

Return Address: Russell Newman
PO Box 836
Carson, WA 98610

Doc # 2004153072
Page 1 of 9
Date: 05/21/2004 04:28P
Filed by: RUSSELL NEWMAN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$27.00

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: Russell Newman

PROPERTY OWNER: Fred Newman

FILE NO.: NSA-04-01

PROJECT: 64'x 40'x 24' single-family dwelling with a 27'x 30'x 24' attached garage, gate, and associated utilities, also remove an abandoned home and carport.

LOCATION: Off Carson Creek Road; Section 19 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-19-4-4-0500-00.

LEGAL DESCRIPTION: See attached Pages 6-7.

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

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Russell Newman, 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) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 25 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 4) The development should comply with the following fire safety guidelines (a)-(k):
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.


- e) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.

Variances to road provisions may be made after consultation with the local rural fire district and the Washington State Department of Natural Resources.

- f) Within one year of the occupancy of a dwelling, the Department shall conduct a review of the development to assure compliance with these this section.
 - g) Telephone and power supply shall be underground whenever possible.
 - h) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The Department shall conduct a review of the development for compliance with the above, prior to the issuance of final inspection for the home.
 - 6) Prior to issuance of a building permit, the applicants shall be required to sign and record with the County Auditor's office, a declaration signed by the landowner specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Ag-1, Ag-2, F-1, F-2 and F-3. A copy of the first page of the recorded declaration must be submitted to the Planning Department.
 - 7) The applicant shall submit proof that the subject property is enrolled in the Current Use Timberland Program prior to issuance of a building permit. If the parcel cannot qualify for the tax deferred status based upon its use as forest land, a letter from the Assessor stating the above, shall be submitted to the Planning Department prior to issuance of a building permit.
 - 8) The height of the proposed dwelling and attached garage shall not exceed 35' from the top of the footer set at or below existing grade, or 33' from slab set at or below existing grade for a slab on grade foundation.

- 9) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 10) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 11) A 50' undisturbed buffer is required off of the two intermittent streams on the property.
- 12) The creek buffer shall be maintained in a natural condition (i.e. no grading, no mowing, etc.), with no other development occurring within the buffer. Non-native species may be removed within the buffer area by hand removal only, so long as the buffer is kept in a natural appearance and does not appear manicured.
- 13) The 150 cubic yards of material to be moved as part of the project shall either be removed from the subject parcel or placed at least 100' away from the seasonal creeks on the property.
- 14) If the applicant works in the wet season (before July 1 or after September 30) they need to contact WDFW to see if a hydraulic project permit is necessary.
- 15) 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 28th day of April, 2004, 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

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 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
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

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Laurel Connors*

Dec 20 9 22 AM '96

P. Olson
AUDITOR
CARY M. OLSON

Filed for record at request of:

Anthony M. Connors
Lourne & Connors
P.O. Box 1116
White Salmon, WA 98672

QUIT CLAIM DEED

126973

BOOK 161 PAGE 474

The Grantor, Dolly M. Newman, a single woman, for and in consideration of dissolution of the marriage of Grantor and Grantee, conveys and quit claims to Frederick A. Newman, a single man, as his sole and separate property, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:

The South half of the Southeast Quarter of the Southeast Quarter, Section 19, Township 3 North, Range 8 East of the Willamette Meridian, except that part which lies Northeasterly of a creek running across said land which was conveyed to Spencer Owen by deed recorded at Page 506, Book "W" of Deeds, Records of Skamania County, Washington; and ALSO

Commencing at the Southwest corner of the North half of the Southeast Quarter of the Southeast Quarter of said section, township, and range; thence North 483 feet; thence Southeasterly a distance of 511 feet, more or less, to point on the South line of the North half of the Southeast Quarter of the Southeast Quarter, said Section 19, Township 3 North, Range 8 East of the Willamette Meridian, which is 364 feet East of the Point of Beginning; thence West to the Point of Beginning, containing a total of approximately 20 acres.

Dated: 2/22/96

Dolly M. Newman
Dolly M. Newman

REAL ESTATE EXCISE TAX
18498

DEC 20 1896

PAID *Frederick A. Newman*
Frederick A. Newman
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me Dolly M. Newman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

QUIT CLAIM DEED
Page 1

Registered
Indexed, Dr. ☒
Abstract ☐
Filed ☐
Clerk ☐

BOOK 114 PAGE 476

Given under my hand and official seal this 25 day of March, 1996.



