

Return Address: Terry Schulz
1802 Duncan Road
Skamania, WA, 98648

Doc # 2005157241
Page 1 of 9
Date: 05/09/2005 03:20P
Filed by: TERRY SCHULZ
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$27.00

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: Terry Schulz

PROP. OWNER: Fred and June MacDonald (Tax lot 1000)
Richard Haskew (Tax lot 1700)

FILE NO.: NSA-05-15

PROJECT: Expansion of an existing gate and fence to include a fence and rockwall, and an addition to an existing dwelling.

LOCATION: 1802 Duncan Creek in Skamania County; Section 28 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-28-0-0-1000-00 and 02-06-28-0-0-1700-00.

LEGAL: See attached pages 5-7.

ZONING: General Management Area Small Scale Woodland (F-3).

DECISION: Based upon the record and the Staff Report, the application by Terry Schulz, 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.

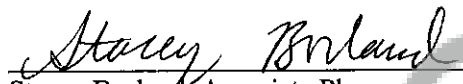
CONDITIONS OF APPROVAL:

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 Section 22.06.050(C)(2).

- 1) As per SCC Section 22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project.
- 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, driveway and utilities) is permitted. All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 4) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house and garage, such as wood and low-gloss paints and stains.
- 5) 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.
- 6) The existing tree cover screening the development from key viewing areas shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) safety purposes or as part of forest management practices. Dead or dying vegetation shall be replaced with the same species and in approximately the same location.
- 7) 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.

- 8) 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.
- 9) 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 3rd day of May, 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 Section 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
Department of Fish and Wildlife

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Filed for Record at Request of



REGISTERED	E
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MAILED	

THIS SPACE RESERVED FOR RECORDER'S USE	
INSTRUMENT CLASSIFIED WITHIN	
OF	R. J. Sullivan
AT	1-45-6
WAS	5-5
OF	108
RECORD	108
BY	E. Meaph

Statutory Warranty Deed

Form 467-1-R1
467-1-R1

THE GRANTOR S

WM. W. GRUBB and BETTY GRUBB, husband and wife,

for and in consideration of

Ten Dollars and other Valuable Considerations,

In hand paid, conveys and warrants to

RICHARD S. HASKEW and NOREEN L. HASKEW,
husband and wife,

the following described real estate situated in the County of

Skamania

, State of

The West Half of the Southwest Quarter of the Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$), and the West Half of the East Half of the Southwest Quarter of the Southeast Quarter (W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 28, Township 2 North, Range 6 E. W. M.;

ALSO: Beginning at the quarter corner on the south line of the said Section 28; thence west on the said south line 29 rods, more or less, to the easterly line of a county road; thence northerly along the easterly line of the said road to a point 70 rods north of the point of beginning; thence south to the point of beginning;

ALSO: The West Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$); the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$); and that portion of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) lying easterly of the county road known as Maple Flat Road; in Section 33, Township 2 North, Range 6 E. W. M.

EXCEPT easements and rights of way of record for water rights, water pipelines, and public and private roads; AND EXCEPT easements for a pipeline for the transportation of natural gas, oil, and the products thereof and for a surface installation of pipeline gate valves granted to the Pacific Northwest Pipeline Corporation, a Delaware corporation, by right of way contract dated February 23, 1956, and recorded April 16, 1956, at page 396 of Book 41 of Deeds and by a surface installation contract dated June 30, 1956, and recorded August 23, 1956, at page 210 of Book 42 of Deeds.

Dated this eleventh day of October, 1965.

TRANSACTION EXCISE TAX

NOV 16 1965

Amount Paid \$16.00

STATE OF WASHINGTON

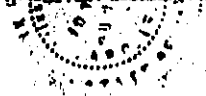
Skamania County Treasurer

County of Skamania

By Bernady J. Halliday, Sec.

On this day personally appeared before me WM. W. GRUBB and BETTY GRUBB, his wife,

to me known to be the individual 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 15th day of November, 1965.

Frank E. Vondra
Notary Public for the State of Washington,
residing at North Bonneville therein.

