

Return Address: Gary and Virginia Dunn
1934 SE 155th Place
Portland, OR 97223

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:** Gary and Virginia Dunn

FILE NO.: NSA-14-31

PROJECT: To construct a 200 sq. ft. addition (bedroom) to an existing single-family dwelling.

LOCATION: 201 Woodard Creek Road, Skamania; Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 02-06-34-0-0-0201-00.

LEGAL: See attached page(s) 7.

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

DECISION: Based upon the record and the Staff Report, the application by Gary and Virginia Dunn, 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 addition shall match the color (dark green siding and dark gray/black composition roofing) of the existing single family dwelling. If the applicant chooses to repaint the addition and dwelling it shall be dark earth tone in color, and the applicant shall submit painted material samples to the Community Development Department for approval prior to painting.
- 5) The addition shall be composed of non-reflective materials or materials with low reflectivity. The proposed T1-11 siding and composition shingles to match the existing dwelling meet this criteria.
- 6) Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing area. Shielding and hooding materials shall be composed of non-reflective, opaque materials. See Lighting Brochure.

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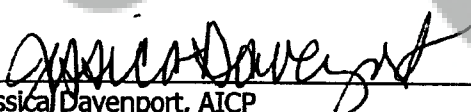
- 7) The cluster of deciduous trees located east of the proposed addition and existing driveway, and as marked by staff on the site plan, shall be retained for screening purposes.
- 8) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department. Planted vegetation shall be maintained to ensure survival.
- 9) 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.
- 10) 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 Community Development Inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
- 11) 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

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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.
- 12) 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 14th day of October, 2014, at Stevenson, Washington.



Jessica Davenport, AICP
Planning Manager
Planning Division

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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.

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 1009, 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.

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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 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)

Doc # 2007168147
 Page 1 of 2
 Date 11/2/2007 09:48A
 Filed by: SKAMANIA COUNTY TITLE
 Filed & Recorded in Official Records
 of SKAMANIA COUNTY
 SKAMANIA COUNTY AUDITOR
 J MICHAEL GARVISON
 Fee: \$41.00

AFTER RECORDING MAIL TO:

Name Gary & Virginia Dunn

Address 1934 SE 155th Place

City, State, Zip Bethand, OR 97223

Filed for Record at Request of:

306 29971

STATUTORY WARRANTY DEED

THE GRANTOR(S) DOUGLASS JAMES, AN UNMARRIED MAN A 90% INTEREST AND GARY DUNN AND VIRGINIA DUNN HUSBAND AND WIFE WITH THE REMAINING 10% INTEREST for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys, and warrants to GARY R. DUNN AND VIRGINIA L. DUNN, HUSBAND AND WIFE the following described real estate, situated in the County of SKAMANIA, state of Washington:

A parcel of land located within the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington and being a portion of the tract described in that particular document recorded in Book 114, Page 110 of Deeds, records of said County, described as follows:

Beginning at the Southeast Corner of said tract, which point lies 340 feet North of the Southeast Corner of said Southeast Quarter of the Northwest Quarter; thence continuing North along the East line thereof a distance of 413.53 feet; thence along the Northerly edge of a driveway, extended South 75°35'26" West 460.01 feet to an iron rod; thence South 59°13'13" West 487.07 feet to the centerline of Duncan Creek; thence along said centerline South 42°17'01" East 38.28 feet to the South line of said parcel; thence East 829.07 feet to the point of beginning.

Skamania County Assessor

Date 11/2/07 Parcel 2-6-34-2-1

EXCEPTING therefrom any portion of Woodard Creek Road #10140 and its appurtenant right of way.

"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

Assessor's Property Tax Parcel/Account Number: 02-06-34-0-0-0201-00

Dated: 11-1-07

Douglas James
 DOUGLASS JAMES

Gary Dunn
 GARY DUNN

Virginia Dunn
 VIRGINIA DUNN

STATE OF Washington

COUNTY OF Skamania

I certify that I know or have satisfactory evidence that Douglas James

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 1, 2007



Notary Public in and for the state of

REAL ESTATE EXCISE TAX

2734

NOV - 2 2007

PAID 11/2/07 505.75 300.00

Michael Michael Andersen
 SKAMANIA COUNTY TREASURER

LPB-10(1) 7/97

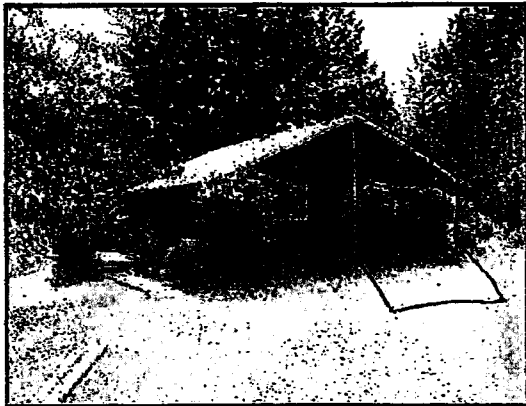
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COMMUNITY DEVELOPMENT
DEPARTMENT
SEP - 3 2014

SITE PLAN

*Use this template or attach a separate site plan drawing.

