

Return Address: Jennifer Bayer &
Tim Counihan
282 Cooper Ave.
Underwood, WA, 98651

Doc # 2004152544
Page 1 of 6
Date: 04/09/2004 04:51P
Filed by: JENNIFER BAYER
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/OWNER: Jennifer Bayer & Tim Counihan

FILE NO.: NSA-04-12

PROJECT: Construct a covered porch addition (16' X 16') to an existing structure with a new entry way (6' X 8') and associated utilities.

LOCATION: 282 Cooper Avenue south of Cook-Underwood Road; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-1-0700-00.

LEGAL: See attached page 6.

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

DECISION: Based upon the record and the Staff Report, the application by Jennifer Bayer and Tim Counihan, 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.

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 recorded decision shall 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 addition shall consist of the same colors as the existing home.
- 4) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices. However, this approval is not for tree removal, and any future tree removal must be applied for, due to wildlife concerns.
- 5) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structure 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.
- 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 2 day of April, 2004, at Stevenson, Washington.



Patrick Johnson, 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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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

Skamania County Planning and Community Development
File: NSA-04-12 (Boyer & Counihan) Administrative Decision
Page 4

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

Unofficial
Copy

EXHIBIT "A"

PARCEL I

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the VIRGINIA TATE SHORT PLAT, recorded in Book 3 of Short Plats, Page 107, Skamania County Records.

EXCEPT THAT PORTION CONVEYED TO PAUL TATE, ET UX, RECORDED IN BOOK 172, PAGE 962.

ALSO EXCEPT THAT PORTION CONVEYED TO VERNON N. ELLISON ET UX BY INSTRUMENT RECORDED DECEMBER 18 1998, IN BOOK 184, PAGE 718.

PARCEL II

Lots 1 to 22 Block A and Lots 1 to 20 Block B COOPER'S ADDITION TO UNDERWOOD recorded in Book A of Plats, Page 58, in the County of Skamania, State of Washington.

EXCEPTING THAT PORTION CONVEYED TO VERNON N. ELLISON ET UX BY INSTRUMENT RECORDED IN BOOK 184, PAGE 718.



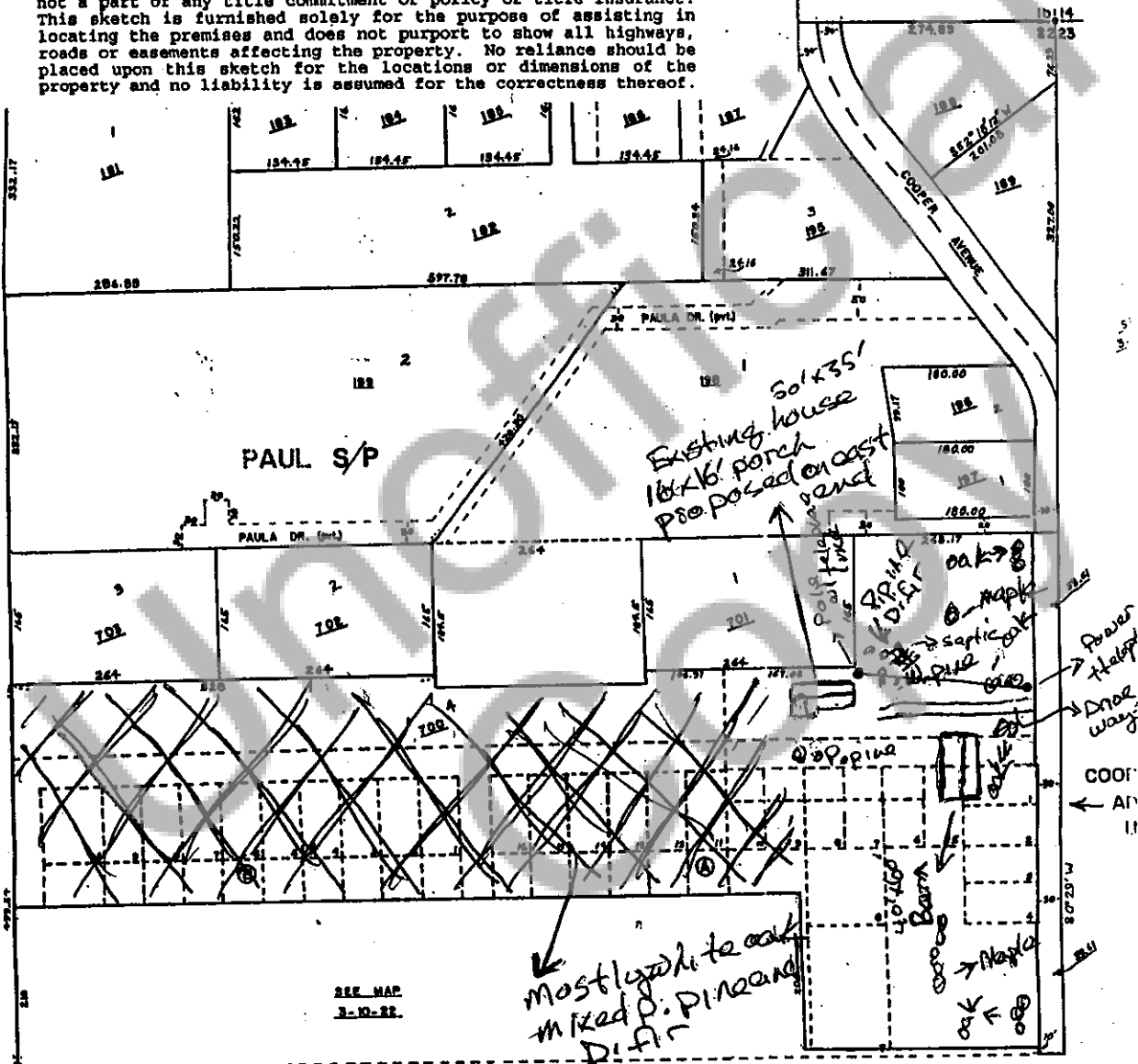
**SKAMANIA COUNTY
TITLE COMPANY**

(509) 427-5681
FAX (509) 427-5610

P.O. BOX 177 • 41 RUSSELL ST.
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company, and it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.

Scale 1" = 176'



No bodies of water on property
No trees removed
Not moving more than 100 yd³ of soil
See Attachment # for smaller scale