

141281

BOOK 210 PAGE 583

Return Address: Skamania County
PO Box 790
Stevenson, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH
BY Public Works

JUN 4 1 05 PM '01
O'Korny
AUDITOR
GARY H. OLSON

MAY 24 2001

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9456 FAX 509 427-4223

Administrative Decision

APPLICANT: Skamania County

FILE NO.: NSA-00-56

PROJECT: Install new guardrail.

LOCATION: East side of Belle Center Road, from mile post 0.01-0.04 and 0.24-0.29 at the south end of Belle Center Road, in Section 17 of T1N, R5E, W.M in Skamania County

LEGAL DESCRIPTION: The SE 1/4 of the SW 1/4 and SW 1/4 of the SE 1/4 all in Section 17, T1N, R5E.

ZONING: Special Management Area-Agriculture (Ag).

DECISION: Based upon the Staff Report, the application by Skamania County, 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.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Exp. 1/1/02
Adm. 1/1/02
Rec. 1/1/02
1/1/02

Skamania County Planning and Community Development
File: NSA-00-56 (Skamania County) Administrative Decision
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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 §22.06.030(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) All cut banks and fill slopes shall be re-seeded with native vegetation.
- 3) The guardrail shall be constructed of weathering steel. (See attached e-mail concerning the use of weathering steel.)
- 4) No existing vegetation shall be removed.
- 5) All of the above conditions relating to visual subordination shall be satisfied prior to the final inspection for the home as there are not any special conditions that would require additional time to achieve compliance. The applicant shall notify the Planning Department when ready for a final inspection. Planning staff will perform the inspection within three business days.
- 6) 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 23 day of May, 2001, at Stevenson, Washington.

Steve Grichel
Steve Grichel, Associate Planner
Skamania County Planning and Community Development.

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File: NSA-00-56 (Skamania County) Administrative Decision
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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), 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), this 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 Decision 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 January 12, 1999. Notice of Appeal forms are available at the Department Office.

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 Director's 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

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Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
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509 427-9458 FAX 509 427-8243

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APPLICANT: Skamania County

FILE NO.: NSA-00-56

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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.

Reviewed _____
Checked _____
Approved _____
Noted _____


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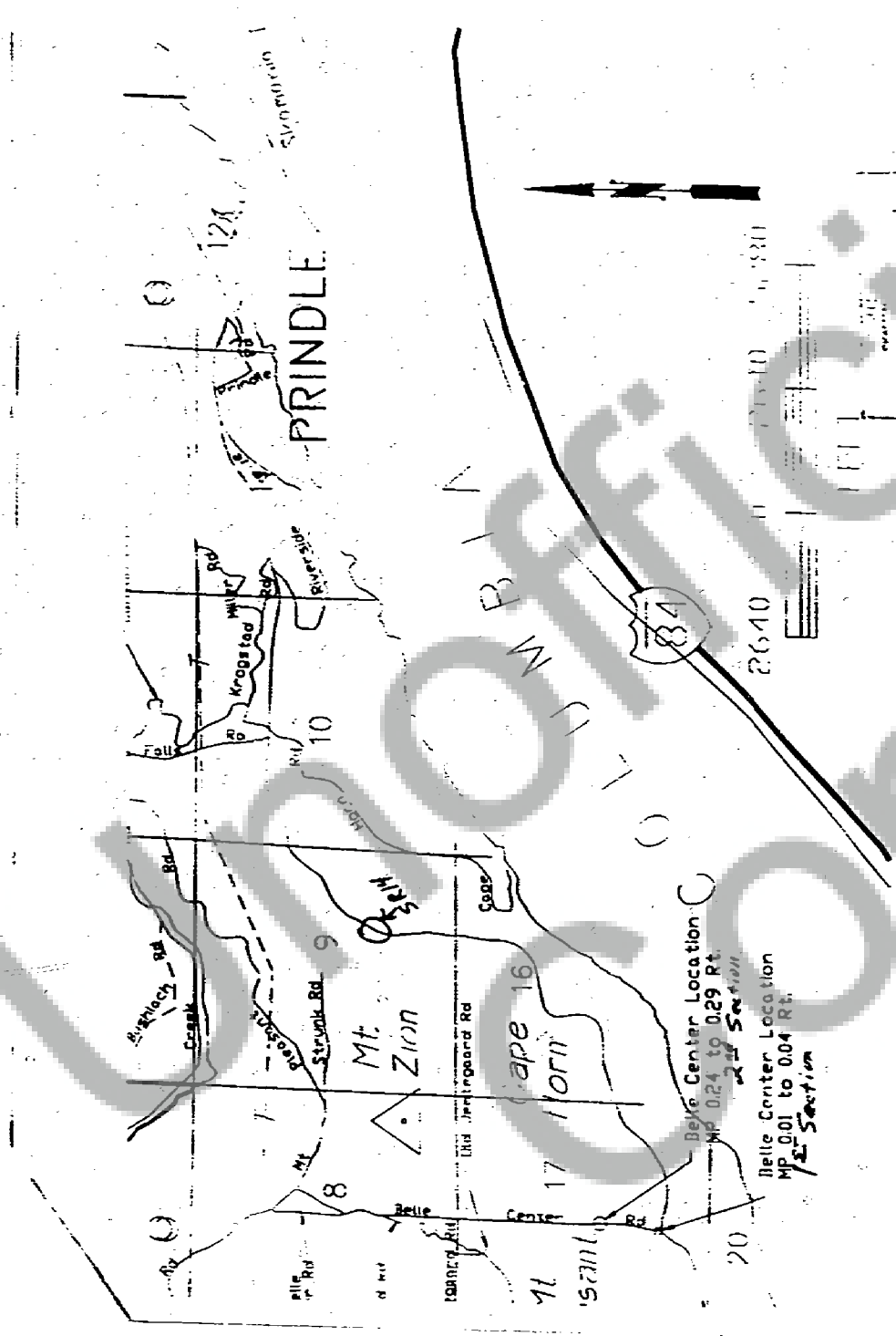
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Dated and Signed this 23 day of May, 2001, at Stevenson, Washington.


Steve Grichel, Associate Planner
Skamania County Planning and Community Development.



009884

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From: Allen Bell <Bell@gorgecommission.org>
To: "Steve Grichel (E-mail)" <grichel@co.skamania.wa.us>
Subject: Proposed Guardrails
Date sent: Wed, 25 Apr 2001 13:47:04 -0700

Hello Steve:

As described by you, I understand the proposed guardrail project would result in new structures (i.e. guardrails). Therefore, this project would not be considered "repair and maintenance." I also understand the new guardrails would be visible from one or more Key Viewing Areas.

Given these circumstances, the new guardrails would be subject to the scenic guidelines that may affect color, reflectivity and other aspects of structures visible from Key Viewing Areas. Our experience at the Gorge Commission has shown that using natural metal guardrails (which rust to a dark brown, nonreflective surface) is a practical and cost effective way to meet the scenic guidelines regarding color and reflectivity.

You seem to be concerned that the new guardrails would not match existing nearby galvanized or painted guardrails. I have two thoughts. First, the scenic guidelines do not provide exceptions that address your concerns. Therefore, I believe new guardrails need to fully comply with the scenic guidelines. Second, most motorists would pass guardrails at high speeds. Therefore, the difference between existing and new guardrails might not be obvious.

I hope these thoughts are helpful.

Allen Bell
Senior Planner
Columbia River Gorge Commission

Steve Grichel

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Wed. 23 May 2001 09:55:05