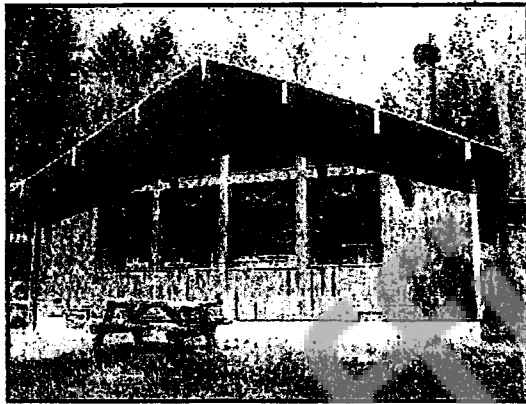
<p><i>2 acres from north</i></p> <p><i>estimated 1000 sq ft from sides</i></p> <p><i>100 sq ft addition</i></p> <p><i>cluster of deciduous trees to be retained for screening</i></p> <p><i>garage</i></p> <p><i>Septic</i></p> <p><i>Driveway</i></p> <p><i>WOODARD CREEK ROAD</i></p> <p><i>5 ACRES</i></p> <p><i>Drum Creek</i></p> <p><i>Arches 1100 sq ft</i></p> <p><i>North</i></p>	<p>Name: <i>Virginia Dunn</i></p>	<p>Site Address: <i>201 WOODARD CR</i></p>	<p>Scale used: <i>1/2" = 10' x 10'</i></p>
	<p>Mailing Address: <i>1934 SE 155th Ave Portland OR 97232</i></p>	<p>Tax Parcel Number: <i>02003400020100</i></p>	<p>Date: <i>8-31-14</i></p>

PROPERTY ADDRESS: 201 WOODARD CREEK RD	City: Stevenson	County: Skamania	State: WA	Zip Code: 98648-6028
Lender: Park Avenue Mortgage				



Subject Front
201 Woodard Creek Rd
Sales Price N/A
Gross Living Area 1,020
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Suburban/Avg.
View Territorial
Site 5.0 Acres
Quality Average
Age 32

