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Return Address: Robert and Regina Snyder
781 Little Buck Creek Road
Underwood, WA, 98651

FILED FOR RECORD
SKAMANIA CO. WASH
BY Robert & Regina Snyder
JAN 27 11 22 AM '03
J. MICHAEL GARRISON

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: Robert and Regina Snyder

FILE NO.: NSA-02-49

PROJECT: Construct a 1344 square foot manufactured home to replace an 1140 square foot manufactured home destroyed by fire.

LOCATION: 35.37 acres at 781 Little Buck Creek Road in Skamania County; Section 16 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-16-0-0-0700-00

LEGAL: See attached page 6.

ZONING: General Management Area zoned Large-Scale Agriculture (AG-1).

DECISION: Based upon the record and the Staff Report, the application by Robert and Regina Snyder, 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.

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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) 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) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 4) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 5) 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.
- 6) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of garage, such as wood and low-gloss paints and stains.
- 7) 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.
- 8) The applicant shall submit dark and either natural or earth tone color samples to the Planning Department prior to issuance of a building permit.
- 9) One Maple or other species native to the setting or commonly found in the area shall be planted to replace the burnt maple on the South end of the home 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 and an occupancy

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permit 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 21 day of January, 2003, at Stevenson, Washington.


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)(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

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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

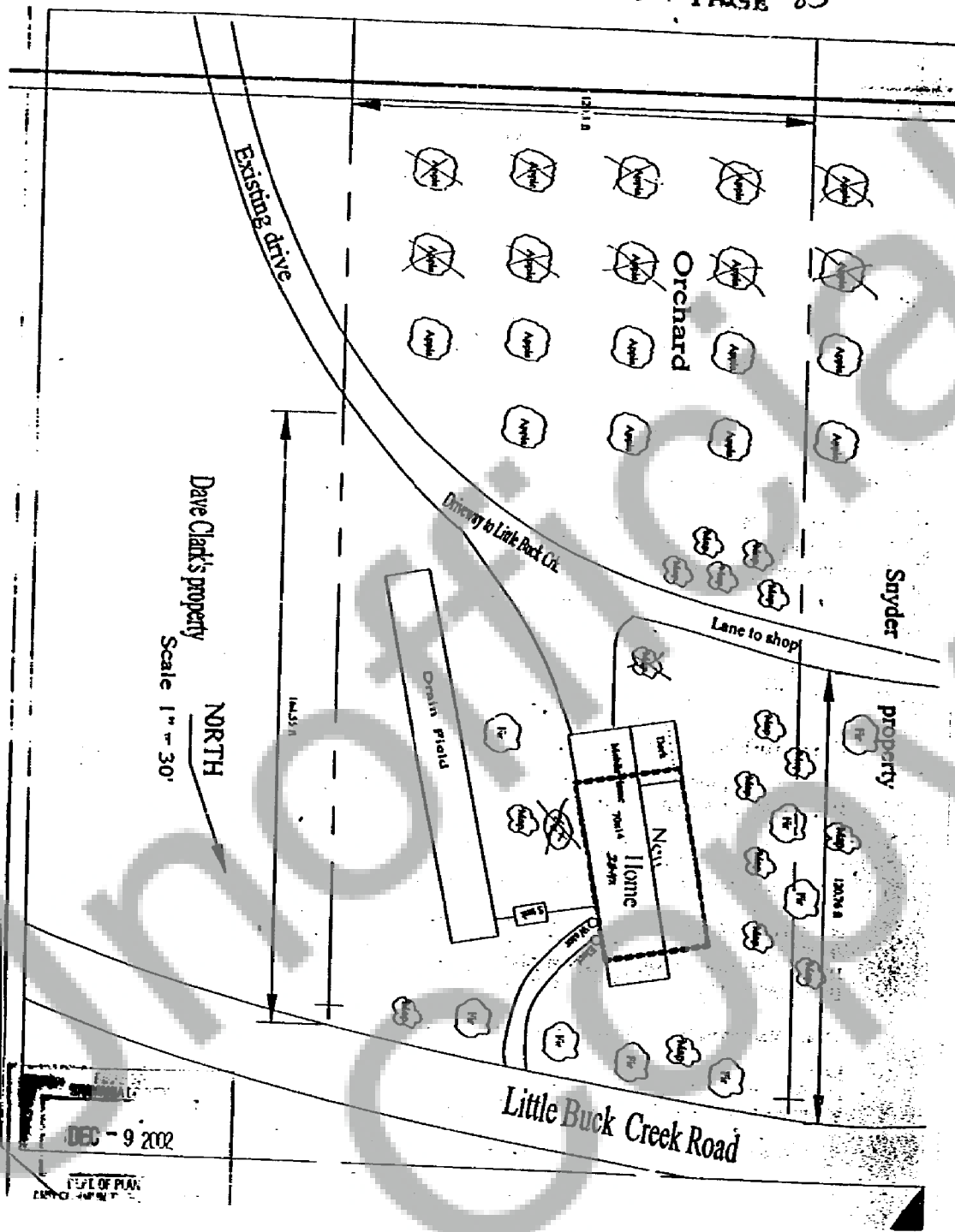
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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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The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 16,
Township 3 North, Range 10 E. W. M.;

EXCEPT the following described tract of land: Beginning at the northeast
corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 16; thence south along
the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ aforesaid 457.06 feet; thence north
85° 03' west 324 feet; thence north 02° 16' east 429.9 feet to intersec-
tion with the north line of the SE $\frac{1}{4}$ of the said Section 16; thence east
along the north line of the SE $\frac{1}{4}$ aforesaid 305.62 feet to the point of be-
ginning; said excepted tract containing 2.88 acres, more or less;

Free of encumbrances, EXCEPT easement and right of way for
county road.