


Return Address: Michael & Kimberly Taylor  
PO Box 35  
Carson, WA 98610

Doc # 2004152209  
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Date: 03/05/2004 03:18P  
Filed by: GENERAL PUBLIC  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON   
AUDITOR  
Fee: \$25.00

## 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:**

Michael & Kimberly Taylor

**FILE NO.:**

NSA-03-59

**PROJECT:**

Replace an existing single-family dwelling with a new 28'x 63'x 16' single-family dwelling and a 28'x 26'x 16' attached garage, decks, and connection to existing utilities.

**LOCATION:**

982 Carson Creek Road; Section 20 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-20-3-0-0202-00.

**LEGAL  
DESCRIPTION:**

See attached Page 5.

**ZONING:**

General Management Area- Small Woodland (F-3).

**DECISION:**

Based upon the entire record, including particularly the Staff Report, the application by Michael & Kimberly Taylor, 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 jurisdiction of Skamania County's Building Department and the Skamania County Health Department.

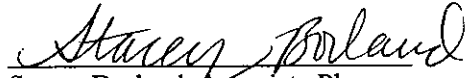
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

#### 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 home and attached garage shall not exceed 18' from the top of the footer set at or below existing grade, or 16' from slab set at or below existing grade for a slab on grade foundation.
- 4) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 6) 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 18<sup>th</sup> day of December, 2003, at Stevenson, Washington.



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

#### 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

Skamania County Planning and Community Development  
File: NSA-03-59 (Taylor) Administrative Decision  
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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

Unofficial  
Copy

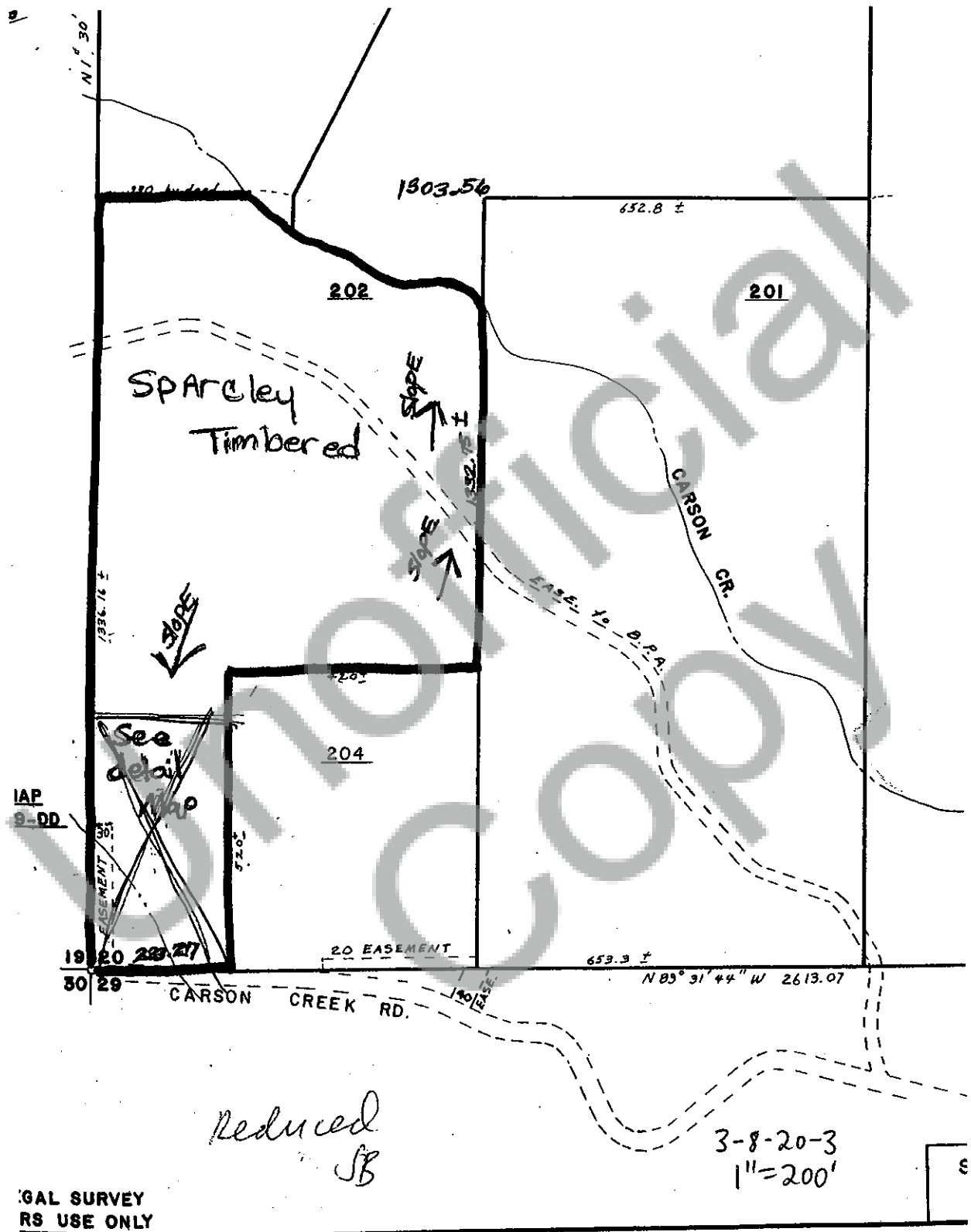
BOOK 186 PAGE 863  
EXHIBIT "A"

That portion of the West one-half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, lying Southerly of the center of Carson Creek, EXCEPTING THEREFROM that portion conveyed to David Nail et. ux. by deed recorded February 17, 1989 in Book 113, Page 26, Auditors File No. 106582, Skamania County Deed Records, ALSO EXCEPTING THEREFROM that portion in the Right of Way of Carson Creek County, as dedicated on the Alan Bailey Short Plat, recorded in Book 2, Page 86, Skamania County Short Plat Records.

