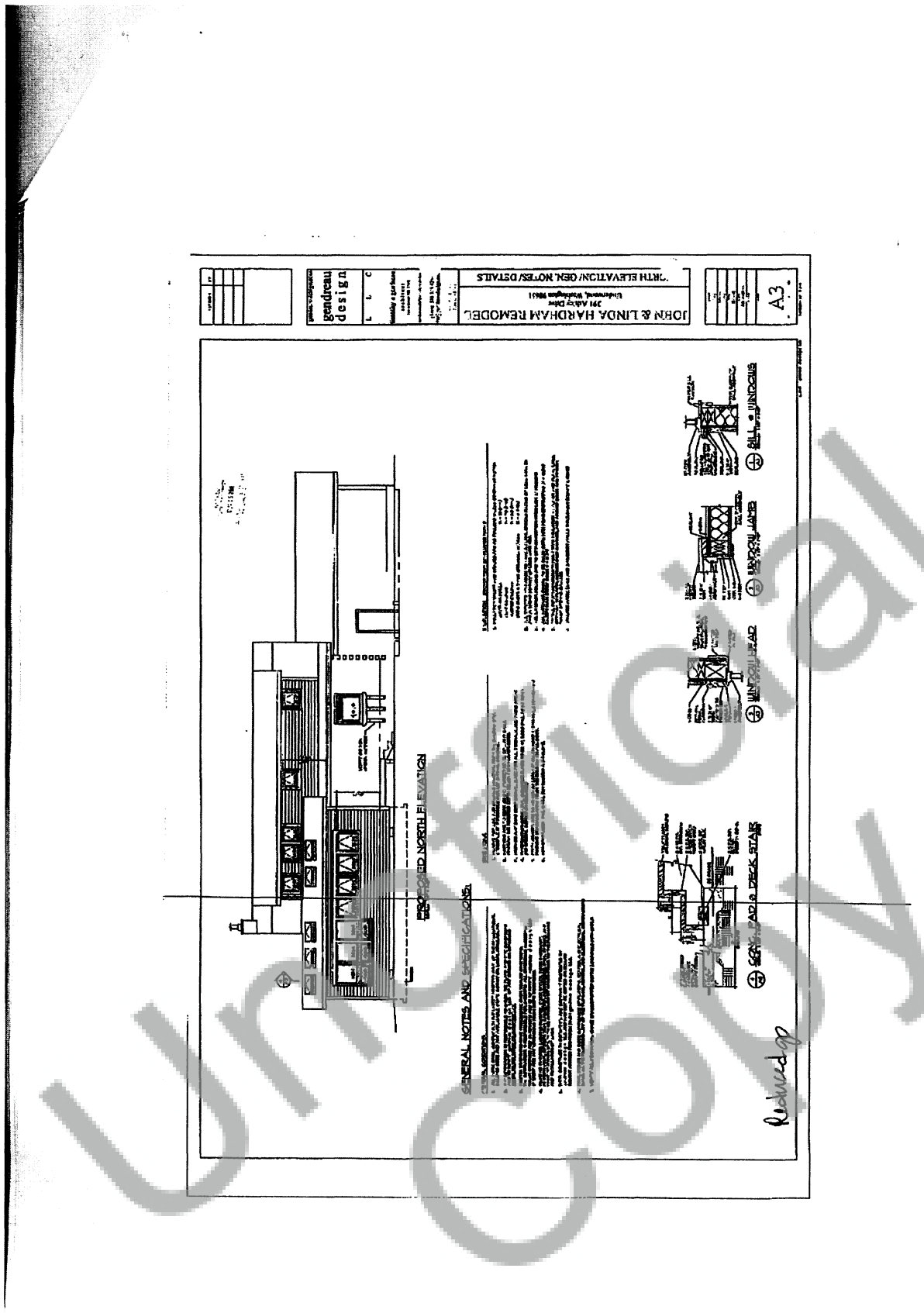

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