

Return Address: Mark Reiter, USFS  
902 Wasco Ave., Suite 200  
Hood River, OR, 97031

Doc # 2004154444  
Page 1 of 6  
Date: 09/14/2004 10:18A  
Filed by: MARK REITER  
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:** Mark Reiter, USFS  
**PROPERTY OWNER:** Longview Fibre Company  
**FILE NO.:** NSA-04-41  
**PROJECT:** Backfilling of a illegally constructed trench (approx. 15' X 125' X 7').  
**LOCATION:** Off of Hot Springs Ave in North Bonneville; Section 16 of Township 2N, Range 7E, W.M. and identified as Skamania County Tax Lot #02-07-16-0-0-0201-00.  
**LEGAL:** Recorded at the Skamania County Auditor's Office, file number 106251, on November 29, 1988.  
**ZONING:** General Management Area -Commercial Forest (F-1).  
**DECISION:** Based upon the entire record, including particularly the Staff Report, the application by Mark Reiter with the USFS, 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.

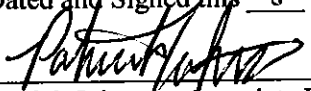
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

### 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. A copy of the first page of the recorded Administrative Decision must 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) Only that grading which is necessary for site development (access and rehabilitation project) is permitted. All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 4) The Planning Department will conduct at least one site visit for Final Inspection. 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.
- 5) 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 8 day of September, 2004, at Stevenson, Washington.

  
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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 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 Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

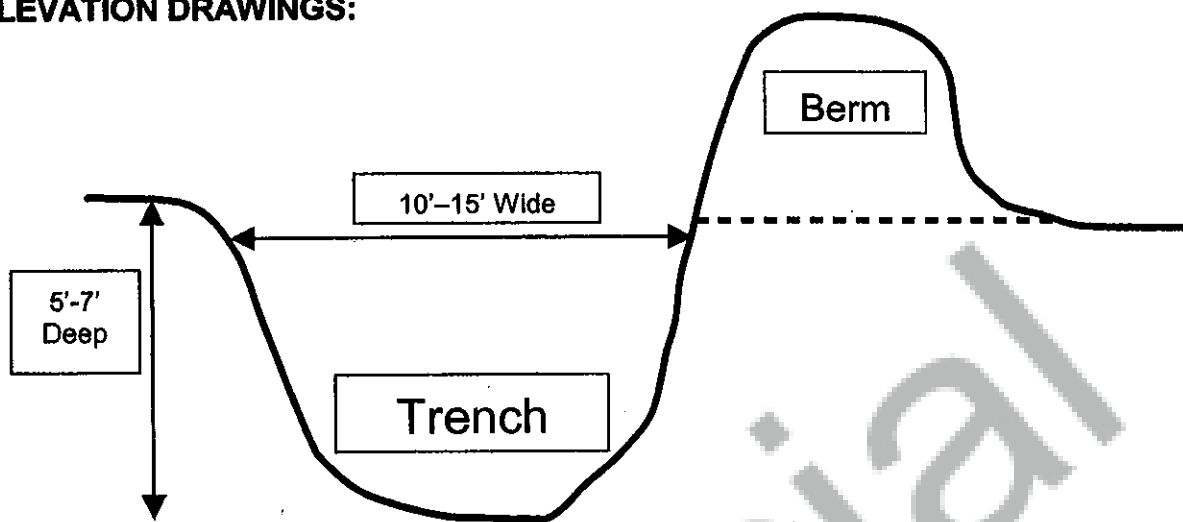
### WARNING

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.

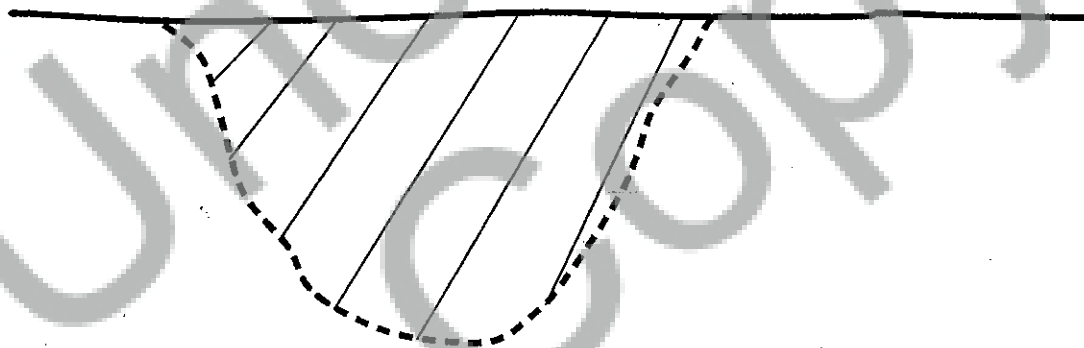
A copy of the Decision was sent to the following:

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

# ELEVATION DRAWINGS:



Cross-section of the existing trench. Material that was excavated for the trench was placed adjacent to it and is identified as a berm in the drawing.



Cross-section of the trench after project completion. Material from the berm will be placed back into the trench to fill it up to pre-excavation levels.