— new addn from
Bushes already
dead gone.
Subject Rear



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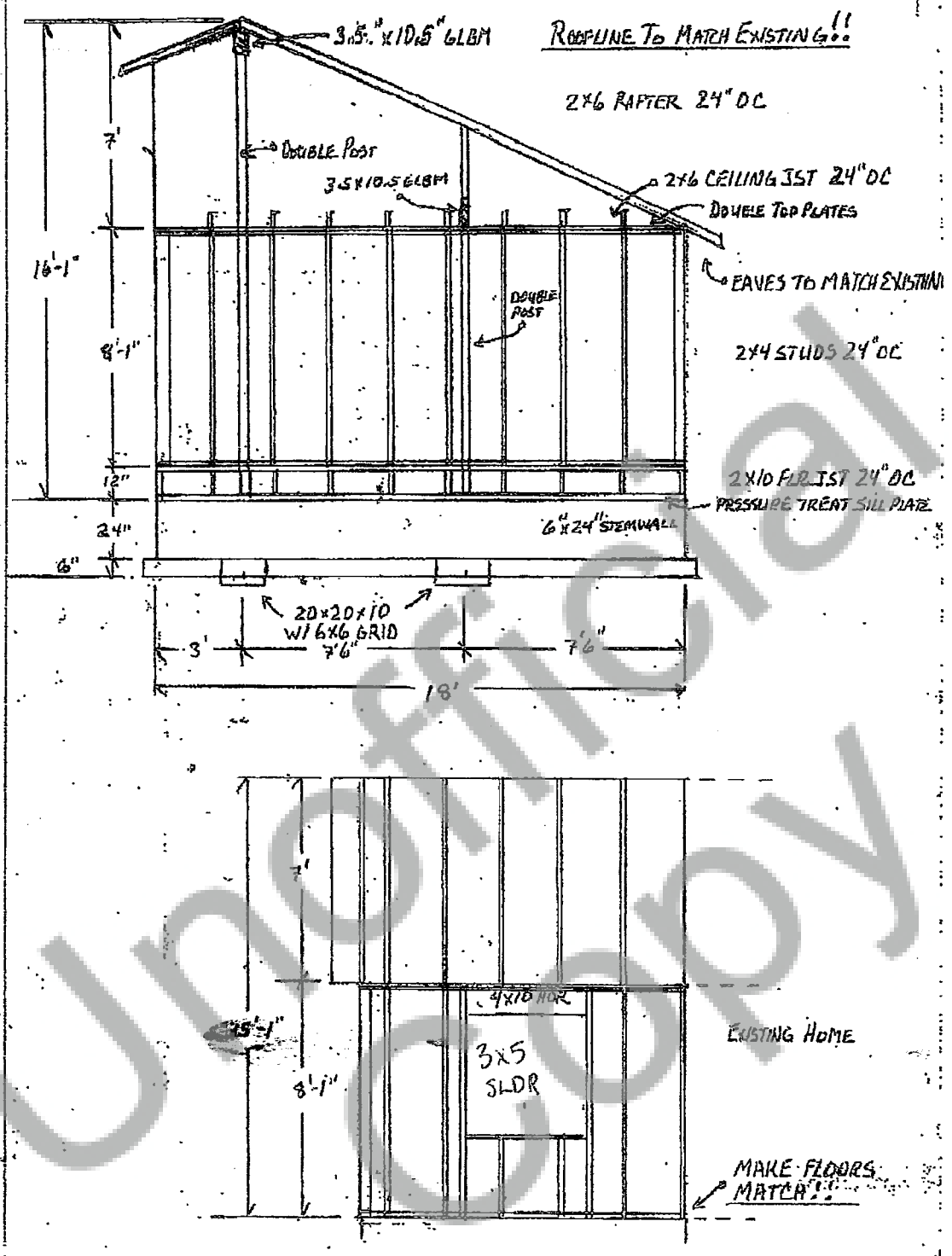


