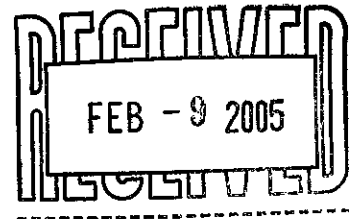


Doc # 2005156394
Page 1 of 6
Date: 02/28/2005 01:04A
Filed by: MT PLEASANT SCHOOL DISTRICT
Filed & Recorded in Official Records
152 Marble Road of SKAMANIA COUNTY
Washougal, WA 98671 MICHAEL GARVISON
AUDITOR
Fee: \$24.00

Return Address: Mt. Pleasant School
Attn: Carol Waring
152 Marble Road
Washougal, WA 98671



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: Mt. Pleasant School (via Carol Waring)

PROPERTY OWNER: School District #29

FILE NO.: NSA-04-62

PROJECT: Concrete basketball court (42'x 45') with two 10' metal poles at the west and east ends, and one shorter metal pole at the north end.

LOCATION: 152 Marble Road; Section 18 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-18-0-0-0900-00.

LEGAL: See attached Page 5.

ZONING: Special Management Area -Agriculture (Ag).

DECISION: Based upon the record and the Staff Report, the application by Mt. Pleasant School (via Carol Waring), described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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 Code 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) 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) Any future 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.
- 5) The Planning Department will conduct a final inspection, to verify compliance with conditions of approval. An inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Planning Department at 509-427-9458.
- 6) All authorizations for new developments or land uses shall require the immediate notification of the reviewing agency if cultural resources are discovered during construction or development. If cultural resources are discovered, particularly human bone or burials, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery and recommend measures to protect and/or recover the resource. If the discovered material is suspected to be human bone or a burial, the following procedures shall be used:

- a) The applicant shall stop all work in the vicinity of the discovery.
- b) The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the county coroner, and appropriate law enforcement agencies.
- c) The Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.

Dated and Signed this 8th day of February 2005, at Stevenson, Washington.

Stacey Borland
Stacey Borland, Associate Planner
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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 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

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 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

BK 48 PG333

THE GRANTORS, RAY R. THAGON and HELENA THAGON, husband and wife, for and in consideration of the sum of Three Thousand Two Hundred and No/100 (\$3,200.00) Dollars in hand paid, convey and warrant to SCHOOL DISTRICT NO. 29-93, one of the school districts of Skamania County, Washington, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the East Half of the Southeast Quarter of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 1 North, Range 5 E.W.M., more particularly described as follows:

Beginning at the southeast corner of the said Section 18; thence north along the east line of the said Section 18 a distance of 200 feet; thence west 160 feet; thence north 200 feet; thence west 500 feet; thence south 400 feet to intersection with the south line of said Section 18; thence east 660 feet to the point of beginning;



TOGETHER WITH an easement for a four inch water pipeline over and across real property owned by the grantors in the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of the said Section 18 leading to the school house spring located in that portion thereof lying easterly of the Turk Road and approximately 40 feet west of the east line of the said Section 18; and the right to repair and maintain the same, and the further right to construct and reconstruct reservoir and pump at spring headworks; RESERVING a 1 $\frac{1}{2}$ inch tap on said line for the grantors, their heirs, and assigns, and a 3/4 inch tap for the Mt. Pleasant Grange;

SUBJECT TO rights of way for county roads known and designated as the Marble Road and the Turk Road.

Dated this 6th day of February, 1961.



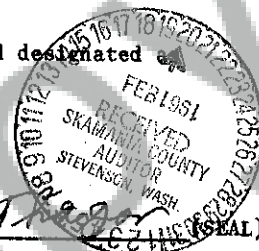
No. 2212
TRANSACTION EXCISE TAX

FEB 20 1961

Amount Paid \$88.00
Michael O'Donnell
Skamania County Treasurer

STATE OF WASHINGTON,
County of Skamania.

