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Return Address: Larry Hutchison  
19670 SW Anderson Street  
Aloha, OR, 97007

FILED FOR RECORD  
SKAMANIA COUNTY  
BY Larry Hutchison

APR 2 11 21 AM '03

J. MICHAEL HATCHISON

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: Larry Hutchison

FILE NO.: NSA-03-01

PROJECT: Construct a gravel driveway (approx. 60' X 12') and utilities.

LOCATION: 4.75 acres at 301 Ward Road in Skamania County, Section 06 of Township 1N,  
Range 05E, W.M. and identified as Skamania County Tax Lot #01-05-06-4-0-  
0109-00

LEGAL: Lot 10 Silver Star Estates. A/153 L.H.

ZONING: General Management Area zoned Residential (R-5) and Residential-2 for the  
portion of the property outside of the National Scenic Area.

DECISION: Based upon the record and the Staff Report, the application by Larry Hutchison,  
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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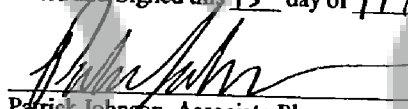
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

**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 (access roads, utilities) is permitted.
- 4) 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 March, 2003, at Stevenson, Washington.

  
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

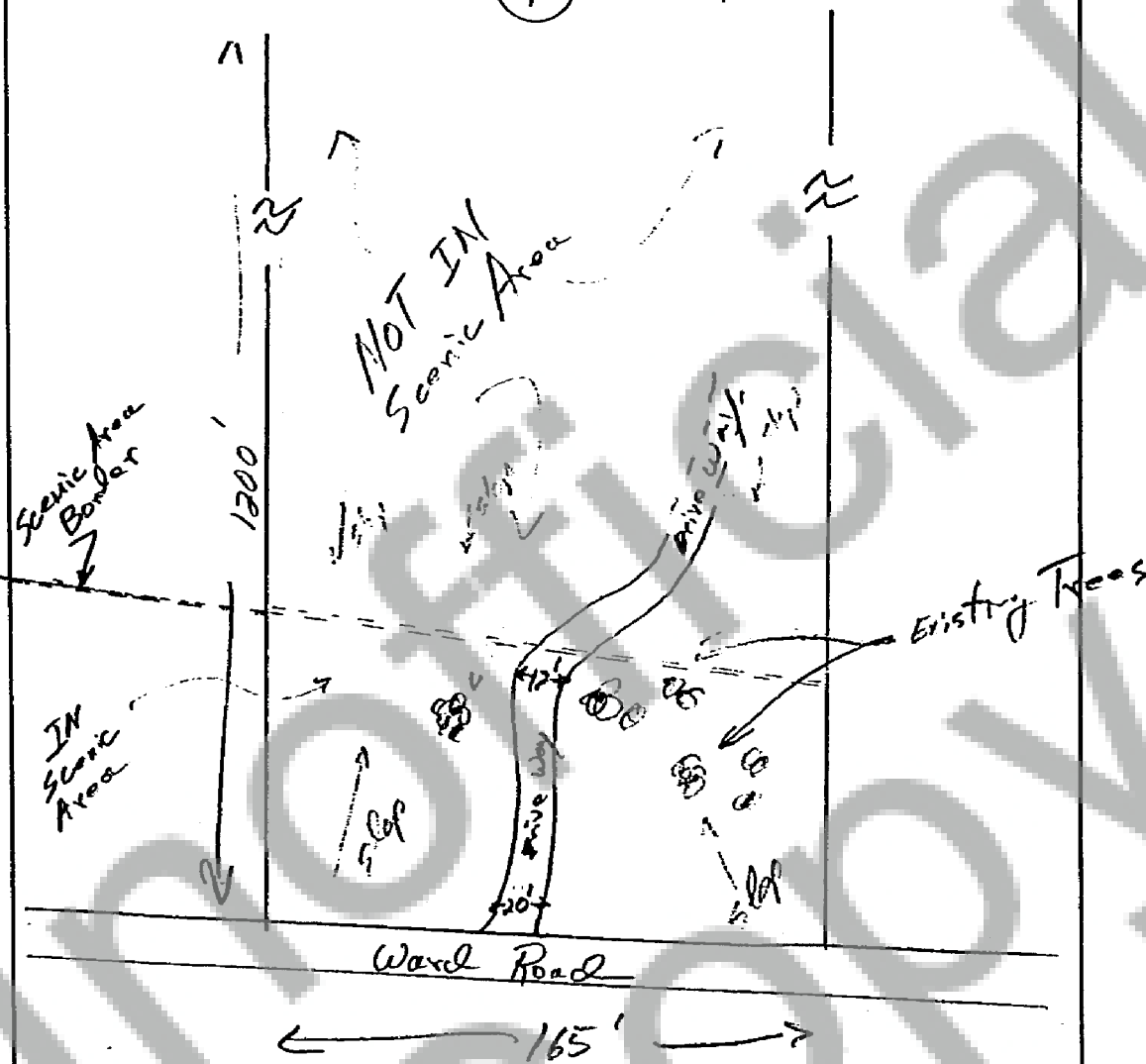
A copy of this Decision, including the Staff Report, was sent to the following:

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

SITE PLAN:

North: ↑

Scale:  $\frac{1}{4}$  inches = 10 feet



Bodies of water or watercourses on property: yes \_\_\_ no X  
 I will be removing on-site plants, trees, or other vegetation: yes \_\_\_ no X  
 -If yes to either please indicate location of vegetation removal or watercourses.  
 I will be moving more than 100 cubic yards of soil: yes \_\_\_ no X  
 Additional pages must have 1" margins

Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.