

Return Address: Sam and Sue Davis
51 Thun Road
Underwood, WA, 98651

Doc # 2005156354
Page 1 of 7
Date: 02/24/2005 02:49P
Filed by: SAM & SUE DAVIS
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/OWNER: Sam and Sue Davis

FILE NO.: NSA-04-52

PROJECT: Replacement of an existing dwelling (600 sq. ft.) in a different location with a new single-family dwelling (approx 1700 sq. ft.). Construction of a new machinery shed (960 sq. ft.), agricultural building (2400 sq. ft.), and hay barn (1152 sq. ft.). The applicant proposes to demolish a root cellar (168 sq. ft.), a barn (1760 sq. ft.), three sheds (244 sq. ft., 410 sq. ft. and 1225 sq. ft.), and demolish the remains of a packing house (2500 sq. ft.). The applicant proposes to repair an existing single-family dwelling, pump station, and fruit pickers shed, which is considered repair and maintenance as part of this application. Additionally, the application will include all associated utilities to stated structures.

LOCATION: 51 Thun Road off of Orchard Lane in Underwood, WA; Section 15 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot 03-10-15-0-0-0700-00.

LEGAL DESCRIPTION: Recorded at the Skamania County Auditor's office, Auditor record number 2004154480.

ZONING: General Management Area -- Large Scale Agriculture (AG-1).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Sam and Sue Davis, 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) The grouping of mature oak trees (The Grove) shall be retained to the maximum extent practicable to provide screening for the new dwelling.
- 4) 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. Limbing or topping of screening trees is prohibited, except for those trees within the 50-foot fuel break which may be limbed up to no more than 8 feet.
- 5) Within thirty days after the issuance of an occupancy permit for the replacement dwelling the existing house shall be removed from the property.
- 6) The structures shown on the "existing plan" identified as 9 (remains of packing house -2500 sq. ft.), 10 (Shed – 410 sq. ft.), and 11 (covered storage shed (1,225 sq. ft.) are all to be demolished or removed from the property prior to the sign-off of final inspection by the planning department.
- 7) Only that grading which is necessary for site development (building pad and associated utilities) is permitted. All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 8) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 9) If the applicant wishes to use metal roofing, a non-reflective metal roofing sample shall be submitted to the planning department for approval prior to issuance of a building permit.

- 10) Prior the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples to the Planning Department for approval for all new structures, including the siding, trim, doors, masonry wall, etc.
- 11) 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.
- 12) 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 will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 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 24 day of January, 2005, 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)(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

Scale

22 2004

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT



7320'

SHEET 1

EXISTING PLAN

SEE DETAILS
SHEETS 3+4

BLOCK 6
Timber
8.7 Ac.

SEE DETAILS
SHEETS 5+6

BLOCK 5
Pears 2 Ac.

BLOCK 4
2.1 Acres
Old Pear and Apple Trees
To Be Removed

Scale
1 1/8" = 300 ft.

Represent Large Oak Trees

1655'

ORCHARD LANE

POND

BLOCK 3
Pears
3.6 Ac.

BLOCK 1
Apples
2.75 Ac.

