

147948

BOOK 238 PAGE 727

Return Address: Rebecca Woosley  
441 LaCock Kelchner Road  
Underwood, WA, 98651

FILED  
SP/1  
BY Rebecca Woosley  
MAR 17 9 02 AM '03  
A. Moser  
J. MICHAEL JOHNSON

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: Rebecca Woosley

PROPERTY OWNER: Edward and Lorraine Holtman

FILE NO.: NSA-02-36

PROJECT: Replacement of Single-family dwelling, turning existing dwelling into a hay storage/shop, removal of existing hay storage building and corral, and extension of driveway and associated utilities.

LOCATION: 12.47 acres at 441 LaCock-Kelchner Road off of Cook-Underwood Road in Skamania County; Section 16 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-16-0-0-0100-00

LEGAL: See attached page 7

ZONING: General Management Area zoned Large Scale Forest (F-1)

DECISION: Based upon the record and the Staff Report, the application by John Collins Rebecca Woosley, 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

Reviewed  
Advised by  
Signed  
Printed  
Dated

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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 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 issuance of a building permit for 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) Within 30 days of the issuance of an occupancy permit for the main house, the Planning Department shall conduct a site visit to confirm that the accessory structure no longer accommodates a cooking area or kitchen.
- 4) The proposed home shall not exceed 16' from top of footer set at existing grade, or 14' from slab if slab on grade foundation is used.
- 5) A 50' swath of trees on the west side of the building site shall be retained. Limbing or topping of these trees shall be prohibited, except for fire safety reasons.
- 6) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 7) Any excavated fill material shall be utilized to backfill around the house, used for fill and grade activities for the driveway or other site development, or taken offsite. No fill shall be sidecast to the south or east of the home site.
- 8) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house, 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) New fencing shall not be allowed until such time as it is applied for and approved.



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- 11) The color samples submitted of Forest Green or Briny Deep and Mocha or Mushroom trim shall be used on the building. If other colors are used color samples shall be submitted to the Department for approval.
- 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 of six trees along the eastern sides of the house. The trees shall be six feet tall at time of planting and be placed no further than 12 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. Plantings shall be planted prior to issuance of a occupancy permit.
- 14) The applicant and future owners are responsible for the proper maintenance and survival of the planted vegetation required in conditions# 12 and #13.
- 15) 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. Limbing or topping of these trees shall be prohibited, except for fire safety reasons.
- 16) 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.
- 17) 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.
- 18) 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.

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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 3 day of February, 2003, 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)(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.



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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:

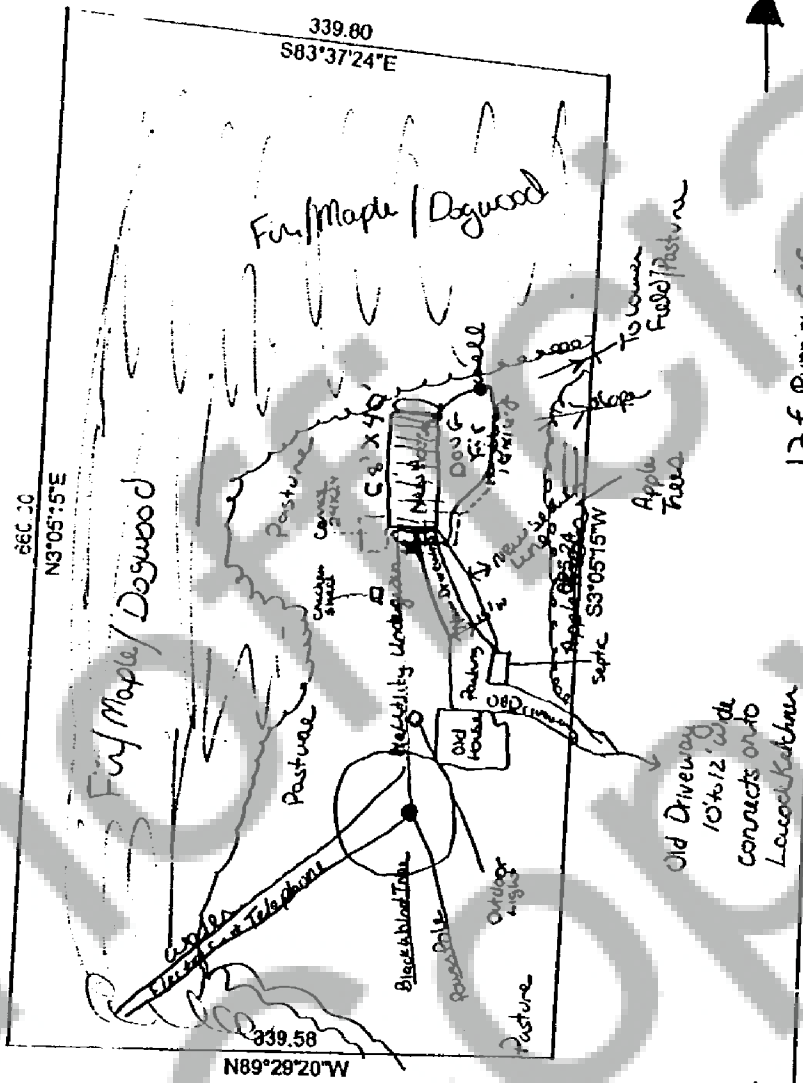
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Office of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Dee Caputo, CTED

