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Return Address: Norm Haight
171 Old Blaisdell Road
Carson, WA 98610

FILED IN RECORD
SKAMANIA COUNTY WASH
BY *Norm Haight*

AUG 27 4 14 PM '02

Glavin
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 509 427-3288

Received	<input checked="" type="checkbox"/>
Advised	<input checked="" type="checkbox"/>
Approved	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Dated	<input checked="" type="checkbox"/>

Administrative Decision

APPLICANT: Norm Haight

FILE NO.: NSA-01-65

PROJECT: Construct a (2800 SF, 28 ft in height) agricultural building for farm operations

LOCATION: 452 Hudson Road in Washougal; Section 7 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-7-700

LEGAL: See attached Page 5.

ZONING: 61.42 acres in the General Management Area zoned Small Scale Agriculture (Ag-2)

DECISION: Based upon the record and the Staff Report, the application by Norm Haight, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved on the proposed site.

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.

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 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) Setbacks (including roof/ eaves, decks/ porches and overhangs) for all structures shall be as follows, unless a greater setback or buffer is required elsewhere in this decision: 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. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) Both the fork of Walton Creek, on the property, and the tributary of Lawton Creek, offsite, have 100-foot undisturbed buffers.
- 4) The proposed development shall be setback a minimum of 100' from all property lines. This 100' setback is greater than the standard minimum property line setbacks and shall replace those setbacks. Unless the applicant plants a vegetation barrier or shows that a natural vegetation barrier already exists, in which case the agricultural setback could be reduced to the standard property line setbacks from whichever property line has the barrier between it and the proposed development.
- 5) The exterior of the subject building shall be composed of material that is either non-reflective or material with a low reflectivity, such as low gloss paints and stairs.
- 6) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in place and kind. Also, the existing trees directly north of the proposed building site shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in place and kind.
- 7) A minimum of 10 coniferous screening trees shall be planted in a staggered pattern in two rows and on 12 foot centers. They shall be planted directly south of the subject building on the flat area, north of where the existing pasture begins to slope down. The trees shall be at least 1/3 the height of the subject building (9.5 feet above ground) at the time of final inspection. The applicant and future owners shall be responsible for the proper maintenance and survival of the planted screening trees.
- 8) Prior to the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples to the Planning Department for approval.

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- 9) Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 10) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 11) The Planning Department will conduct at least two site visits during construction. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 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 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.

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

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STATUTORY WARRANTY DEED

The Grantor, Reginald B. Haight, surviving spouse of Clita Haight, deceased, for and in consideration of ten and no/100 dollars (\$10.00) in hand paid, conveys and warrants to the Grantees, Norman R. Haight, a single person, and Daniel R. Haight, a single person, those portions of the county roads known as Postal Road, Marrin Didier Road and Hudson Road located within the following described real estate situated in Skamania County, State of Washington:

Parcel 1:

Commencing at a point on the East line of the Northwest Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian which point is North 01°21'54" East 1,014.56 feet from the center of said Section 7 and running thence South 81°00'59" West 332.14 feet to an iron rod; thence South 52°2'52" West 1,518.81 feet to an iron rod on the South line of the South half of said Northwest Quarter; thence North 88°32'38" West along said South line 698.21 feet to an iron rod on the southeasterly right of way line of Marrin

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Didier Road; thence southwesterly along said southeasterly right of way line 505.26 feet to the West line of said Section 7; thence northerly along said West line of Section 7 to the location of a Skamania County brass capped concrete monument marking the 1/16 corner on the West line of the Northwest Quarter of said Section 7; thence South 88°50'11" East along said North line to the Skamania County 1/16 corner monument (in Hudson Road) on the Quarter section line that marks the Northeast corner of the South half of said Northwest quarter; thence South 01°21'54" West along the Quarter line 326.25 feet to the point of beginning.

Parcel II:

That portion of the North half of the Northwest quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian described as follows:

The South 26 feet of the East 654.4 feet of the said North half of the Northwest Quarter of said Section 7, more particularly described as follows:

Beginning at the Skamania County monument that marks the Southeast corner of the North half of the Northwest Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian; thence North 88°50'11" West along the 1/16 section line a distance of 654.4 feet, more or less; thence North 01°15'30" East a distance of 26 feet; thence South 88°50'11" East parallel to the 1/16 line a distance of 654.4 feet, more or less, to the East line of the Northwest Quarter of said section; thence South 01°23'37" West a distance of 26 feet to the point of beginning.

