

148309

BOOK 240 PAGE 384

Return Address: Randy Franks
PO Box 279
Underwood, WA 98651

FILED IN RECORD
SKAMANIA COUNTY WASH
BY Randy Franks
APR 11 3 36 PM '03
J. MICHAEL G. TISON

**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

Supervised _____
Indexed _____
Filed _____
Searched _____

APPLICANT: Randy Franks

FILE NO.: NSA-02-18

PROJECT: Three agricultural structures, an approximately 500 square foot ginseng/goldenseal drying building, an approximately 200 square foot mushroom growing building, and an approximately 850 square foot greenhouse; and approximately one acre of new cultivation for ginseng and goldenseal.

LOCATION: 9491 Cook-Underwood Road; Section 19 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-19-0-0-0703-00.

LEGAL DESCRIPTION: Lot 4 Crego-Fest Short Plat, Book 3 Page 74.

ZONING: General Management Area-Large Scale Agriculture (Ag-1).

DECISION: Based upon the entire record, including particularly the Preliminary Staff Report, the application by Randy Franks, 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 Washington State Health District.

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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).

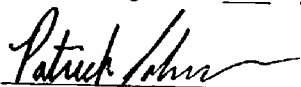
- 1) All developments shall be consistent with the final site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 3) Prior to the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone colors samples for the exterior of the three agricultural buildings to the Planning Department for approval.
- 4) The exteriors, including roof materials, of the three agricultural buildings shall be composed of non-reflective material or materials with low reflectivity.
- 5) Exterior lighting shall be directed downward and sited, 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 6) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection or issuance of an occupancy permit as there are not any special conditions that would require additional time to achieve compliance.
- 7) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 30 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 25 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.
- 8) A 250' agricultural setback shall be applied from the northern, western and eastern property lines. If the applicant can show that either a natural or created vegetation barrier exists between the proposed development and the property line, then the setback may be reduced to 100' from that

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property line. Also, if the applicant can show that an 8-foot berm or terrain barrier exists the setback may be reduced to 75'. This agricultural setback is larger than the property line setback and therefore shall prevail.

- 9) 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 20 day of September, 2002, at Stevenson, Washington.



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)(2), this Administrative Decision shall be recorded, by the applicant, in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this 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 Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

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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

BOOK 199 PAGE 475

Randy & Dianne Franks

24 Nov 50

G. Lawry

BOOK 240 PAGE 388

Name Randy & Dianne Franks
Address 141 N. State St. PMB #129
City / State Lake Oswego, Or. 97034

 **First American Title Insurance Company**

(this space for title companies use only)

Randy Frank's

for and in consideration of

Love & Affection

conveys and quit claims to

Randy Franks - Dianne Franks

the following described real estate, situated in the County of _____ together with all after acquired title of the grantor(s) therein

Lot 4 of Crego-fest, short plat book 3/page 74

REAL ESTATE EXCISE TAX

20854

MAY 24 2000

PAID except

44-38000, Dep't
SKAMANA COUNTY TREASURER

Page 116 of 116
 Federal ID
 100-100000
 100-100000
 100-100000

Assessor's Property Tax Parcel/Account Number(s): 3-10-19-703

Dated: 02/24/80 19

Gary H. Martin, Stamania County Assessor

Date 5-24-00 Parcel # 3-10-19-702

Source: Franks

Bj

By

LFB-12 (11/96)

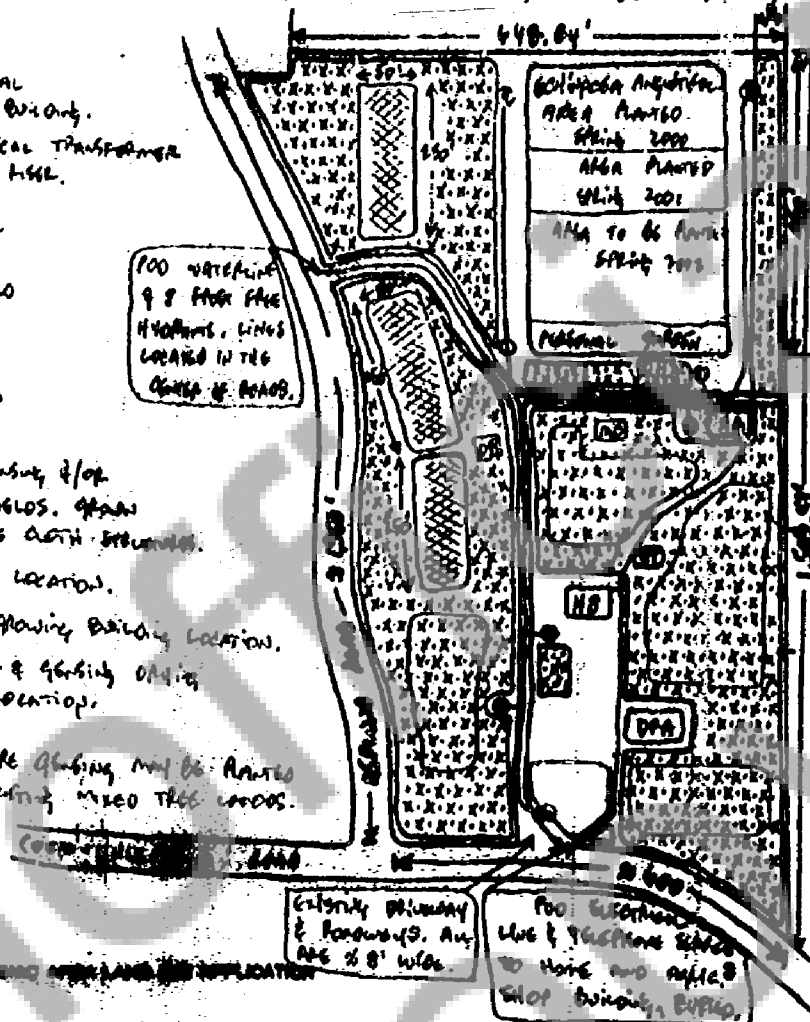
**SITE PLAN
MAP LEGEND**



Scale: 1" inches = 100' feet
K 500' →

- (AD) - 60'x40' METAL AGRICULTURAL BUILDING.
- (ET) - 800 ELECTRICAL TRANSFORMER & TELEPHONE LINE.
- (HS) - HOME SITE.
- (DFA) - DRAIN FIELD AREA.
- (F.S.) - ORANGE PINE, MAPLE & MIXED TREE FOREST.
- (H) - PROPOSED GRASSY &/OR COLUMBIAN FIELDS. GRASSY OPEN SPACES WITH TREES.
- (GH) - GREENHOUSE LOCATION.
- (GB) - MICHIGAN GROWING BUILDING LOCATION.
- (GD) - GREENHOUSE & GARDENING BUILDING LOCATION.
- () - AREA WHERE GRASSING MAY BE PLANTED IN THE EXISTING MIXED TREE WOODS.

100' WATERLINE & 8" HIGH FENCE HYDRAULIC LINES LOCATED IN THE CENTER OF ROAD.



NATIONAL FOREST AREA LANDING APPLICATION

Reduced for
Recording

$$\frac{50,250}{43,540} = .29 \text{ ACRES}$$

APR 17 2002