

151172

BOOK 254 PAGE 339

Return Address: Richard Kornbrath & Janis Biskis  
PO Box 247  
Underwood, WA 98651

FILED  
ST  
Nov 17 2 58 PM '03  
Richard Kornbrath  
Janis Biskis  
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

**Administrative Decision**

**APPLICANT/  
PROPERTY  
OWNER:**

Richard Kornbrath & Janis Biskis

**FILE NO.:**

NSA-03-46

**PROJECT:**

Construct a 28'x 20'x 21' carport addition onto an existing garage.

**LOCATION:**

Off Lacock-Kelchner Road; Section 15 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1003-00.

**LEGAL  
DESCRIPTION:**

See attached Page 4.

**ZONING:**

General Management Area-Commercial Forest (F-1) and Small Woodland (F-3).

**DECISION:**

Based upon the entire record, including particularly the Staff Report, the application by Richard Kornbrath & Janis Biskis, 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

Skamania County Planning and Community Development  
File: NSA-03-46 (Kornbrath/Biskis) Administrative Decision  
Page 2

jurisdiction of Skamania County's Building Department and the Skamania County Health Department.

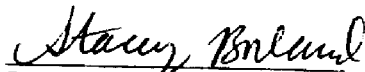
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

**CONDITIONS OF APPROVAL:**

The following conditions are required to ensure that the subject request is consistent with Skamania County 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 plans, unless modified by the following conditions of approval. If modified, the site plans 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 garage.
- 4) New fencing shall not be allowed until such time as it is applied for and approved.
- 5) 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 5<sup>th</sup> day of November, 2003, at Stevenson, Washington.



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

Skamania County Planning and Community Development  
File: NSA-03-46 (Kornbrath/Biskis) Administrative Decision  
Page 3

#### 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)(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 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 Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department  
Skamania County Assessor's Office  
Skamania County Health Department

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

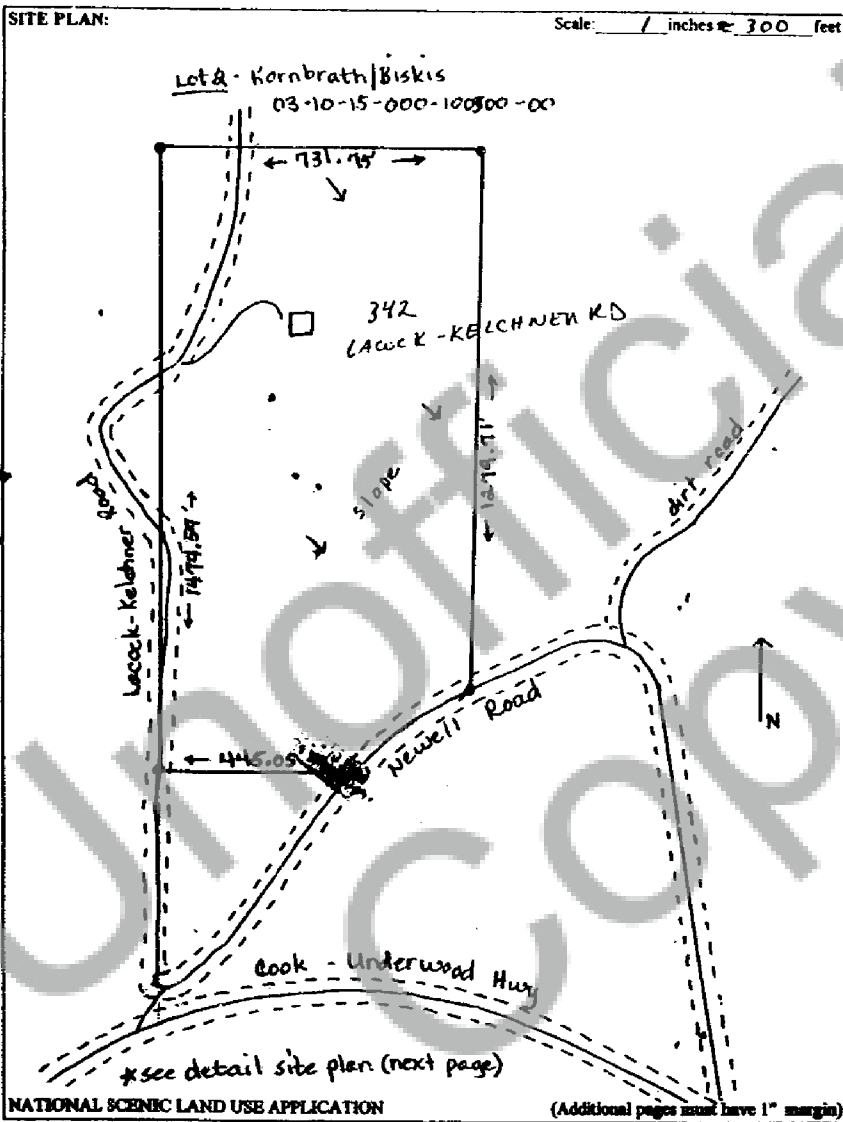
## (LOT 2)

## Legal Description.

A parcel of land in the West half of the Southwest Quarter of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the Point of Beginning which is on the West line of said West half of the Southwest Quarter North  $01^{\circ} 03' 48''$  East 1169.28 feet from a State of Washington brass cap monumenting the Southwest corner of said section 15; thence North  $01^{\circ} 03' 48''$  East along said West line a distance of 1474.57 feet to the Northwest corner of said West half of the Southwest quarter which is a Lawson brass cap; thence South  $88^{\circ} 25' 24''$  East along the North line of said West half of the Southwest quarter, a distance of 731.75 feet; thence South  $01^{\circ} 50' 11''$  West, a distance of 1279.71 feet to the centerline of the Skamania County Newell road easement; thence South  $65^{\circ} 10' 01''$  West along said centerline, a distance of 111.93 feet to the beginning of a curve having a radius of 1130.04 feet and a central angle of  $11^{\circ} 14' 58''$  and being subtended by a chord which bears South  $50^{\circ} 40' 42''$  West 221.52 feet; thence southwesterly along said curve, a distance of 221.87 feet; thence leaving said centerline North  $88^{\circ} 25' 24''$  West, a distance of 445.05 feet more or less to the Point of Beginning. Containing 23.75 ACRES, more or less.

Except portions of the Newell, Lacock-Kelchner, and any other unvacated Skamania County road easement that lies within this land description.



Reduced SB