BLOCK 2
6.6 Acres
Pears

Small Pond

1/6
1/4
1/8
1/16

OCT 22 2004

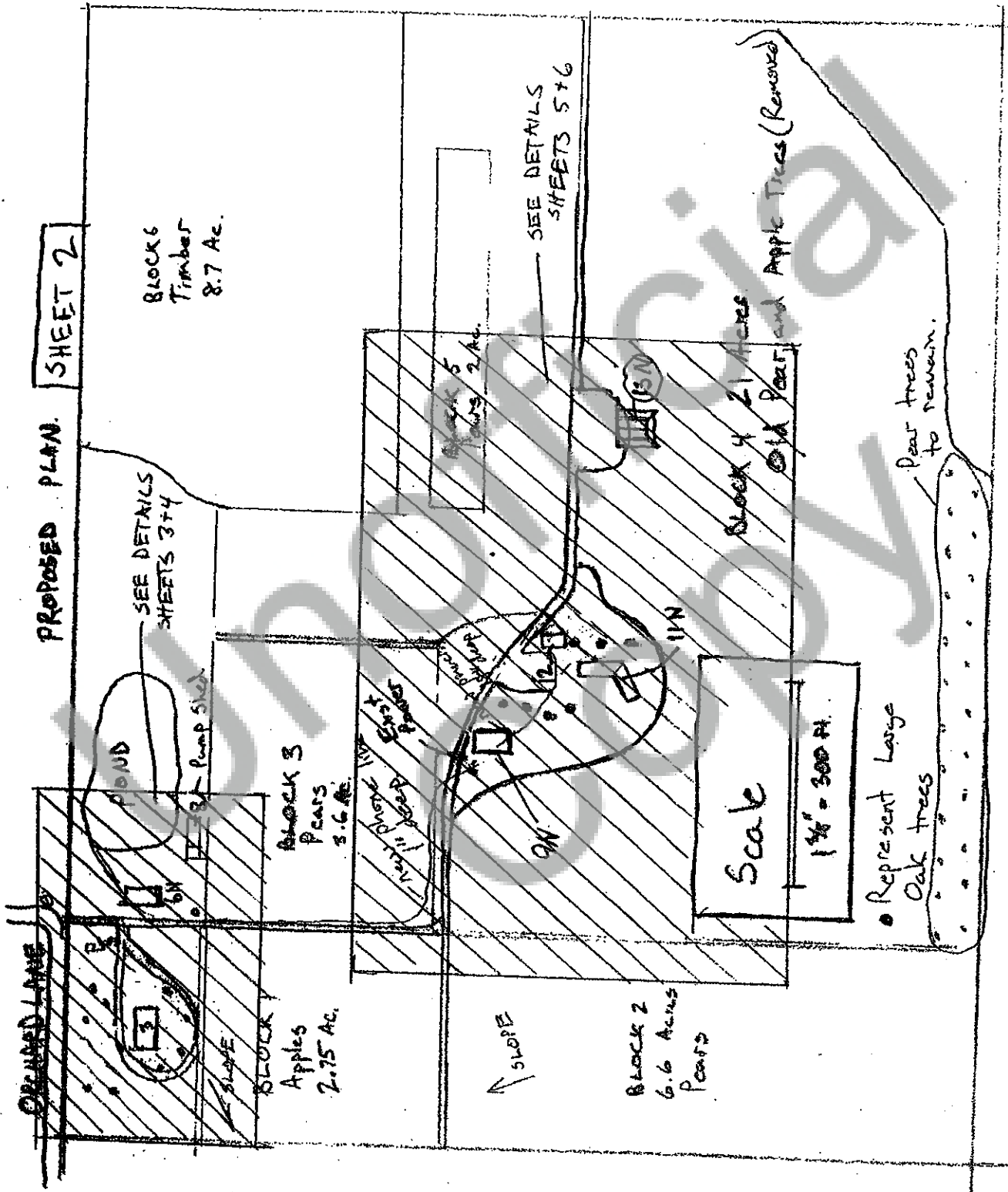
DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT



7320'

SHEET 2

PROPOSED PLAN



Doc # 2004154480
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Date: 09/16/2004 12:43P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

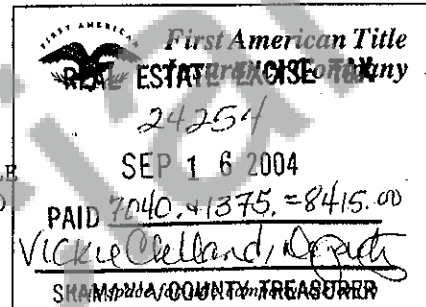
AFTER RECORDING MAIL TO:

Name Samuel & Susan Davis
Address 62 Thun Road
City/State Underwood, WA 98651
SR 27087

Statutory Warranty Deed

THE GRANTOR THEODORE L. LEHMANN & DARLA
LEHMANN, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS "PAID TO A FACILITATOR PURSUANT TO
AN IRC 1031 TAX DEFERRED EXCHANGE"
in hand paid, conveys and warrants to SAMUEL G. DAVIS &
SUSAN H. DAVIS, HUSBAND AND WIFE



the following described real estate, situated in the County of Skamania, State of Washington:

The Southeast Quarter of the Northeast Quarter and the North Half of the
North Half of the Northeast Quarter of the Southeast Quarter of Section
15, Township 3 North, Range 10 East of the Willamette Meridian, in the
County of Skamania, State of Washington.

"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD,
INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

Gary H. Martin, Skamania County Assessor

Date 9-15-04 Parcel # 031015-000700-00

Assessor's Property Tax Parcel/Account Number(s): 03-10-15-0-0-0700-00

Dated 9/15/04
Theodore L. Lehmann
Theodore L. Lehmann

Darla J. Lehmann
Darla Lehmann