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BOOK 229 PAGE 377

Return Address: Darren Gillette/Jeff Hansen  
408 N.W. 12<sup>th</sup> Ave #501  
Portland, OR 97209

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Darren Gillette*  
SEP 13 10 52 AM '02  
*Deary*  
AUDITOR  
J. MICHAEL CARVISON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Seymour, Washington 98648  
509 427-9458 FAX 509 427-8288

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Address	/
Phone	/
Other	/

Administrative Decision

**APPLICANT:** Parker Blosier for Jeff Hansen & Darren Gillette

**FILE NO.:** NSA-02-10

**PROJECT:** Replacement of portions of an existing dwelling including the attached garage and garage foundation work (footprint expansion of five feet); upper floor level of the existing dwelling; change in chimney configuration and materials; and the existing deck. A new foundation will be excavated under the deck, and a basement room will be added on this new foundation under the existing deck. Also the existing septic system will be relocated to allow for the new foundation work and basement room. The applicant will also be completing internal repair and maintenance that is exempt from the requirements of SCC Title 22.

**LOCATION:** 1.12 acres located at 1522 Cape Horn Road; Section 16 of T1N, Range 5E, W.M. and identified as County Tax Lot #01-05-16-0-0-2000-00.

**LEGAL:** See attached Page 5

**ZONING:** Special Management Area zoned Forest

**DECISION:** Based upon the record and the Staff Report, the application by Parker Blosier for Jeff Hansen & Darren Gillette, described above, subject to the conditions set forth in this Decision, is found to be consistent with SCC Title 22 and is hereby approved.

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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.

**CONDITIONS OF APPROVAL:**


The following conditions are required to ensure that the subject request is consistent with Skamania County Code 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. (See attached Exhibit A)
- 2) The height of the replacement dwelling shall not exceed the height of the existing dwelling, as shown on the elevation drawings for the replacement dwelling located in the Planning Department file number NSA 02-10, and attached as Exhibit B and Exhibit C.
- 3) The owners and future owners shall be required to retain and maintain all existing trees on the subject parcel, except those trees located in the new septic system location. Dead and dying trees shall be replaced with the same species in approximately the same location, with trees planted at no less than 6 feet tall, not including root wad.
- 4) All exterior lighting should be hooded/shielded at a 90° angle in accordance with the "Zoning News" article attached to the end of the Staff Report. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) Color (dark brown) and exterior material samples (dark brown stucco sides and dark brown low-reflective metal roof) have been submitted and approved. The samples are located in the Planning Department file number NSA 02-10.
- 7) As required by the Water Resource Mitigation Plan, all areas of the property disturbed during the construction of the replacement dwelling or during the relocation of the septic system shall be replanted with native vegetation at a ratio of 2:1 (two plants, including trees, for every one plant removed).
- 8) The two cultural resource buffer areas, shown as undisturbed areas on the enclosed site plan (Exhibit A), shall be staked prior to any excavation.

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- 9) The applicant shall comply with all conditions for visual subordination as explained in the staff report, 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. An occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 10) 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.
- 11) 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 23 day of August, 2002, at Stevenson, Washington.

  
Karen A. Witherspoon, AICP, Director  
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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 and all attached exhibits, **SHALL BE RECORDED** by the owners 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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A tract of land located in Government Lot 4 of Section 16, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point 814.3 feet South of the Northeast corner of said Section 16, said point being the Meander Corner between Section 15 and 16, Township 1 North, Range 5 East of the Willamette Meridian; thence South 43° West 257 feet; thence South 15°44' East 100.8 feet to the Southerly line of the Spokane, Portland and Seattle Railway Company's right of way, said point being the initial point of the tract hereby described; thence South 85°37' West along the Southerly line of said right of way 480 feet; thence South 20°15' East 150 feet, more or less, to the low water line of the Columbia River; thence Easterly along the low water line of the Columbia River to a point South 15°44' East 90 feet, more or less, from the initial point; thence North 15°44' West to the initial point.

