

Return Address: Tim Newell
392 Orchard Lane
Underwood, WA, 98651

Doc # 2005156657
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Date: 03/21/2005 04:16P
Filed by: TIM NEWELL
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: Tim Newell

FILE NO.: NSA-05-04

PROJECT: Replacement of an existing agricultural building.

LOCATION: Along Orchard Lane in Underwood, WA; Section 15 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-1203-00

LEGAL: Auditor's record number 148504 at the Skamania County Auditor's Office. See attached page 7.

ZONING: General Management Area zoned Small Scale Agriculture (AG-2).

DECISION: Based upon the record and the Staff Report, the application by Tim Newell, 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.

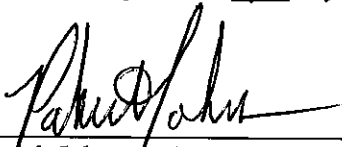
CONDITIONS OF APPROVAL:

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**

- 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.
- 3) Only the grading which is necessary for site development (building pads and utilities) is permitted.
- 4) All exposed graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house, such as wood and low-gloss paints and stains.
- 6) The structure shall be painted to match the existing house, if the applicant chooses to use a different color, then the applicant shall submit either dark natural or dark earth-tone color samples for the dwelling and attached garage/studio to the Planning Department for approval prior to issuance of a building permit.
- 7) 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.
- 8) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, access roads), safety purposes, or forest management practices.
- 9) 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. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection and an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 10) The Planning Department will conduct at least two site visits during construction. 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.
- 11) 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 18 day of March, 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)(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

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

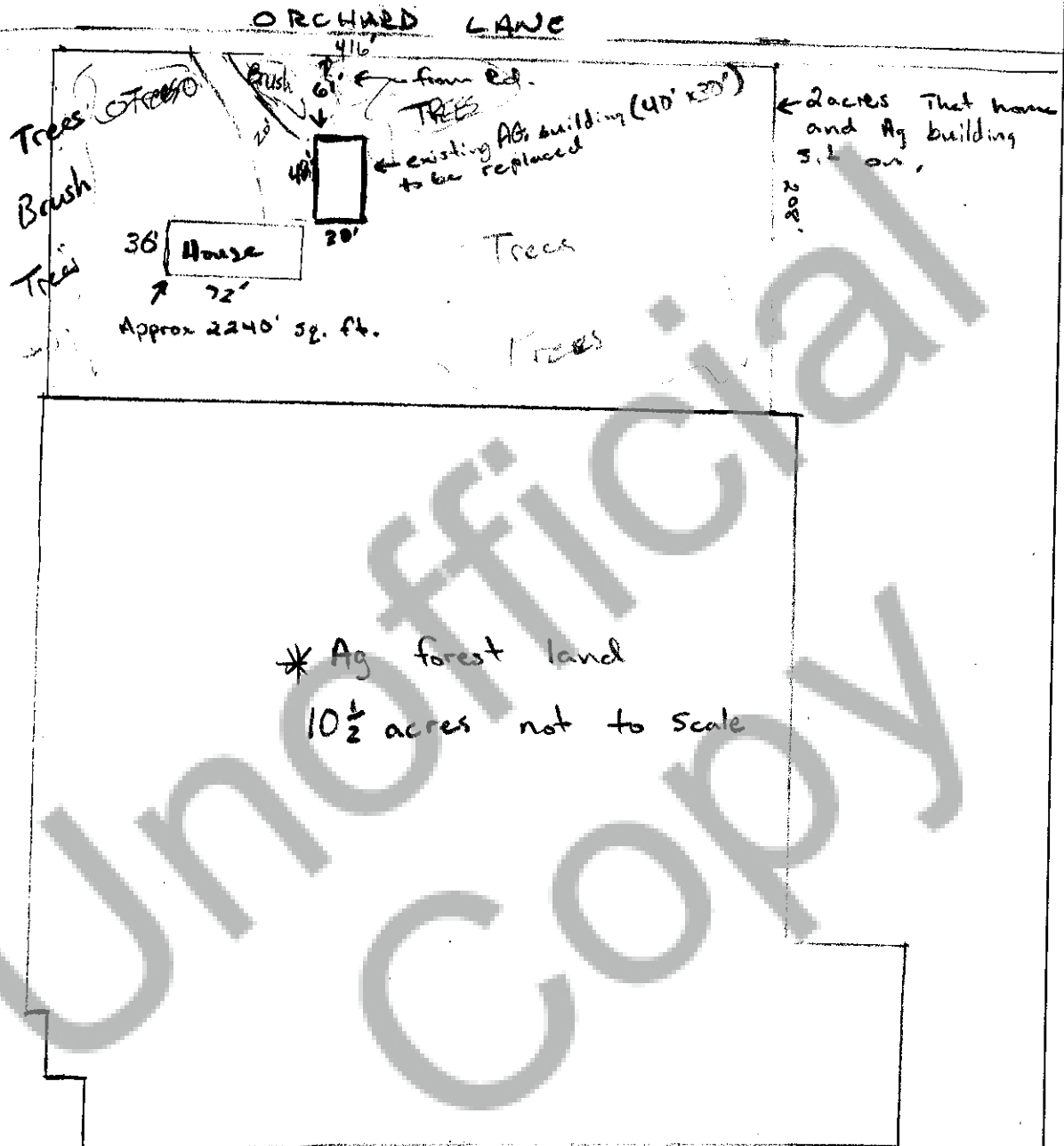
A copy of this Decision, including the Staff Report, was sent to the following:

