

149544

BOOK 246 PAGE 808

Return Address: Ken & Carla Cosentino
P.O. Box 428
Stevenson, WA 98648

Carla Cosentino

P. Lavery

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9453 FAX 509 427-8288

Administrative Decision

APPLICANT: Ken & Carla Cosentino

PROPERTY OWNER: Ken & Carla Cosentino

FILE NO.: NSA-03-16

PROJECT: Re-grade and black top existing driveway, re-roof existing shed and extend roofline for new carport (16'x 15.5'x 14'), replace existing stone steps and extend existing 12"-18" wall around existing parking spot south of shed, change slope and extend existing north landing (will be graveled) westward approx. 500 sq. ft. (move 350 cubic yards of material), replace existing drainage ditch with buried 8" drain pipe covered by drain rock, and replace existing water bar with catch basin and 6" pipe.

LOCATION: Off of Nelson Creek Road; Section 36 of T3N, R7½E, W.M. and identified as Skamania County Tax Lot #03-75-36-4-0-0201-00.

LEGAL: See attached Pages 5&6.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Ken & Carla Cosentino, described above, subject to the conditions set forth in this Decision, is found to be consistent with SCC Title 22 and is hereby approved.

Skamania County Planning and Development, New Appraisal
for ASA 05-16 (05-16-17) Administrative Decision
Page 2

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.

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 height of the proposed carport addition shall be the same as or less than the existing shed.
- 4) All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 5) Limbing or topping of existing screening trees is prohibited.
- 6) All trees shall be retained except as necessary for site development, safety purposes or as part of forest management practices.
- 7) All disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 8) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 9) Only that grading which is necessary for site development (building pad, access road) is permitted.
- 10) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.

Skamania County Planning and Community Development
1701 WSA 05-16 (Covered) Approved as Amended
Page 3

- 11) The proposed carport addition is allowed to match the color of the existing structure and the proposed composite roofing material. The color is a dark brown trim and treated brown posts for the structure and dark brown composite for the roof.
- 12) If the applicant intends on using something other than the color of the existing stone steps, dark and either natural or earth-tone color samples of a non-reflective material or material of low reflectivity, shall be submitted to the Planning Department for approval, prior to issuance of a building permit.
- 13) 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.
- 14) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate inspections with the Planning Department, as a building permit is not required for this project. A final inspection sign off will not be done until compliance with conditions, including visual subordination criteria, has been verified.
- 15) The Planning Department shall conduct at least one site visit during construction. It 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 Planning Department at 509-427-9458.
- 16) 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 23rd day of May, 2003, at Stevenson, Washington.

Stacey Borland
Stacey Borland, Associate Planner
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
1001 1st St. SE (PO Box 790) Stevenson, WA 98648
Page 4

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
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
Washington State Department of Fish and Wildlife

BOOK 246 PAGE 812

EXHIBIT B

ADJUSTED TAX LOT 201, 3-7 1/2-36-D

Beginning at the Northeast corner of Government Lot 13 of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian in the County of Skamania and the State of Washington;
Thence South 00°59'30" West, a distance of 302.22 feet;
Thence North 89°00'30" West, a distance of 915.25 feet to a 3/4 " pipe as set by Book 1 of Surveys, page 37, Skamania County Records on the East line of Lot 1, Jermann Short Plat recorded in Book 2, page 224, Skamania County Short Plat Records and the true point of beginning; Thence along the East line of said Lot 1, South 24°09'37" East, a distance of 109.98 feet to the Southeast corner thereof; Thence along the South line of said Lot 1 and its Westerly extension, South 68°44'50" West, a distance of 178.29 feet;
Thence North 14°52'03" West, a distance of 133.11 feet;
Thence North 07°39'48" West, a distance of 51.11 feet;
Thence North 57°02'34" East, a distance of 61.62 feet;
Thence South 80°49'21" East, a distance of 97.14 feet to the Northerly extension of the East line of said Lot 1; Thence South 24°09'37" East, a distance of 35.47 feet to the true point of beginning

Ex. B

BOOK 246 PAGE 813

EXHIBIT C

ADJUSTED TAX LOT 202, 3-7 1/2-36-D

Contains
easement for
Lot #201 driveway.

