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Return Address: Tom Gallant and
Barbara Selstad
42 Joshua Road
Home Valley, WA 98648

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Tom Gallant

AUG 9 11 31 AM '02

J. MICHAEL DARVISON

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: Tom Gallant and Barbara Selstad

FILE NO.: NSA-02-16

PROJECT: Add a 12' x 40' deck and re-roof, adding a dormer, to an existing home, replace a 14' x 16' root cellar with a 14' x 16' garden shed, build a 20' x 20' detached garage, 20' x 24' shop and a 17' 11" tall observation tower.

LOCATION: 1551 Wind Mountain Road in Home Valley, in Section 26 of T3N, R8E, W.M., and identified as Skamania County Tax Lot #3-8-26-0-0-0101.

LEGAL DESCRIPTION: See page five.

ZONING: Special Management Area-Forest (F).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Tom Gallant and Barbara Selstad, 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.

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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:

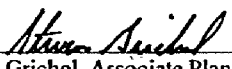
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded, by the applicant, in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All developments shall be consistent with the 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) Prior to the issuance of a building permit, the applicant shall submit dark earth-tone color samples for the proposed development to the Planning Department for approval.
- 4) The exteriors of all new development 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.

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- 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 26th 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

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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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EXHIBIT "A"

A tract of land in the Northeast Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

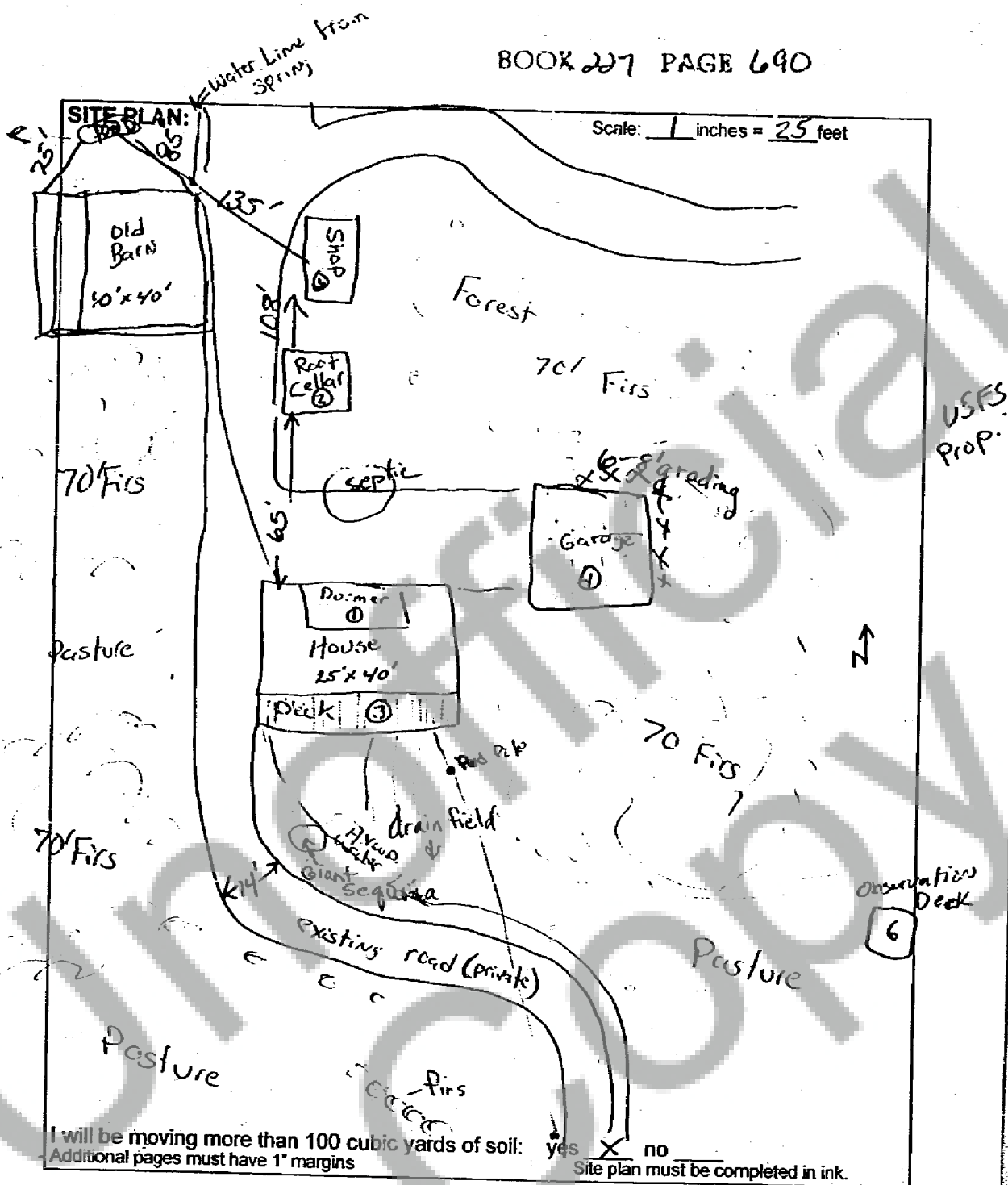
Beginning at the center of Section 26, thence East along the South line of the Northeast Quarter, a distance of 1,130 feet to the true point of beginning; thence North 00° 04' East a distance of 191.5 feet; thence North 00° 03' West 379.9 feet; thence North 50° 03' West 110.3 feet; thence North parallel with the West line of the Northeast Quarter to a point on the South line of the Northwest Quarter of the Northeast Quarter; thence East along said South line to the Southeast corner of the Northwest Quarter of the Northeast Quarter thence North along East line of the Northwest Quarter of the Northeast Quarter a distance of 150 feet; thence East parallel with the South line of the Northeast Quarter, a distance of 590 feet; thence South parallel with the East line of said Northeast Quarter, to the South line of said Northeast Quarter; thence West along said South line to the point of beginning.

SUBJECT TO: an undivided one-half (1/2) interest in the mineral rights (which includes rights to the dice rock on the property), in and to the property which the Grantor hereby specifically reserves and retains. This conveyance is also subject to the Grantors reasonable rights of access to and for the minerals which rights the Grantor hereby specifically reserves and retains"

Tax lot 03 08 26 0 0 0101

Thomas S. Gallant

1551 Wind Mountain Rd.
Hone Valley, WA. 98648



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