

141005

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Return Address: Skamania County Public Works  
Attn: Brent Holman  
PO Box 790  
Stevenson, WA 98648

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Public Works

MAY 7 11 41 AM '01  
P. Lowry  
AUDITOR  
GARY H. OLSON

MAY 7 2001

**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:** Skamania County Public Works

**FILE NO.:** NSA-01-10

**PROJECT:** Construct 10'x16' storage area addition onto an existing shop

**LOCATION:** Mile Post 8.8 on Cook-Underwood Road in Underwood; Section 24 of T3N, Range 9E, W.M.; and identified as Skamania County Tax Lot #3-9-24-900

**LEGAL:** See attached Page 5

**ZONING:** General Management Area - Large Scale Agriculture (AG-1)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Skamania County Public Works, 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 Washington State Health District.

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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 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) 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.
- 2) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: **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:** 25 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) A grading plan in compliance with §22.10.020(B)(20) shall be submitted to the Planning Department for approval prior to issuance of a building permit, if over a 100 cubic yards of soil will be moved.
- 4) Exterior lighting shall be hooded and/or shielded to a 90° angle and hoods/shields, in accordance with the "Zoning News" article attached to the Staff Report. Hoods/shields shall be of a color or material that is opaque, that does not allow light to shine through.
- 5) If the applicant chooses not to match the addition to the existing shop, dark and either natural or earth-tone colors shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 6) Fill-in plantings shall be installed in the existing gaps to provide a continuous shrubbery row spanning from the SE corner of the lot at the front entrance extending to the NW corner of the property, all along the southern fence line. These include but are not limited to the gaps (approximately 3) located directly south of the proposed addition and in the southwest corner at the end of the shrubbery row (approximately 3). Plantings shall be at least 6 feet in height and of the same species as the existing evergreen shrubbery.
- 7) The applicant and future owners shall retain and maintain the entire row of shrubbery, stretching from the SE corner of the lot at the front entrance to the NW corner of the lot, as they are essential for screening the development.
- 8) Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department unless it will be paved/graveled to match the surrounding paved parking area.



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- 9) The applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required under this Decision. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 10) 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. Planning Department staff should be able to conduct 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.
- 11) The Planning Department will conduct at least one site visits during construction. 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 Department at 509-427-9484.
- 12) 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 17 day of May, 2001, at Stevenson, Washington.

  
Heather O'Donnell, 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.

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

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 5/28/01. Notice of Appeal forms are available at the Department Office.

#### WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Administrative 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



71883

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## DEED OF PERSONAL REPRESENTATIVE

The Grantor, as personal representative of the Estate of ADOLPH L. WALTHER, Deceased,  
 deceased, having sold the below described real estate, subject to confirmation by the Superior Court  
 of the State of Washington for Skamania County, to SKAMANIA COUNTY, a Political  
Subdivision of the State of Washington

hereinafter referred to as "Grantee", for and in consideration of Nine Thousand Five Hundred  
and no/100 (\$9,500.00) and the Grantor having made and filed a return of sale and having obtained confirmation of said  
 court in the manner required by law, and the court having directed that conveyance of the below  
 described real estate be made to the Grantee in accordance with the terms of the sale so confirmed.

NOW, THEREFORE, the Grantor, as personal representative, in consideration of Nine Thou-  
sand Five Hundred and no/100 (\$9,500.00) does hereby grant, bargain, sell and convey unto the Grantee all the rights, titles and interest of  
 the Estate of Adolph L. Walther deceased.

In and to the following described real estate, situate in the County of Skamania  
 State of Washington, more particularly described as:

The Northwest Quarter of the Southeast  
 Quarter of the Southeast Quarter (NW1/4  
 SE1/4SE1/4) of Section 24, Township 3 North,  
 Range 9 East of the Willamette Meridian.

DATED February 3rd 19 70

No. 14  
 TRANSACTION EXCISE TAX

MAR 6 - 1970

Amount Paid Richard J. Marshall  
 Skamania County Treasurer

By STATE OF WASHINGTON

County of Skamania

I Robert A. Laick

a Notary Public  
 in and for the State of Washington, residing at Stevenson  
 in the above named County and State, duly commissioned, sworn and qualified, do hereby certify  
 that on this 3rd day of February A. D. 19 70

before me personally appeared Frieda F. Moyeria as  
Administratrix of the estate of Adolph L. Walther

deceased, to me known to be the individual described in, and  
 who executed the within instrument, and acknowledged to me that s/he signed and sealed the  
 same as her free and voluntary act and deed in the capacity and for the uses and pur-  
 poses therein mentioned.



