

145341

BOOK 224 PAGE 800

FILED FOR RECORD
SKAMANIA CO. WASH
BY *William Shambo*

Return Address: William Shambo
708 N. Nevada Drive
Longview, WA 98632

JUL 23 12 22 PM '02

J. Michael Garvison

AUDITOR

J. MICHAEL GARVISON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

Registered
Ordered the
by
Date
Time

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: William Shambo

FILE NO.: NSA-01-46

PROJECT: Land Division: one 45.67acre parcel into one 21.67acre parcel and one 24acre parcel

LOCATION: Off of School House Road in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-22-0-0-600

LEGAL: See attached Page 6

ZONING: General Management and zoned Small Woodland (F-3)

DECISION: Based upon the record and the Staff Report, the application by William Shambo, 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.

Skamania County Planning and Community Development
File: NSA-01-46 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 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) No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development.
- 3) Prior to recording of any deeds to effect this land division, the applicant shall submit to the Planning Department a certificate from a surveyor, licensed in the State of Washington, which states that each parcel contains more than 20 acres.
- 4) The Planning Department shall sign off on the deeds separating tax lot #3-10-22-0-0-600 into two parcels. Prior to signing off on the deed, this Decision and staff report shall be recorded at the County Auditor's and the fence posts identified in Condition #6 shall be installed. Planning Staff shall conduct a site visit to ensure compliance with this provision, before signing off on the deeds.
- 5) The applicant/property owner and/or subsequent property owners is advised that future development on either lot shall comply with all appropriate cultural resource buffers, identified on the attached "Undisturbed Areas and Features" map, when developing either lot. No land disturbing activities are allowed within those buffers, except as is outlined in the remaining conditions of approval for this Decision. Continued use of the existing road through the features and prehistoric site is permitted, so long as road improvements occur no further north than the hatched undisturbed buffer boundary indicated on the map.
- 6) Continued maintenance of the existing pasture area on the eastern lot may continue so long as the applicant installs metal fencing posts, separating the pasture area from the forest area to prevent extending the pasture area further into the prehistoric site. The fence posts shall be installed every 10 feet starting at the northwestern edge of the existing pasture (641 feet from the eastern lot line to the newly planted pines at the western edge of the field), following along the pasture to the southern edge of the prehistoric site boundary line as measured from the confidential Prehistoric Site map (marked as confidential in the file). The posts shall be metal fence posts and excavation using a posthole digger or auger shall not be permitted within the prehistoric site boundary.

Skamania County Planning and Community Development
File: NSA-01-46 Administrative Decision
Page 3

- 7) A professional survey of the irregular prehistoric site boundary line (on the confidential Prehistoric Site Map) may be completed if new uses are desired within the pasture area near the prehistoric site boundary line. The survey must be completed and recorded with this Decision and identified here as recorded in the Skamania County Auditor's office at Book _____ Page _____ Auditor's file number _____ on the ____ day of _____ in the year _____.

However, if in the future the applicant or future owners want to amend the cultural resource buffers or disagree with the recommendations of the Forest Service archeologist, the applicant could potentially hire a qualified professional to complete an assessment of the cultural resources (per the criteria set forth in Skamania County Code 22.18.040) or complete a professional survey of the irregular prehistoric site boundary line. The assessment or professional survey could then be submitted as part of a new application.

