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J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

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SKAMANIA COUNTY
ENGINEERS OFFICE

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: Skamania County Department of Public Works (via Norm Wurzer)

PROPERTY OWNER: Skamania County Department of Public Works

FILE NO.: NSA-05-28

PROJECT: Install a hooded streetlight on a standard utility pole.

LOCATION: Intersection of Franz Road and State Route 14; Section 4 of T1N, Range 6E, W.M. and identified as Mile Post 31.68 of SR-14 (within R.O. W. with no specific tax lot number).

LEGAL: Road Right of Way, mile post 31.68 of SR-14.

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

DECISION: Based upon the record and the Staff Report, the application by Skamania County Department of Public Works, 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) A variance shall be granted in order to make the front yard setback 10 feet from road edge.
- 4) Only grading, which is necessary for site development (building pads, utilities, etc.), is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 5) The streetlight shall be directed downward and sited, hooded and shielded such that it is not visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. Opaque means it does not allow light to pass through the shield or hood. The light shall be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.
- 6) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. Final inspection will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 7) The structure height shall remain below the forest canopy.
- 8) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
- 9) The exteriors of the structure shall be either natural or earth-tone colors.
- 10) 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 509-427-9484.

- 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 18th day of October, 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 \$1,000.00 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

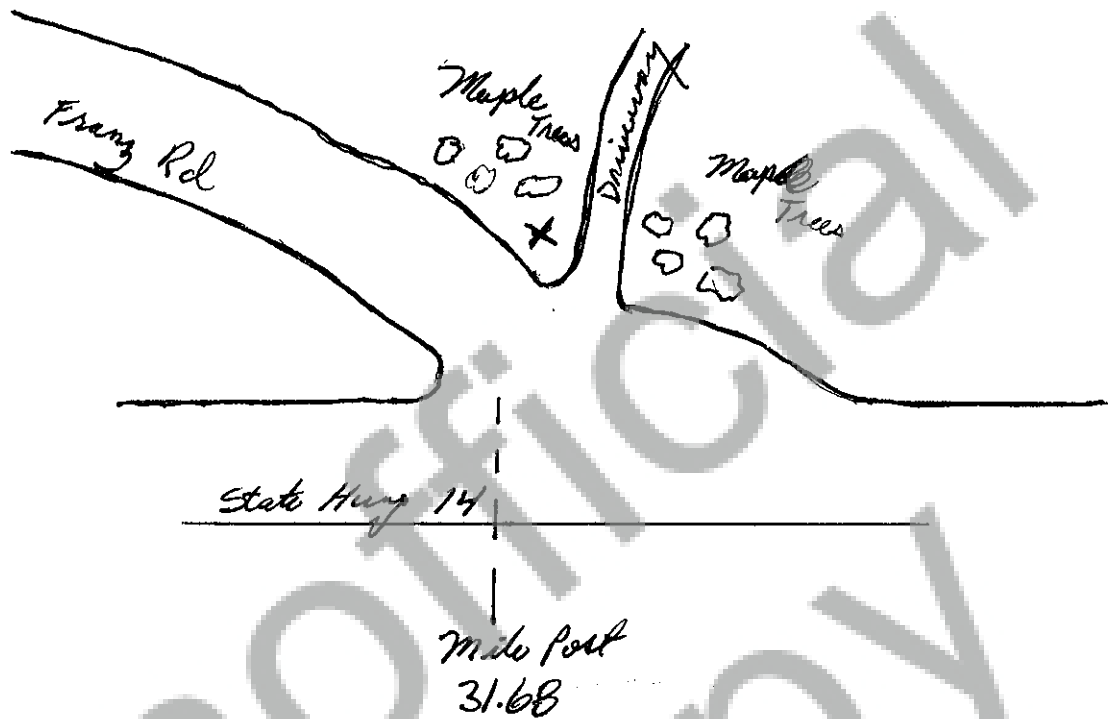
SITE PLAN:

North:



Scale: 1 inches = 40 feet

No structures in this area



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.

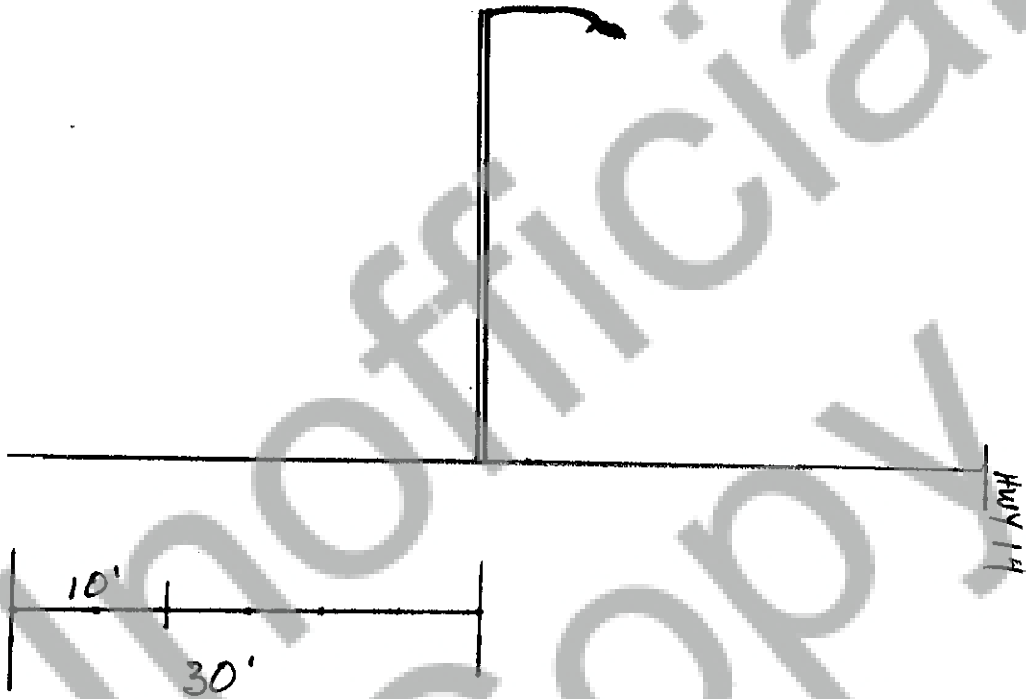
I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

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.

ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.