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SUBJECT TO easements conveyed to Skamania
County for county roads known as Postal Road,
Marrin Didier Road, and Hudson Road.

Dated this 17th day of September, 1998.

Reginald B. Haight
Reginald B. Haight

STATE OF WASHINGTON

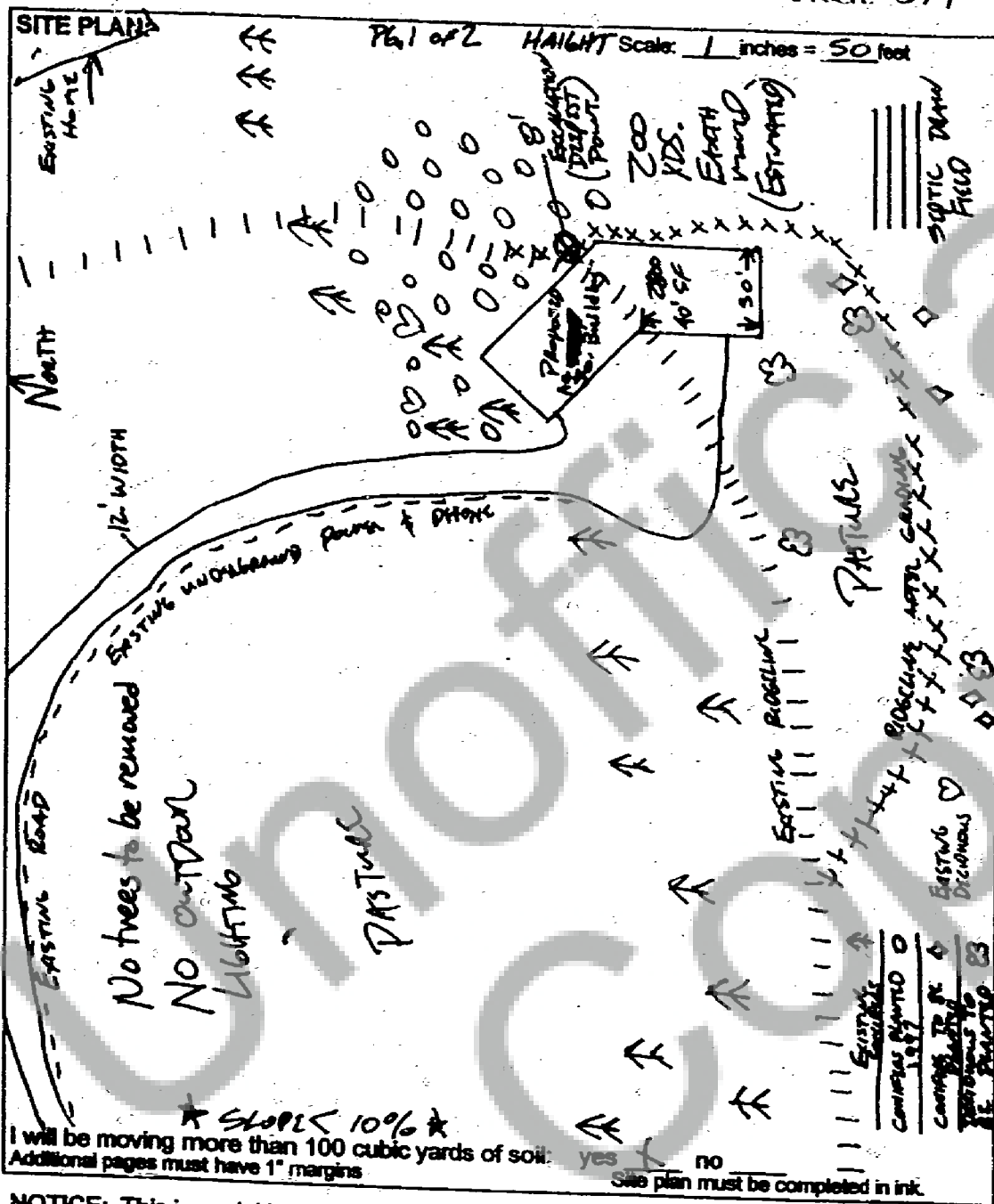
County of Skamania

I certify that I know or have satisfactory evidence that
Reginald B. Haight, the Grantor who appeared before me, and said
persons acknowledged that he signed this instrument and
acknowledged it to be his free and voluntary act for the uses and
purposes mentioned in the instrument.

