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Return Address: Skamania County Public Works
Attn: Richard Robinson
PO Box 790
Stevenson, WA 98648

FILED TO RECORD
SKAMANIA COUNTY WASH
BY Public Works

SEP 19 4 43 PM '01

P. Lawry
AUDITOR
GARY H. OLSON

**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-01-26

PROJECT: Nelson Creek Road Reconstruction; Re-align Nelson Creek Rd to intersect with Loop Road (30' wide road with guardrail on western shoulder) with approximately 8 trees removed

LOCATION: Along Nelson Creek Road; Section 36 of T3N, Range 7 1/2 E, W.M. and identified as Skamania County Tax Lot #3-7 1/2 -36; Mile Posts 0.70 to 0.74 Nelson Creek Road.

LEGAL: Mile Posts 0.70 to 0.74 along Nelson Creek Road

ZONING: General Management Area - Commercial Forest (F-1)

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.

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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).

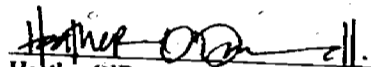
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Nelson Creek has a 100 foot buffer. The water resource buffer area shall be retained in its natural condition. Where buffer disturbance occurs during project development, re-vegetation with native vegetation shall, and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants. Prior the issuance of a Building Permit, if the project will be within the 100 foot Nelson Creek buffer, a Water Resource Mitigation Plan that meets the criteria outlined in §22.14.020(D)(1) and (2) and §22.14.050(B), see Staff Report, shall be submitted to the Planning Department.
- 3) The guardrail shall be constructed of weathering steel.
- 4) Only those trees necessary for site development, safety purposes or forest management practices are permitted for removal.
- 5) Only that grading which is necessary is permitted for removal. Any graded areas and cut banks shall be re-seeded with native vegetation prior to final inspection by the Planning Department. See coniferous woodland native plants list attached to the staff report.
- 6) The project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required under this Decision. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 7) The applicant shall call for a final inspection upon project completion, to ensure compliance with all conditions, including those for visual subordination. At least one site inspection should be conducted during the project construction. 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.
- 8) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 1st day of August, 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 8/21/01. 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.

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(Reduced for recording)

Excluded from Exemption
10/11/97
10/11/97
10/11/97