- 8) The applicant/property owner, and/or subsequent property owners, is advised that all future development shall comply with the appropriate water resource buffers when developing either lot. No land disturbing activities are allowed within 300 feet of the ordinary high water mark of the pond wetland near the northern property line.
- 9) The applicant/property owner and/or subsequent property owners is advised that future development on either lot shall comply with the following measures (a) through (g) to reduce impacts to wildlife and wildlife habitat:
- a) The building envelope for the eastern lot is limited to the non-forested Eastern portion of the eastern lot. Vegetation removal is prohibited on the remainder of the lot, except for non-native species such as Scotch broom and blackberries for which removal is encouraged.
 - b) The existing access road shall be utilized to access the building envelopes to the greatest extent possible, limiting the amount of new road construction.
 - c) Removal of or disturbance to the large Douglas fir tree (appx. 90" dbh) located near the Northern property line is prohibited. (Although forest practices in general are not prohibited so long as only minimal disturbance to the habitat is allowed.)
 - d) The raising of livestock is permitted on the eastern lot within the existing pasture area and on the western lot within the 2-acre building envelope, so long as the livestock is fenced in.
 - e) Any new fencing (although not approved in this decision), shall meet the fencing guidelines stated under §22.16.010(C) for deer and elk winter range. Additionally, an equal number of feet of the existing barb wire fence shall be eliminated for the amount of new fencing installed.
 - f) The building envelope for the western lot shall maintain a minimum of a 300 foot vegetated buffer from the on-site wetland. Vegetation removal and road construction for the building envelope shall be kept to a minimum.
 - g) On the western lot, Scotch broom removal may be conducted to facilitate the growth of native plant species.

Skamania County Planning and Community Development
File: NSA-01-46 Administrative Decision
Page 4

Dated and Signed this 07 day of April, 2002, 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** 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

BOOK 226 PAGE 804

Skamania County Planning and Community Development
File: NSA-01-46 Administrative Decision
Page 5

Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

F:\Odornell\DD\Shambo(LD).doc

BOOK 226 PAGE 805

BOOK 132 PAGE 431

EXHIBIT "A"

The North half of the Northwest quarter of Section 22, Township 1 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

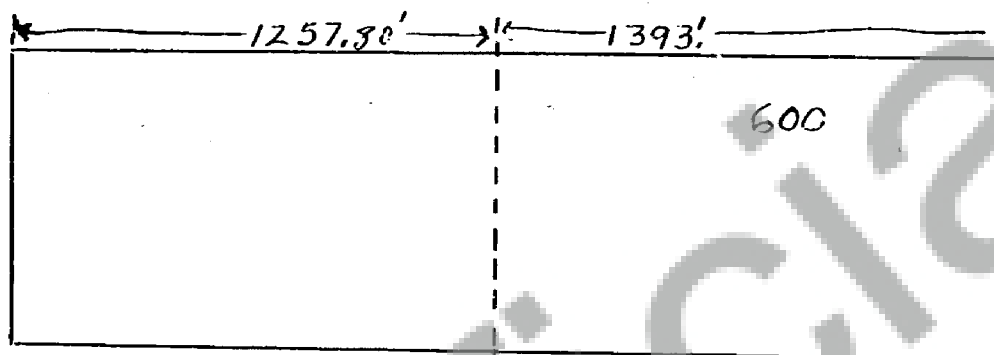
- A. Beginning at the Northwest corner of the said Section 22; thence South $89^{\circ} 36'$ East along the Section line 2,238.8 feet to the Northwest corner of said five acre tract owned by said School District No. 17; thence South 528 feet; thence north $89^{\circ} 36'$ West 2,238.8 feet, more or less, to the West line of said Section 22; thence North $00^{\circ} 57'$ East along said Section line 528 feet to the point of beginning.
- B. That portion conveyed to Public Utility District No. 1 recorded on January 3, 1977 in Book 72, Page 126, Skamania County Deed Records.
- C. That portion conveyed to School District No. 17 by instrument recorded on November 7, 1917 in book Q, Page 317, Skamania County Deed Records.
- D. That portion conveyed to Skamania County by instrument recorded on June 4, 1974 in Book 66, Page 821, Skamania County Deed Records.

SITE PLAN:

Scale: 1 inches = 440 feet

Section 22 T.3N., R.10E W.M.

North ↑



Scale: 1 inch = 419.27'

----- proposed division line

AFTER

I will be moving more than 100 cubic yards of soil: yes _____ no X
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.