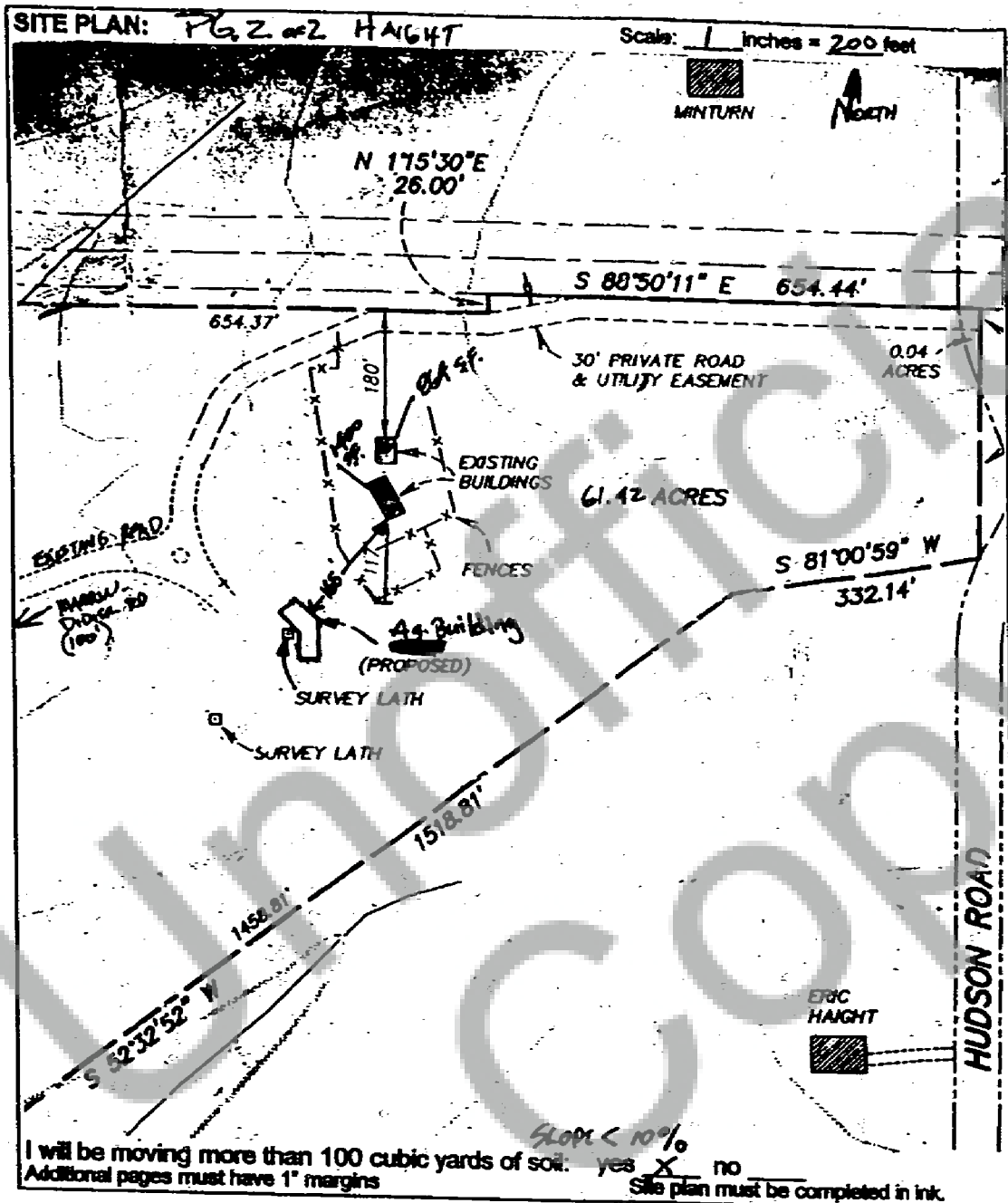
Dated this 17th day of September, 1998.



Kimberly D. Hassell
Kimberly Hassell
Notary Public in and for the
State of Washington.
Commission expires 12/01/01.



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



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