

Return Address: Rodney Roeder
701 Cook-Underwood Road
Cook, WA 98605

Doc # 2005159772
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Date: 12/06/2005 09:36A
Filed by: RODNEY ROEDER
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: Rodney Roeder

PROPERTY OWNER: Rodney Roeder

FILE NO.: NSA-05-34

PROJECT: Extend an existing driveway to approximately 400' x 12' to provide an alternate exit and establishment of a home occupation to run a hulk hauling business without any storage facilities from the property.

LOCATION: 701 Cook-Underwood Road, Cook; Section 26 of T3N, Range 9E, W.M. and identified as Skamania County Tax Lot #03-09-26-0-0-0301-00.

LEGAL: Lots 1 Jessup Short Plat, Book 3, Page 84.

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

DECISION: Based upon the record and the Staff Report, the application by Rodney Roeder, 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)
- ✗ 4) The home occupation shall employ only residents of the home.
- 5) No more than 25% of the total actual living space of the dwelling may be utilized for the home occupation.
- ✗ 6) There shall be no outside, visible evidence of the home occupation, including outside storage.
- 7) Exterior structural alterations to the residence for the home occupation shall not be permitted. New structures shall not be constructed for the primary purpose of housing the home occupation.
- 8) No retail sales may occur on the premises.
- 9) One non-illuminated sign, not exceeding two square feet in area may be permitted on the subject structure or within the yard containing the home occupation.
- 10) Parking not associated with residential use shall be screened from KVAs.
- 11) The following setbacks shall be met. **Front yard:** 50 feet from 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.
- 12) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fires resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to

remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.

- 13) Hazardous fuels shall be removed within the fuel break area.
- 14) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
- 15) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12%. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road provisions may be after consultation with the local rural fire district and the Washington State Department of Natural Resources.
- 16) Telephone and power supply shall be underground whenever possible.
- 17) There shall be no storage of any wrecked autos or other items hauled by the applicant in conjunction with this home occupation.
- 18) Grading shall be limited to only that which is necessary for site development. All disturbed areas shall be re-seeded or planted with native vegetation prior to final inspection by the Planning Department.
- 19) Planted vegetation shall be maintained to ensure its survival.
- 20) The existing tree cover shall be retained, except if necessary for site development, in order to provide screening from KVAs and maintain visual subordination.
- 21) 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.
- 22) 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.
- 23) The Planning Department will conduct at least one site visit during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure as stated on 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 Planning Department at 509-427-3900.
- 5) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 28 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:

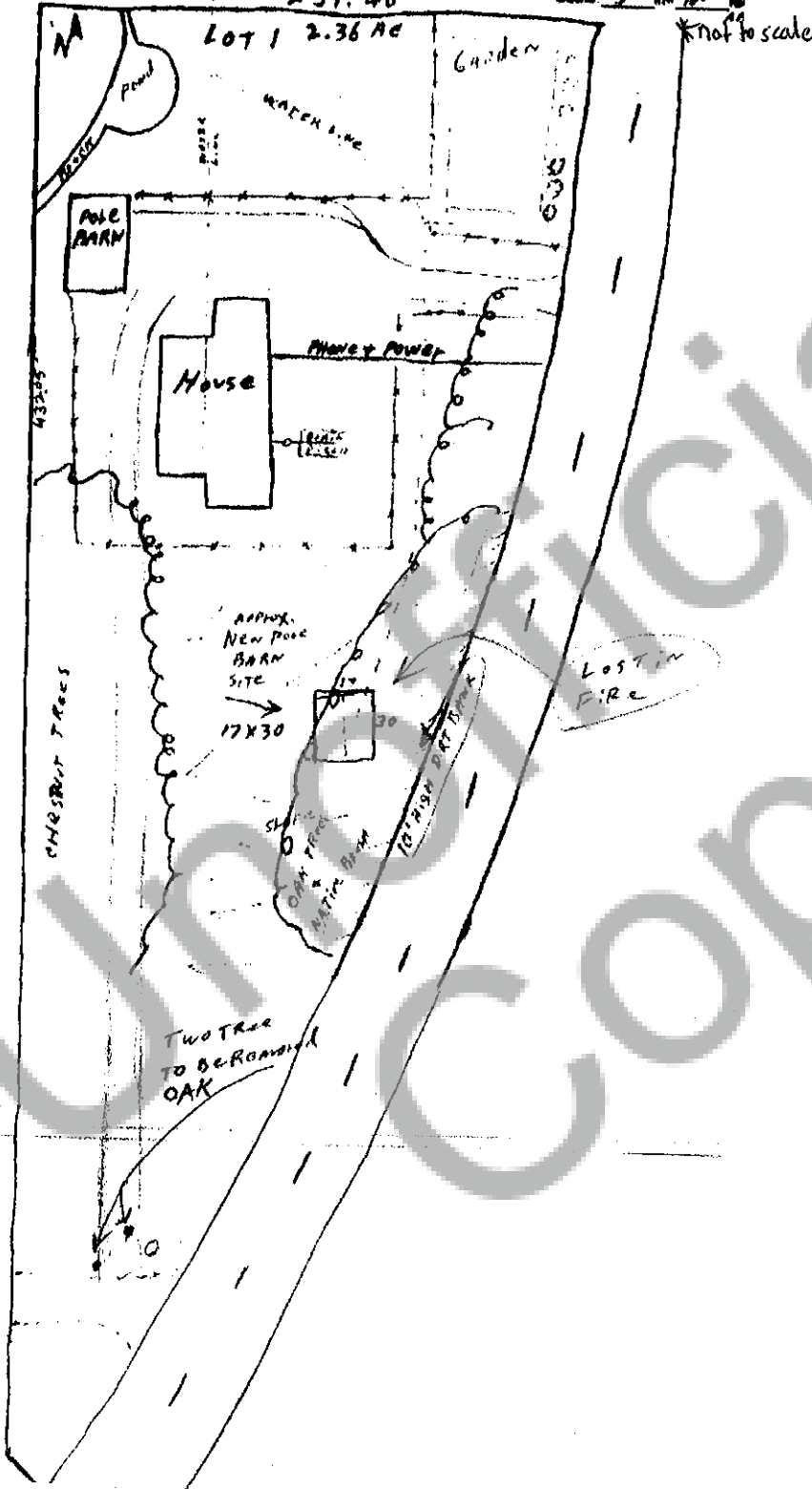
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Office of Community Development
Department of Fish and Wildlife

