

Return Address: Richard and Sally Bea
511 Krogstead Road
Washougal, WA, 98671

Doc # 2005156108
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Date: 02/02/2005 11:19A
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$25.00

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: Richard Bea

OWNER: Richard and Sally Bea

FILE NO.: NSA-03-08

PROJECT: Construct a new attached garage (38' X 25') to replace an existing attached carport (25' X 30').

LOCATION: 20.00 acres at 511 Krogstead Road in Skamania County, Section 11 of Township 1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-11-2-0-1300-00 and 01-05-10-0-0-0101-00.

LEGAL: See Attached Page 6-7.

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

DECISION: Based upon the record and the Staff Report, the application by Richard Bea, 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 and submitted to the Planning Department prior to issuance of a building permit for 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 the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 4) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the addition, such as wood and low-gloss paints and stains.
- 5) Any exterior lighting shall be directed downward and sided, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials, which do not allow light to pass through. See the Lighting Brochure attached to the staff report.
- 6) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 7) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) or safety purposes.
- 8) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department (509-427-9484). Planning Department staff should be able to conduct a site and excavation inspection and a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 9) 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 25th day of June, 2003, 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)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

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

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.

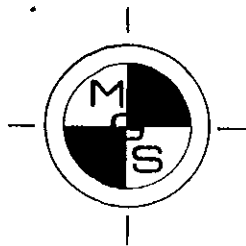
A copy of the Decision was sent to the following:

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
Dee Caputo, CTED

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**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

May 12, 2003

**LEGAL DESCRIPTION
FOR
RICHARD AND SALLY BEA**

A tract of land located in the Northwest quarter of Section 11, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington:

Beginning at the Northwest corner of said Section 11;

Thence South $88^{\circ}42'32''$ East, along the North line of said Section 11, for a distance of 1317.31 feet, to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 11 and the TRUE POINT OF BEGINNING;

Thence South $01^{\circ}12'36''$ West, for a distance of 543.95 feet;

Thence South $26^{\circ}30'30''$ West, for a distance of 343.20 feet;

Thence South $24^{\circ}50'24''$ East, for a distance of 45.15 feet;

Thence South $04^{\circ}22'19''$ West, for a distance of 90.89 feet;

Thence South $22^{\circ}40'06''$ West, for a distance of 75.67 feet;

Thence South $41^{\circ}50'58''$ West, for a distance of 76.00 feet;

Thence South $67^{\circ}16'38''$ West, for a distance of 117.36 feet;

Thence North $84^{\circ}07'08''$ West, for a distance of 136.04 feet;

Thence North $60^{\circ}19'17''$ West, for a distance of 77.18 feet;

Thence North $35^{\circ}53'45''$ West, for a distance of 70.30 feet;

Thence South $87^{\circ}32'58''$ West, for a distance of 309.75 feet;

Thence North 21°04'48" West, for a distance of 72.45 feet, more or less, to the Northerly Right-of-Way line of Miller Road;

Thence Westerly along the Northerly Right-of-Way line of Miller Road to the Northerly Right-of-Way of Krogstead Rd.;

Thence ~~Westerly~~ ^{Easterly} along the Northerly Right-of-Way line of Krogstead Rd to the West line of said Section 11;

Thence South along the West line of said Section 11 to the Northerly Right-of-Way line of State Highway 14;

Thence Easterly along the Northerly Right-of-Way of State Highway 14 to the Southwest corner of a tract of land conveyed to Donald Flick as recorded in Book 74 of Deeds at Page 930, records of Skamania County, Washington;

Thence Northwesterly along the West line of said Flick Tract for a distance of 165.00 feet to the Northwest corner;

Thence Northeasterly along the Northerly line of said Flick Tract for a distance of 128.30 feet more or less to the Westerly Right-of-Way line of the Old State Highway 8;

Thence Easterly along the Northerly Right-of-Way line of Old State Highway 8 to the North Right-of-Way line of State Highway 14;

Thence Easterly along the North Right-of-Way line of State Highway 14 to the East line of a tract of land conveyed to Richard and Sally Bea as recorded in Book 79 of Deeds at Page 989, records of Skamania County, Washington;

Thence North along the East line of said Bea Tract to the North line of said Section 11;

Thence Westerly along the North line of said Section 11 to the TRUE POINT OF BEGINNING.

The purpose of this description is to describe a tract of land containing 22.0 acres.

