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Return Address: Heather Stiles
672 Home Valley Cutoff Rd.
Stevenson, WA 98643

Heather Stiles
JUN 13 11:56 AM '03
U. Jermann
JUN 13 2003

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 590
Stevenson, Washington 98643
509 427-9453 FAX 509 427-5283

Administrative Decision

APPLICANT: Heather Stiles

PROPERTY OWNER: Heather Stiles & Kenneth Dickinson

FILE NO.: NSA-03-07

PROJECT: 40' x 50' x 20' replacement barn and installation of new power and phone lines to the barn.

LOCATION: 672 Home Valley Cutoff Road; Section 26 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-26-0-0-0700-00.

LEGAL: See attached page 5.

DECISION: Based upon the record and the Staff Report, the application by Heather Stiles, 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 Skamania County 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.

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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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to issuance of a building permit.
- 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 proposed barn shall not exceed 20' from the top of the footer set at or below existing grade.
- 4) Only that grading which is necessary for site development (building pad) is permitted.
- 5) The applicant shall ensure that any grading or ditching will not allow sediment run-off into the creek.
- 6) All graded and disturbed areas are to be re-seeded 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) The buffer shall be maintained in a natural condition (i.e. no grading, no mowing, etc.), with no other development occurring within the buffer other than the replacement barn or any native plantings that might enhance the buffer area. Non-native species may be removed within the buffer area by hand removal only, so long as the buffer is kept in a natural appearance and does not appear manicured.
- 9) 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.
- 10) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 23rd day of April, 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.

A copy of the Decision was sent to the following:

Skamania County Building Department

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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

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SCHEDULE A

Date of Policy: JANUARY 8, 1988 AT 2:52 P.M. Amount of Insurance: \$ Policy No. SK-14596 Premium: \$ 1

1. Name of Insured:

HEATHER J. STILES, A SINGLE WOMAN

2. The estate or interest in the land described herein and which is covered by this policy is:
AN EQUITABLE INTEREST AS CREATED BY REAL ESTATE CONTRACT, SUBJECT TO ITS TERMS,
COVENANTS, CONDITIONS AND PROVISIONS;

DATED: JANUARY 8, 1988 PURCHASER: HEATHER J. STILES, A SINGLE WOMAN
RECORDED: JANUARY 8, 1988 EXCISE TAX RECEIPT NO.: 11767
RECORDING NO. 104545 IN BOOK 108 AT PAGE 101
SELLER: BERNICE N. ACKLEY, A WIDOW

