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BOOK 234 PAGE 995

Return Address: Lynn and Tim Walker
841 Oregon View Drive
Washougal, WA, 98671

FILED
SKAMANIA COUNTY
BY *Lynn Walker*
JAN 3 2 35 PM '03
D. Asarte
J. MICHAEL WILSON

**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: Lynn and Tim Walker

FILE NO.: NSA-02-38

PROJECT: Construct a 1728 accessory building for hay storage as an accessory use to pasture area on the parcel.

LOCATION: 10.11 acres at 841 Oregon View Drive in Skamania County; Section 16 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-16-0-0-1100-00

LEGAL: See attached page 6.

ZONING: Special Management Area zoned Forest.

DECISION: Based upon the record and the Staff Report, the application by Lynn and Tim Walker, 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-02-38 Administrative Decision
Page 2

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:

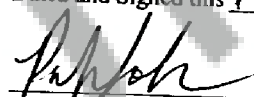
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of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

- 1) 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.
- 2) 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.
- 3) 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 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.
- 4) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 5) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 6) 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) or safety purposes.
- 7) If *Cimicifuga elata* (tall bugbane) is found in the project area then work should be halted and the Planning Department and the Washington Natural Heritage Program shall be contacted and a determination of a buffer or mitigation measure will be determined.
- 8) The Planning Department shall conduct a site visit to confirm that the accessory structure constructed does not accommodate a cooking area or kitchen, prior to final inspection approval. The accessory structure may not, at any time, be rented out or sub-leased as a dwelling unit.
- 9) The color samples submitted of Forest Green and Dark Brown shall be used on the building. If other colors are used color samples shall be submitted to the Department for approval. If steel/metal building materials are used the steel/metal shall be treated and painted Forest Green and/or Dark Brown.
- 10) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.

Skamania County Planning and Community Development
File: NSA-02-38 Administrative Decision
Page 3

- 11) 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.
- 12) The applicant shall comply with all conditions for VQO of partial retention, 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 approval of occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 13) 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.
- 14) 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 19 day of December, 2002, at Stevenson, Washington.



Patrick Johnson, Associate Planner
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-02-38 Administrative Decision
Page 4

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)(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.

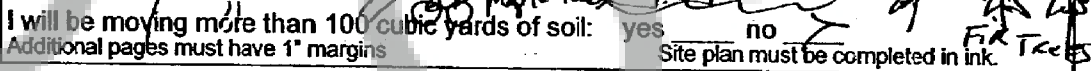
A copy of the Decision was sent to the following:

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
Dee Caputo, CTED

Scale: 1 inches = 50 feet



- * NO water courses
- * No removal of trees & vegetation
- * No ditching
- * No well, source, etc
- * 10.11 Acres in size

EXHIBIT "A"

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE NORTH LINE OF SAID SECTION 16, WHICH BEARS SOUTH 78° 44' 32" EAST, 654.31 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 87° 44' 32" EAST ALONG SAID NORTH LINE, 689.68 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 07° 00' 31" WEST 1030.82 FEET TO THE CENTERLINE OF A ROAD; THENCE SOUTH 80° 47' 00" WEST ALONG SAID CENTERLINE, 152.77 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 21° 00' 00" WEST, 1151.22 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY NO. 14, WHICH POINT IS SOUTH 11° 22' 50" WEST, WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, 4030.75 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16, THENCE NORTH 40° 43' 00" WEST 296.10 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 130.38 FEET; THENCE NORTH 3° 22' 00" WEST 297.21 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 70.95 FEET; THENCE NORTH 77° 56' 00" EAST 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 191.99 FEET; THENCE NORTH 50° 26' 00" EAST 268.49 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 180.29 FEET; THENCE NORTH 1° 13' 00" WEST 416.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH 40° 40' 00" EAST 485.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.64 FEET; THENCE NORTH 26° 13' 00" EAST 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET; THENCE NORTH 6° 20' 00" EAST 145.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.96 FEET; THENCE NORTH 80° 47' 00" EAST 252.77 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 98.61 FEET; THENCE SOUTH 5° 03' 00" EAST 342.17 FEET TO CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE, SAID POINT BEING SOUTH 44° 12' 44" EAST 2029.73 FROM THE NORTHWEST CORNER OF SAID SECTION 16