

Return Address: Mark Hinchliff  
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Page 1 of 5  
Date: 08/31/2004 12:33P  
Filed by: HUBERT DESIGN  
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:** Mark Hinchliff

**PROPERTY,  
OWNER:** Kelmscott Guild LLC

**FILE NO.:** NSA-04-24

**PROJECT:** Replace an existing mobile home and barn with a new 26' x 54' x 26' in height single-family dwelling, connect to existing utilities, new associated utilities, and a 6' x 70' path.

**LOCATION:** 171 Tucker Road, near Skamania; Section 27 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-27-3-0-0105-00.

**LEGAL  
DESCRIPTION:** Lot 1 Ketchmark SP BK 2/PG 16.

**ZONING:** General Management Area -Residential (R-10).

**DECISION:** Based upon the entire record, including particularly the Staff Report, the application by Mark Hinchliff, 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.

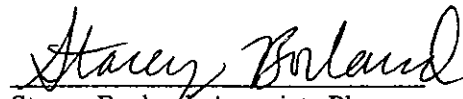
#### CONDITIONS OF APPROVAL:

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 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 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 proposed dwelling shall not exceed 26' from the top of the footer set at or below existing grade, or 24' from slab if slab on grade foundation is used.
- 5) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 6) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 7) The 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.
- 8) The applicant shall re-vegetate at a ratio of 5:1 of harvested trees to new native trees for removal of living trees related to site development.

- 9) The applicants are encouraged to retain snags by topping them off at a height that is safe enough and can still provide some wildlife value.
- 10) A 75' undisturbed buffer is required off of the pond on the property.
- 11) A 100' undisturbed buffer is required off of the creek on the property.
- 12) The creek and pond buffers 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 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.
- 14) 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 6<sup>th</sup> day of July, 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.

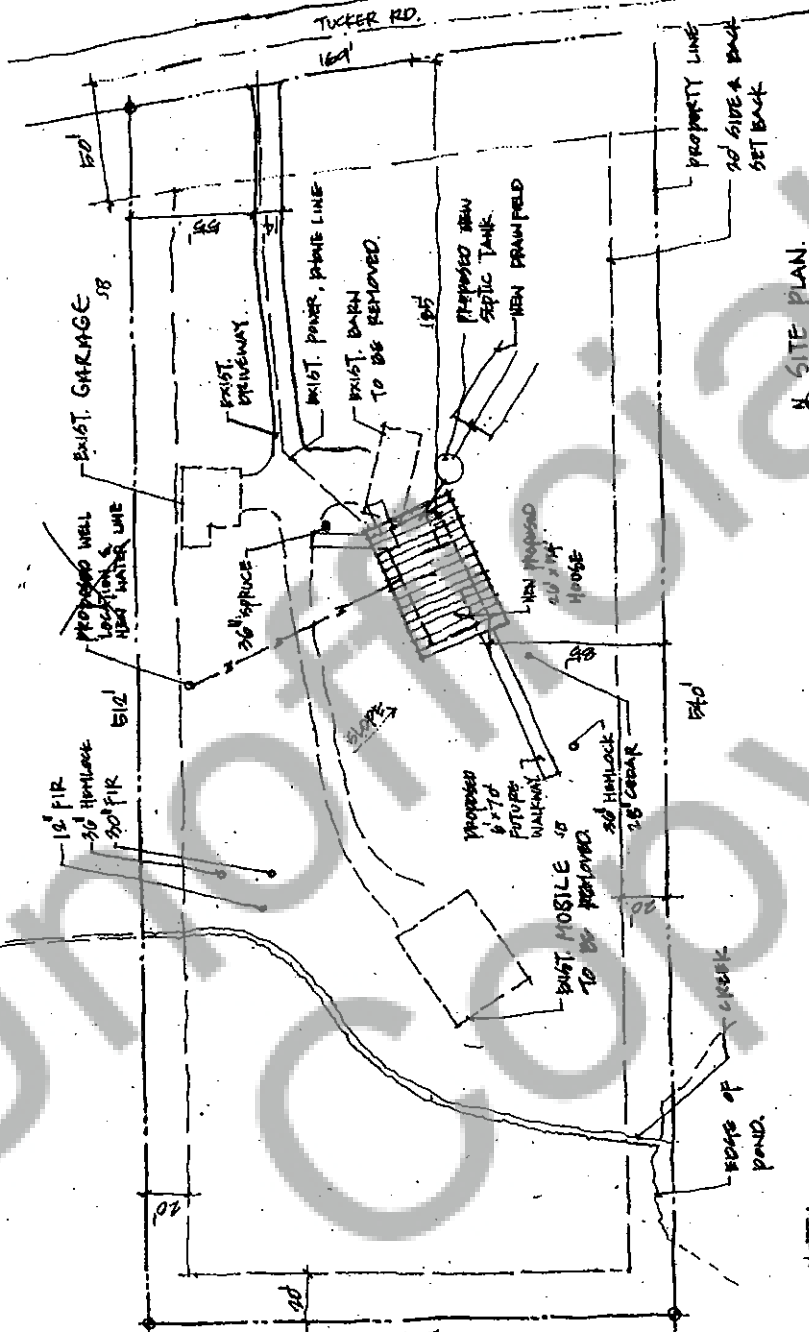
A copy of the Decision was sent to the following:

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

# SITE PLAN:



4/7/04 -  
Proposed well + water line  
Location changed  
to east of home  
Site.. 58

NOTE:  
- NO TREES TO BE REMOVED  
- NO KEY VIEWING AREAS ARE  
VISIBLE FROM NEW PROPOSED  
HOUSE.  
- PARCEL IS 2.65 ACRES.

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.

Reduced 58