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BOOK 212 PAGE 686

RETURN ADDRESS

RICHARD LANG  
P.O.B. 790  
STEVENSON, WASHINGTON 98648

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Public Works*

JUL 23 12 29 PM '01  
*P. Lasry*  
AUDITOR  
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transaction contained therein:

1. ADMINISTRATIVE DECISION
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. SKAMANIA COUNTY DEPT. OF PUBLIC WORKS
- 2.
- 3.
- 4.

☐ Additional Names on Page \_\_\_\_\_ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT
- 2.
- 3.
- 4.

☐ Additional Names on Page \_\_\_\_\_ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Block, Plat or Section, Township, Range, Quarter/Quarter)

SW 1/4, NW 1/4, SECTION 2, TOWNSHIP 1 NORTH, RANGE 5 EAST, WM.

☐ Additional Names on Page \_\_\_\_\_ of document.

REFERENCE NUMBERS(S) Of Documents assigned or released:

NONE

☐ Additional Names on Page \_\_\_\_\_ of document.

☒ Indexed  
☒ Indexed  
☒ Indexed  
☒ Indexed

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

01-05-02-0-0-0300

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on Page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

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

**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-01-07

**PROJECT:** Level and rock a 150 foot long and 35 foot wide half moon shaped vehicle turnaround

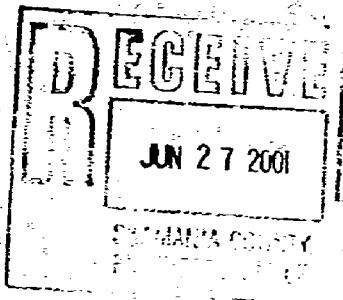
**LOCATION:** Along Ryan-Tavelli Road at MP 0.89; Section 2 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-2

**LEGAL:** See attached Page 5

**ZONING:** Special Management Area - Forest

**DECISION:** Based upon 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.





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).

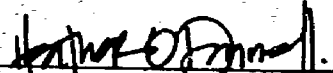
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Only that vegetation which is necessary for site development is permitted for removal. Right-of-way vegetation on the opposite side of Ryan-Tavelli road, stretching the length of the turnaround from end to end shall be retained and maintained by the applicant and future owners, unless proven to be a public safety issue. Dead and dying vegetation shall be replaced with the same species in the same location.
- 3) As a condition of approval, all graded areas shall be re-seeded with native vegetation upon completion of the turnaround and prior to final inspection. The applicant shall set up a final inspection with the Planning Department upon project completion.
- 4) 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.
- 5) 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.
- 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

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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 21<sup>st</sup> day of June, 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.

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 7/11/01. Notice of Appeal forms are available at the Department Office.

#### WARNING

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



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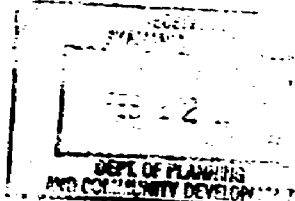
A copy of this Decision, including the Staff Report, was sent to the following:

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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## SCHEDULE A

