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BOOK 226 PAGE 824

Return Address: Dale Grams
PO Box 346
Washougal, WA 98671-0346

FILED FOR RECORD
SKAMANIA CO. WASH
BY Dale Grams

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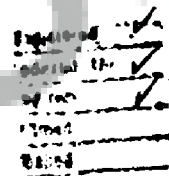
P. Lawry
AUDITOR

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



APPLICANT: Dale Grams
FILE NO.: NSA-02-19
PROJECT: Add an 8' x 30' deck on to an existing house.
LOCATION: 12 Marble Road off of SR-14 at Mile Post 23, in Section 17 of TIN, R5E, W.M., and identified as Skamania County Tax Lot #1-5-17-0-0-1400.
LEGAL DESCRIPTION: See page five.
ZONING: Special Management Area-Forest (AG).
DECISION: Based upon the entire record, including particularly the Staff Report, the application by Dale Grams, 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-02-19 (Grams) 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 final 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 structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: Front yard: 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater. Side yard: 20 feet. Rear yard: 25 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 3) The proposed deck may match the color of the existing house. If the applicant chooses not to match the color of the existing house then, prior to the issuance of a building permit, the applicant shall submit dark and either natural or earth-tone color samples for the deck to the Planning Department for approval.
- 4) The proposed deck shall be composed of low or non-reflective materials.
- 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) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 7) All authorizations for new developments or land uses shall require the immediate notification of the reviewing agency if cultural resources are discovered during construction or development. If cultural resources are discovered, particularly human bone or burials, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery and recommend measures to protect and/or recover the resource. If the discovered material is suspected to be human bone or a burial, the following procedures shall be used:
 - a) The applicant shall stop all work in the vicinity of the discovery.

Skamania County Planning and Community Development
File: NSA-02-19 (Grams) Administrative Decision
Page 3

- b) The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the county coroner, and appropriate law enforcement agencies.
- c) The Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.

Dated and Signed this 22nd day of July, 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.

APPEALS

This 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. Notice of Appeal forms are available at the Department Office.

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

Skamania County Planning and Community Development
File: NSA-02-19 (Grams) Administrative Decision
Page 4

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

Date of Policy FEBRUARY 24, 1993 8:00 a.m.
p.m.

1. Name of Insured:

DALE L. GRAMS-----

2. The estate or interest in the land which is covered by the policy is:

A FEE SIMPLE-----

3. Title to the estate or interest in the land is vested in:

DALE L. GRAMS, a single person-----

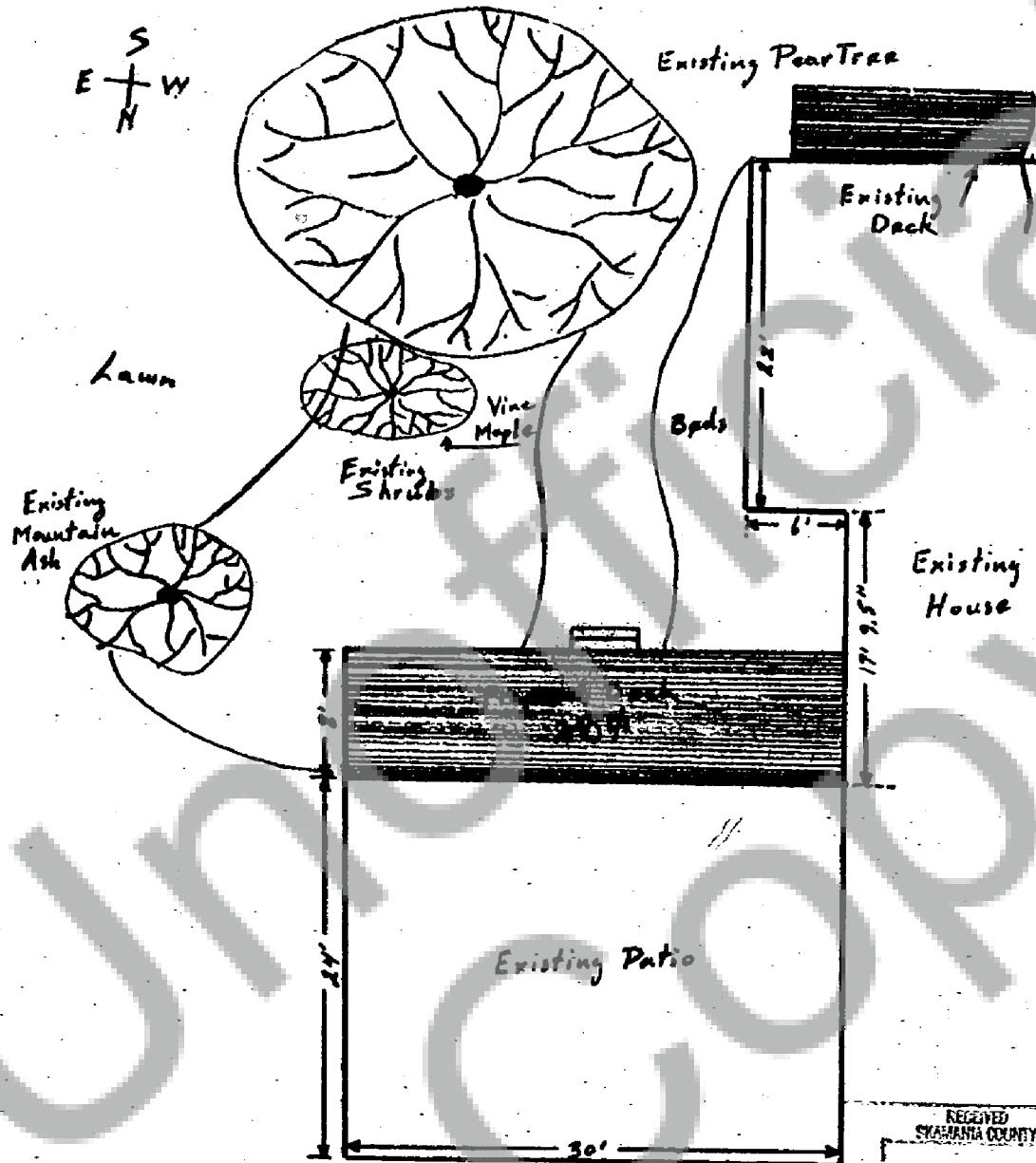
4. The land referred to in this policy is described as follows:

That portion of the Southwest Quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows: Beginning at the Southwest corner of the said Section 17; thence East 2651.6 feet to the Quarter corner on the South line of the said Section 17; thence North 1584 feet along the Quarter Section line running North and South through the center of the said Section 17; thence West 1335 feet to the West line of the Northeast Quarter of the Southwest Quarter of the said Section 17; thence South 170 feet; thence West 930 feet; thence Southwesterly 429 feet to point on public road 1254 feet North of the point of beginning; thence South 1254 feet to the point of beginning.

EXCEPT the following described tract:

Beginning at a point 20 rods East of the Southwest corner of said Section 17; thence North 10 rods; thence East 6 rods; thence South 10 rods; thence West to the point of beginning; AND EXCEPT that portion of the Southwest Quarter of the said Section 17 lying Southerly of Primary State Highway No. 8 as presently located and established.

Proposed Deck
30' x 8'
Scale 1/4" = 1'



GRAMS 3-20-02

RECEIVED
SKAGANIA COUNTY
MAR 20 2002