Exhibit A

December 18, 2002

LEGAL DESCRIPTION FOR FRED MAC DONALD

INTERIM TRACT 1 (22.82 ACRES):

A portion of the North half of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 28, Township 2 North, Range 6 East, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe with brass cap marking the Quarter Corner between Sections 28 and 33; thence North $00^{\circ} 55' 04''$ East, 1309.30 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of Section 28 as shown in the "Mac Donald Short Plat" as recorded in Book 3 of Short Plats, page 253, Skamania County Auditor's Records and the TRUE POINT OF BEGINNING; thence South $88^{\circ} 53' 21''$ East, along the South line of the Northwest quarter of the Southeast quarter as shown in Short Plat 3-253, for a distance of 973.00 feet to a 5/8 inch iron rod as set and shown in Book 3 of Surveys, page 297, Skamania County Auditor's Records; thence, leaving said South line, and following the centerline of a 60-foot road easement, North $59^{\circ} 00' 00''$ East, 165.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $92^{\circ} 00' 00''$, for an arc distance of 80.29 feet; thence North $33^{\circ} 00' 00''$ West, 25.00 feet; thence, leaving said easement centerline, North $88^{\circ} 22' 10''$ East, 865.41 feet to the Southeast corner of Tract 2 as shown in Survey 3-297; thence North $20^{\circ} 39' 56''$ West, along the East line of Tract 2, for a distance of 453.05 feet to a point that is South $20^{\circ} 39' 56''$ East, 720.51 feet from the Northeast corner thereof; thence, along the arc of a 100 foot radius curve to the right (the radial bearing of which is North $04^{\circ} 08' 01''$ East) through a central angle of $16^{\circ} 51' 59''$, for an arc distance of 29.44 feet; thence North $69^{\circ} 00' 00''$ West, 40.00 feet; thence, along the arc of a 100 foot radius curve to the left, through a central angle $49^{\circ} 00' 00''$, for an arc distance of 85.52 feet; thence South $62^{\circ} 00' 00''$ West, 80.00 feet; thence, along the arc of a 150 foot radius curve to the right, through a central angle of $32^{\circ} 00' 00''$, for an arc distance of 83.78 feet; thence North $86^{\circ} 00' 00''$ West, 25.00 feet; thence, along the arc of a 200 foot radius curve to the left, through a central angle of $15^{\circ} 00' 00''$, for an arc distance of 52.36 feet; thence South $79^{\circ} 00' 00''$ West, 50.00 feet; thence along the arc of a 250 foot radius curve to the left, through a central angle of $21^{\circ} 00' 00''$, for an arc distance of 91.63 feet; thence South $58^{\circ} 00' 00''$ West, 130.00 feet to Point "A" as shown on Survey 3-297; thence North $38^{\circ} 00' 00''$ West, 140.00 feet; thence, along the arc of a 300 foot radius curve to the right, through a central angle of $07^{\circ} 38' 22''$, for an arc distance of 40.00 feet; thence South $85^{\circ} 12' 57''$ West, 1140.43 feet; thence North $29^{\circ} 00' 00''$ West, 60.00 feet to the position of iron rod No. 3 (Survey 3-297); thence South $59^{\circ} 45' 48''$ West, following the Northwestern line of the "Mac Donald tract" as described in Book 142 of Deeds, page 738, Skamania County Auditor's Records, 91.57 feet; thence South $53^{\circ} 54' 16''$ West,

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41.90 feet to the centerline of Duncan Creek Road and the Northwest corner of the "Mac Donald tract"; thence, following said centerline, along the arc of a 350 foot radius curve to the left, (the radial bearing of which is South 84° 16' 09" East), through a central angle of 31° 54' 07", for an arc distance of 194.88 feet; thence South 26° 10' 16" East, 102.52 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of 25° 29' 54", for an arc distance of 133.51 feet; thence South 51° 40' 23" East, 32.30 feet to the West line of the Northwest quarter of the Southeast quarter of Section 28 and the Southern corner of said "Mac Donald tract"; thence South 00° 55' 04" West, 78.93 feet to the TRUE POINT OF BEGINNING.

