

148474

BOOK 241 PAGE 293

Return Address: Kim Haley  
261 Circle Drive  
Underwood, WA 98651

FILED  
SKAMANIA COUNTY  
Kim Haley  
MAR 23 11 37 AM '03  
O'Leary  
J. MICHAEL

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

APPROVED  
DATE  
BY

Administrative Decision

**APPLICANT:** Kim Haley  
**FILE NO.:** NSA-02-32  
**PROJECT:** Addition to existing dwelling, new garage, new driveway to garage, outdoor lights, and associated utilities.  
**LOCATION:** 261 Circle Drive; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-4-0901-00.  
**LEGAL:** Lot 10 Sooter Tracts  
**ZONING:** General Management Area-Residential (R-1).  
**DECISION:** Based upon the record and the Staff Report, the application by Kim Haley, 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.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Skamania County Planning and Community Development  
File #03-10-22-1-4-1200-00  
Page 2

**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) 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)
- 2) 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.
- 3) The applicant shall have the property line between their parcel and the adjacent parcel to the west (identified as Skamania County Tax Lot #03-10-22-1-4-1200-00) surveyed by a Washington State licensed professional land surveyor, and the property line marked with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections. A letter with a signed stamp certification from the professional land surveyor must attest to him/her locating and staking the property line.
- 4) The proposed accessory structure shall not exceed 16' from slab set at or below existing grade for a slab on grade foundation and the addition shall remain below the ridgeline of the existing house and attached garage.
- 5) The addition and accessory structure shall consist of the same colors as the existing house.
- 6) New fencing shall not be allowed until such time as it is applied for and approved.
- 7) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structures as stated by the Administrative Decision. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. 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.
- 8) 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.

Skamania County Planning and Community Development  
FD-15A-02-32 (H.A.) Approved 11/15/02  
Page 5

- 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 7<sup>th</sup> day of November 2002, 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)(2), this Administrative Decision and all attached exhibits, **SHALL BE RECORDED** by the owners in the County deed records prior to commencement of the approved project.

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 Planning and Community Development  
File: NCA-02-32 (11/24) Administrative Decision  
Page 4

Skamania County Building Department  
Skamania County Assessor's Office

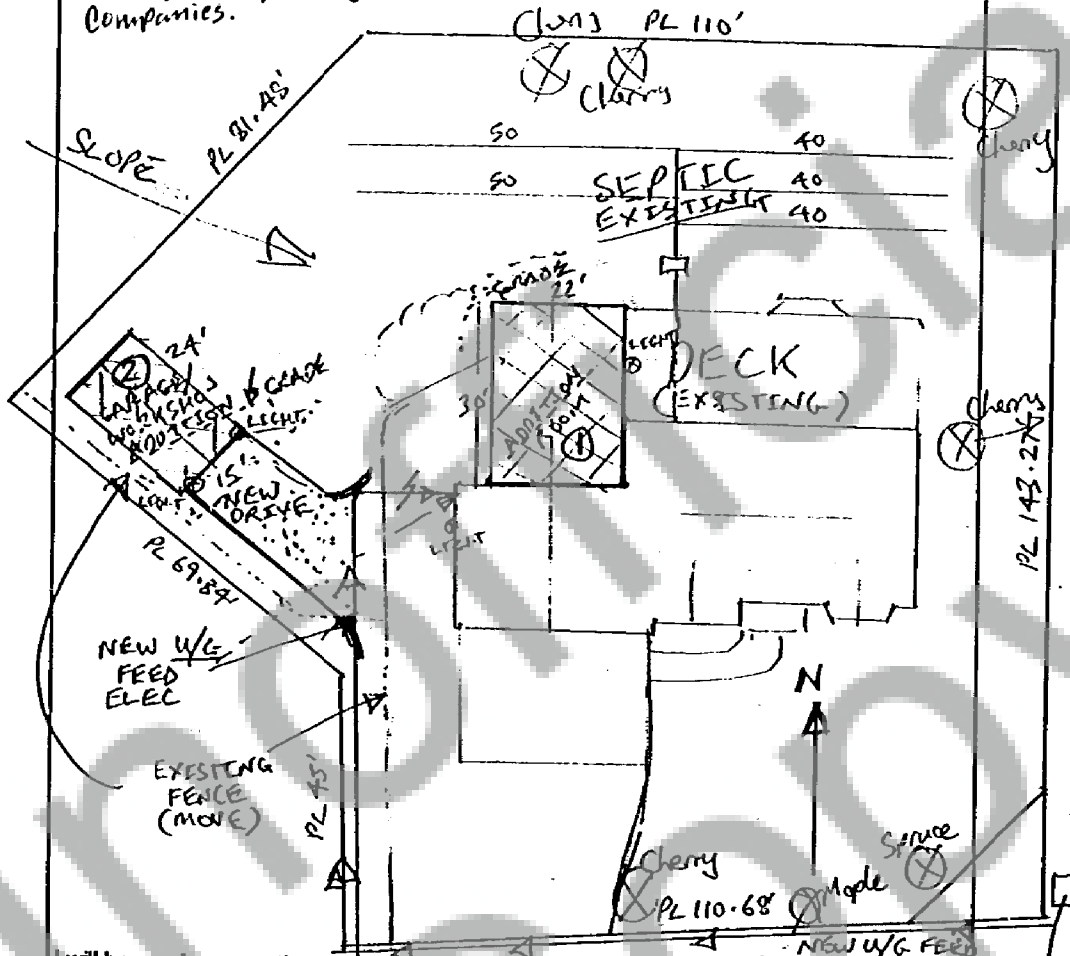
A copy of this Decision, including the Staff Report, was sent to the following:

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

SITE PLAN:

Scale: 1 inch = 25 feet

Depth of trenching as required by utility companies.



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.

Reduced SB

CIRCLE DRIVE

ELEC TRANS FORMER SUPPLY