

148139

BOOK 239 PAGE 598

Return Address: Ross & Christine Bluestone  
41 Sooter Road  
Underwood, WA 98651

FILED IN RECORD  
SKAMANIA COUNTY WASH  
BY *Ross Bluestone*  
MAR 31 8 53 AM '03  
*J. Bartels*  
J. MICHAEL GUNNISON

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:** Ross & Christine Bluestone

**PROPERTY OWNER:** Ross & Christine Bluestone

**FILE NO.:** NSA-02-52

**PROJECT:** Repair/replace deck stairs, deck, and fence. Construct new cover to deck with 4 skylights and additional door to access garage.

**LOCATION:** Off of Sooter Road; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-4-0904-00.

**LEGAL:** Lot 7 Sooter Tracts, recorded in Book A of Plats, Page 138.

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Ross & Christine Bluestone, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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-02-52 (Bluestone) 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 Code 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. (See attached)
- 3) The height of the proposed deck cover shall be the same as or less than the existing home.
- 4) If the applicant decides to put in a replacement fence rather than repair the existing fence it shall be subject to the guidelines of §22.16.010(C).
- 5) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structure as stated by the Administrative Decision. 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.
- 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 13<sup>th</sup> day of February, 2003, at Stevenson, Washington.



Skamania County Planning and Community Development  
File: NSA-02-52 (Blueprint) Administrative Decision  
Page 3

Stacey Borland  
Stacey Borland, Associate Planner  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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  
Office of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
State of Washington Office of Community Development  
Department of Fish and Wildlife



# SITE PLAN COMPUTATION SHEET

(SCALE)  
1/4" = 5'

NO VEGETATION DISTURBANCE  
NO WATER WITHIN 1500' OF  
PROPERTY



← Sooter Road →