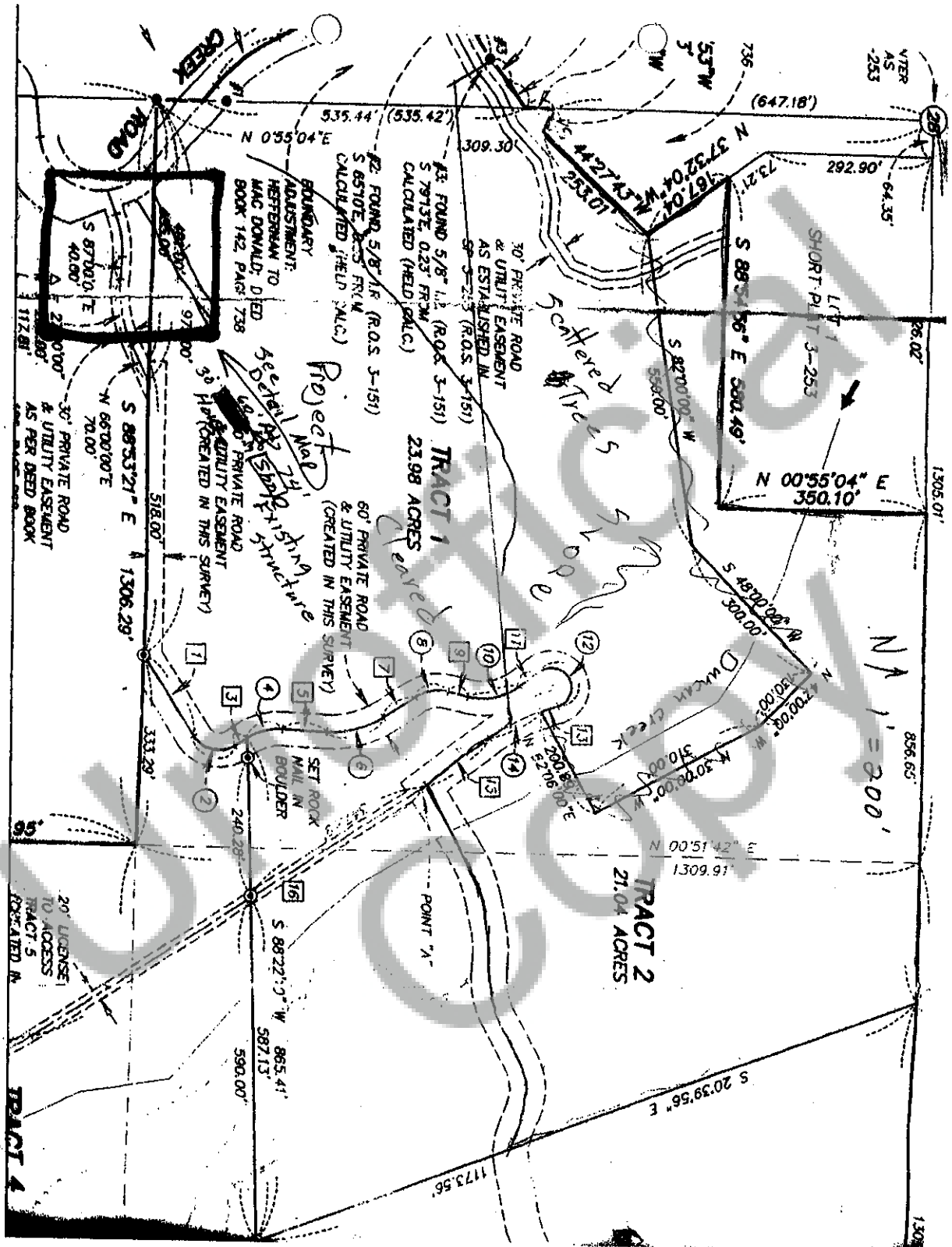
EXCEPT County Roads.