Exhibit A

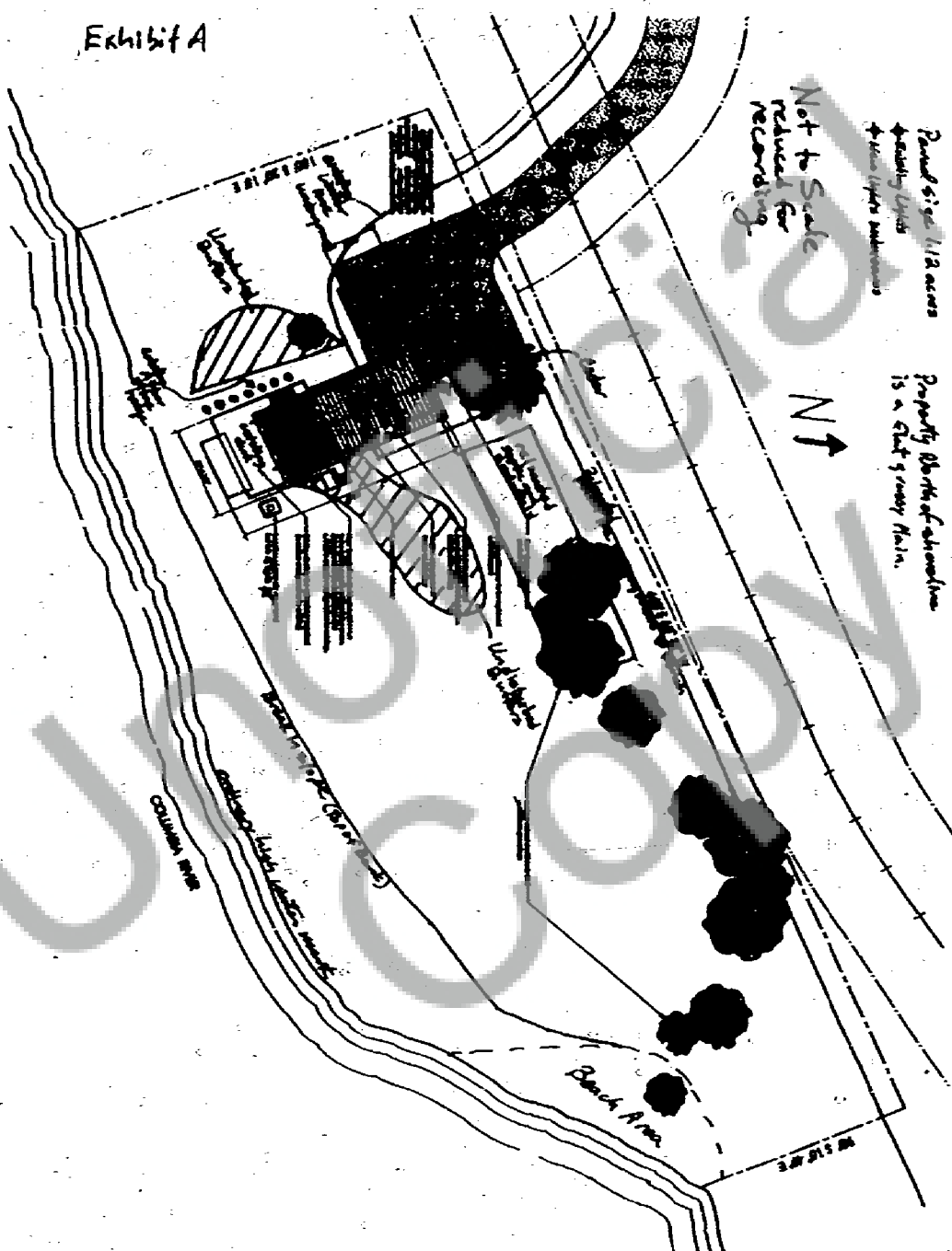




Exhibit C

