

Return Address: Gene Marsh
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Doc # 2005158627
Page 1 of 7
Date: 09/07/2005 04:41P
Filed by: MICHAEL GOODPASTER
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: Gene Marsh/ Mike and Lenda Goodpastor

PROPERTY OWNER: Mike and Lenda Goodpastor

FILE NO.: NSA-05-22 (Previous Decisions: NSA-96-20)

PROJECT: A 27' x 20' addition to an existing dwelling and a handicap accessible ramp and entrance.

LOCATION: 1791 Belle Center Road; Section 8 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-08-0-0-0700-00.

LEGAL: See attached page 7.

ZONING: General Management Area – Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by Gene Marsh/ Mike and Lenda Goodpastor, 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) 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) Upon final inspection the Planning Department shall verify that a second cooking facility including an exhaust fan does not exist in the addition to ensure the addition does not create a duplex or "second dwelling" within the existing single-family dwelling. The Planning Department will not issue an occupancy authorization if a second cooking facility or if an exhaust fan has been installed in the addition.
- 5) Only that grading which is necessary for site development (building pads, and utilities) is permitted.
- 6) The existing tree cover, except that which is necessary for site development and safety purposes shall be retained and maintained in healthy condition.
- 7) 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. 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.

- 8) 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 23rd 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

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

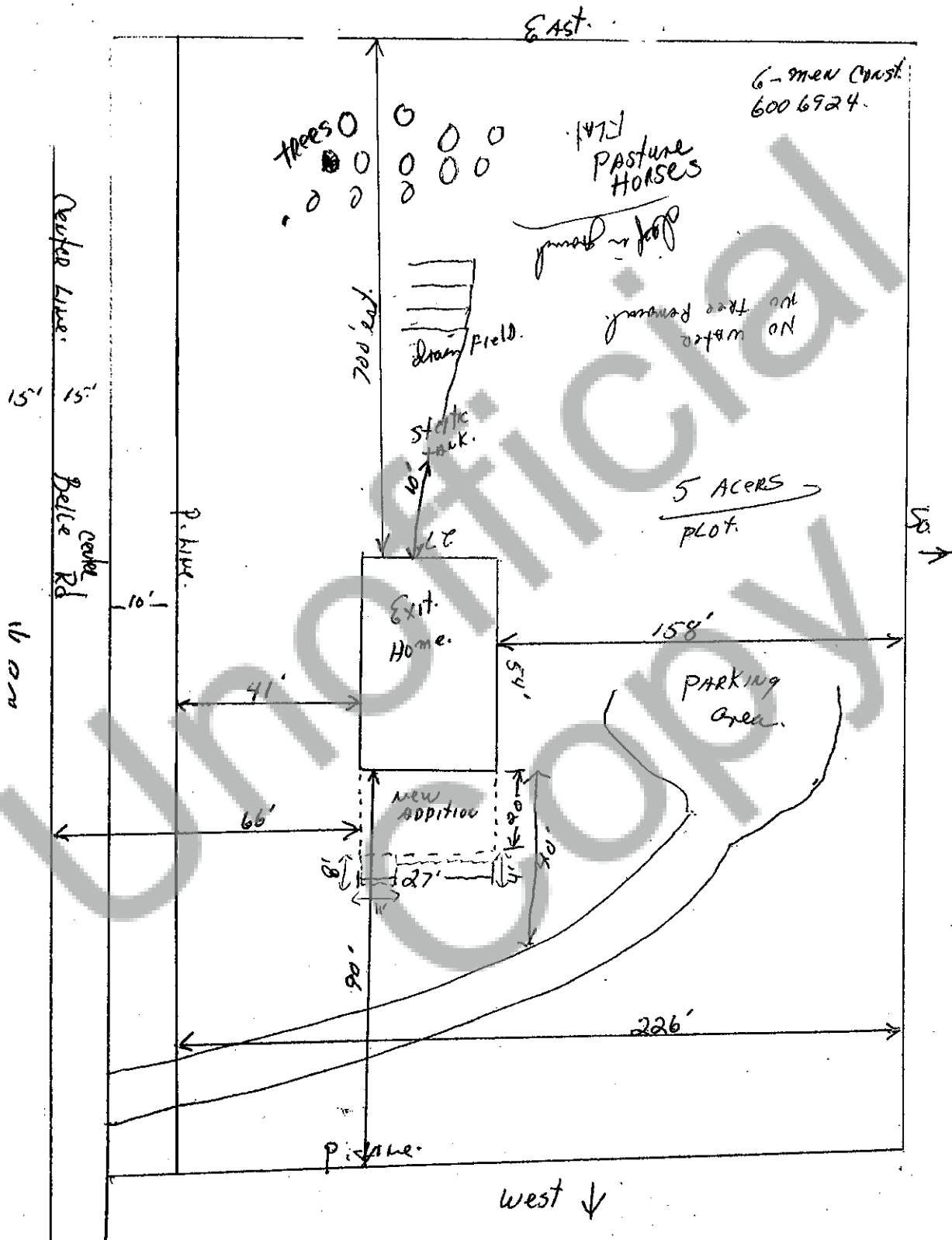
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

