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BOOK 211 PAGE 717

Return Address: Rick and Bonnie Breedlove
PO Box 221
White Salmon, WA 98672

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Donnie Audlorn*

JUN 28 11 00 AM '01
D. Oleson
AUDITOR
GARY M. OLSON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Silverton, Washington 98648
509 427-9438 FAX 509 427-4283

Administrative Decision

APPLICANT:	Rick and Bonnie Breedlove	<input checked="" type="checkbox"/> Proposed
FILE NO.:	NSA-01-11	<input checked="" type="checkbox"/> Revised
PROJECT:	Single-family residence with detached garage.	<input checked="" type="checkbox"/> Revised
LOCATION:	Off of Cooper Avenue in Underwood; Section 23 of T3N. R10E, W.M., and identified as Skamania County Tax Lot # 3-10-23-2-405.	<input checked="" type="checkbox"/> Revised
LEGAL DESCRIPTION:	Lot 6 Townsite of Underwood, see page 5.	<input checked="" type="checkbox"/> Revised
ZONING:	General Management Area, Residential (R-1)	<input checked="" type="checkbox"/> Revised
DECISION:	Based upon the entire record before the Director, including particularly the Staff Report, the application by Rick and Bonnie Breedlove, 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:

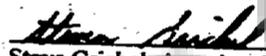
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 3) Prior to issuance of a building permit or placement permit for the single-family residence, color samples shall be submitted to the Planning Department to verify compatibility with the setting. Compatibility is determined by the similarity in color, height and size to adjacent developed properties.
- 4) The applicant shall remove only the 8 trees marked on the final site plan. Also, the trees marked as 2 and 5 on the site plan shall not be removed in their entirety, rather they shall be "topped" with as much of the trunk and as many living branches left intact as possible within safety constraints.
- 5) Removal of understory vegetation shall be kept to a minimum.
- 6) The applicant shall plant at least 16 ponderosa pine trees, 8 Oregon white oak, and 8 hazelnut trees in any available openings on the property.
- 7) No domestic livestock shall be raised on this parcel.
- 8) All plantings shall be watered and cared for by the property owner. Dead or dying plants shall be replaced in kind and place.
- 9) Replant the disturbed area associated with the septic system drainfield with plants that: a) do not interfere with the function of the system, and b) provide a food source for wildlife. WDFW suggests orchard grass and white clover at a 50/50 mix.
- 10) The applicant should plant a total of 32 individual plants selected from the following list: snowberry, blue elderberry, oceanspray, serviceberry or redstem ceanothus. These plantings shall be maintained in good health at the landowners expense in perpetuity.
- 11) The above mentioned conditions shall be met prior to the issuance of an occupancy permit.

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- 12) No home, addition, or garage industry shall be run out of either the proposed home or garage until such time as the Gorge Commission approves the project.
- 13) The following measures shall be effected when cultural resources are discovered during construction:
 - a) **Disturbance.** All construction activities shall be 10 feet of the discovery of cultural resources. 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, 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 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 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 June 12, 2001. Notice of Appeal forms are available at the Department Office.

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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

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Exhibit A

Lot 6 of the Townsite of Underwood, according to the recorded Plat thereof, recorded in Book A of Plats, Page 14, in the County of Skamania, State of Washington.

TOGETHER WITH an easement for ingress and egress across the Southwest corner of Lot 6 of the Townsite of Underwood, according to the recorded Plat thereof recorded in Book A of Plats, Page 14, in the County of Skamania and State of Washington. Said easement to be over that portion of Lot 1 lying South of a line drawn from a point 55 feet North of the Southwest corner of Lot 1, to a point 15 feet East of the Southwest corner of

SUBJECT TO:

1. Taxes for 2001, a lien not yet payable.
2. Conditions, Restrictions and Easements, including the terms and provisions thereof, recorded May 22, 1980 in Book 78, Page 253.

WC

