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BOOK 240 PAGE 841

Return Address: Robert Miller
PO Box 644
White Salmon, WA 98672

FILED
SEAL
Robert Miller
APR 18 3 57 PM '03
J. MICHAEL JOHNSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-8288

Administrative Decision

APPLICANT: Robert Miller

PROPERTY OWNER: Robert & Beverly Miller

FILE NO.: NSA-03-02

PROJECT: 464 sq ft. deck addition, 9' in height, and new roof extension to cover existing deck.

LOCATION: Off of Scoggins Road; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-0-0-0702-00.

LEGAL: See attached Page 5.

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

DECISION: Based upon the record and the Staff Report, the application by Robert Miller, 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 Auditor
1000 1st St. N.E.
Page 1

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 for the existing deck shall be the same as or less than the existing home.
- 4) Only that grading which is necessary for site development is permitted.
- 5) All disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 6) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 7) The additions are allowed to match the color of the existing home or existing deck and the existing dark composite roofing material. If the applicant chooses not to match the deck to the existing colors, then prior the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples for the deck to the Planning Department for approval.
- 8) 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.
- 9) All conditions to achieve visual subordination shall be completed prior to a final inspection by the Planning Department.
- 10) The Planning Department will conduct at least one site visit 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.

- 11) New fencing shall not be allowed until such time as it is applied for and approved.
- 12) 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

BOOK 240 PAGE 844

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

BOOK 240 PAGE 845

STATUTORY
WARRANTY DEED

10120

THE GRANTOR GRACE L. MILLER, a single woman,

for and in consideration of One Dollar, Love and Affection,

to the GRANTEES ROBERT J. MILLER and BEVERLY J. MILLER, husband and wife,

the following described real estate, situated in the County of Skamania Washington: Lot 1 of GRACE L. MILLER'S Short Plat recorded under Auditor's File No. 86683 in Book 2 of Short Plats, page 44, records of Skamania County, Washington, more particularly described as follows: Beginning at the Northeast corner of the West Half of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 E.W.M.; thence south 00°54'20" West along the East line of the said West Half of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, 135.60 feet; thence North 85°11'55" West parallel to the North line of the Southwest Quarter of Section 20, 300.00 feet; thence North 00°54'20" West parallel to the said East line 307 feet more or less to the centerline of Scoggins Road; thence Easterly along said road 301 feet, more or less, to the East line of the West Half of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 20; thence South 00°51'21" East along said East line 143 feet, more or less, to the POINT OF BEGINNING; EXCEPT County Road right-of-way. Said tract containing 2 acres, more or less.

TRANSACTION EXCISE TAX

Dated APRIL 13 1978

Grace L. Miller

(Individual)

(Initials)

By _____

Per _____

STATE OF WASHINGTON
COUNTY OF SKAMANIA

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me
GRACE L. MILLER, a single woman,

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

GIVEN under my hand and official seal this 13th day of April 1978

Bernard H. H. H.
Notary Public in and for the State of Washington, residing at _____, Washington.

On this day of _____ 19____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ President to me known to be the _____ Secretary, respectively, of _____

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

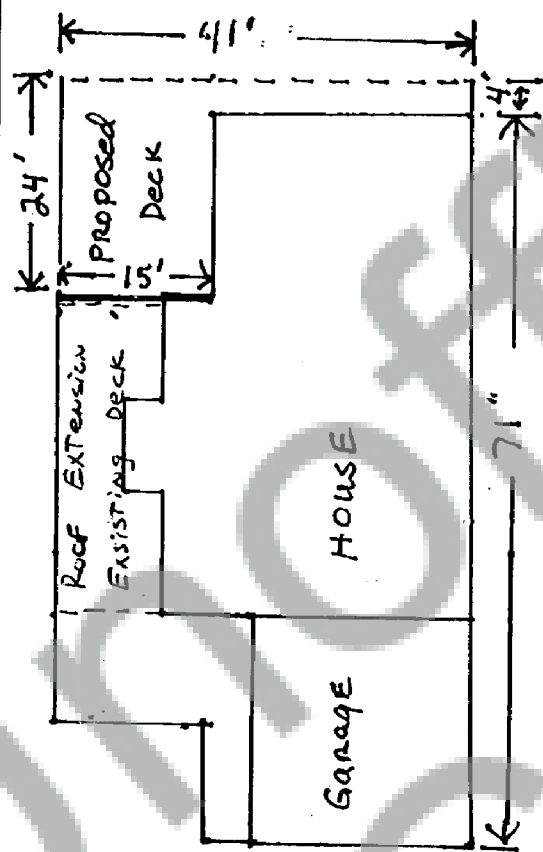
Witness my hand and official seal hereunto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