4/21/04

GS

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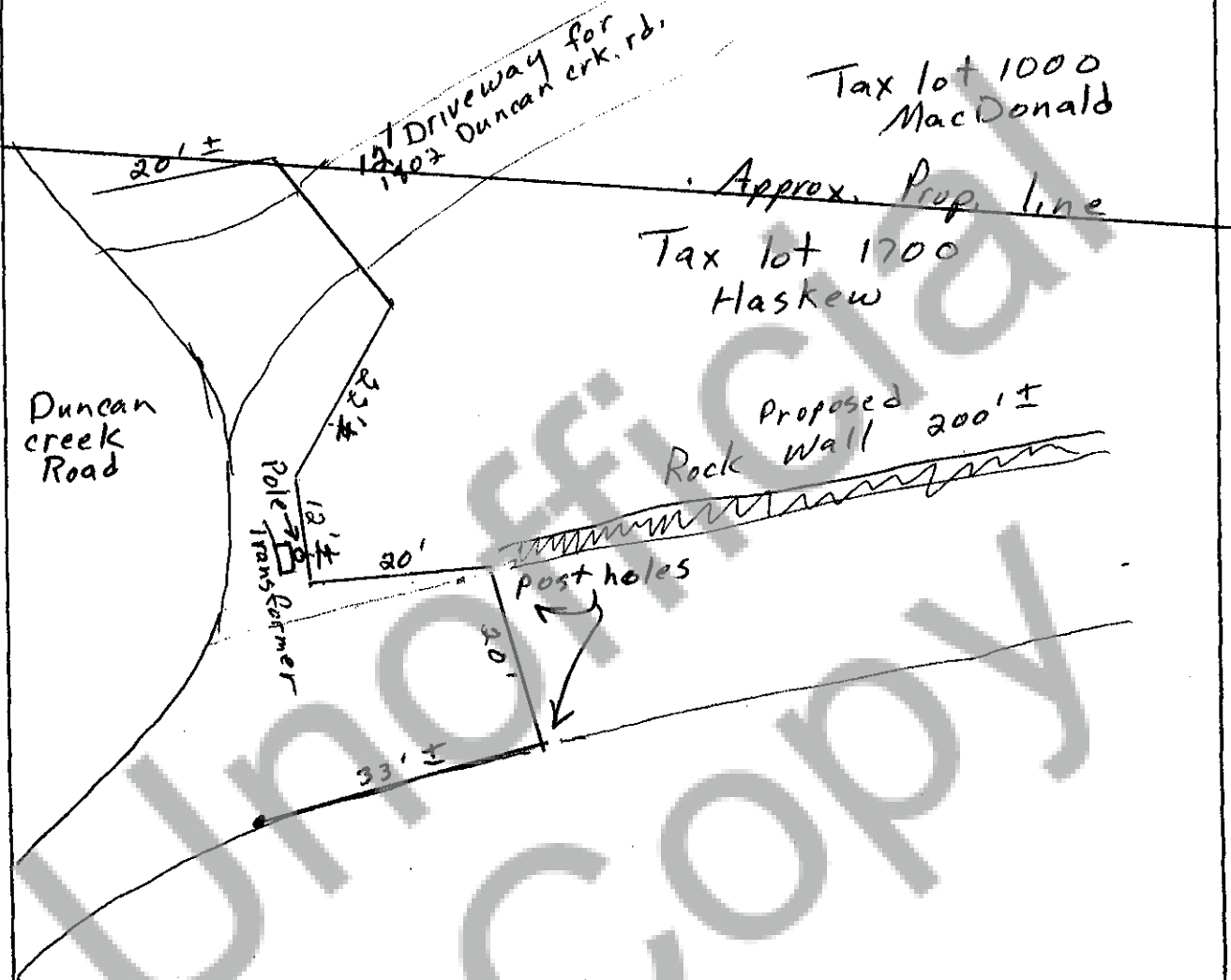
Detail Map

SITE PLAN:

North:



Scale: 1 inches = 20 feet



Bodies of water or watercourses on property: yes _____ no X

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

-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 X

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.