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BOOK 225 PAGE 114

Return Address: Evine Hargadine
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Carson, WA 98610

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Don McCaskell*

JUN 5 4 48 PM '02

Q Lowry
AUDITOR

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: Evine Hargadine

FILE NO.: NSA-01-54

PROJECT: Replacement of existing mobile home and shed.

LOCATION: 47681 SR 14; Section 29 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #3-8-29-0-0-400.

LEGAL DESCRIPTION: Life Estate Hazel Evine Hargadine. bk/pg 103/330.
See page 6.

ZONING: General Management Area-Small Woodland (F-3) and Residential (R-10).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Evine Hargadine, 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-01-54 (Hargadine) 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 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) The new mobile home shall be located parallel to, and as close to the cut bank on the north side of the existing level building site as possible. However, it may be far enough away from the cut bank to allow for a walkway along that side of the mobile home, but not far enough away to allow for a driveway.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection.
- 4) Dark and either natural or earth-tone color samples, for both the mobile home and shed, 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.
- 5) 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.
- 6) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained. Dead or dying trees should be replaced with the same species in approximately the same location.
- 7) The exterior of the proposed new development shall be composed of non-reflective materials or materials with low reflectivity.
- 8) Prior to final inspection, the applicant shall plant at least 12 coniferous screening trees. These trees shall be at least 6 feet tall (not counting root wad) at the time of final inspection, and shall be placed at 12 foot centers. The trees should be placed in two rows of 6, which have been off set so that on row fills in the gaps in the other row. One screening tree from each of the two rows should be placed in between the two maple trees which are directly in front of the proposed mobile home. The rest will be placed just to the east of eastern most of the two maples. The row of screening trees that is planted closest to the mobile home shall be planted on the flat area that the mobile home is placed on, not over the bank.
- 9) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection as there are not any special conditions that would require additional time to achieve compliance.

Skamania County Planning and Community Development
File: NSA-01-54 (Hargadine) Administrative Decision
Page 3

- 10) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 30 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 25 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 11) The applicant is encouraged to contact the Washington State Department of Transportation (WSDOT) in order to comply with WSDOT stormwater treatment, and control, and WSDOT Erosion Control requirements prior to beginning construction.
- 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 6th day of May, 2002, 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 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.

Skamania County Planning and Community Development
File: NSA-01-54 (Hargadine) Administrative Decision
Page 4

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.

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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The Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, Section 29, Township 3 North, Range 8, East of the Willamette Meridian, containing eighty acres, more or less, together with all water rights appurtenant thereto, and except public roads, Northwestern Electric Co. easement and any other easements of record. Saving and Excepting also therefrom the right-of-way taken by the Bonneville Power Administration and the United States of America for the Bonneville-Coulee Transmission line over and across the above described property.

SUBJECT TO AND RESERVING an unrestricted Life Estate in and to said real property to the Grantors, above-named, both individually and as : marital commu-), with all rights therein, including, but not limited to, the rights to manage, collect rents and profits therefrom, and sell, convey or otherwise transfer their rights therein.

AND FURTHER SUBJECT TO the restriction that the Grantees listed herein must unanimously consent to any conveyance by any one or more of them of their rights as granted hereunder.