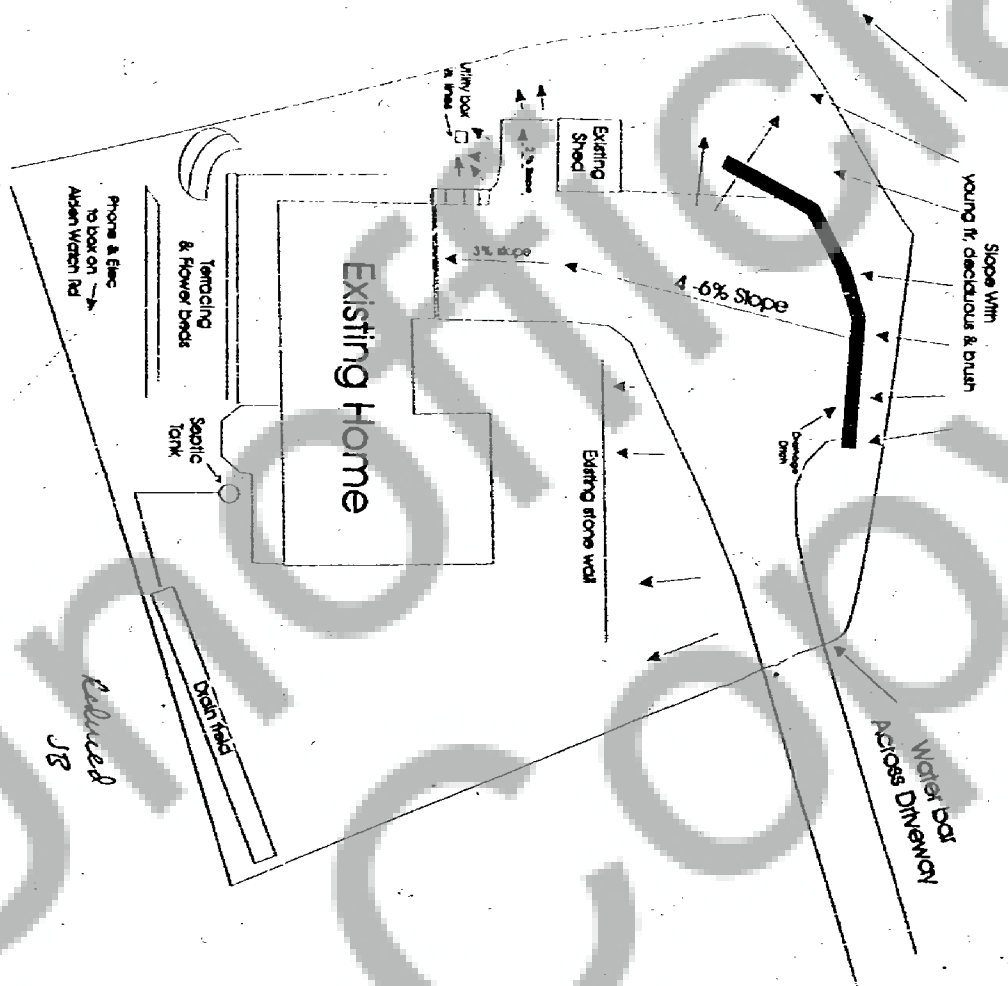
Beginning at the Northeast corner of Government Lot 13 of Section 36,
Township 3 North, Range 7 1/2 East of the Willamette Meridian in the
County of Skamania and the State of Washington;
Thence along the North line of said Government Lot 13, North 89°38'25" West,
A distance of 1328.66 feet to the true point of beginning;
Thence South 65°05'40" East, a distance of 167.44 feet;
Thence North 26°30'50" East, a distance of 69.01 feet;
Thence North 81°53'11" East, a distance of 100.79 feet;
Thence South 20°09'45" East, a distance of 83.48 feet;
Thence North 36°29'28" East, a distance of 124.39 feet;
Thence North 37°37'37" East, a distance of 201.49 feet to the Southeast corner
Of Lot 2, Jermann Short Plat recorded in Book 2, page 224 Skamania County
Short Plat records; Thence along the East line of said Lot 2,
North 27°45'00" West a distance of 102.28 feet to the Northeast corner thereof;
Thence along the North line of said Lot 2 and its Westerly extension,
South 68°44'50" West, a distance of 178.29 feet;
Thence North 14°52'03" West, a distance of 133.11 feet;
Thence North 07°39'48" West, a distance of 51.11 feet;
Thence North 57°02'34" East, a distance of 61.63 feet;
Thence South 80°49'21" East, a distance of 97.14 feet to Northern
extension of the East line of Lot 1 of said Jermann Short Plat;
Thence along said Northernly extension and said East line, South
a distance of 35.36 feet to the Southerly line of the 60 foot wide access
created by said Jermann Short Plat;
Thence along said Southerly line, North 70°20'38" East, a distance of 123.95 feet;
Thence North 61°00'46" East, to the County Road known as Nelson Creek Road;
Thence Westerly and Northernly along said Nelson Creek Road to a point
that bears South 69°18'01" East from a 1/2" iron rod with yellow plastic cap
stamped "Wyeast Surveys PLS 29288", that bears South 83°51'08" West,
a distance of 966.43 feet from the Northeast corner of said Government Lot 13;
Thence North 69°18'01" West to said 1/2" iron rod;
Thence South 70°33'21" West, a distance of 91.67 feet;
Thence South 66°32'02" West, a distance of 41.12 feet;
Thence North 81°16'22" West, a distance of 40.12 feet;
Thence North 43°43'18" West, a distance of 78.02 feet;
Thence South 26°01'24" West, a distance of 152.66 feet;
Thence North 80°24'16" West, a distance of 86.65 feet to the West line of said
Government Lot 13; Thence along said West line, South 00°37'17" West,
a distance of 453.27 feet to the true point of beginning.

