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BOOK 239 PAGE 713

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FILED
SKAMANIA
BY *Paul Pargeter*
MAR 31 12 10 PM '03
J. Sartre
J. MICHAEL SARTRE

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9453 FAX 509 427-8288

Administrative Decision

APPLICANT: Paul Pargeter

PROPERTY OWNER: Paul & Lisa Pargeter

FILE NO.: NSA-03-03

PROJECT: 38'x 26'x 16' garage/shop.

LOCATION: Off of Constant Drive; Section 22 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-22-4-1-0102-00.

LEGAL: Lot 3 Constant Oak Subdivision. B/S6

ZONING: General Management Area-Residential (R-2).

DECISION: Based upon the record and the Staff Report, the application by Paul Pargeter, 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.

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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 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) Property line setbacks shall be: **Front yard** - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; **Side yard** - 5 feet; **Rear yard** - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 4) The proposed accessory building shall not exceed 16' from slab set at or below existing grade for a slab on grade foundation.
- 5) All trees shall be retained except as necessary for site development, safety purposes or as part of forest management practices.
- 6) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 7) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 8) New and replacement fencing shall not be allowed until such time as it is applied for and approved. Review under this Section can be concluded.
- 9) 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.

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- 10) 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 28th day of March, 2003, at Stevenson, Washington.

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.

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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
State of Washington Office of Community Development
Department of Fish and Wildlife

PARGETER

SITE PLAN

TOTAL AREA OF SITE 20 K sq. ft.



Indicate North In Circle,
S1 CONSTAN DRIVE

Indicate Scale 1/8" = 10 FEET