LEONNI J. BURBA
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 18, 1999

Leonni J. Burba
Name Leonni J. Burba
Notary Public in and for the
State of Washington, residing at
Wapato
My commission expires 10/18/99

SITE PLAN:

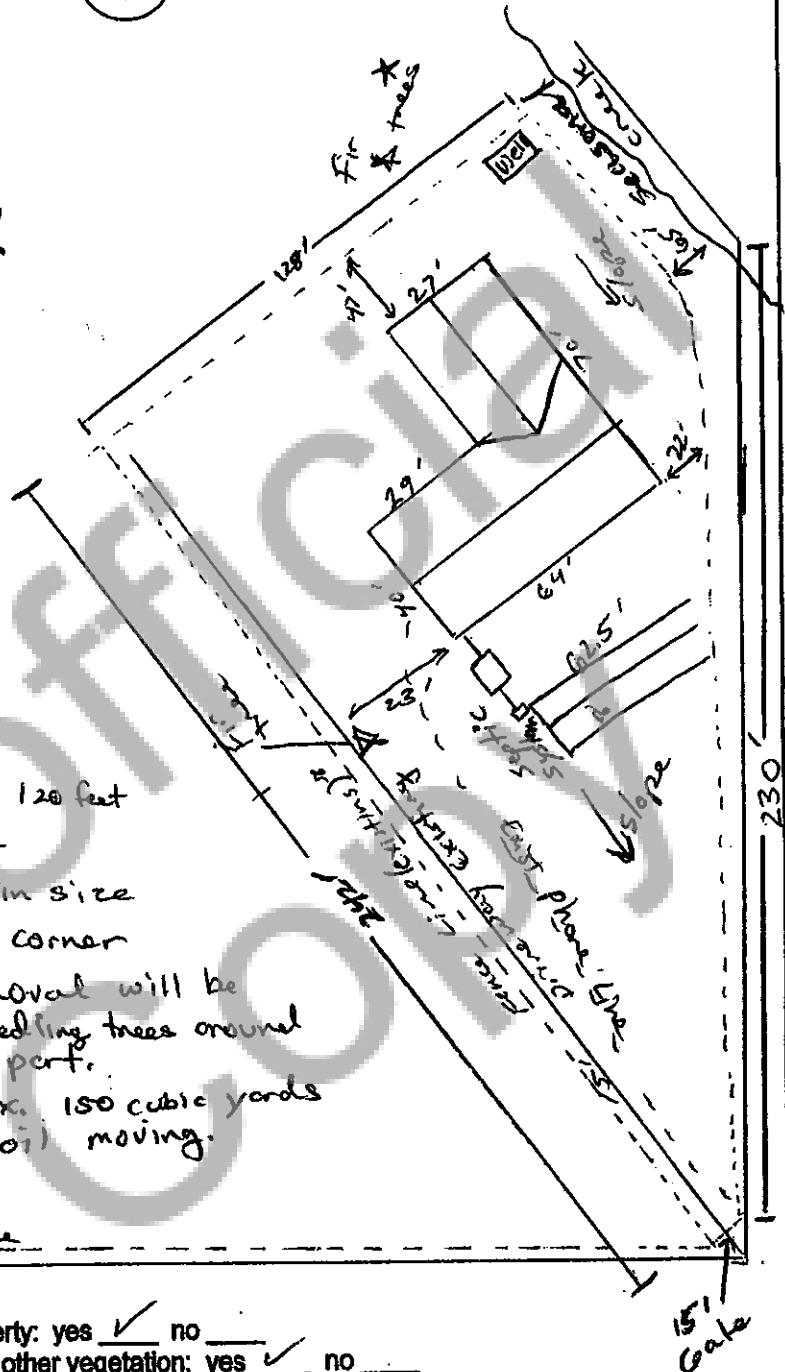
Proposed:
SB

North:



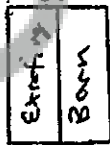
Scale: 1 inch = 50 feet Approx.

Pasture
slope



Notes

- ① septic system would be 120 feet from proposed well site
- ② parcel is 20 Acres in size
Map only shows SE corner
- ③ Only vegetation removal will be Himalayan black berry & seedling trees around existing house and carport.
- ④ Approx. 150 cubic yards of soil moving.