Ex-C

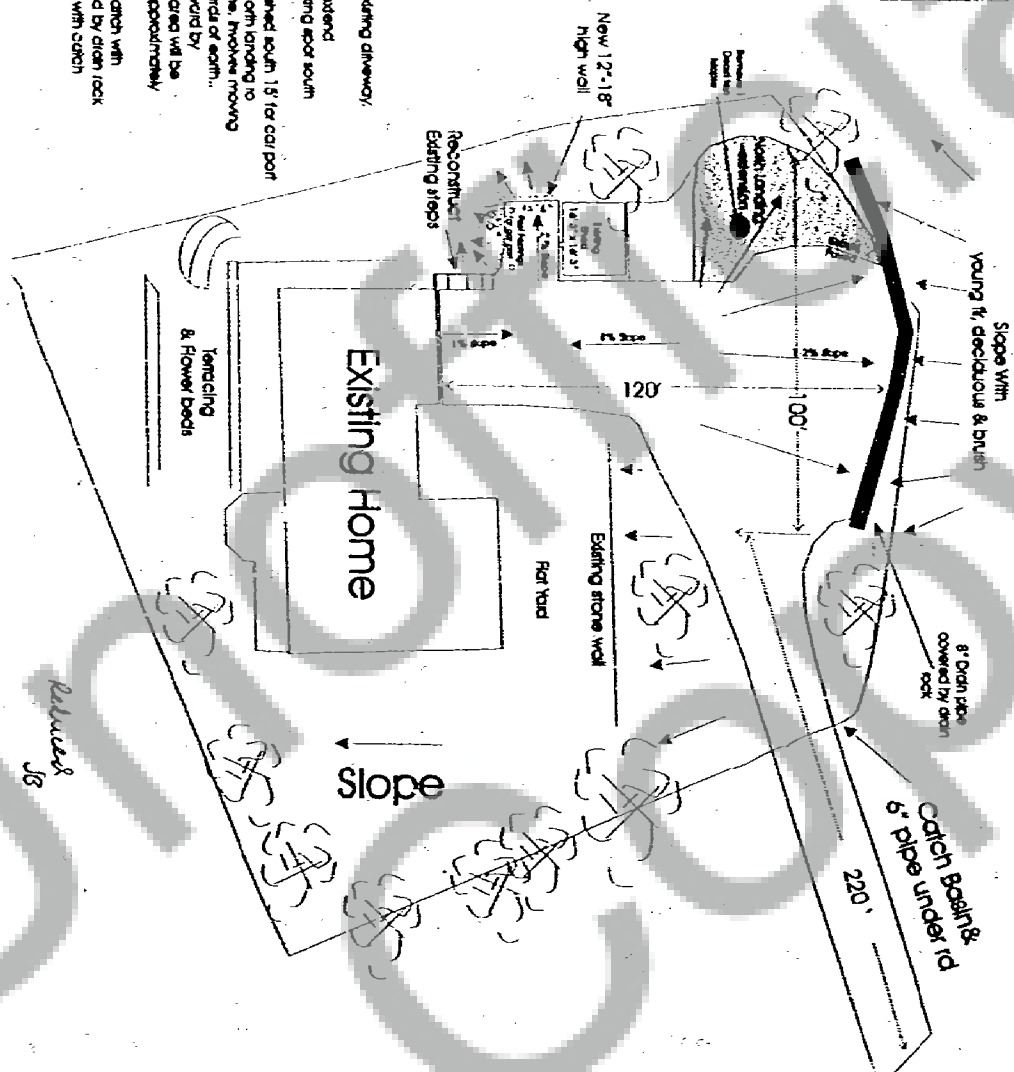
Attachment #2
Site
Current Condition
Soils estimated

North

Score
10 = 27



- Project Description**
- Re-grade and back too existing driveway.
 - Re-roof existing shed.
 - Replace stone steps and extend existing 12" wall around parking spot south of existing shed.
 - Extend roof line of existing shed south 15' for car port.
 - Change slope of existing north landing to flow away from existing home. involves moving approximately 150 cubic yards of earth.
 - Extend North landing westward by approximately 500 sqft. This area will be graded. involves moving approximately 200 cubic yards of earth.
 - Replace existing drainage ditch with built 6" drain pipe covered by ditch rock.
 - Replace existing water bar with catch basin and 6" pipe.



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BOOK 246 PAGE 808

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O'Leary

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Department of Planning and
Community Development**

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Administrative Decision

APPLICANT: Ken & Carla Cosentino

PROPERTY OWNER: Ken & Carla Cosentino

FILE NO.: NSA-03-16

PROJECT: Re-grade and black top existing driveway, re-roof existing shed and extend roofline for new carport (16' x 15.5' x 14'), replace existing stone steps and extend existing 12"-18" wall around existing parking spot south of shed, change slope and extend existing north landing (will be graveled) westward approx. 500 sq. ft. (move 350 cubic yards of material), replace existing drainage ditch with buried 8" drain pipe covered by drain rock, and replace existing water bar with catch basin and 6" pipe.

LOCATION: Off of Nelson Creek Road; Section 36 of T3N, R7½E, W.M. and identified as Skamania County Tax Lot #03-75-36-4-0-0201-00.

LEGAL: See attached Pages 5&6.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Ken & Carla Cosentino, described above, subject to the conditions set forth in this Decision, is found to be consistent with SCC Title 22 and is hereby approved.

Skamania County Planning and Community Development
Per ASA 05-16 (01-01-16) Administrative Decision
Page 7

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.

