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BOOK 238 PAGE 276

Return Address: Stephanie and Dan Huntington
772 Riverside Drive
Washougal, WA, 98671

FILED
SKAMANIA COUNTY WASH
Stephanie Huntington
Mar 3 12 53 PM '03
J. MOSER
J. MICHAEL GARYSON

**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/PROPERTY OWNER: Stephanie and Dan Huntington

FILE NO.: NSA-99-31

PROJECT: Single-family dwelling, driveway, and utilities.

LOCATION: 1.0 acre parcel off of Butler Loop Road, East of Skamania School in Skamania County; Section 34 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-0-1604-00

LEGAL: Lot 3 Skookum Short Plat, Recorded @ Book 3 Page 420.

ZONING: General Management Area zoned Rural Center.

DECISION: Based upon the record and the Staff Report, the application by Dan and Stephanie Huntington, 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 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 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).

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- 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) Setbacks (including roof/ eaves, decks/ porches and overhangs) for all structures shall be as follows: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater, **Side yard:** 5 feet, **Rear yard:** 15 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.
- 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) 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.
- 5) 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 Planning Department at 509-427-9484.
- 6) 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 11th day of February, 2003, at Stevenson, Washington.

Patrick Johnson

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

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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

Office of Community Development

Dee Caputo, CTED

NSA 99-31 Stephanie Huntington SITE PLAN UPDATED REUSE
NOTE: There is no water on property
or watercourses.
roadwork

↑ N
key
1" = 60'

- ① trees to remove for roadway
- ② also electric, phone ditched 3 feet under roadbed
- ③ grading to roadbed on 1st down on sides of road

- tree consider
- deciduous tree
- blackberry

20' roadway and turn around easement w/

house
foundation - grass removal + leveling
main floor or footprint 30' x 46'
septic system - grass removal and lines buried as well as septic tank
will not be moving more th. 100 cubic yards of dirt

trees to remove for roadway

DEC 12 2002
JAC

