

Return Address: Anthony Clarke
1000 Pope Road
Honolulu, HI, 96822

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: Anthony Clarke

FILE NO.: NSA-05-07

PROJECT: Remodel and addition of an existing cabin (totaling approx. 962 sq. ft.), construction of an accessory structure (672 sq. ft.), well, water tank, and associated utilities.

LOCATION: End of Snowberry Lane off of Smith-Cripe Road in Skamania County; Section 6 of T1N, R6E, W.M. and identified as Skamania County Tax Lot #01-06-06-0-0324-00.

LEGAL DESCRIPTION: See attached page 7.

ZONING: Special Management Area – Forest (F).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Anthony Clarke, 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.

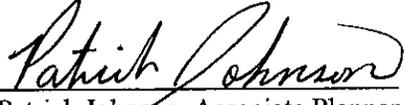
CONDITIONS OF APPROVAL:

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) 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.
- 4) 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
- 5) Reflectivity of structures and site improvements shall be minimized.
- 6) Prior the issuance of a Building Permit, the applicant shall submit dark and natural or dark earth-tone color and roofing samples for the addition and garage to the Planning Department for approval.
- 7) The applicant should be required to follow the exterior lighting guidelines in the attached "Lighting Brochure" article for any exterior lighting on the accessory structure. Exterior lighting should be hooded and/or shielded with non-reflective, opaque materials which do not allow light to pass.
- 8) 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.
- 9) 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.
- 10) 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 25 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)(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

Unofficial Copy

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BOOK 75 PAGE 281

THIS DOCUMENT WAS FURNISHED THROUGH THE COURTESY OF PIONEER NATIONAL TITLE INSURANCE



PIONEER NATIONAL TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Anthony D. Clarke OF Walla Walla County, Washington AT 12:55 PM August 18 1978 WAS RECORDED IN BOOK 75 OF Page 281 RECORDS OF SKAMANIA COUNTY, WASH.

W. J. [Signature]
COUNTY CLERK

695-4495

RECORDED
INDEXED
CORRECT
RECORDED
COMPARED

Quit Claim Deed

FORM L 567

THE GRANTOR MARG S. KAHN

for and in consideration of \$10.00 and other valuable considerations does hereby

convey and quit claim to ANTHONY D. CLARKE

the following described real estate, situated in the County of Skamania

State of Washington including any interest therein which grantor may hereafter acquire:

That portion of Section 6, Township 1 North, Range 5 E.W.V., described as follows: Beginning at a point of where the South line of the North Half of the South Half of the Northeast Quarter (N 1/2 of S 1/2 of NE 1/4) of said Section 6 intersects with the centerline of a certain canyon through which Saquatch Creek runs; thence West along said South line of the North Half of the South Half of the Northeast Quarter (N 1/2 of S 1/2 of NE 1/4) a distance of 200 feet, more or less, to an iron pipe set in a concrete marker; thence North 200 feet more or less to an iron pipe set in a concrete marker; thence East to the centerline of said certain canyon; thence Southeasterly along the centerline of said canyon to the point of beginning.



No. 6084

TRANSACTION EXCISE TAX

AUG 19 1978

Amount Paid Excuse

Skamania County Treasurer

By Rennery J. [Signature]

Dated this 18th

day of August

1978

Anthony D. Clarke (SEAL)
Marg Kahn (SEAL)

STATE OF WASHINGTON, ss. County of Skamania

On this day personally appeared before me ANTHONY D. CLARKE AND MARG S. KAHN 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 19th day of August, 1978



Transaction in compliance with County subdivision ordinance. Skamania County Assessor: By [Signature]