CONDITIONS OF APPROVAL:

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Skamania County Planning and Community Development
Per WSA 03.15 (Construction) Administrative Functions
Page 5

- 11) The proposed carport addition is allowed to match the color of the existing structure and the proposed composite roofing material. The color is a dark brown trim and treated brown posts for the structure and dark brown composite for the roof.
- 12) If the applicant intends on using something other than the color of the existing stone steps, dark and either natural or earth-tone color samples of a non-reflective material or material of low reflectivity, shall be submitted to the Planning Department for approval, prior to issuance of a building permit.
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 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 23rd day of May, 2003, at Stevenson, Washington.

Stacey Borland
Stacey Borland, Associate Planner
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
CWA 95-10 (01-01-95) Final Report
Page 4

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.

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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
Washington State Department of Fish and Wildlife

BOOK 246 PAGE 812

EXHIBIT B

ADJUSTED TAX LOT 201, 3-7 1/2-36-D

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Thence North 89°00'30" West, a distance of 915.25 feet to a 3/4 " pipe as set by Book 1 of Surveys, page 37, Skamania County Records on the East line of Lot 1, Jermann Short Plat recorded in Book 2, page 224, Skamania County Short Plat Records and the true point of beginning; Thence along the East line of said Lot 1, South 24°09'37" East, a distance of 109.98 feet to the Southeast corner thereof; Thence along the South line of said Lot 1 and its Westerly extension, South 68°44'50" West, a distance of 178.29 feet;
Thence North 14°52'03" West, a distance of 133.11 feet;
Thence North 07°39'48" West, a distance of 51.11 feet;
Thence North 57°02'34" East, a distance of 61.62 feet;
Thence South 80°49'21" East, a distance of 97.14 feet to the Northerly extension of the East line of said Lot 1; Thence South 24°09'37" East, a distance of 35.47 feet to the true point of beginning.

Ex. B

EXHIBIT C

Contains
easement for
Lot #201 driveway.

ADJUSTED TAX LOT 202, 3-7 1/2-36-D

Beginning at the Northeast corner of Government Lot 13 of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian in the County of Skamania and the State of Washington;

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Thence South 65°05'40" East, a distance of 167.44 feet;

Thence North 26°30'50" East, a distance of 69.01 feet;

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Thence North 36°29'28" East, a distance of 124.39 feet;

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Thence along the North line of said Lot 2 and its Westerly extension, South 68°44'50" West, a distance of 178.29 feet;

Thence North 14°52'03" West, a distance of 133.11 feet;

Thence North 07°39'48" West, a distance of 51.11 feet;

Thence North 57°02'34" East, a distance of 61.63 feet;

Thence South 80°49'21" East, a distance of 97.14 feet to Northern extension of the East line of Lot 1 of said Jermann Short Plat;

Thence along said Northern extension and said East line, South a distance of 35.35 feet to the Southerly line of the 60 foot wide access created by said Jermann Short Plat;

Thence along said Southerly line, North 70°20'38" East, a distance of 123.95 feet;

Thence North 61°00'46" East, to the County Road known as Nelson Creek Road;

Thence Westerly and Northerly along said Nelson Creek Road to a point that bears South 69°18'01" East from a 1/2" iron rod with yellow plastic cap stamped "Wyeast Surveys PLS 29288", that bears South 83°51'08" West, a distance of 966.43 feet from the Northeast corner of said Government Lot 13;