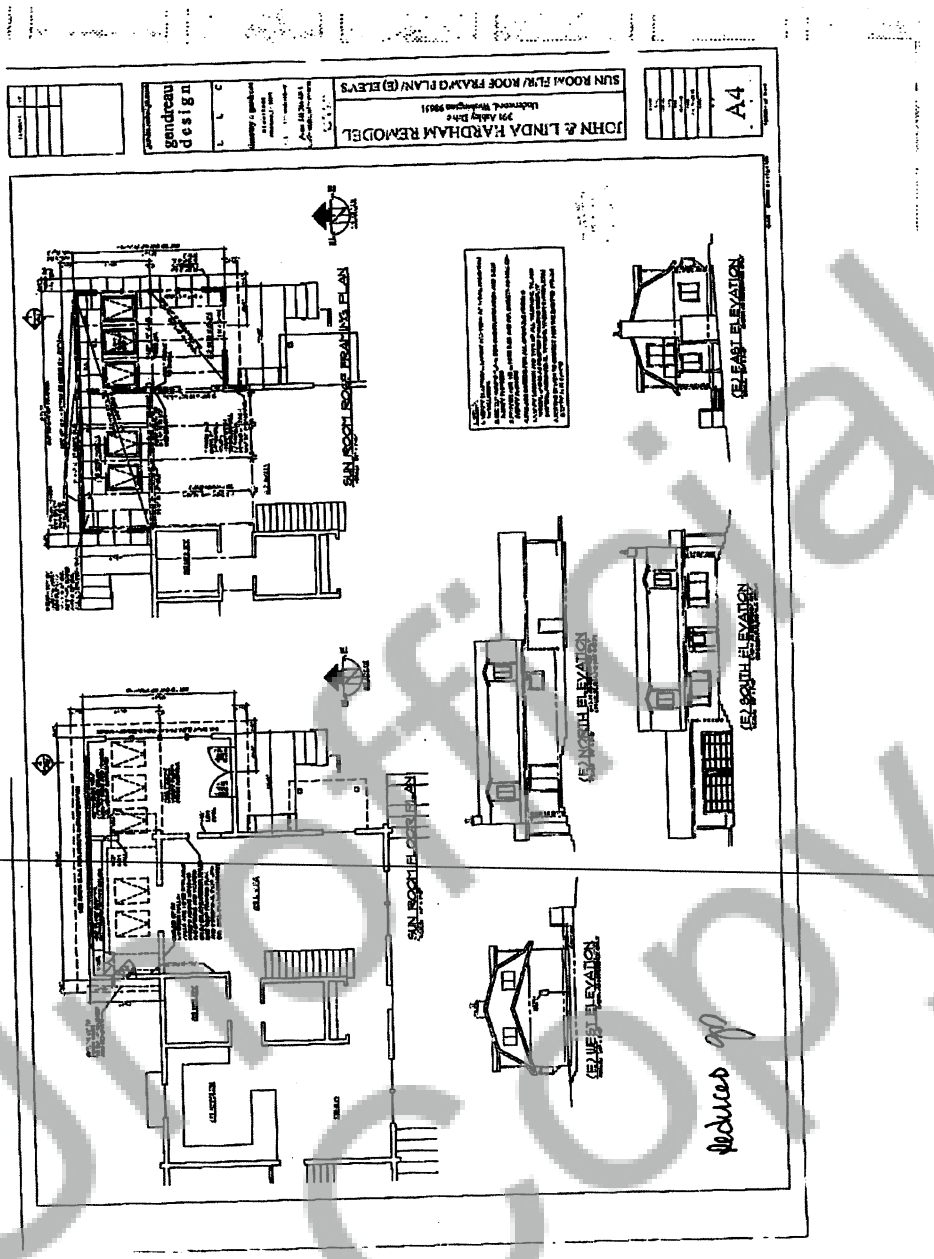

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