Witness my hand and official seal this 3rd day of February A. D. 19 70

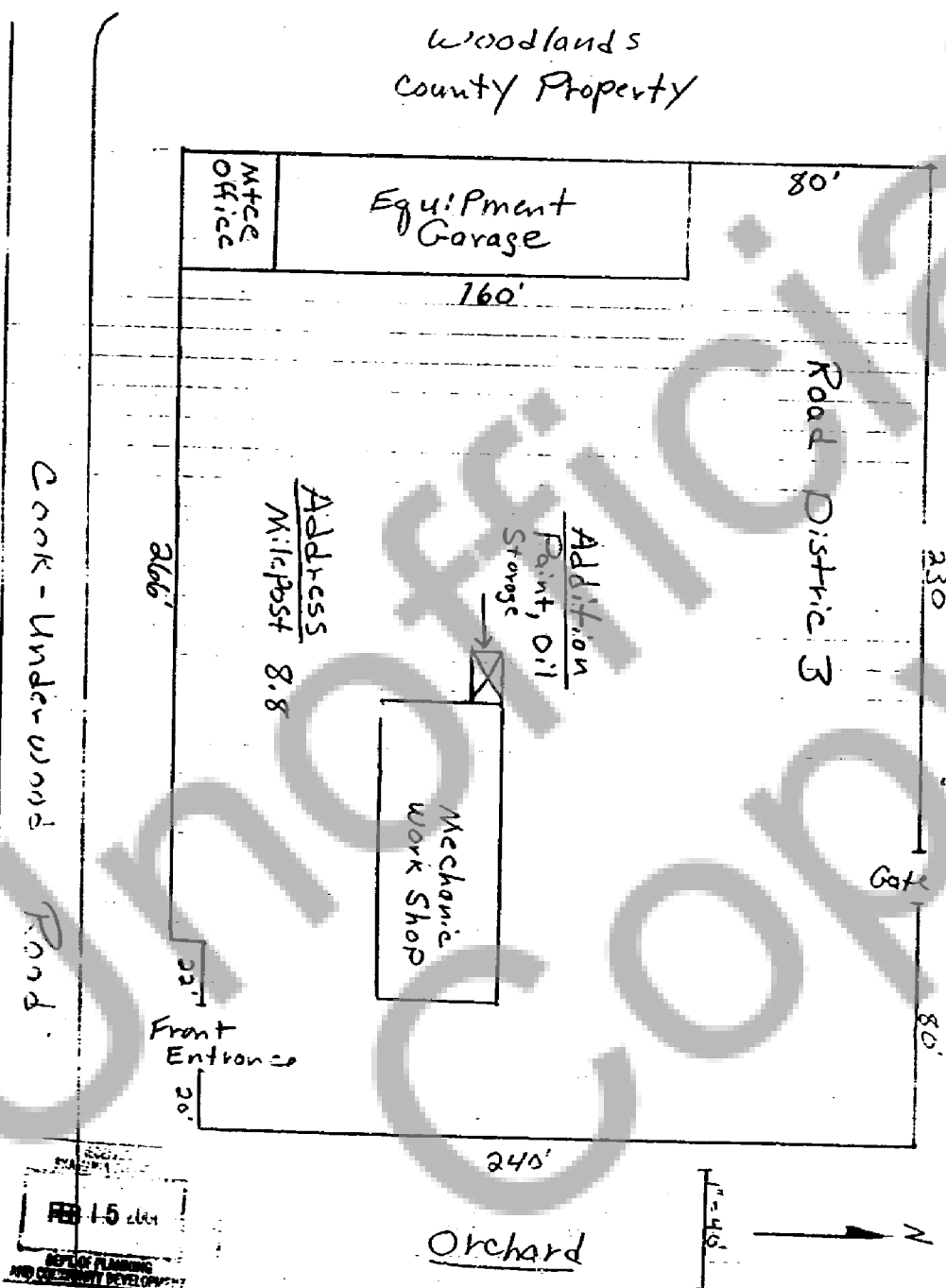
Witness my hand and for the State of Washington, residing at Stevenson

DEED OF PERSONAL REPRESENTATIVE

FEB 15

DEPT. OF PUBLIC  
COMMUNITY DEV.

Woodlands  
County Property



FEB 15 1961  
REPLACING  
AND CEMENT DEVELOPMENT