

Return Address: W Carl & Emily J Hopple
62 Cedar Grove Ln.
Washougal, WA 98671

Doc # 2004152358
Page 1 of 6
Date: 03/25/2004 09:03A
Filed by: W CARL HOPPLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$24.00

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: W. Carl Hopple

FILE NO.: NSA-02-34

PROJECT: 24' x 24' two-story addition to existing two-story residence.

LOCATION: Off Cedar Grove Lane, off of Smith Cripe Road and SR 14; Section 31 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-31-3-0-0111-00.

LEGAL: See attached Page 5.

ZONING: Special Management Area – Forest (F)

DECISION: Based upon the record and the Staff Report, the application by W. Carl Hopple, 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.

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.
- 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 owners and future owners shall be required to retain and maintain all existing trees on the subject parcel, except the one tree specified on the site plan as necessary for removal for site development purposes.
- 4) Limbing or topping of existing screening trees is prohibited, except for those trees within the 50 foot fuel break, which may be limbed to no more than 8 feet. Dead and dying trees shall be replaced in kind.
- 5) Two native trees shall be planted. At the time of final inspection, they shall be at least 6 feet tall as measured from the ground to the top of the tree after planting.
- 6) The addition is allowed to match the color of the existing structure and the existing composite roofing material. The color is dark brown on the structure and dark gray on the roof.
- 7) The exterior of the proposed home shall be composed of non-reflective material or materials with low reflectivity.
- 8) All exterior lighting shall be hooded/shielded at a 90° angle in accordance with the "Zoning News" article attached to the end of the Staff Report. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 9) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 10) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection or issuance of an Occupancy Permit, as there are not any special conditions that would require additional time to achieve compliance.
- 11) 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.

- 12) 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 11th day of December, 2002, 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, 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 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
Department of Fish & Wildlife

BOOK 204 PAGE 428

Exhibit A

A tract of land located in the Southwest quarter of Section 31, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the South line of the said Section 31 East 1,320 feet from the Southwest corner of the said Section 31; thence parallel to the West line of the said Section 31 North 314 feet, more or less, to the intersection with the center line of County Road No. 1214 designated as the Snyder-Banks Road; thence Easterly and thence Northwesterly following the center line of said road to its intersection with the center line of County Road No. 1009 designated as the Smith-Cripe Road; thence following the center line of said Smith-Cripe Road in a Southeasterly direction to its intersection with the South line of the said Section 31; thence West along said Section line to the Point of Beginning.

EXCEPT that portion conveyed and dedicated to Skamania County, Washington, under Auditor's File No. 87020, in Book 75, page 262.

Gary H. Martin, Skamania County Assessor

Date 11-15-00 Parcel # 2-6-31-3-111
GTM

SITE PLAN:

Scale: 1 inches = 50 feet

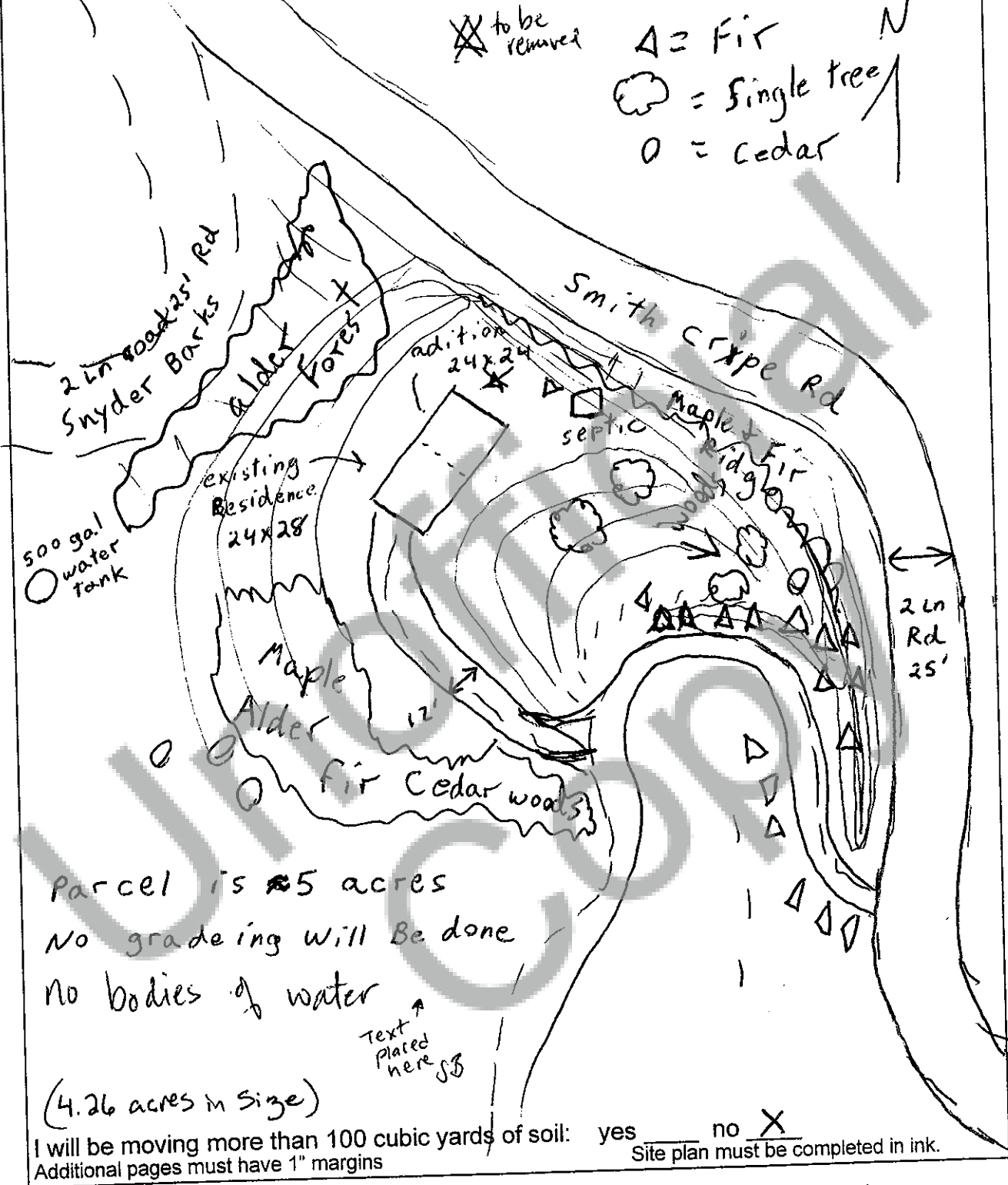
to be removed

Δ = Fir

= single tree

\circ = cedar

N



NOTICE: This is an initial site plan, it may be revised throughout the application process.