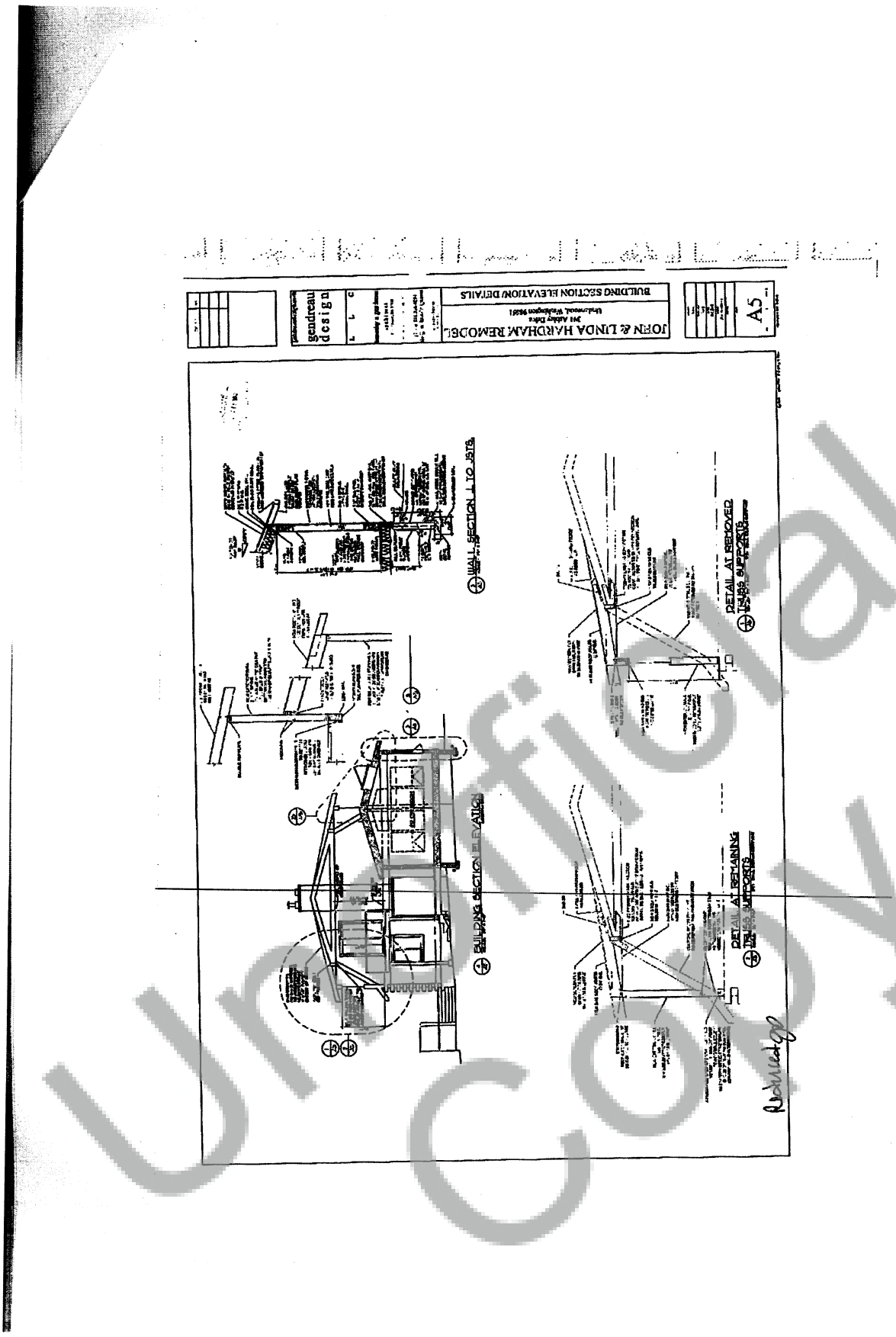

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