

146196

BOOK 230 PAGE 623

FILED IN RECORD
SEARCHED INDEXED
BY *John Collins*
OCT 15 12 15 PM '02
J. Michael
J. MICHAEL J. OLSON

Return Address:

John Collins
22604 N.E. WICKSON RD.
BATTLEGROUND, WA 98604

Document Title(s) or transactions contained herein:

Administrative Decision

GRANTOR(S) (Last name, first name, middle initial)

Collins John H☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

SKAMIA County☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated, i.e., Lot, Block, Plat or Section, Township, Range, Quarter, Quarter)

*LOT 1 AND 2 OF JHC SP AND THIS PARCEL
RECORDED @ BOOK 181 PAGE 859*☒ Complete legal on page *9* of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

*01-05 0700 0407-00
0406
0400*☐ Property Tax Parcel ID is not yet assigned☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read
the document to verify the accuracy or completeness of the indexing information.

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Return Address: John Collins
22604 NE Wickson
Battle Ground, WA 98604

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 700
Stevenson, Washington 98648
509 427-9438 FAX 509 427-8286

Administrative Decision

APPLICANT: John Collins
FILE NO.: NSA-02-24

PROJECT: New single family dwelling (approx. 50'x 100'), pole barn/shed (approx. 40x100'), three windmills, driveway, and associated utilities.

LOCATION: 5.06 acres at 121 Hudson Road in Skamania County; Section 7 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-07-0-0-0407-00

LEGAL: Lot 1 and 2 of JHC SP, recorded @ book 3 page 399 and also that parcel recorded @ Book 181 Page 859.

ZONING: General Management Area zoned Residential (5)

DECISION: Based upon the record and the Staff Report, the application by John Collins, 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 Southwest Washington Health Department.

Skamania County Planning and Community Development
File: NSA-02-24 Administrative Decision
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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: Front yard: 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, Side yard: 20 feet, Rear yard: 20 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) The accessory structure shall not exceed 4,000 square feet.
- 4) The parcels to the North and South are limited to accessory structures not to exceed 1,000 square feet each. Specifically, Lot 2 of the JHC short plat and that lot described at book 181, page 359. These neighboring properties identify as Skamania Tax Lot #01-05-07-0-0-0400-00 and 01-05-0-0-0406-00 are currently owned by applicant John Collins. The applicant and future owners of these properties CANNOT have more than 1,000 square feet at any time.
- 5) The Planning Department shall conduct a site visit to confirm that the accessory structures constructed do not accommodate a cooking area or kitchen, prior to issuance of an occupancy permit for the home. The barn may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 6) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 7) Any excavated fill shall be utilized to backfill around the daylight basement to at least 50% covered, used for fill and grade activities for the driveway or other site development approved in the Decision.
- 8) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house and barn, such as wood and low-gloss paints and stains.
- 9) Any exterior lighting shall be directed downward and sided, 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, which do not allow light to pass through. See the "Zoning News" article attached to the staff report.

- 10) 100' of the existing alders north of the barn shall be retained to provide screening.
- 11) Dark and earth-tone exterior color samples that do not contrast noticeably with the background or surrounding landscapes, shall be submitted to the Planning Department for the house, barn, siding, trim, doors, and windmill, for approval prior to issuance of a building permit.
- 12) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 13) Plantings shall be planted in a continuous row along the southern and eastern sides of the property. The trees shall be six feet tall at time of planting and be placed no further than 15 feet on center. At least half of any trees planted shall be species native to the setting or commonly found in the area and half shall be coniferous to provide winter screening. The trees may be staggered to create a more natural appearance.
- 14) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) safety purposes or as part of forest management practices.
- 15) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions # 13 and #14.
- 16) The house shall not exceed 28 feet from the top of the footing set at existing grade or 26 feet from slab if a slab-on-foundation is used.
- 17) 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 and an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 18) 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.
- 19) 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

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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 13 day of Sept, 2002, at Stevenson, Washington.