Additional side

elevations

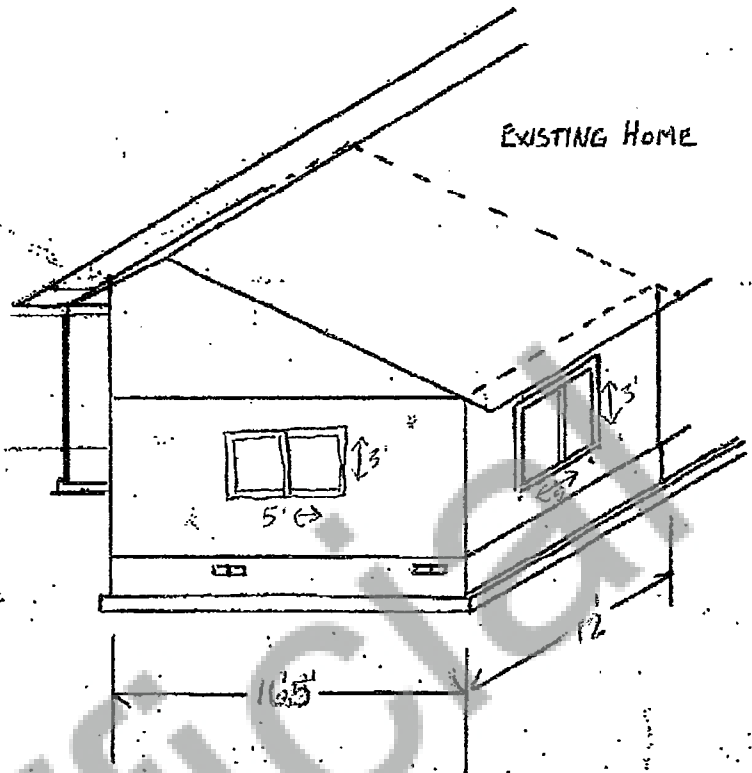
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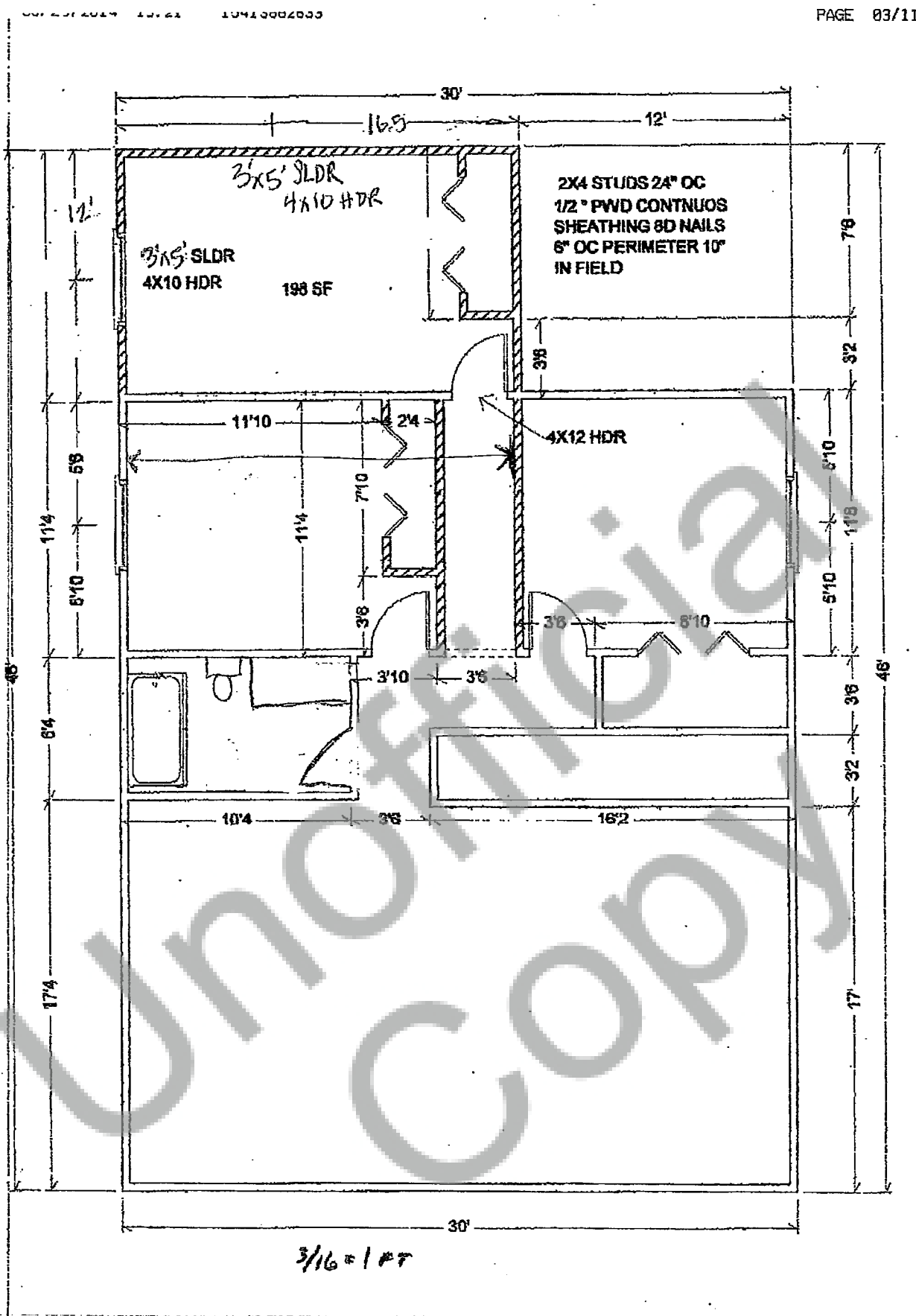
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16'5" x 12' ADDITION 198 SF

SARAH BROWN
201 WOODARD CREEK
SKAMANIA WA 98648
503-256-5240



**NOTICE OF DECISION AND OPPORTUNITY TO APPEAL
for
Expedited Development Review**

Enclosed is the Staff Report including the findings and conclusions, and the Administrative Decision including the conditions of approval for the application by Gary and Virginia Dunn for the construction of a 200 sq. ft. addition (bedroom) to an existing single-family dwelling.

Any person shall be allowed to appeal a decision issued under the expedited review process. To appeal this decision, a written Notice of Appeal form must be filed within **20 days** from the date the Administrative Decision is issued. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms are available at the Skamania County Community Development Department Office and must be accompanied by a \$2,450.00 nonrefundable-filing fee and certificate of mailing. The appellant shall mail the Notice of Appeal to all Parties of Record. Proof of service must be submitted by the appellant in the form of a Certificate of Mailing.

Oct. 14, 2014
Date

Jessica Davenport
Jessica Davenport, AICP
Planning Manager
Planning Division