1/2" Fence Line

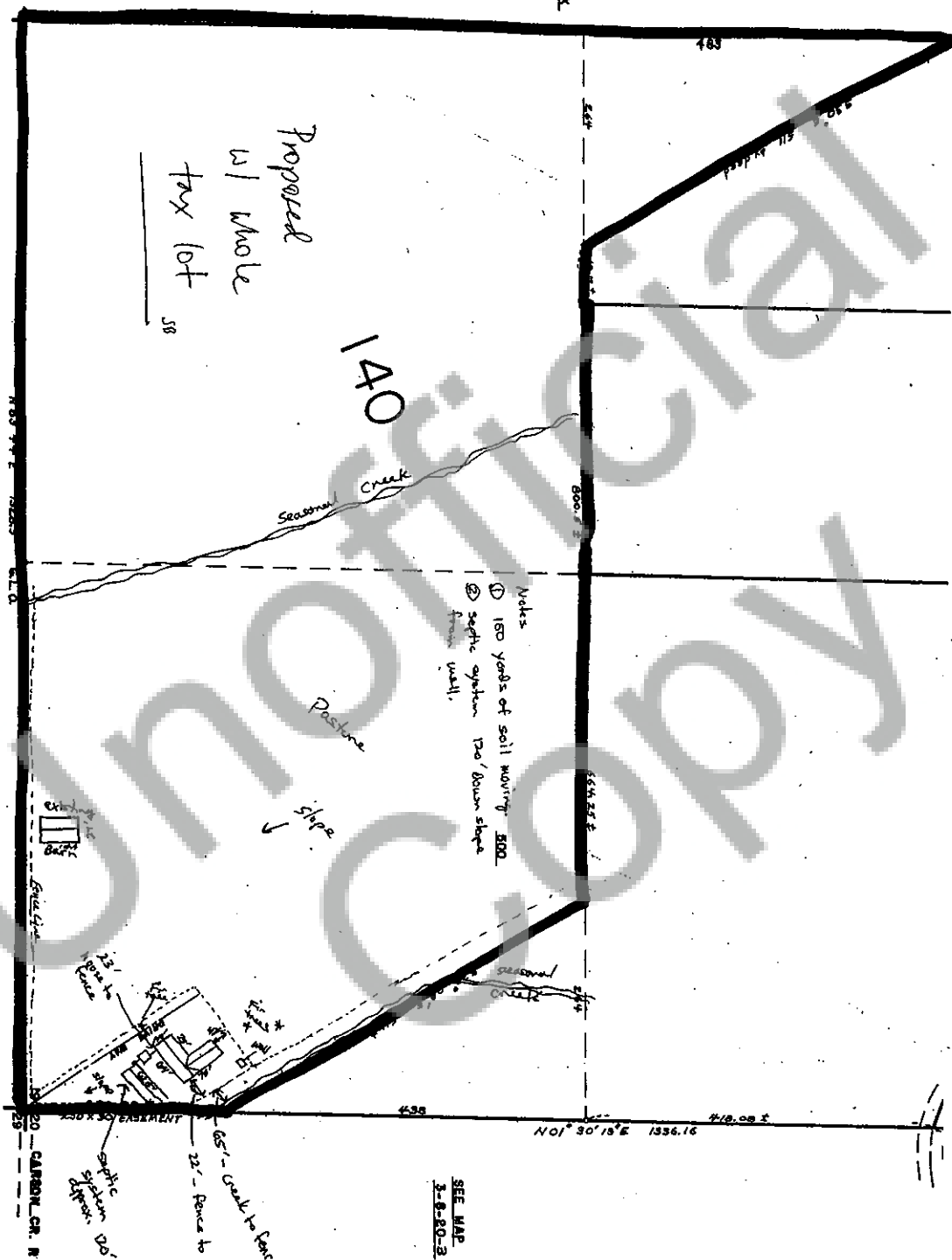
Bodies of water or watercourses on property: yes ☒ no ☐
 I will be removing on-site plants, trees, or other vegetation: yes ☒ no ☐
 -If yes to either please indicate location of vegetation removal or watercourses.
 I will be moving more than 100 cubic yards of soil: yes ☒ no ☐

Additional pages must have 1" margins

Site plan must be completed in Ink.

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.

SEE INDEX
3-8



SEE MAP
3-8-20-3