

143508

BOOK 219 PAGE 586

Return Address: Fred Cloe
PO Box 68
North Bonneville, WA 98639

FRED CLOE
SKAMANIA COUNTY, WASH.

Fred Cloe

JUN 23 1 10 PM '02

P. Lavy

J. MICHAEL GARVISON

**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: Fred Cloe

FILE NO.: NSA-01-19

PROJECT: Construct (30x48) agriculture/RV storage building with attached (12x48) overhang, and landscape grading & plantings

LOCATION: 262 Woodard Creek Road; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #2-6-34-1-0-1900

LEGAL: See attached Page 5

ZONING: General Management Area - Rural Center (RC)

DECISION: Based upon the Staff Report, the application by Fred Cloe, 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.

Skamania County Planning and Community Development
File: NSA-01-19 Administrative Decision
Page 2

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 30 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) Grading shall be kept to the minimum necessary for the landscaping and site development for the building site.
- 4) All graded areas shall be re-seeded with at least 50% native vegetation prior to final inspection by the Planning Department.
- 5) Only those trees necessary for site development are permitted for removal.
- 7) The use of wood, logs, or stone in the building design to reinforce the village setting characteristics is encouraged.
- 8) Only non-reflective or materials of low reflectivity such as wood or low-gloss paints or stains, is permitted. If a metal building is used, the metal must be treated (such as by brushing the metal, applying a non-reflective coating) so the building has a non or low reflective exterior. Examples of the treated metal shall be submitted to the Planning Department prior to issuance of a building permit.
- 9) Any exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials, which do not allow light to pass through. See "Zoning News" article attached to the staff report.
- 10) The building shall not protrude above the skyline.

Skamania County Planning and Community Development
File: NSA-01-19 Administrative Decision
Page 3

- 11) 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.
- 12) The Planning Department will conduct at least two 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.
- 13) 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 25 day of July, 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.

Skamania County Planning and Community Development
File: NSA-01-19 Administrative Decision
Page 4

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 8/14/01. 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

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

\\s2sys\Odonnell\DD\Wes\Doc 01-19.doc

EXHIBIT "H"

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE BUTLER LOOP ROAD AND SOUTHERLY OF THE NORTH LINE OF PRIMARY STATE HIGHWAY NO. 14, AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE WOODARD CREEK ROAD.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT MARKING THE INTERSECTION BETWEEN THE NORTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 8 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 34; THENCE TURNING AN ANGLE NORTHWESTERLY AND RUNNING ON A COURSE HAVING AN ANGLE OF 56° 30' WITH THE NORTHERLY LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY SIDE OF AN OLD ABANDONED COUNTY ROAD A DISTANCE OF 200 FEET TO A POINT WHICH IS 172 FEET DISTANCE NORTHWESTERLY FROM A POINT ON SAID HIGHWAY WHICH IS NORTH 38° 00' EAST 200 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 172 FEET TO THE ABOVE MENTIONED POINT ON SAID HIGHWAY; THENCE SOUTH 58° 01' WEST 200 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN MARKING THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M.; THENCE NORTH 00° 26' WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 34 A DISTANCE OF 227.03 FEET; THENCE NORTH 26° 39' EAST 10.03 FEET TO THE RIGHT OF WAY LINE OF COUNTY ROAD NO. 1014, DESIGNATED AS WOODARD CREEK ROAD, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 00° 26' WEST 191.18 FEET; THENCE NORTH 04° 33' EAST 163.93 FEET; THENCE SOUTH 10° 13' EAST 43.43 FEET; THENCE NORTH 72° 32' EAST 63.23 FEET; THENCE SOUTH 13° 36' EAST 93.05 FEET; THENCE SOUTH 06° 84' WEST 87.50 FEET; THENCE SOUTH 88° 39' WEST 242.33 FEET TO THE INITIAL POINT.

ALSO EXCEPT THE FOLLOWING TRACT OF LAND:

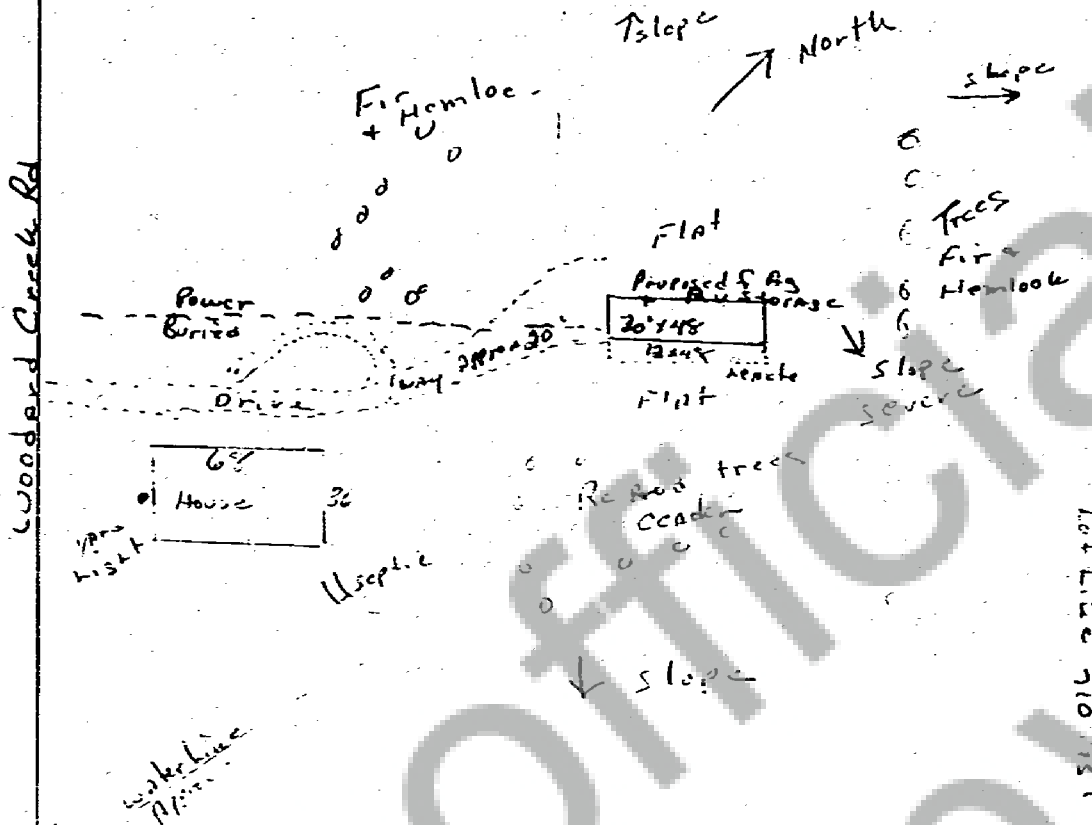
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN MARKING THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M.; THENCE NORTH 88° 36' WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 390 FEET; THENCE NORTH 89° 34' EAST 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS WOODARD CREEK ROAD (COUNTY ROAD NO. 1914), SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 89° 34' EAST 770 FEET; THENCE NORTH 00° 26' WEST 220 FEET; THENCE SOUTH 89° 34' WEST 160 FEET MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SAID WOODARD CREEK ROAD; THENCE SOUTHERLY FOLLOWING SAID RIGHT OF WAY TO THE INITIAL POINT.

SITE PLAN:

Lot + Line 438.71'

Scale: 1 inches = 50 feet



Dot # 2 6.66 Ac

No trees will be removed. Some have been planted. No water sources at present no swamp wet lands. No outside lights on barn. Approx 1/2 to 2 Acres for house and barn.

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

Site plan must be completed in ink

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