

Return Address: John Cripe
829 Seibert Road
Bellefonte, PA, 16823

**Skamania County
Department of Planning and
Community Development**

Doc # 2004152912
Page 1 of 5
Date: 05/11/2004 12:45P
Filed by: JOHN CRIPE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
Auditor
Fee: \$23.00

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT/OWNER: John Cripe

FILE NO.: NSA-03-61

PROJECT: Replacement of failed septic tank and associated utilities.

LOCATION: 372 Skamania Landing Road in Skamania County, WA; Section 34 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-0-0-1500-00

LEGAL: See attached Page 5

ZONING: General Management Area zoned Residential.

DECISION: Based upon the record and the Staff Report, the application by John Cripe, 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 Southwest Washington Health Department.

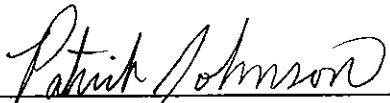
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County 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.
- 3) Only grading which is necessary for site development (septic tank, drain field, and associated utilities) is permitted. All graded areas shall be reseeded with native vegetation prior to final inspection.
- 4) All work done on the Southern side of the house shall minimize all grading, excavation, and ground disturbance to the maximum extent practicable.
- 5) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. septic tank, drain field, and associated utilities) or safety purposes. All existing screening trees shall be retained and maintained in a health condition. Dead and dying trees shall be replaced in kind as needed.
- 6) An archaeologist shall be on-site during excavation of the following items, drain field (north of the house), alternate septic tank location (north of the house), drain pipe location (west of house), excavation to expose the existing tank and pump chamber (South of the house), and excavation of the gray water pipe (lower yard on Southern side of the house).
- 7) The Planning Department will conduct at least two site visits during construction. Each 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.
- 8) 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 19 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, 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

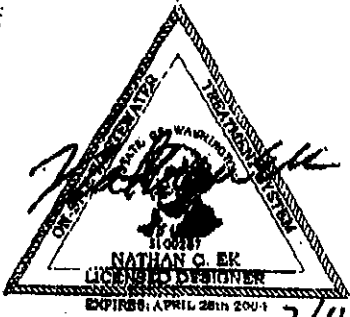
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