Patrick Johnson

Patrick Johnson, 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 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:

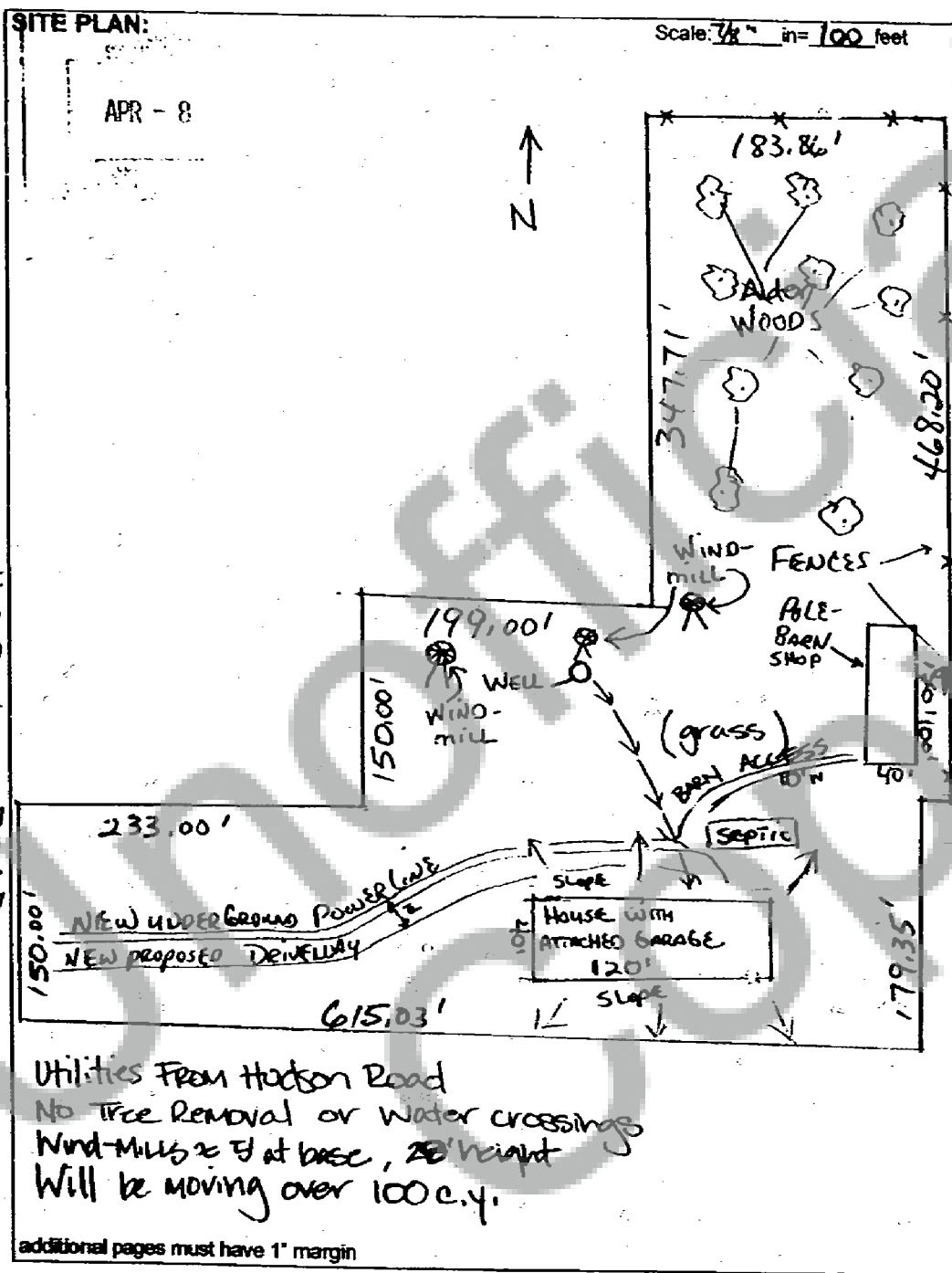
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Skamania County Building Department
Skamania County Assessor's Office

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



132997

BOOK 230 PAGE 630

OR 181 PAGE 859

FILED
SKAMIA COUNTY
BY John Collins

OCT 1 12 27 PM '98

P. Lowry
AUDITOR

1971

GARY H. OLSON REAL ESTATE EXCISE TAX

Return Address:

John H. Collins
8902 N.E. 62nd Ave.
Vancouver, WA 98665

PAID

EXEMPT

SKAMIA COUNTY TREASURER

QUIT CLAIM DEED (Statutory Form) Boundary Line Adjustment

Reference # (if applicable):		(please print last name first)
Grantor(s) (Seller): (1) <u>John H. Collins</u>	(2)	Add'l. on pg.
Grantee(s) (Purchaser): (1) <u>John H. Collins</u>	(2)	Add'l. on pg.
Legal Description (abbreviated): <u>SEE LEGAL DESCRIPTION ATTACHED</u>		Add'l. legal is on pg.
Assessor's Property Tax Parcel / Account #		<u>1-5-7-400</u>

THE GRANTOR John H. Collins
of Clark County, Washington State, for and in consideration
of John H. Collins convey S and quit-claim S to
of Clark County, Washington State, all interest
in the following described Real Estate:

SEE ATTACHED PAGE 3 FOR FULL LEGAL
NE 1/4 OF SEC. 7 T1N R5E

situated in the County of Skamania State of Washington Dated this _____ day
of _____

John H. Collins Gary H. Martin, Skamania County Assessor
Signed John H. Collins Date 10-1-98 Parcel # 1-5-7-400
STATE OF WASHINGTON } SS. (INDIVIDUAL ACKNOWLEDGEMENT)
County of Skamania }
PEGGY B. LOWRY
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 2-23-99

I certify that I know or have satisfactory evidence that John H. Collins is the
person who appeared before me, and said person 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 1st day of October 1998

Print Name Peggy B. Lowry
Notary Public in and for the State of Washington
My appointment expires: 2/23/99



Quit-Claim Deed (Statutory Form)
© Washington Legal Blank, Inc., Issued WA Form No. 200 10/90
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

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BOOK 181 PAGE 860

THE PURPOSE OF THIS DEED IS TO AFFECT A
BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS OF
LAND OWNED BY GRANTORS; IT IS NOT INTENDED
TO CREATE A SEPARATE PARCEL AND IS THEREFORE
EXEMPT FROM THE REQUIREMENTS OF RCW 58.17
AND SKAMANIA COUNTY SHORT PLAT ORDINANCE.

THE PROPERTY DESCRIBED IN THIS DEED CANNOT BE
SEVERED AND SOLD WITHOUT CONFORMING
TO THE STATE OF WASHINGTON AND SKAMANIA
COUNTY SUBDIVISION LAWS.

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BOOK 31 PAGE 861



LAWSON

Surveying & Engineering, Inc.
John G. Lawson, PE, PLS

- Surveying
- Engineering
- Environmental
- Planning

11815 N.E. 99th Street, Bldg. 12, Suite 1294 Vancouver, WA 98682 (360) 256-8008 FAX (360) 256-7267

Adjusted 5 Acre Northerly Tract of Collins Property

BEGINNING at a point on the North line of the Northwest one-quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East, Willamette Meridian; Said point bears South $88^{\circ}24'38''$ East, 45.00 feet from the Northwest corner of said Northwest one-quarter of said Northeast one-quarter; Said point also being on the East Right-of-Way Line of Hudson Road;

THENCE South $01^{\circ}23'03''$ West, 704.88 feet along said East Right-of-Way Line also being parallel with the West line of said Northwest one-quarter;

THENCE South $88^{\circ}27'36''$ East, 233.00 feet parallel with the South line of said Northwest one-quarter;

THENCE North $01^{\circ}23'03''$ East, 150.00 feet parallel with said West line of said Northwest one-quarter;

THENCE South $88^{\circ}27'36''$ East, 199.00 feet;

THENCE North $01^{\circ}23'03''$ East, 347.71 feet to a point on the South line of the Hamrick Tract recorded in Book 83, Page 85, Skamania County Records;

THENCE North $88^{\circ}24'38''$ West, 272.94 feet along said South line of said Hamrick Tract also being parallel with the North line of said Northwest one-quarter to the Southwest corner of said Hamrick Tract;

THENCE North $01^{\circ}27'27''$ East, 206.80 feet along the West line of said Hamrick Tract to the Northwest corner thereof; Said Northwest corner of Hamrick Tract being on the North line of said Northwest one-quarter;

THENCE North $88^{\circ}24'38''$ West, 159.32 feet along said North line of said Northwest one-quarter to the **POINT OF BEGINNING**.

Contains 5.01 acres.

LRF ✓

