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BOOK 221 PAGE 413

FILED FOR RECORD
SKAMANIA CO. WASH
BY Ken Schleicher

MAR 7 9 58 AM '02

J. MOSER
AUDITOR
J. MICHAEL GARVISON

Dis # 42296
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44055

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: Ken Schleicher & Cindy Horton Schleicher

FILE NO.: NSA-01-63

PROJECT: Construct an accessory building (30'x35'x15'h garage), deck with covered walkway addition to house, replace existing fence

LOCATION: 5 acres at 31 Paula Drive off of Cooper Avenue in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-22-11-198

LEGAL: Lot # 1 of the Paul Short Plat recorded in Book 3, Page 351 at the Skamania County Auditor's Office

ZONING: General Management Area zoned Residential (R-5)

DECISION: Based upon the record and the Staff Report, the application by Ken & Cindy Schleicher, 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 Southwest Washington Health Department.

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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) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: (East) Front yard: 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, (North) Side yard: 50 feet from the centerline of Paula Drive, (South) Side yard: 20 feet, (West) Rear yard: 50 feet from the centerline of Paula Drive. 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) All residential development, including the fencing, shall be setback at least 50 feet from the Oak Woodland habitat on the southern portion of the property as shown on map 2 of 4, attached here. All proposed development shall be consistent with both the Wildlife Management Plan recorded in Book 190, Page 688 and the Amended Wildlife Management Plan recorded in Book 190, Page 704 at the Skamania County Auditor's Office.
- 4) Fencing for the horse is permitted so long as the bottom wire is at least 16 inches above the ground to allow fawns to crawl under the fence, should consist of smooth wire.
- 5) The accessory structure shall not contain a cooking area or kitchen, nor shall the necessary utilities for a kitchen be installed. Furthermore, prior to issuance of final inspection for the structure, the Planning Department shall conduct a site visit to confirm that the accessory structure constructed does not accommodate a cooking area or kitchen. The garage may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 6) A home occupation or cottage industry is prohibited until applied for and approved by this Department.
- 7) The garage and covered walkway are permitted to match the light gray-blue house. Color samples shall be submitted to the Planning Department to verify compatibility with the (developed and landscape) setting, for the fence and for the garage and additions if the applicant chooses not to match the house. Colors shall be of a earth-tone color that does not contrast noticeably with the setting and they shall be submitted for approval prior to issuance of a Building Permit. See page 6 of the staff report for further discussion.

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- 8) All existing tree/vegetation cover, except that which is necessary for site development, safety purposes, or forest management practices, shall be retained and maintained in a healthy condition. The applicant has not identified any trees to be removed and it does not appear necessary to do so. As a reminder, according to the Wildlife Management Plan, the wildlife area and the 50 foot buffer shall be left in a natural state.
- 9) Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department. The project applicant and future owners shall be responsible for the proper maintenance and survival of this vegetation.
- 10) The Planning Department will conduct at least two site visits during construction; one site visit to verify that the site complies with the setbacks, and one to verify the excavation location. 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.
- 11) The applicant shall comply with all conditions prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. The 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, has been verified.
- 12) 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 5 day of February, 2002, at Stevenson, Washington.


Heather O'Donnell, Associate Planner
Skamania County Planning and Community Development.

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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 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 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 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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REDUCED FOR
RECORDING

WOODED
(PER ORIGINAL SITE PLAN)
OAKS & FIRS

PASTURE

5 AC.
ALL FLAT
(PER ORIGINAL
SITE PLAN)

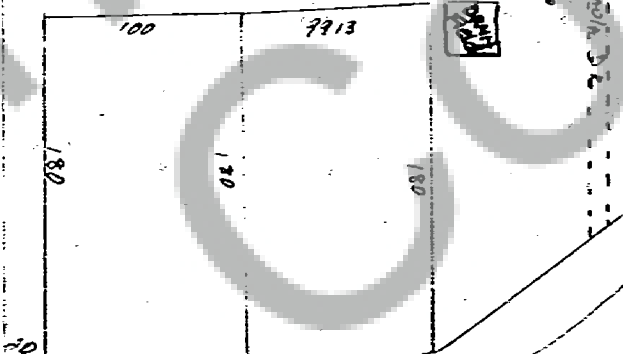
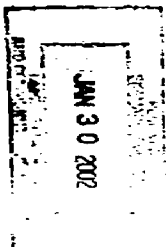
DRIVE WAY

ELECTRIC & WATER
(PER ORIGINAL
SITE PLAN)

MAP 1 OF 4
SITE PLAN DETAIL

SCALE 1/4" = 1' 0"

COOPER AVE.



Map of 4
from NICAFS Movement Plan

EXHIBIT