Unofficial Copy

SITE PLAN:

251.48'

Scale: 3" = 100'



101663



**First American Title
INSURANCE COMPANY**

Registered E
Indexed, Dir E
Indirect E
Filed E
Mailed E

Filed for Record at Request of

Name JOSEPH L. UDALL, Attorney at Law,

Address P. O. Box 417

City and State White Salmon, WA 98672

BOOK 102 PAGE 246

THIS SPACE RESERVED FOR RECORDER'S USE.
FILED FOR RECORD
SKAMANIA CO. WASH
BY Ma. Co. Title Co
Aug 18 10 27 AM '86
E. M. [Signature]
AUDITOR
MARY M. OLSON

03-09-26-0-0-0301-00
SK-14248

Statutory Warranty Deed

THE GRANTOR S, JOHN JESSUP, JR. and LESLIE JESSUP, husband and wife,
for and in consideration of TEN DOLLARS and other good and valuable consideration
in hand paid, conveys and warrants to RODNEY ROBERT ROEDER and MARY JUDE ROEDER, husband and wife,
the following described real estate, situated in the County of Skamania, State of
Washington:

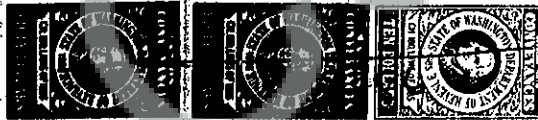
A tract of land located in Government Lots 4 and 5, in Section 26, Township
3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington,
described as follows:

Lot 1 of the JOHN JESSUP SHORT PLAT recorded September 13, 1985, in Book 3 of
Short Plats on Page 84, Skamania County Records.

SUBJECT TO easements as recorded under Auditor's File Number 68398 and as
recorded in Book "W" at Page 415.

TOGETHER WITH the rights to take water from a water supply and distribution
system maintained by the United States of America, Department of the Interior,
Fish and Wildlife Service, as such rights were reserved to Mary Jessup by
Paragraph 3 (b) of that certain Deed dated February 14, 1951, recorded in the
office of the Auditor of Skamania County, Washington, in Book 33 of Deeds, at
page 402 et seq.

Transaction in compliance with County subdivision ordinances:
Skamania County Assessor - BY: [Signature]



Dated this 14th day of August 19 86.

John M. Jessup, Jr.
Leslie Jessup (REAL)
[Signature] (68398)

STATE OF WASHINGTON,
County of Klickitat ss.

On this 14th day of August, 1986, before me, the undersigned, a Notary Public in
and for the State of Washington, duly commissioned and sworn, personally appeared
John Jessup who executed the within instrument as Attorney in Fact for JOHN

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