

Return Address: John and Sarah Brady
442 Kramer Road
Underwood, WA 98651

Doc # 2005158562
Page 1 of 7
Date: 8/31/2005 01:32P
Filed by: JOHN BRADY
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$38.00

**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: John and Sarah Brady

PROPERTY OWNER: John and Sarah Brady

FILE NO.: NSA-05-12

PROJECT: To construct two 60' x 24' x 19' in height eave extensions on an existing 64' x 40' x 19' in height agricultural building.

LOCATION: 442 Kramer Road; Section 21 of T3N, Range 10E, W.M. and Section 16 of T3N, Range 10E and identified as Skamania County Tax Lot Numbers 03-10-21-1-0-0500-00, 03-10-16-0-0-1300-00 and 03-10-16-0-0-1300-03.

LEGAL: See attached page 7.

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

DECISION: Based upon the record and the Staff Report, the application by John and Sarah Brady, 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 Southwest Washington 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.
- 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) Only grading which is necessary for site development (building pads, utilities, drain fields, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 4) The structure shall be composed of nonreflective materials with low reflectivity.
- 5) All exterior lighting should be hooded or shielded at a 90° in accordance with the attached "Lighting Brochure" article. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 6) The exterior of the structure shall be dark brown siding and dark green roofing colors matching the existing structure.
- 7) The applicant should meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant shall coordinate all inspections with the Building Department. An occupancy permit will not be issued until compliance with conditions, including visual subordination criteria, has been verified.
- 8) Except as necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 9) The Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure 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 509-427-3920.

- 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 22nd day of August, 2005, at Stevenson, Washington.



Jessica Davenport, 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

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

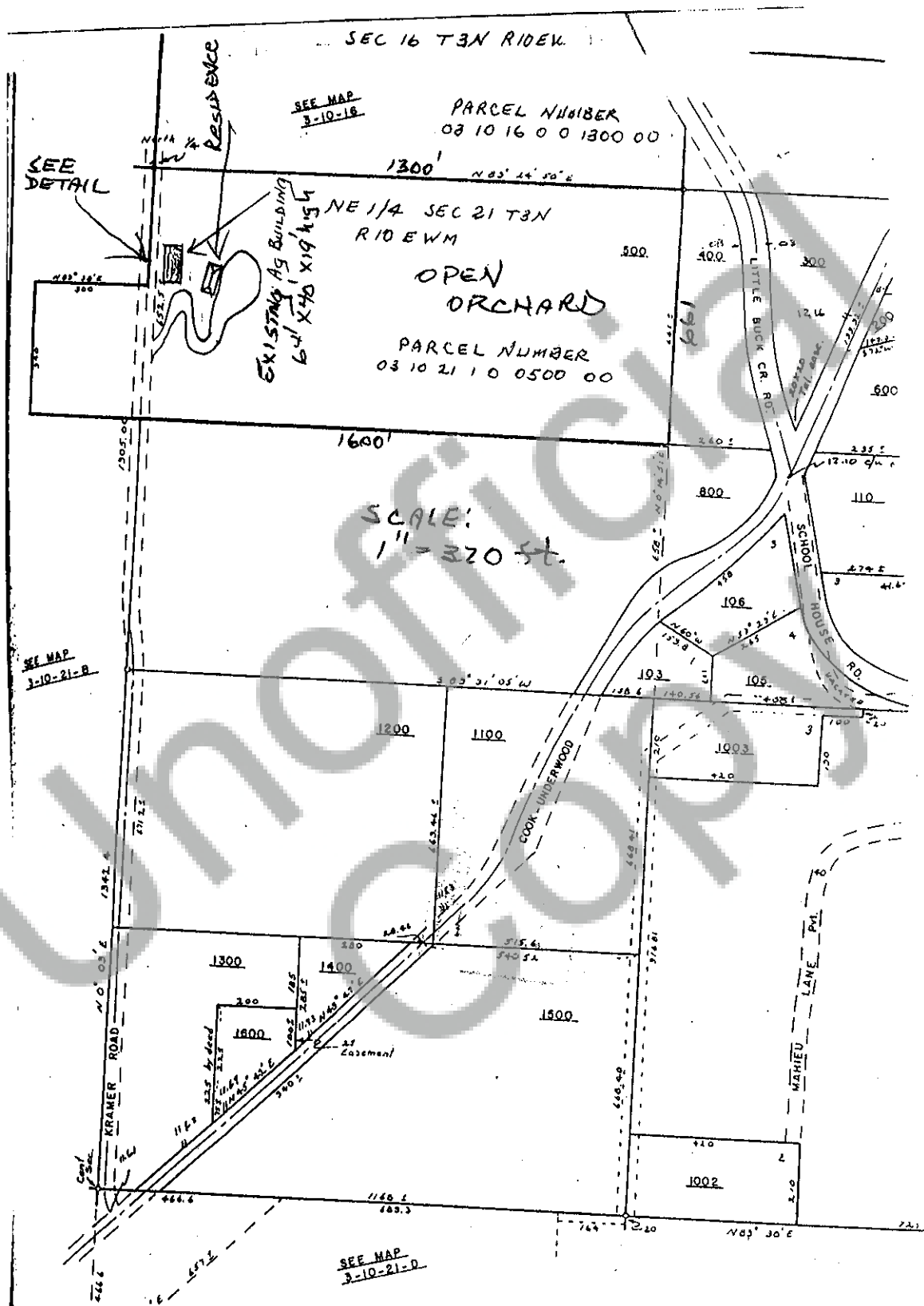
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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
State of Washington Office of Community Development
Department of Fish and Wildlife