3. The estate or interest referred to herein is at Date of Policy vested in:

THE NAMED INSURED

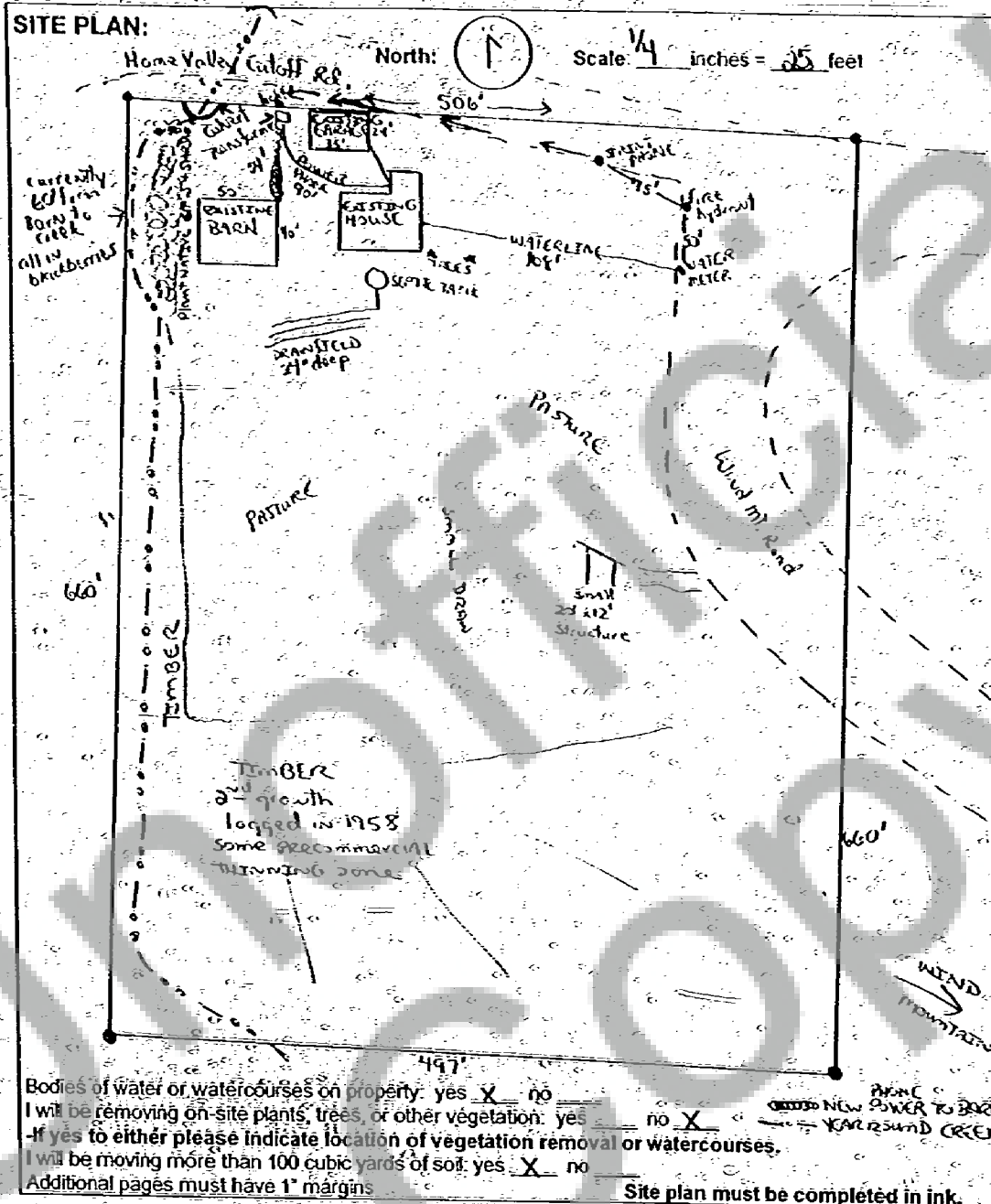
4. The land referred to in this policy is in the State of Washington, County of
and is described as follows:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION
26, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA
COUNTY, WASHINGTON AND RUNNING THENCE WEST ALONG THE QUARTER LINE, 645
FEET; THENCE SOUTH 01° 35' EAST, 660 FEET; THENCE NORTH 89° 43' EAST,
637 FEET TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION; THENCE NORTH
ALONG SAID QUARTER LINE, 660 FEET TO THE POINT OF BEGINNING EXCEPT THE
WEST 140 FEET THEREOF.

TP-59 B/78 (WASHINGTON)
ALTA Owners Policy Form B-1970



0000765

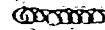
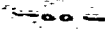


NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

SITE PLAN:

North: 

Scale: $\frac{1}{4}$ inches = 25 feet

- * No KVA seen from the property
- * Proposed barn will be "restored" in comparison to old barn. The old barn is 50' long on 40' wide. The new barn will be 40' long and 50' wide, which will move it 10' further away from the creek. Current distance from barn to creek is 60'. New barn will be 70'.
- *  New power and phone line to barn (54')
- *  Year Round Creek
- * Leveling will be done at the construction site of the barn (building pad)

Bodies of water or watercourses on property: yes ☐ no ☐
 I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☐
 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 ☐
 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.