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Return Address: Scott Linden  
10651 Cook-Underwood Road  
Underwood, WA 98651

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Scott Linden*

JUL 31 3 54 PM '02

*P. L. L. L.*  
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:** Scott Linden

**FILE NO.:** NSA-02-20

**PROJECT:** Build a 16' x 12' horse barn and install a new fence.

**LOCATION:** 10651 Cook-Underwood Road in Underwood; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-3-4-0102.

**LEGAL DESCRIPTION:** See page five.

**ZONING:** General Management Area-Residential (R-5).

**DECISION:** Based upon the entire record, including particularly the Preliminary Staff Report, the application by Scott Linden, 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.



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**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 vegetation along the southern property line screening the proposed development from Cook-Underwood Road shall be retained.
- 3) Exterior building materials must be composed of low or non-reflective materials. If the applicant wishes to use a metal roof it must be treated in such a way as to make the roof low or non-reflective. Samples of the treated metal shall be submitted to the Planning Department for approval prior the issuance of a building permit.
- 4) No trees shall be removed during the construction of the proposed development.
- 5) Prior the issuance of a Building Permit, the applicant shall submit Dark and either natural or earth-tone color samples for the proposed development to the Planning Department for approval.
- 6) 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.
- 7) 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.
- 8) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. 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.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:



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- 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 22<sup>nd</sup> day of July, 2002, at Stevenson, Washington.

Steve Grichel  
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.



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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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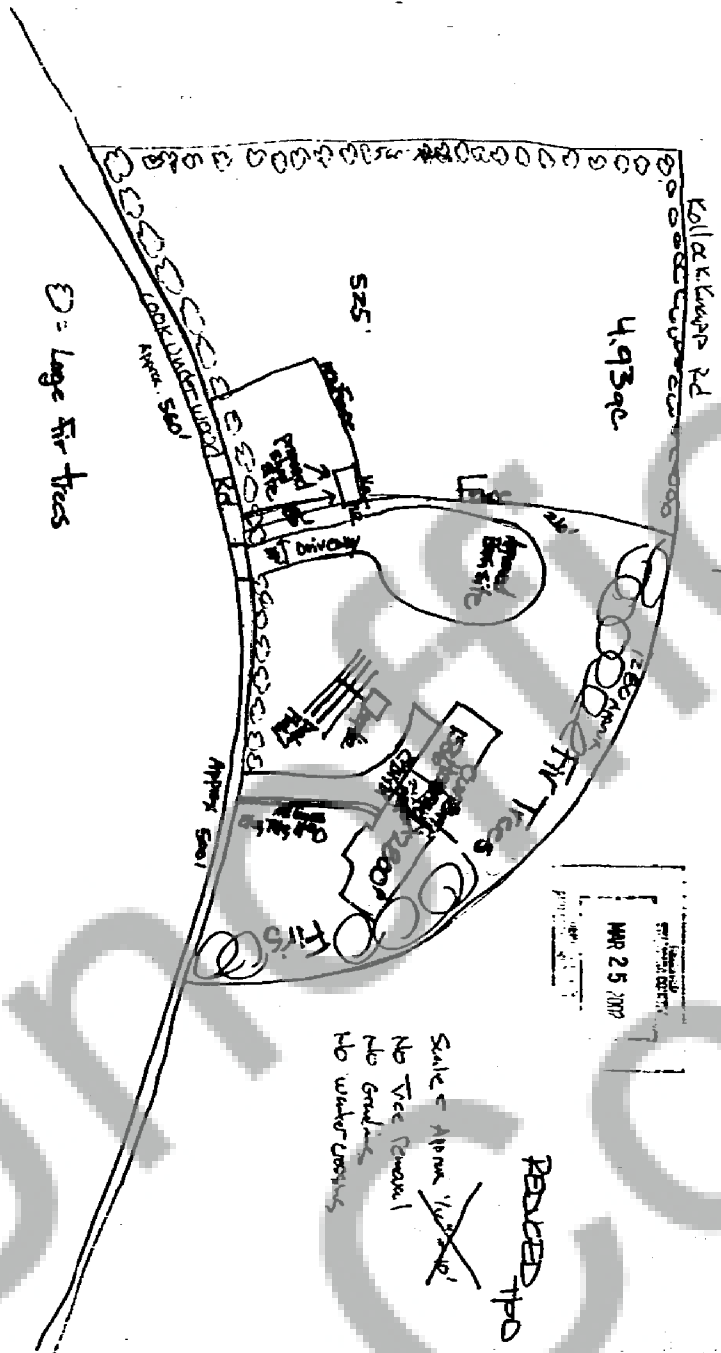
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**EXHIBIT "A"**

A tract of land in the Southwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the West line of the Southwest quarter of the Southeast quarter of the said Section 20, with the center line of County Road No. 3041 designated as the Cook-Underwood Road; thence in a Northeasterly direction following the center line of said Cook-Underwood Road to its intersection with County Road No. 3130 designated as the Kollack-Knapp Road; thence in a Westerly direction following the center line of said Kollack-Knapp Road to its intersection with the West line of the Southwest quarter of the Southeast quarter of the said Section 20; thence South along said West line to the point of beginning.

EXCEPT that portion lying within County Roads.



Scottish  
West Creek Road  
Widened w. 48x51  
S25 493 - 2010

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