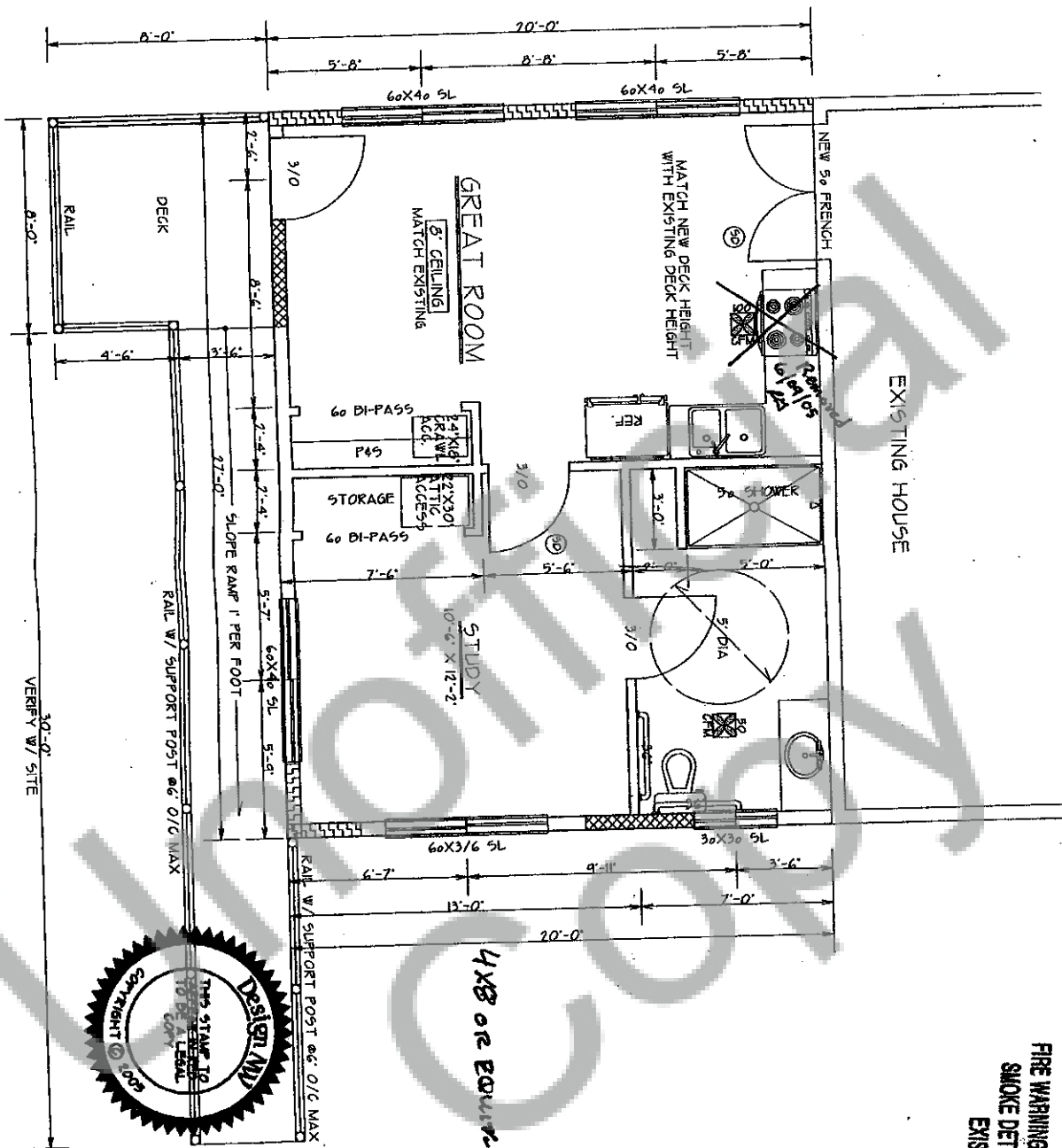
Skamania County Building Department
Skamania County Assessor's Office

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
Department 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



FIRE WARNING SYSTEM SEC. 2400.1.9
SMOKE DETECTOR REQUIRED IN ALL
EXISTING BEDROOMS



4XB OR EQUIV. MIN. 4X6C

Exhibit "A"

The land referred to in this description is situated in the County of Skamania, State of Washington.

A tract of land located in the Northeast quarter of the Northwest quarter (NE 1/4, NW 1/4) of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at an iron bar marking the intersection of the Westerly right of way line of County Road No. 1004 designated as the Belle Center Road with the South line of the Northeast quarter of the Northwest quarter of the said Section 8, said point being 1,316.17 feet South and 131.99 feet West of the quarter corner on the North line of the said Section 8; thence North 89°12' West following the South line of the Northeast quarter of the Northwest quarter of the said Section 8, a distance of 705.58 feet to a point marked by an iron bar; thence North 04°47' West 536.14 feet to a point marked by an iron bar; thence North 76°51' East 222.60 feet to the intersection with the Westerly right of way line of the Belle Center Road, said point being marked by an iron bar; thence following the Westerly right of way line of said road in a Southeasterly direction to the point of beginning.

EXCEPT Public Roads and that portion conveyed to Skamania County by deed recorded in Book 60, page 345, Skamania County Deed Records.