## LAND DESCRIPTION

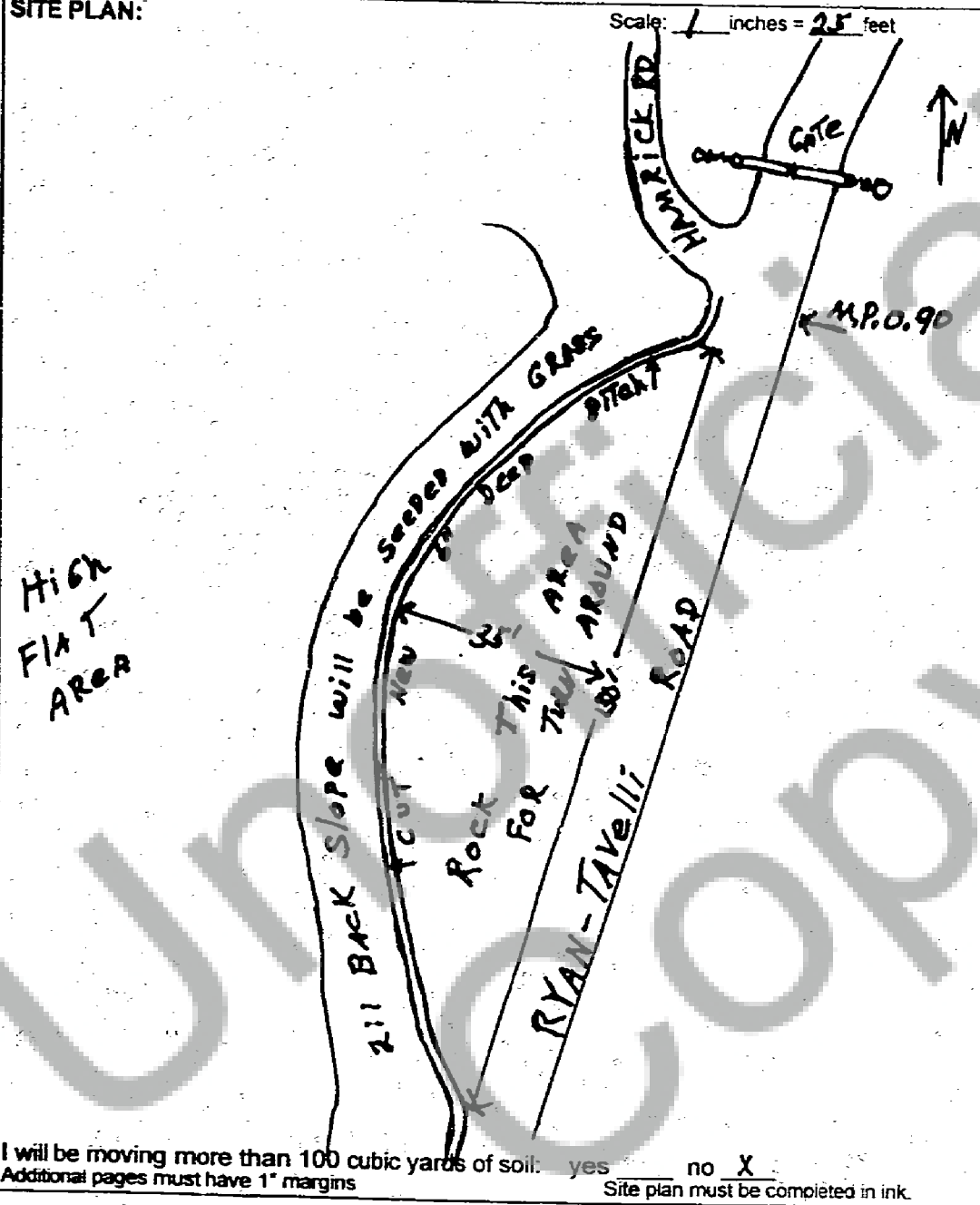


That portion of land in Section 2, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington lying westerly of Ryan-Tavelli Road for conveyance by Lorraine Kimberley Erion to Skamania County for public right-of-way and is more particularly described as follows:

Commencing at the West 1/4 Corner of Section 2, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington: thence along the west line of said Section 2, N 01° 41' 07" E, 749.17 feet to a point which bears S 01° 41' 07" W, 1874.42 feet from the Northwest Corner of said Section 2; thence S 88° 18' 53" E, 145.97 feet; thence parallel to said west line of said Section 2, S 01° 41' 07" W, 254.47 feet to the True Point of Beginning; thence N 13° 06' 51" W, 246.03 feet to a right-hand curve having radius of 65.00 feet and a central angle of 165° 09' 49"; thence along said right hand curve a length of 187.37 feet; thence S 12° 50' 12" W, 292.13 feet to the True Point of Beginning.

All that portion lying within the Grantor's real property. The net additional right-of-way to be conveyed amount to 0.15 acres, more or less.

SITE PLAN:



NOTICE: This is an initial site plan, it may be revised throughout the application process.