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
Dee Caputo, CTED

SITE PLAN:

North: 

Scale: 1 inches = 100 feet



Bodies of water or watercourses on property: yes ☐ no ☒

I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒

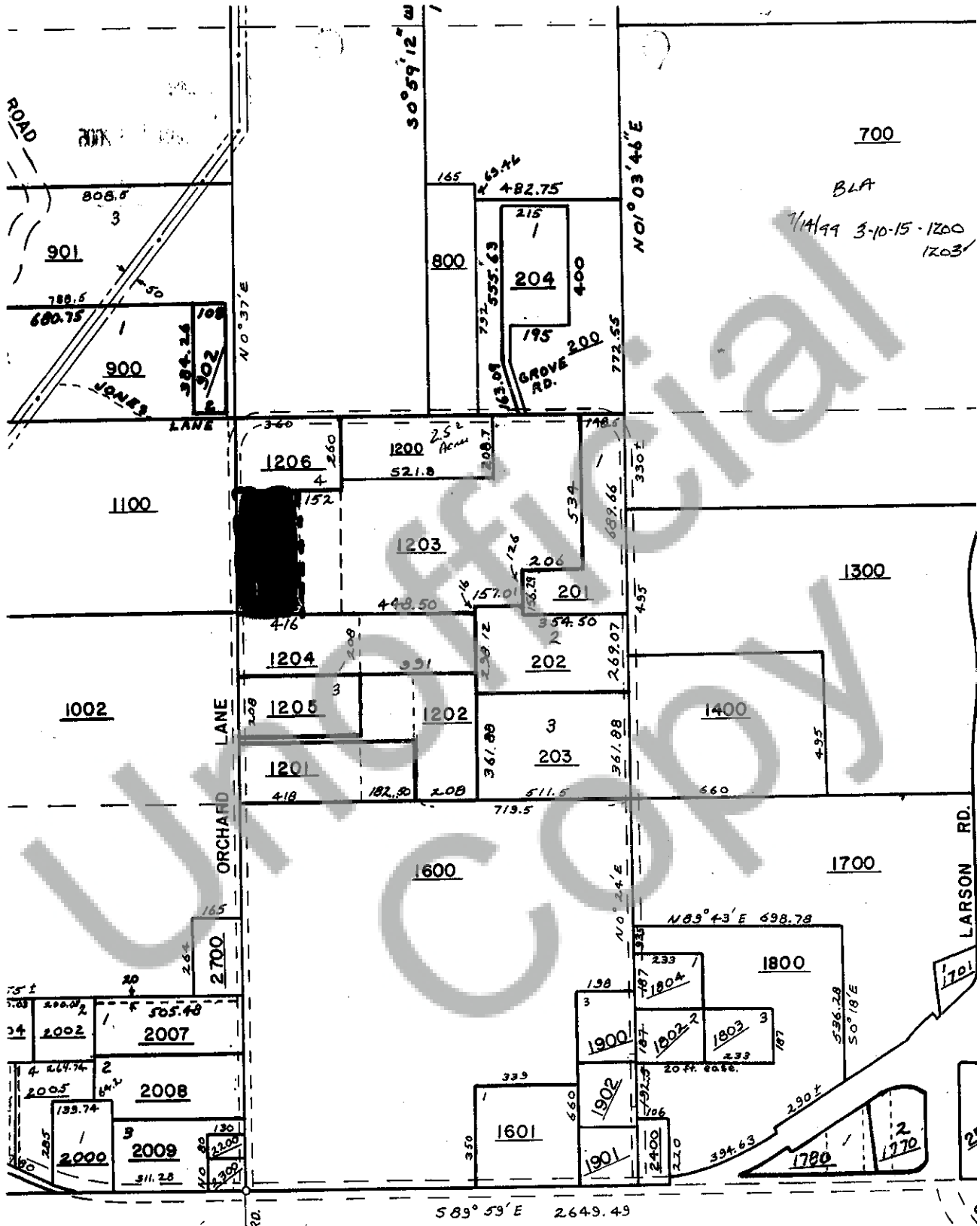
-If yes to either please indicate location of vegetation removal or watercourses.

