

Return Address: Virgil and Brenda Dowell
P.O. Box 92012
Portland, OR 97292

Doc # 2005159719
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Date: 12/01/2005 11:27A
Filed by: GENERAL PUBLIC
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
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: Virgil and Brenda Dowell

PROPERTY OWNER: Virgil and Brenda Dowell

FILE NO.: NSA-05-31

PROJECT: To construct a new single-family residence (37' x 63' x 26.5'), a detached garage (40' x 40' x 18') and a goat house (12' x 12' x 12'), driveway and associated utilities.

LOCATION: At the intersection of Krogstead Road and Canyon Creek Road, Washougal; Section 10 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-10-0-0-0208-00.

LEGAL: Lot 2 Nordell Short Plat, recorded in the Skamania County Auditor's office, Book 2, Page 31A.

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

DECISION: Based upon the record and the Staff Report, the application by Virgil and Brenda Dowell, 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) Minimum Property Line 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.
- 4) Only that 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) Planted vegetation shall be maintained to ensure survival.
- 6) The applicant shall retain the existing tree cover on the subject parcel in order to provide screening from KVAs and maintain visual subordination.
- 7) The structures shall be composed of nonreflective materials or materials with low reflectivity.
- 8) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 9) The proposed dwelling shall not exceed a height of 28 feet as measured from the top of the footer to the roof peak. The garage shall not exceed a height of 18 feet as measured from the slab on grade to the roof peak, and the goat shed shall not exceed a height of 12 feet as measured from the slab to roof peak.

- 10) At least two of the three screening trees to be planted shall be species native to the setting. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, red alder, ponderosa pin, Oregon white oak and various native willows (for riparian areas).
- 11) At least two of the three screening trees to be planted shall be coniferous to provide winter screening.
- 12) The structures shall be either dark natural or dark earth-tone in color, such as the color samples which the applicant submitted to the Planning Department. If the applicant chooses to paint the structures a different color, color samples shall be submitted to the Planning Department prior to the issuance of a building permit.
- 13) All new buildings, alterations and additions to existing buildings, new parking lots and expansions of existing parking lots shall be set back 100 feet from the edge of the pavement of State Route 14.
- 14) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
- 15) 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 Division at 509-427-3920.
- 16) 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 23 day of NOVEMBER, 2005, at Stevenson, Washington.



Nicole Hollatz, 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
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

Unofficial
Copy

Doc # 2005157516
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Date: 06/03/2005 08:57A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$19.00

WHEN RECORDED RETURN TO:

Name: Virgil and Brenda Dowell
Address: PO Box 92012
Portland, OR 97292

SEA 27888
Escrow Number: 200502381NB
Filed for Record at Request of: Stewart Title of Oregon, Inc.

STATUTORY WARRANTY DEED

The Grantors, David J. Norberg and Cynthia D. Norberg, Husband and Wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Virgil Ray Dowell and Brenda Jo Dowell, Husband and Wife the following described real estate, situated in the County of Skamania, State of Washington:

Lot 2, Nordall Short Plat, Recorded in Book 2 of Short Plats, Page 31 in County of Skamania and State of Washington
A tract of land in the Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 5 East of the Willamette Meridian.

Gary H. Martin, Skamania County Assessor

Date 6-3-05 Parcel # 1-5-10-208
GTM

REAL ESTATE EXCISE TAX

24955
JUN 03 2005

PAID 1816.423750 = 1453.50
Vicki Chelland Deputis
SKAMANIA COUNTY TREASURER

SUBJECT TO: Reservation for all Mineral rights including the terms and provisions thereof, from State of Washington to Emory F. Stevenson recorded November 14, 1917 in Book q, Page 325.
Covenants and Restrictions, including the terms and provisions thereof recorded May 16, 1978 in Book 74, Page 797.
Agreement, including the terms and provisions thereof recorded May 3, 2000 in Book 198, Page 987.

Assessor's Property Tax Parcel/Account Number: 01-05-10-0-0-0208-00

Dated: May 31, 2005

David J. Norberg
David J. Norberg

Cynthia D. Norberg
Cynthia D. Norberg

STATE OF Oregon)

COUNTY OF CLACKAMAS) ss.

I certify that I know or have satisfactory evidence that David J. Norberg and Cynthia D. Norberg are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 31, 2005



Nicole L. Bryant
Name: Nicole L. Bryant
Notary Public in and for the State of Oregon
My appointment expires: 6/1/08