Ray R. Thagon (SEAL)
Helena Thagon (SEAL)



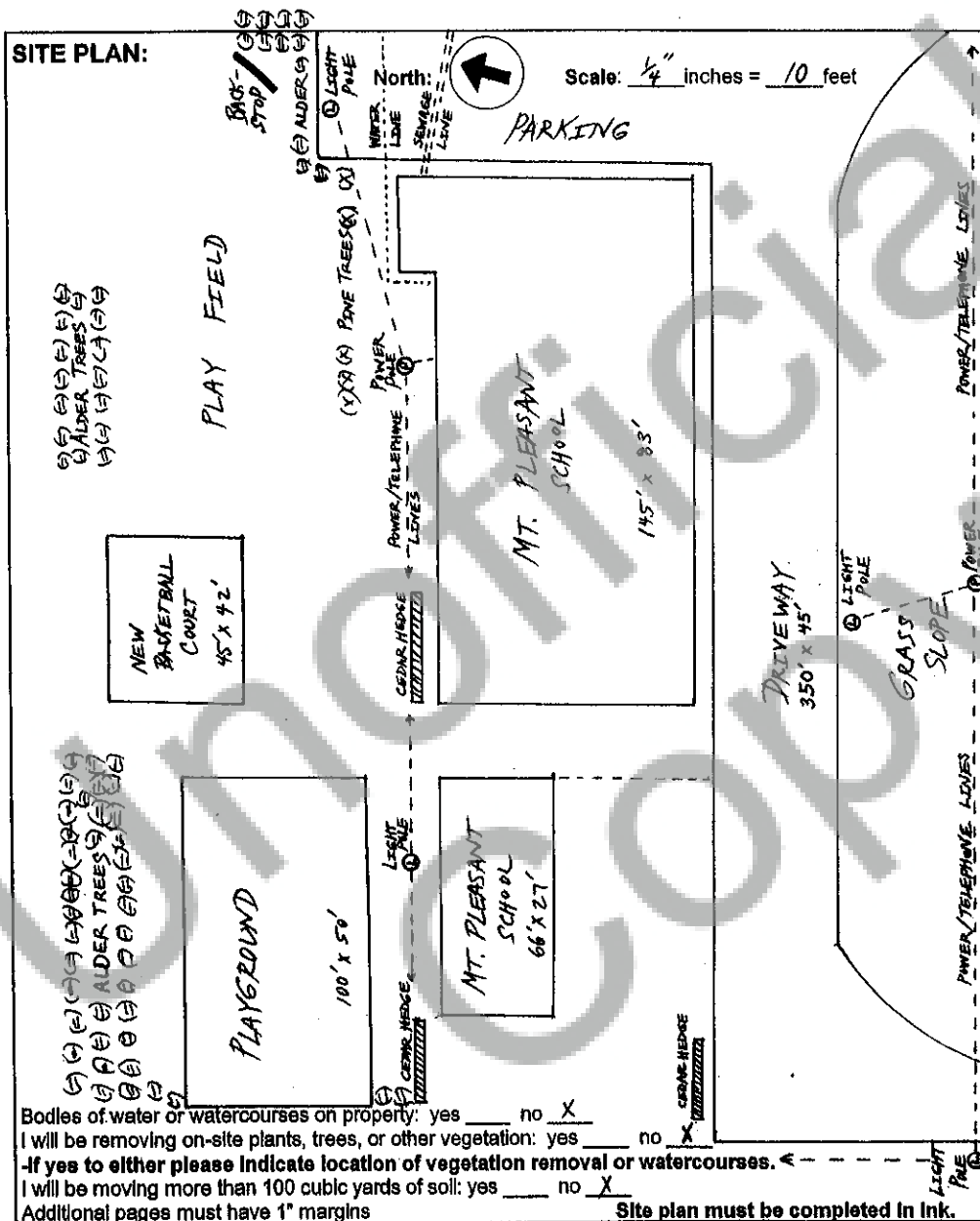
On this day personally appeared before me RAY R. THAGON and HELENA THAGON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of February, 1961.



Robert J. Salomon
Notary Public in and for the State of Washington, residing at Stevenson therein.

SITE PLAN:



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.