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.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.



135714

BOOK 191 PAGE 331

FILED
SKAMANIA COUNTY
BY Robert Weisfield

JUL 13 3 08 PM '99

GARY H. OLSON

Filed at the Request of and
After Recording Return to:
Robert D. Weisfield
Attorney at Law
P. O. Box 421
Bingen, WA 98605

REAL ESTATE EXCISE TAX

20294

JUL 13 1999

PAID Exempt

SW

SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED

(Boundary Line Adjustment)

THE GRANTORS, VERNE A. NEWELL and CHARLENE NEWELL, husband and wife, for and in consideration of love and affection to son and daughter-in-law, convey and quit claim to TIMOTHY W. NEWELL and KAREN M. NEWELL, husband and wife, the following described real estate, situate in Skamania County, Washington, together with all after acquired title of the grantors therein, and described as follows:

A parcel of land situated within the Northwest quarter of the Southeast quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania and the State of Washington and described as:

The Northwest quarter of the Southeast quarter of said Section 15, EXCEPTING THEREFROM the following described parcels:

Beginning at the northeast corner of said Northwest quarter of the Southeast quarter, thence West, 9 rods; thence South, 40 rods; thence East, 9 rods; thence North, 40 rods to the point of beginning;

Beginning at the Southeast corner of said Northwest quarter of the Southeast quarter, thence West, 31 rods; thence North, 40 rods; thence East, 31 rods; thence South, 40 rods to the point of beginning;

Beginning at a point 40 rods South and 9 rods West of the Northeast corner of said Northwest quarter of the Southeast quarter, thence North, 126 feet; thence West, 206 feet; thence South, 126 feet; thence East, 206 feet to the point of beginning;

The South 644 feet of said Northwest quarter of the Southeast quarter;

The South 1060 feet of the West 208 feet of said Northwest quarter of the Southeast quarter, EXCEPT the South 644 feet thereof;

The West 360 feet of said Northwest quarter of the Southeast quarter, EXCEPT the South 1060 feet thereof;

The North 208.7 feet of the East 521.8 feet of the West 881.8 feet of said Northwest quarter of the Southeast quarter.

Portions of the above exceptions are depicted in Short Plats recorded in: Book 1, Page 27; Book 2, Page 56; Book 3, Page 144.

This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Gary H. Martin, Skamania County Assessor
7/13/99 3-10-15-1200/00 Parcel # 2-10-15-1200

Tax Parcel No.: 03-10-15-0-0-1200/00 (portion)

Dated this 9th day of July, 1999.

Transaction in compliance with County subdivision ordinances
Skamania County By: M.J.M. 7-12-99

Verne A. Newell
VERNE A. NEWELL, GRANTOR

Charlene Newell
CHARLENE NEWELL, GRANTOR

RECORDED
INDEXED
FILED
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SKAMANIA COUNTY

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