

143590

BOOK 219 PAGE 968

Return Address: Woodburn Construction  
Attn: Tony Hugeback  
3515 SE Woodburn Road  
Washougal, WA 98671

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Tony Hugeback  
JAN 30 4 11 PM '02  
J. MICHAEL CARVISON

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:** Tony Hugeback for Henry Swigert

**FILE NO.:** NSA-01-56

**PROJECT:** Equipment storage shed.

**LOCATION:** 12 Swigert Road, Prindle; Section 11 of TIN, R5E, W.M. and identified as Skamania County Tax Lot #1-5-11-1-0-1300.

**LEGAL DESCRIPTION:** See page five.

**ZONING:** General Management Area-Residential (R-10).

**DECISION:** Based upon the entire record, including particularly the Staff Report, the application by Tony Hugeback for Henry Swigert, 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 by the applicant 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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection for the shed.
- 3) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of a building permit. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 4) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) Grading shall not exceed 100 cubic yards.
- 6) All existing vegetation that is west of Prindle Road and within 50' of the proposed structure shall be retained and maintained, in a healthy condition. These trees may not be harvested as part of forest management practices. Dead or dying trees should be replaced with the same species in approximately the same location.
- 7) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection for the home as there are not any special conditions that would require additional time to achieve compliance.
- 8) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 9) 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 18<sup>th</sup> day of January, 2002, at Stevenson, Washington.

Steve Grichel  
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 by the applicant 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 Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

#### 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.

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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"

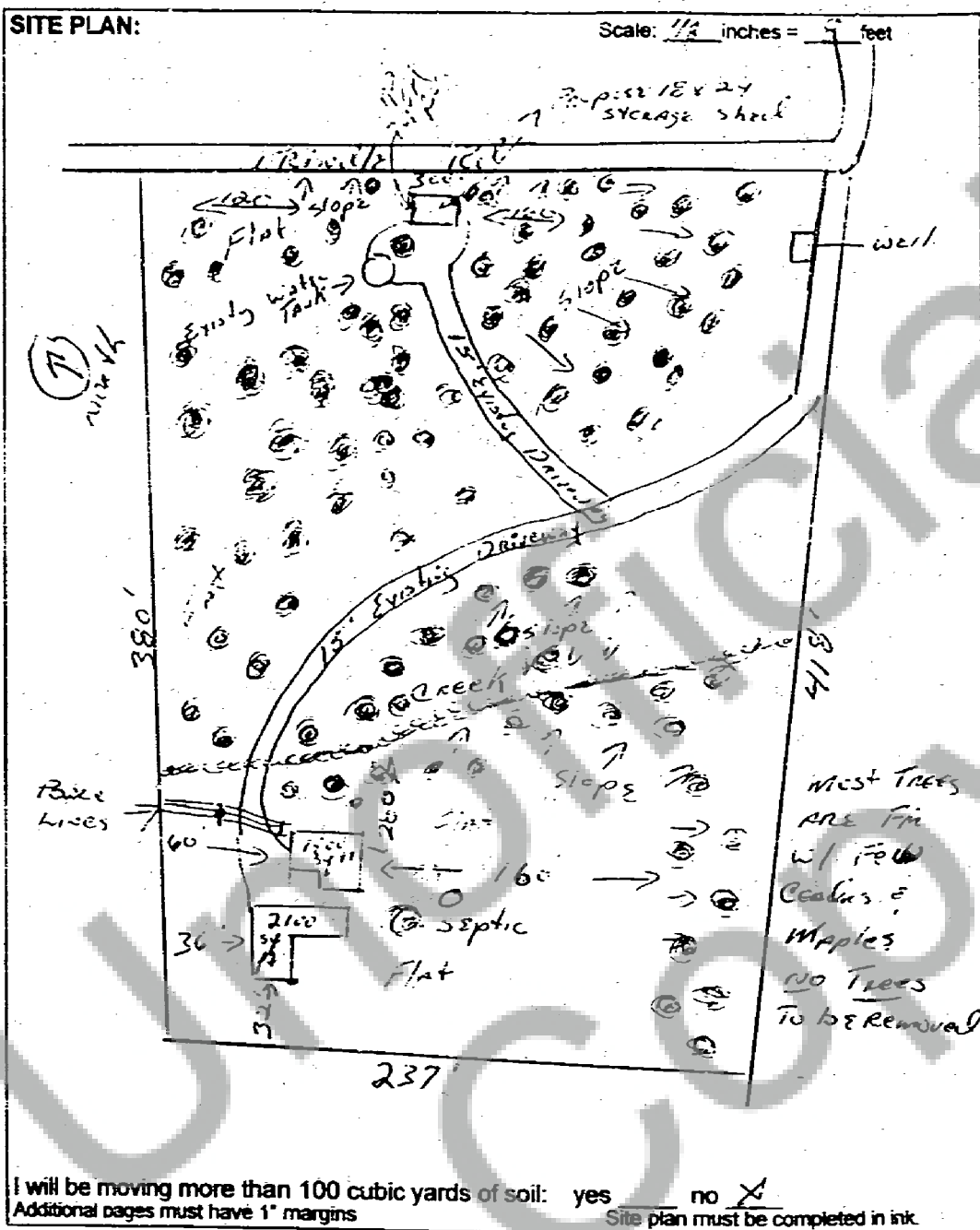
A tract of land located in Section 11, Township 1 North, Range 5 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwesterly corner of Lot 1 of Block B of the Townsite of Prindle according to the official plat thereof on file and of record at Page 28 of Book "A" of Plats, Records of Skamania County, Washington; thence North 32° 28' West along the Westerly line of Block B of the Townsite of Prindle aforesaid 247.5 feet to an iron pipe at a fence corner, said point being on the Westerly line of Lot 8 of the said Block B; thence South 59° 49' West along the existing fence line 379.78 feet to an iron pipe at a fence corner; thence South 24° 31' East 236.66 feet to intersection with the Northerly right of way line of the Spokane, Portland and Seattle Railway Company's right of way; thence North 68° 24' East following the Northerly line of said railway right of way 418.3 feet to intersection with the Westerly line of the Townsite of Prindle aforesaid; thence North 32° 28' West 40.4 feet to the point of beginning.

Also: Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15 and 16 of Block B of the Townsite of Prindle according to the official plat thereof on file and of record at Page 28, Book "A" of Plats, Records of Skamania County, Washington.

TOGETHER WITH surface water rights granted by the State of Washington appurtenant to the above-described real property, certificate of surface water right No. 5227, and an easement for pipeline and water rights as more particularly described in that certain deed from Robert C. Prindle, et ux, to Clarence E. Boyle, et ux, dated September 18, 1950, recorded in Book 33 at Page 323, Records of Skamania County, Washington;

SUBJECT TO that certain easement granted to Earnest Svigert for a water pipeline recorded in Book 36 at Page 328, Records of Skamania County, Washington.

EXHIBIT "A"



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