

144684

BOOK 224 PAGE 282

Return Address: Karl Kagarise  
PO Box 98  
The Dalles, OR 97058

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY *Karl Kagarise*

MAY 17 10 20 AM '02

*P. Lawry*  
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**

Reviewed ☒  
Approved ☒  
Signed ☒  
Filed ☒

**APPLICANT:** Karl Kagarise  
**FILE NO.:** NSA-01-40  
**PROJECT:** Remove existing dwelling and replace with mobile home.  
**LOCATION:** 52 Nielson Road; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #2-6-34-1-3-800  
**LEGAL:** See page five.  
**ZONING:** General Management Area - Rural Center (RC)  
**DECISION:** Based upon the Staff Report, the application by Karl Kagarise, 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.

Skamania County Planning and Community Development  
File: NSA-01-40 (Kogorise) Administrative Decision  
Page 2

**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).

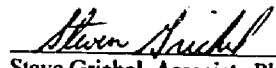
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater, **Side yard:** 5 feet, **Rear yard:** 15 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) If grading will exceed 100 cubic yards, then the applicant shall submit a grading plan to the Planning Department.
- 4) The applicant shall re-seed all graded areas prior to the issuance of an Occupancy Permit.
- 5) Only those trees indicated on the approved site plan shall be removed. All other trees shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with same species in approximately the same location.
- 6) The applicant shall plant at least two screening trees to the south of the approved dwelling. The trees shall be coniferous to provide winter screening and shall be at least six feet tall at time of planting (not including root wad) and planted on 12 foot centers.
- 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.
- 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.
- 11) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department.



Skamania County Planning and Community Development  
File: NSA-01-40 (logarise) Administrative Decision  
Page 3

- 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 13 day of August, 2001, at Stevenson, Washington.

  
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** 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 Sept 3, 2001. Notice of Appeal forms are available at the Department Office.

#### WARNING

Skamania County Planning and Community Development  
File: NSA-01-40 (Kogarise) Administrative Decision  
Page 4

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



BOOK 224 PAGE 286

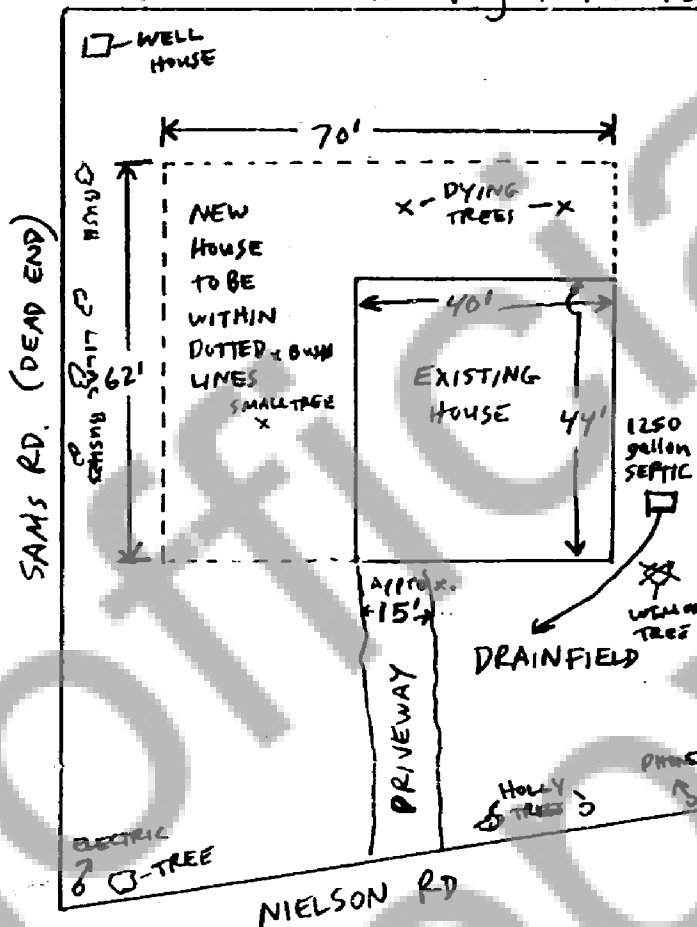
Legal Description of 52 Nielson Rd., Skamania, WA, Parcel 02 06 34 1 3 800

Lots 9 and 10 of DUNCAN CREEK ADDITION According to the official plat thereof on file and of record at page 85 of book "A" of plats, records of Skamania County, Washington, said real property being located in Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington

SITE PLAN: 52 Nielson Rd. Skamania, WA Scale: 1 inch = 25 feet  
Parcel No. 02 06 34 1 3 800

Revised 5/22/01

x = vegetation removal.



Property flat - slight slope throughout. ← NORTH  
No bodies of water on property. Duncan Creek approx 150' E of property

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒  
Additional pages must have 1" margins Site plan must be completed in ink.

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