DETAIL NOT TO SCALE

* proposed additions
to N+S sides
each are 60'x24'
JB

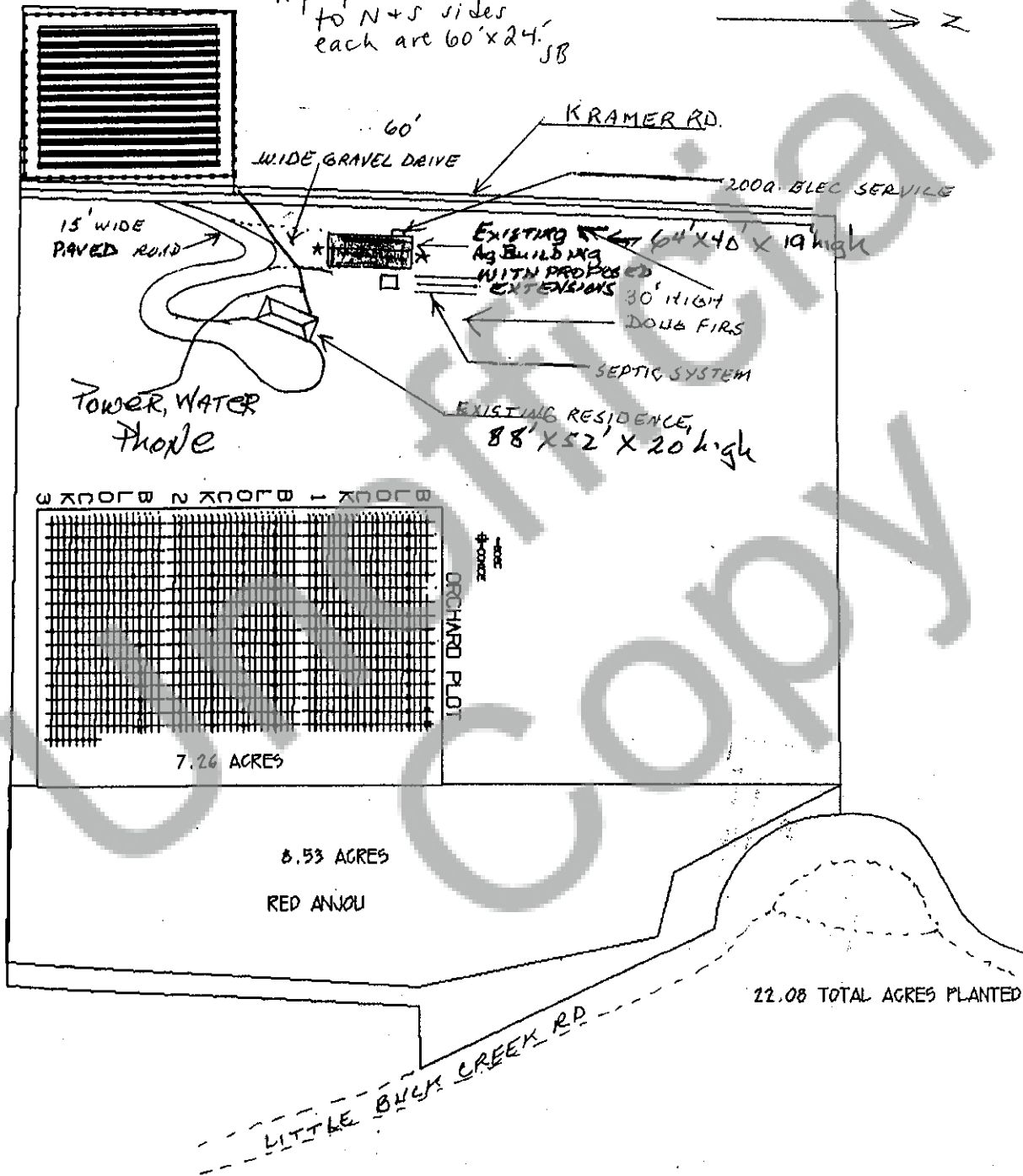


EXHIBIT "A"

The land referred to herein is situated in the State of WASHINGTON, county of SKAMANIA and is described as follows:

PARCEL 1:

All that portion of the South half of the Southwest quarter of the Southeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, which lies Westerly of the West Right of Way line of the road formerly known as Hood Road, as said Right of Way was located October 20, 1947; EXCEPTING THEREFROM, that portion conveyed to Skamania County, by deed recorded April 30, 1968, in Book 59, page 46, Auditor's File No. 69885, Skamania county Deed Records.

PARCEL 2:

The North half of the Northwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian.

PARCEL 3:

A tract of land located in the East half of the Northeast quarter of the Northwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point on the West right-of-way line of the county road known and designated as the Kramer Road, said point being North 44 degrees 40 minutes East a distance of 936.1 feet from a railroad iron marking the Southwest corner of the East half of the Northeast quarter of the Northwest quarter of the said Section 21; thence South 89 degrees 38 minutes West 300 feet; thence North 340 feet; thence North 89 degrees 38 minutes East 300 feet to the West right-of-way line of said Kramer Road; thence South along said West line 340 feet to the point of beginning.

Gary M. Martin, Skamania County Assessor
Date 1-16-98 Parcel # 3-10-16-1300
3-10-21-1-500