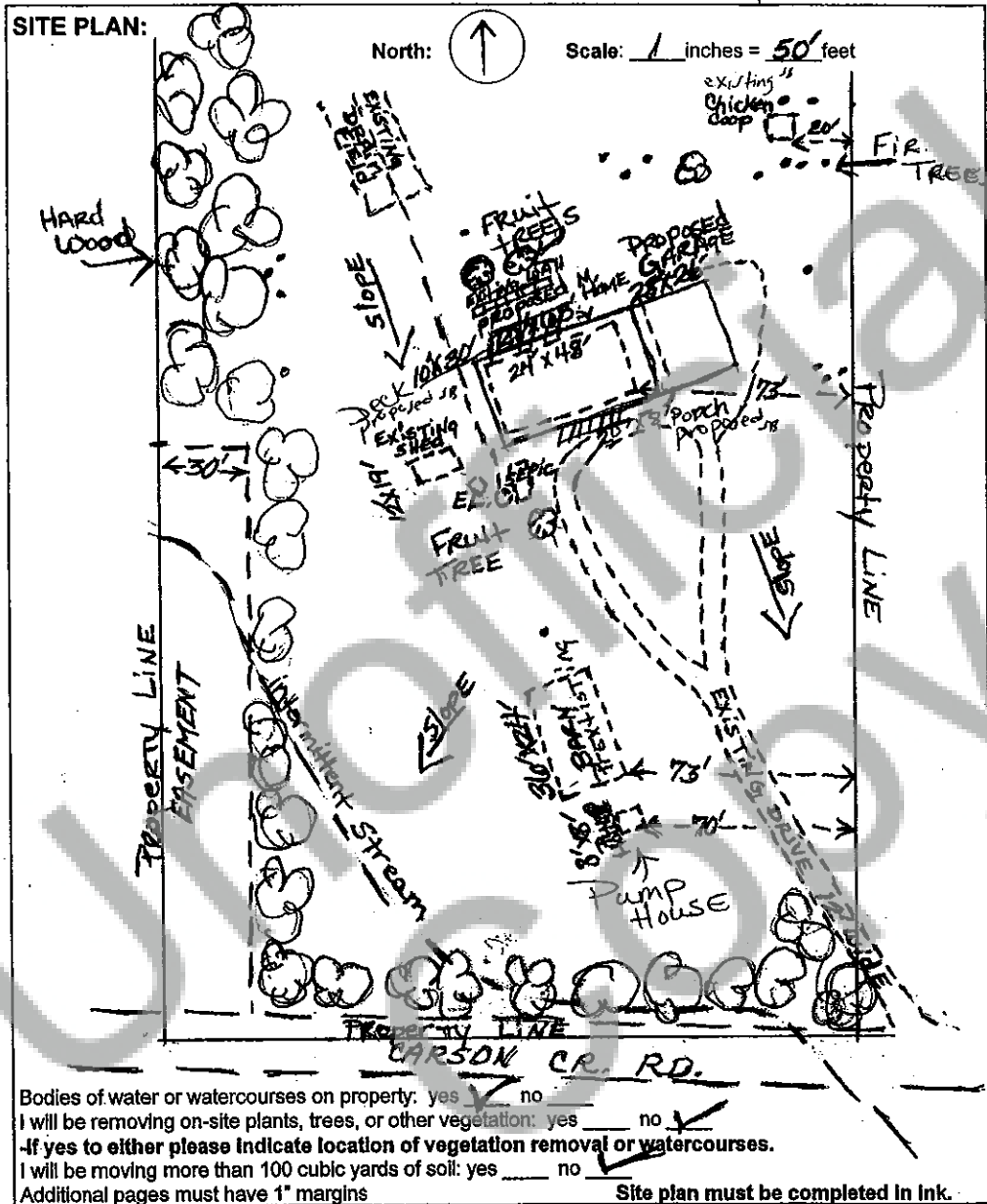
ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 149, Page 853.

SPECIAL EXCEPTIONS CONTINUED

- 5 Easement, including the terms and provisions thereof, in favor of Gregory M. Blackburn et ux., recorded March 28 1978 in book 74, Page 484, Auditors.



Solid line = Proposed 28'x63' M. HOME  
 8'x26' GARAGE  
 dotted line = EXISTING 24'x48' HOME  
 All Utilities Existing



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.

Key: ○ HARD WOOD  
 • FIR TREES  
 ⊗ FRUIT TREES

Reduced  
 SB