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Doc # 2004152877
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Date: 05/06/2004 04:50P
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$23.00

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: Carl Meinberg

FILE NO.: NSA-04-09

PROJECT: Establish two commercial businesses in an existing structure (two gift shops, one with food sales).

LOCATION: Off of SR 14 near corner of Cook-Underwood Road East; Section 23 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-23-2-3-0300-00 (drain field, parking, and utilities) and 03-10-23-2-3-0500-00 (structure).

LEGAL: Lot 1 Block 1 of First Addition to the Town of Underwood recorded in Book A at Page 19, Skamania County Records.

ZONING: General Management Area—Commercial (C).

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

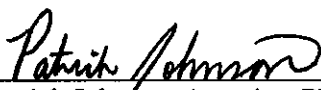
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department.
- 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) If the restaurant or food sales use requires any new ground disturbance associated with the utilities or drain field it will require a National Scenic Area application and approval from the Skamania County Planning Department.
- 4) If the applicant wishes to establish any new residential uses of the property it will require a National Scenic Area application and approval from the Skamania County Planning Department. No residential uses (dwelling units) are permitted on the main floor (downstairs) area of the building. One dwelling unit exists upstairs in the building.
- 5) If the applicant wishes to do any external modifications to the structure it will require a National Scenic Area application and approval at that time, unless the modifications are considered "minor" in which case a Letter Amendment request and approval would be required.
- 6) The applicant shall meet all conditions prior to final inspection by the Planning Department. The applicant should coordinate inspections with the Planning Department. A final inspection sign off will not be done until compliance with conditions, including visual subordination criteria, has been verified. An 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.
- 7) No outdoor sign have been approved on connection to these businesses.

Dated and Signed this 31 day of March, 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 completed 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

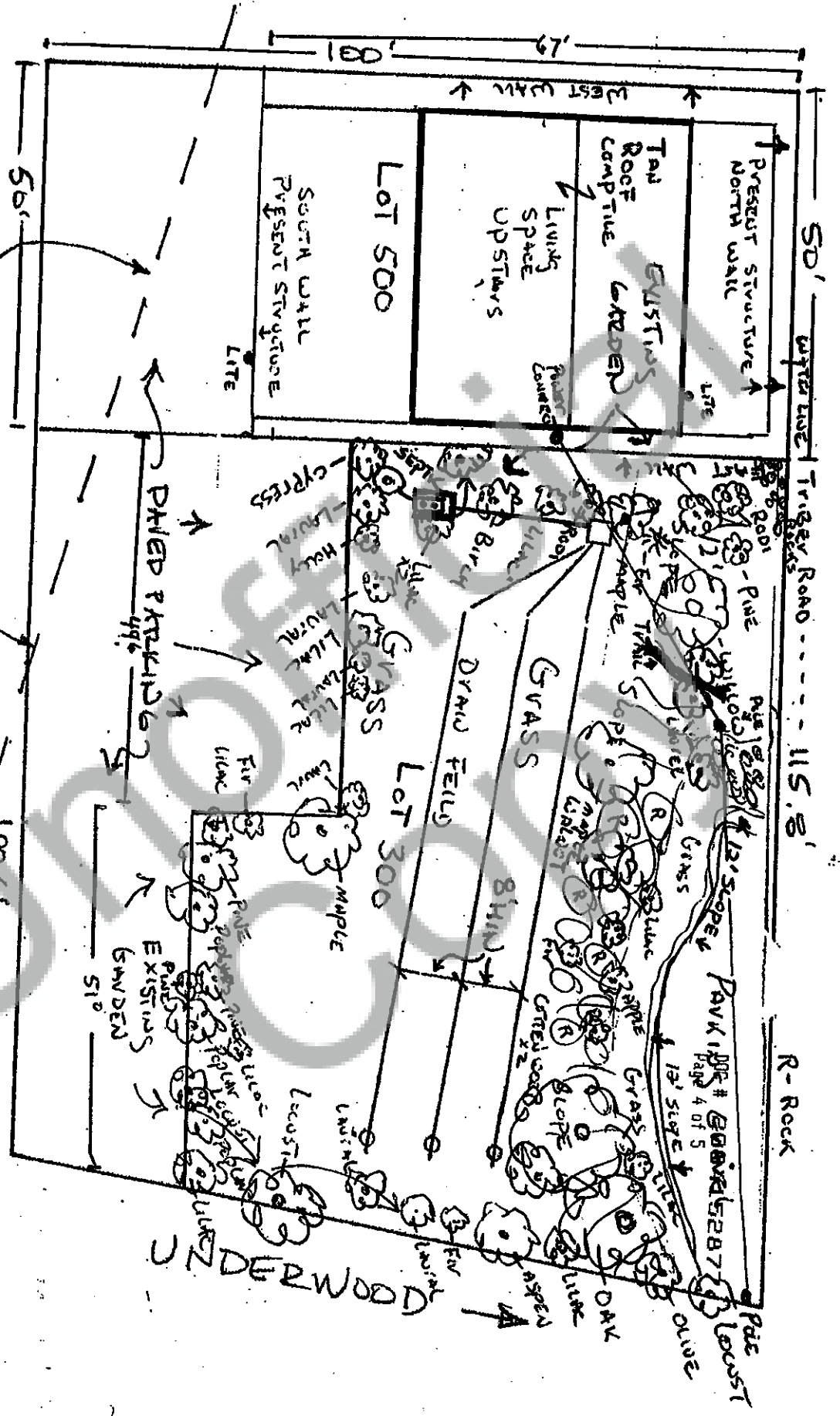
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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
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



SD' DRIVE LINE TRIGBY ROAD - - - - 115.8'

50'

80'

67'

WEST WALL

PRESENT STRUCTURE NORTH WALL

EXISTING LARDER

LIVING SPACE UPSTAIRS

TAU ROOF COMPRISE

LOT 500

SOUTH WALL PRESENT STRUCTURE

LITE

DRYAD FELD

GRASS

LOT 300

GRASS

EXISTING

DRIVE LINE

12' SLOPE

13' SLOPE

11' SLOPE

Pine

Birch

Maple

Fir

Oak

Aspen

Underwood

100.6'

SP 14 P/W

PHIIP PARKING

EXISTING

GRANDEN

51°

SCALE 1" = 20'

N

ALL LANDSCAPE SHOULD BE EXISTING AND NO REMOVAL. DRIVE LINE SUPPLIES WATER TO ALL LANDSCAPING (LOOP). THIS PLAN SHOWS ONLY EXISTING BUILDINGS, LANDSCAPING + DRAINAGE, PARKING NO PROPOSED CHANGE.

LOTS ARE FRONT WITH A 12' RISE UP HILLOID NORTH LINE/SIDE

PRESENT FLOOR PLAN DOWN STAIRS