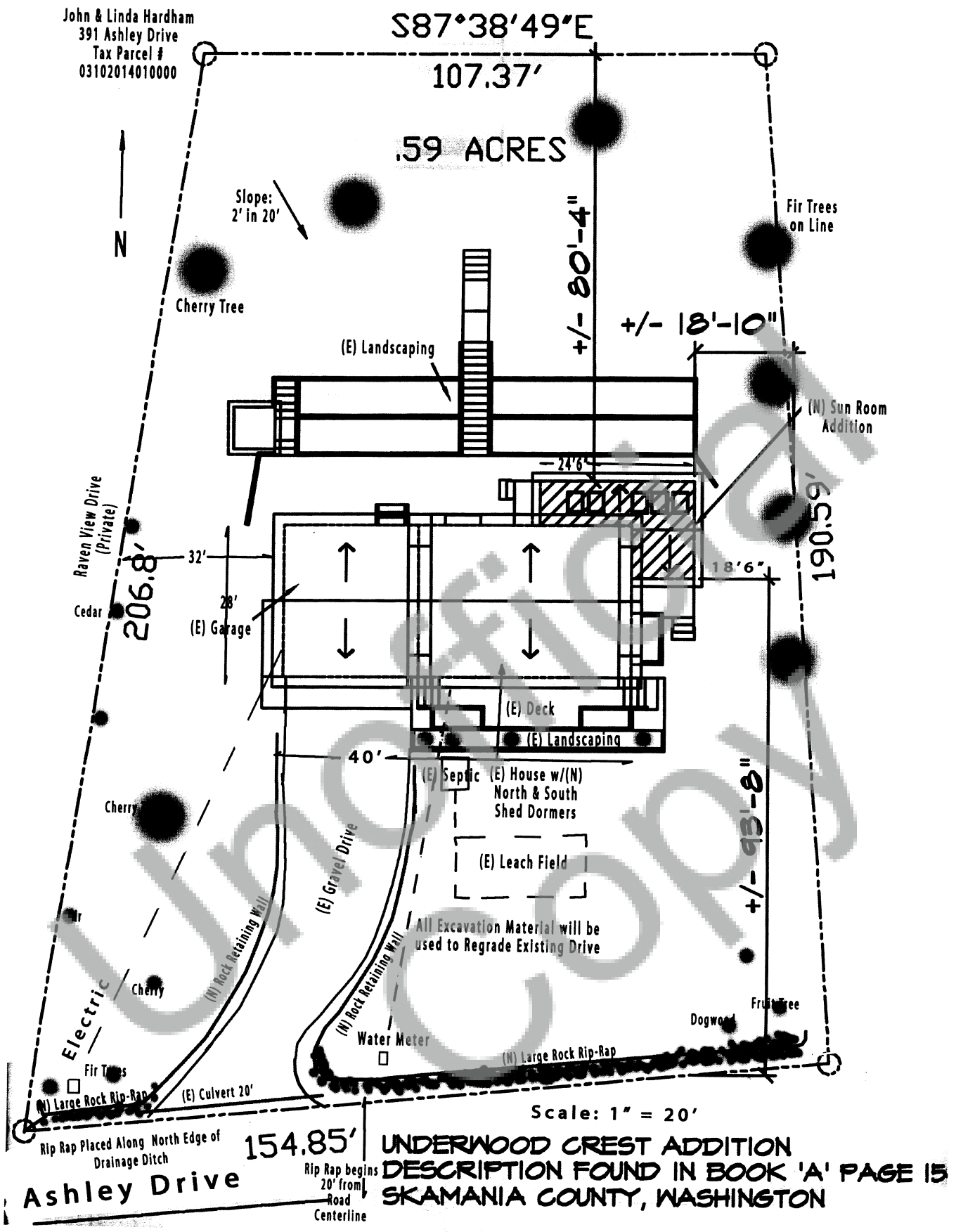

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