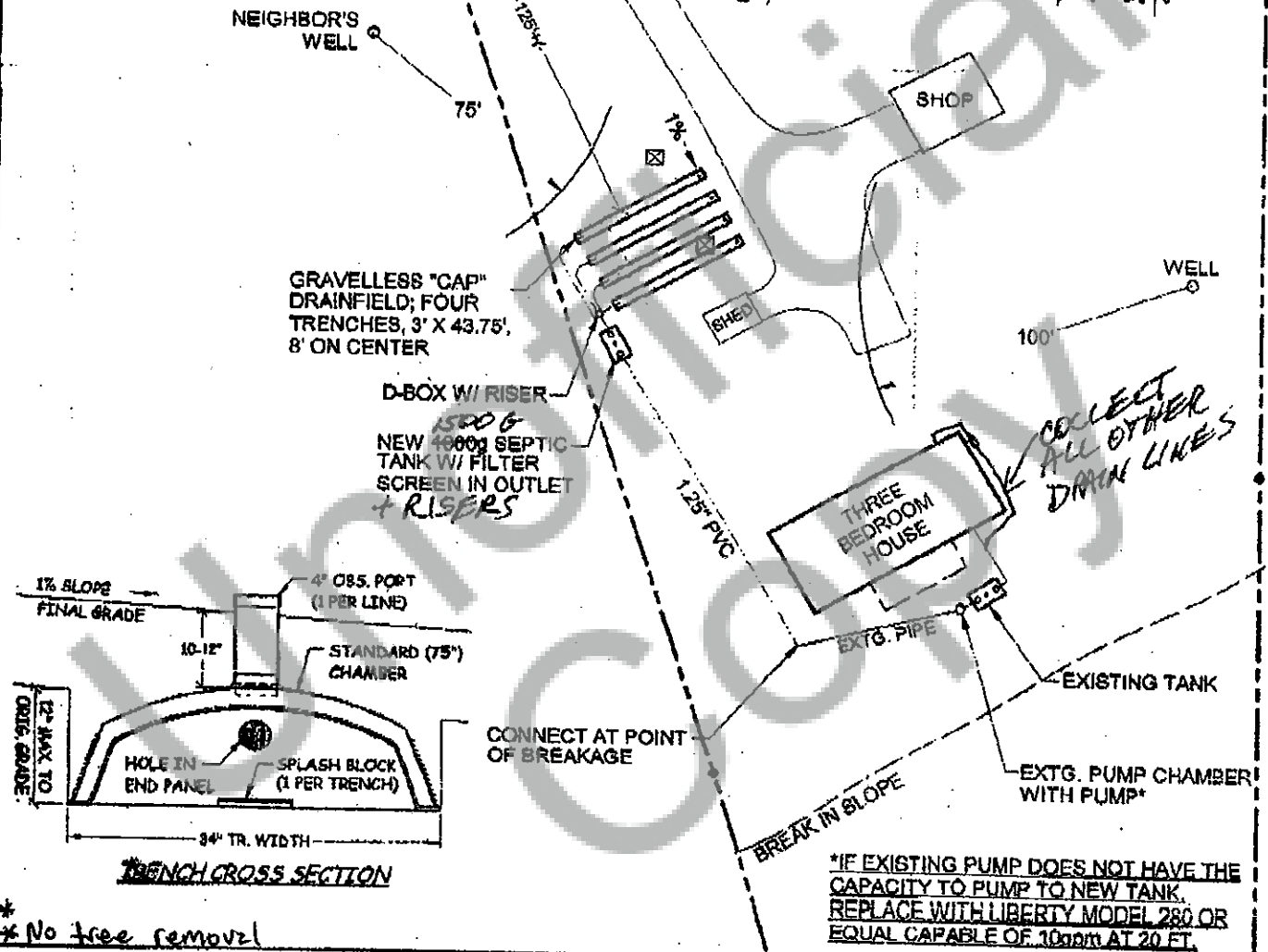


2/11/04

Skamania County Health Dept.
683 S.W. Rock Cr. Dr. • P.O. Box 182
Stevenson, WA 98649
Phone: (509) 427-5135 • 1-800-698-2528
Fax: (509) 427-8272

THIS LAYOUT REPLACES
PREVIOUSLY APPROVED
9/2/03.

OK AS SHOWN.
BRUCE SCHERLING, P.E.
2/17/04
(w/ PERMIT DATED 10/9/03)



SITE LAYOUT FOR SEPTIC DESIGN
JOHN CRIFE SITE
372 SKAMANIA LANDING ROAD

CAL EK ENGINEERING, INC.
P.O. BOX 3097, BATTLE GROUND, WA 98604
(360) 687-7668 (360) 687-7669 fax

E.D.#	03-56	REVISED:	2/11/04
DRY BY:	NCE	DWG #	030830



RECEIVED
SKAMANIA COUNTY

FEB 18 2004

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

EXHIBIT "A"

Grantor: Susan A. Cripe, whose husband is Robert Wayne Cripe
Grantee: Anne E. Lloyd and John Thomas Cripe

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, thence West 330 feet; thence South 540 feet; thence Northeasterly along the Meander line of the Columbia River to the East line of Government Lot 2 of said Section 34; thence North 380 feet to point of beginning.

Together with Shorelands of the second class conveyed by the State of Washington fronting and abutting upon the described real property.

Excepting therefrom the following:

1. That portion conveyed to W. Lindsey Hazard, et al, by instrument recorded in Book 77, Page 88.
2. That portion conveyed to Peggy R. Keith by instrument recorded in Book 227, Page 567.
3. That portion conveyed to R.C. Doolittle, et ux, by instrument recorded in Book 84, Page 317.
4. That portion thereof conveyed to Skamania County for right-of-way for relocation of County Road known and designated as Skamania Landing Road (County Road No. 1076), by instrument dated March 19, 1971, recorded March 23, 1971 in Book 62 of Deeds at Page 727, Auditor File No. 73256, Records of Skamania County, Washington.