Site Name: Golder/Shambo archaeological site

Site # PS 03102202

Undisturbed Areas & Features

Compiled by: Penny Smith

Shambo Property - Heritage Resources

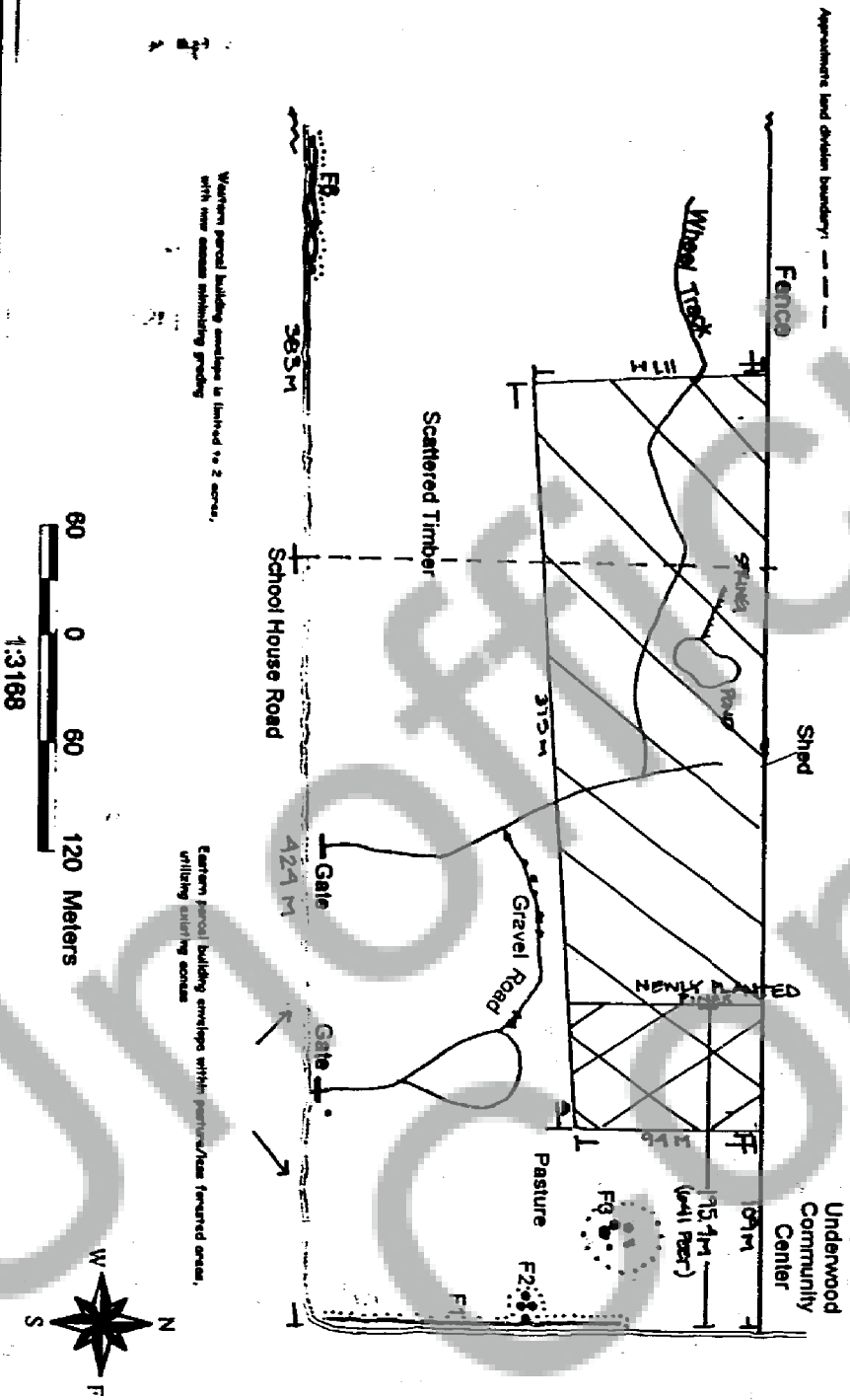
Large areas to remain undisturbed is marked off with
hatched pattern / /
Except smaller areas with cross hatched marks which
can continue to be rehabilitated as pastures.

Undisturbed buffers for features outside the hatched area:

F1, F6 1 meter
F2 3 meters
F3 20 meters

Notes: All individual feature buffers are measured from center of feature.

Approximate land division boundary: - - - - -



Western parcel building envelope is limited to 2 acres, with new areas including grading.

Eastern parcel building envelope within pasture/area featured areas, utilizing existing roads.