BOOK 240 PAGE 846

SITE PLAN:

Scale: $\frac{1}{16}$ " = 1 FOOT



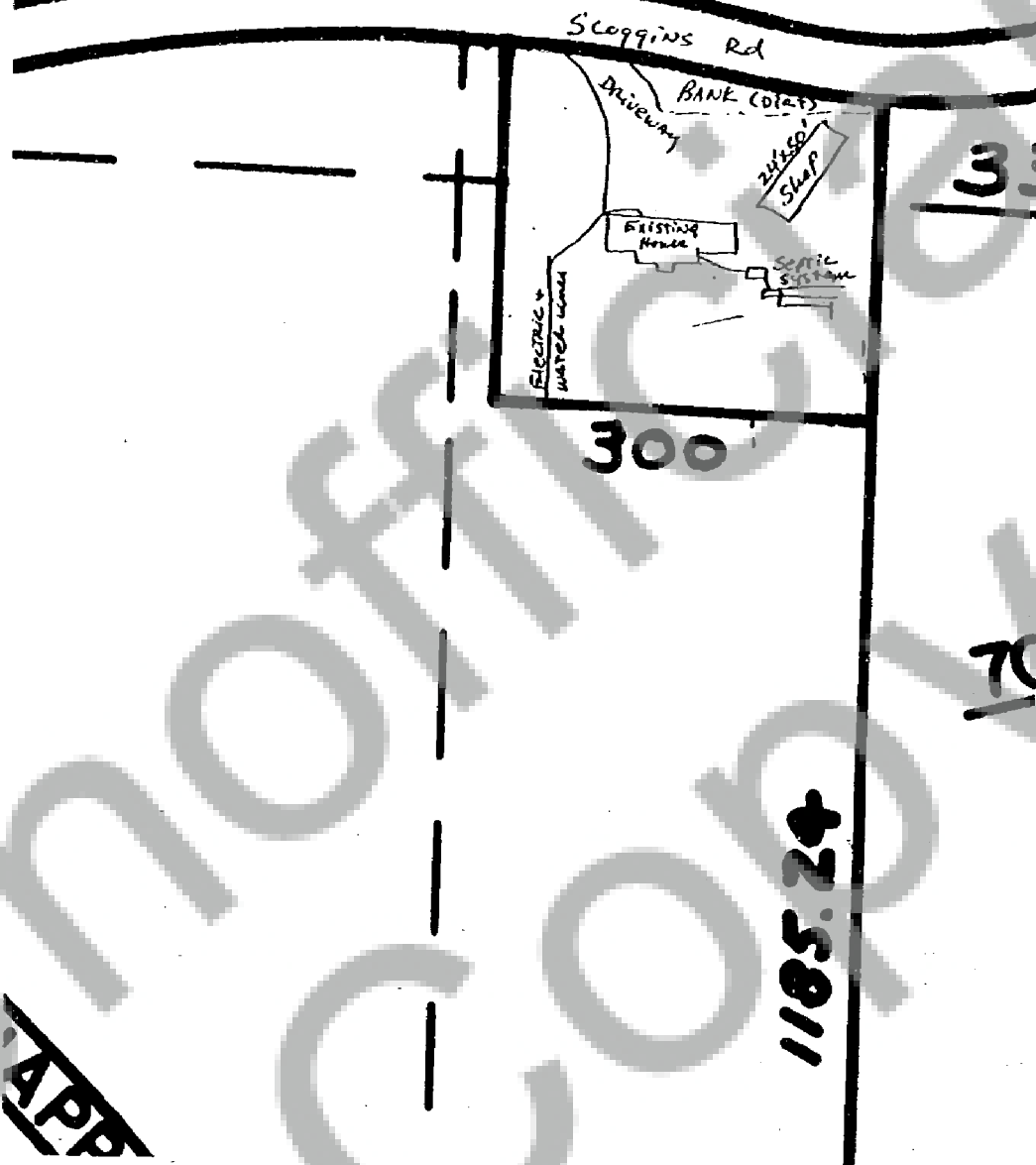
NO TREES TO BE
REMOVED
NO BODIES OF WATER
NO NEW OUTDOOR LIGHTING
PEAK OF HOUSE IS
21 FT. FROM GROUND LEVEL

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
Additional pages must have 1" margins Site plan must be completed in ink.

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

BOOK 240 PAGE 847

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APP