**SITE PLAN:**

Scale: 1 inches = 100 feet

JAN 24 2003

DEPT. OF PLANNING:



12 f Running Surface Active way  
1-23-03 Jody Hagan Inc

Old Driveway  
10'x12' wide  
connects onto  
Larocci Kitchen

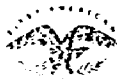
I will be moving more than 100 cubic yards of soil: yes \_\_\_\_\_ no X  
Additional pages must have 1" margins Site plan \_\_\_\_\_

Site plan must be completed in ink

**NOTICE:** This is an initial site plan, it may be revised throughout the application process.



BOOK 238 PAGE 733



**First American Title Insurance Company**

Filed for Record at Request of  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

FILED FOR RECORD

By Edward J. Peterson

AUG 9 10 15 AM '95

NOTARY  
GARY H. OLSON

123003

Quit Claim Deed

BOOK 151 PAGE 659

THE GRANTOR, Edward Jerome Holtmann

for and in consideration of Love and Affection

conveys and quit claims to Edward Jerome Holtmann and Leona Holtmann

husband and wife

the following described real estate, situated in the County of Skamania, State of Washington,

State of Washington

State of Washington

Beginning at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 16, Township 3 North, Range 10 East of the Willacette Meridian, running thence West 56 rods; thence North 40 rods; thence Easterly 56 rods to a point 34 1/2 rods North of the Southeast corner of the Southeast quarter of the Northeast quarter of said Section, Township and Range; thence South to the point of beginning. TOGETHER WITH all water, water rights and existing pipeline here and across said premises.

RESERVING unto the grantors an easement or right of way for ingress and egress to and from other portions of the Northeast quarter of said Section, Township and Range, being a strip 20 feet in width along the entire East side of the herein described real property.

64  
64  
A1: lands located between the west boundary line of the northwest quarter of Section 15 Township 3 North, Range 10 East, W.M., and the westerly right of way line of Skamania County Road known as the Laycock-Rechner Road

The above parcel contains 34 acres more or less.

17532

Dated August 9, 1995 REAL ESTATE EXCISE TAX

Edward Jerome Holtmann  
(Individual)

AUG 9 1995

By PAID BY

By SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

Edward Jerome Holtmann

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of August, 1995.

Notary Public in and for the State of Washington

GARY H. OLSON

Notary Public in and for the State of Washington

GARY H. OLSON

Notary Public in and for the State of Washington

GARY H. OLSON

Notary Public in and for the State of Washington

GARY H. OLSON

STATE OF WASHINGTON

COUNTY OF

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appearing

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of August, 1995.

Notary Public in and for the State of Washington

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GARY H. OLSON

Notary Public in and for the State of Washington

GARY H. OLSON

LPB-12 (6/90)

3-10-15-95  
3-10-16-95