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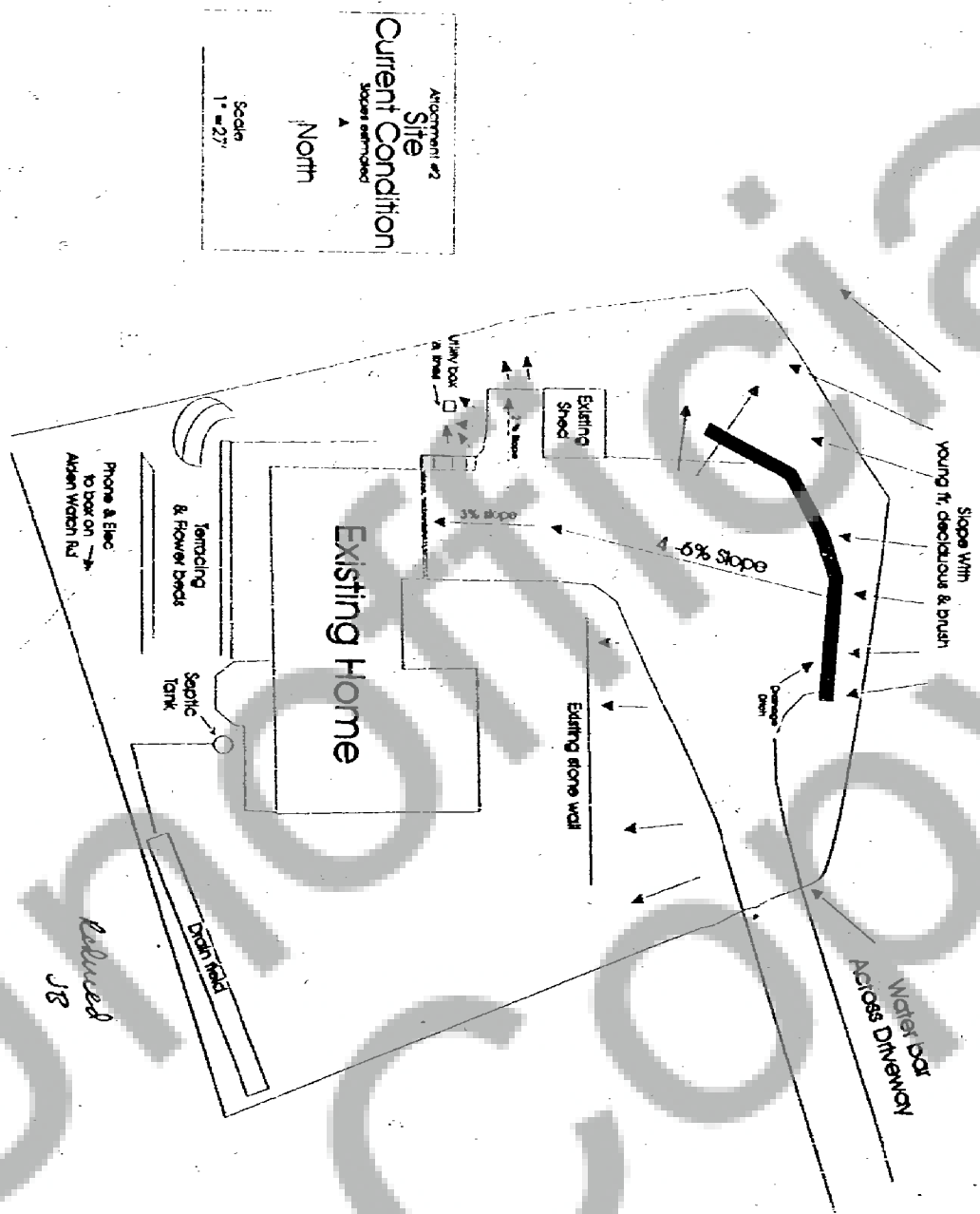
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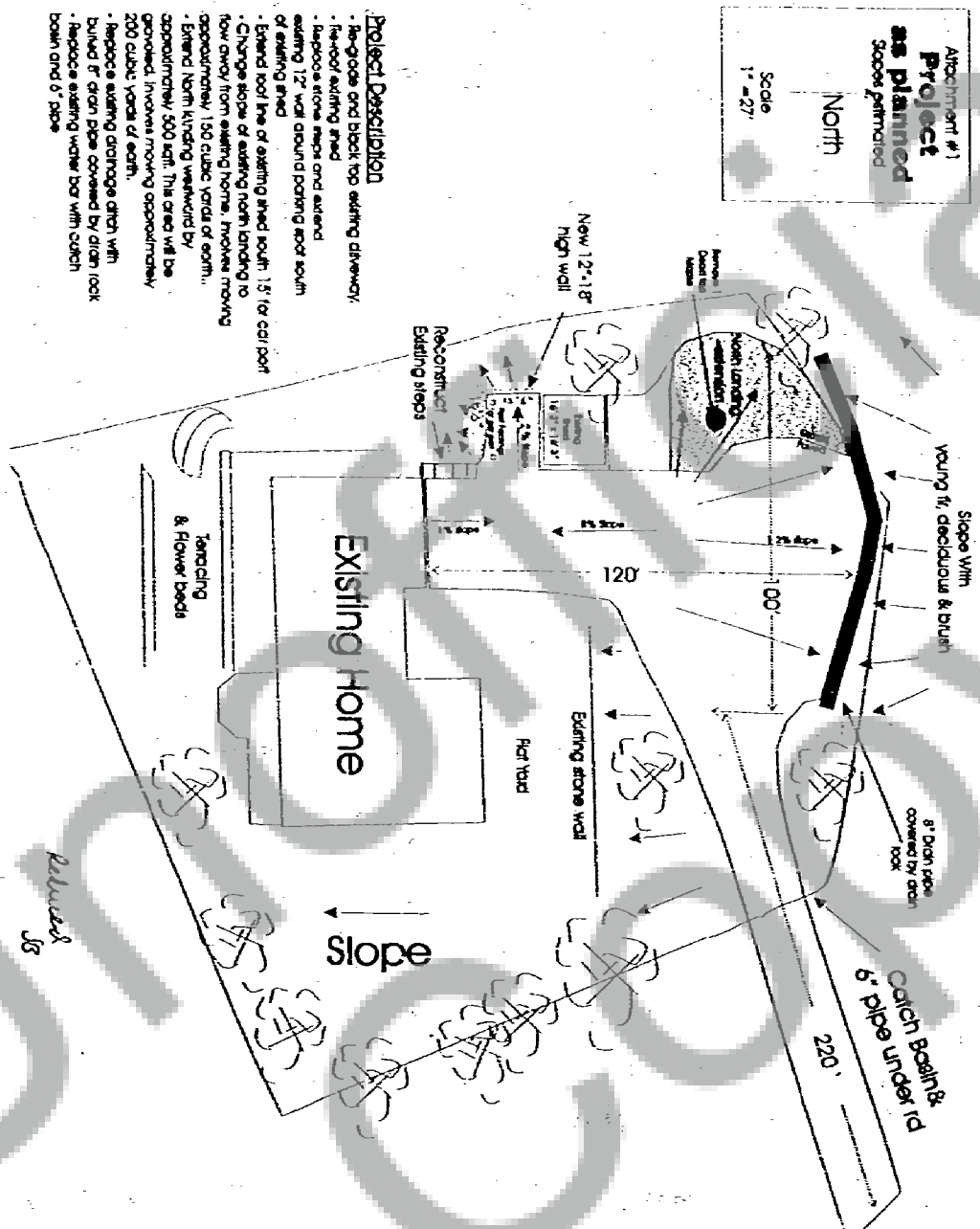
Ex. C



Attachment #1
Project
as planned
Scales provided

Scale
1" = 20'

North



Project Description

- Repave and black top existing driveway.
- Reconstruct existing shed.
- Repave stone steps and extend existing 12" wall around parking spot south of existing shed.
- Extend roof line of existing shed south 15' for car port.
- Change slope of existing north landing to flow away from existing home. Involves moving approximately 150 cubic yards of earth.
- Extend North landing walkway by approximately 500 sqft. This area will be provided. Involves moving approximately 200 cubic yards of earth.
- Repave existing drainage ditch with built 8" drain pipe covered by catch basin and 6" pipe.