

Return Address: Richard & Michelle Oberst  
351 Brier Road  
Washougal, WA 98671

Doc # 2005156236  
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Date: 02/11/2005 10:16A  
Filed by: RICHARD & MICHELLE OBERST  
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/  
PROPERTY  
OWNER:**

Richard & Michelle Oberst

**FILE NO.:**

NSA-04-58

**PROJECT:**

Shed (8'x 36') and carport (24'x 24') additions to an approved single-family dwelling.

**LOCATION:**

351 Brier Road; Section 7 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #01-05-07-0-0-0104-00.

**LEGAL**

**DESCRIPTION:**

Tract #4, recorded in Book 3, Page 253 of Surveys. (See Page 7) M.O.

**ZONING:**

General Management Area -Small Scale Agriculture (Ag-2).

**DECISION:**

Based upon the entire record, including particularly the Staff Report, the application by Richard & Michelle Oberst, 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.

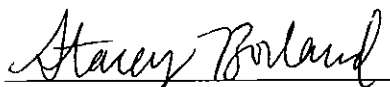
#### CONDITIONS OF APPROVAL:

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 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) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 6) Existing screening tree cover shall be retained except as necessary for site development, safety purposes or as part of forest management practices.
- 7) All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 8) Limbing or topping of existing screening trees is prohibited.
- 9) Only that grading which is necessary for site development (building pad) is permitted.

- 10) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 11) The proposed additions are allowed to match the color of the existing home. If the applicant chooses not to match the additions to the existing home, then prior the issuance of a Building Permit, the applicant shall submit either **dark** natural or **dark** earth-tone color samples for the carport and shed additions to the Planning Department for approval.
- 12) Exterior lighting shall be directed downward and sited, 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff. See Lighting Brochure attached to the Staff Report.
- 13) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department. Final inspection sign-off and Occupancy will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 14) The Planning Department shall 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.
- 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 19<sup>th</sup> day of January, 2005, 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

Skamania County Planning and Community Development  
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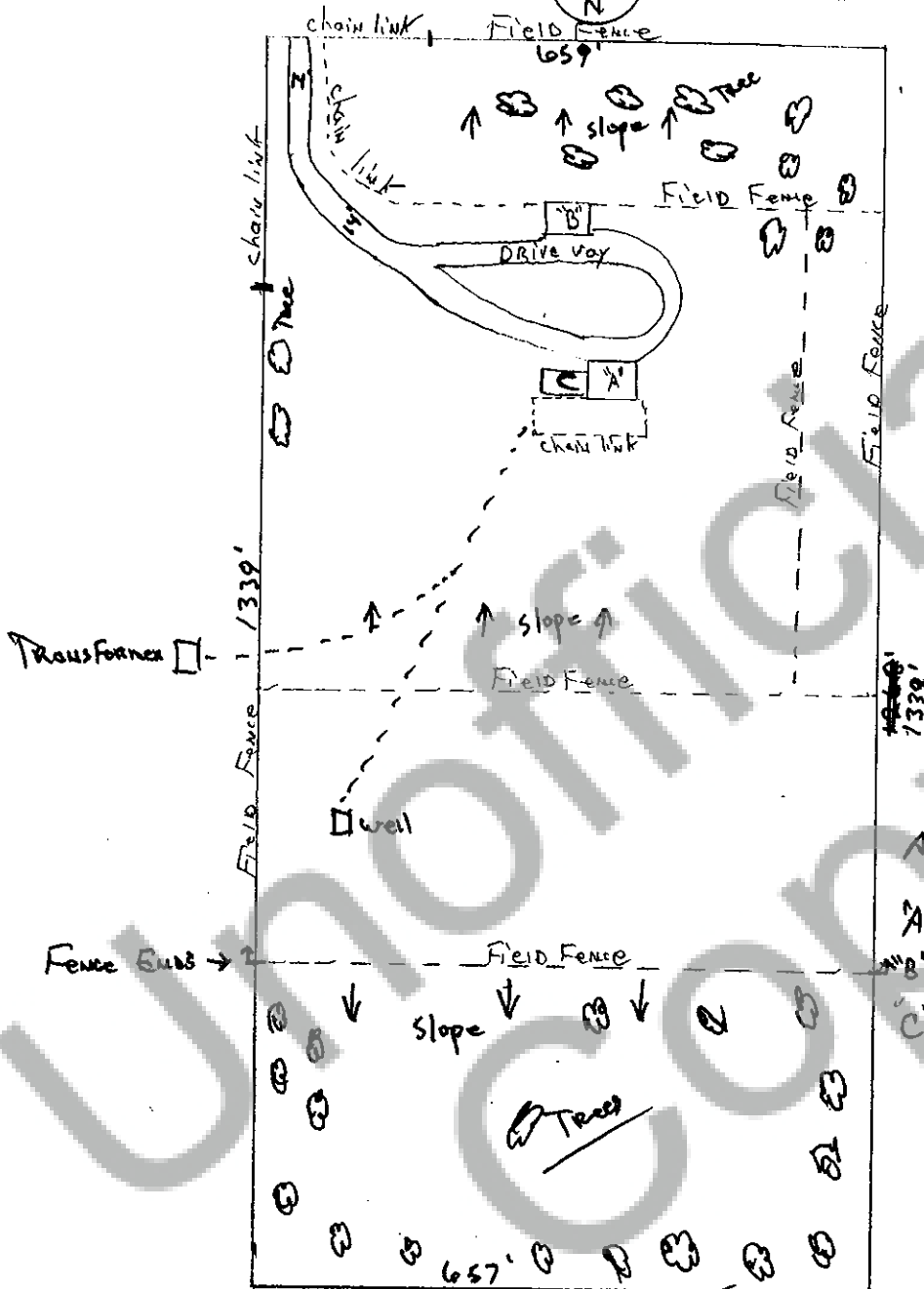
State of Washington Office of Community Development  
Washington State Department of Fish and Wildlife

Unofficial  
Copy

# SITE PLAN:

North: 

Scale: 1" inches = 300' feet



Approved By NSA-97-37

A' Horse: 40' x 62'

B' Barn: 46' x 72'

C' Shed + carport:  
8 x 36 24 x 24

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.

Fidelity National Title Company of Washington, Inc.

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V38219 TLH

The East half of the South half of the East half of the Northeast Quarter of Section 7,  
Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State  
of Washington.

Gary H. Martin, Skamania County Assessor

Date 6/13/04 <sup>6.5</sup> Parcel # 1-5-2-104

SUBJECT TO:

1. EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF  
RECORD IF ANY.

READ AND APPROVED BY

[Signature]

READ AND APPROVED BY

[Signature]

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