

Return Address: Tim & Jolene Tolbert
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Page 1 of 6
Date: 01/12/2006 09:20A
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

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: Tim and Jolene Tolbert

PROPERTY OWNER: Tim and Jolene Tolbert

FILE NO.: NSA-05-33

PROJECT: To construct a new single-family residence (66' x 70' x 26') and personal shop (36' x 24'), driveway and associated utilities.

LOCATION: The Southwest corner of Orchard and Melody Lane, Underwood; Section 15 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-0203-00.

LEGAL: See legal description page 6

ZONING: General Management, Small-Scale Agriculture (Ag-2).

DECISION: Based upon the record and the Staff Report, the application by Tim and Jolene Tolbert, 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) The following setbacks shall be complied with: **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, unless the agriculture buffers require a greater setback. The Agricultural buffers are 100 feet on the open and fenced sides and 15 feet from any side that has vegetative screening. If a conflict arises between setbacks and buffers, the greater of the two shall prevail.
- 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) The applicant shall retain all existing trees 12" dbh or larger for screening purposes.
- 6) The structures shall be composed of nonreflective materials with low reflectivity.
- 7) 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.
- 8) The proposed development cannot exceed a height of 28 feet as measured from the top of foot to the roof peak.
- 9) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.

- 10) Vegetation landscaping shall, where feasible, retain the open character of existing pastures and fields.
- 11) The structures shall either be a dark natural or dark earth-tone color, as the first option of colors submitted by the applicant to the Planning Department. If the applicant chooses to paint the structures a different color, color samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 12) No oak tree over 12" dbh be cut and that no more than four (4) cords of firewood be taken off the property during any one year period.
- 13) 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.
- 14) 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.
- 15) 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

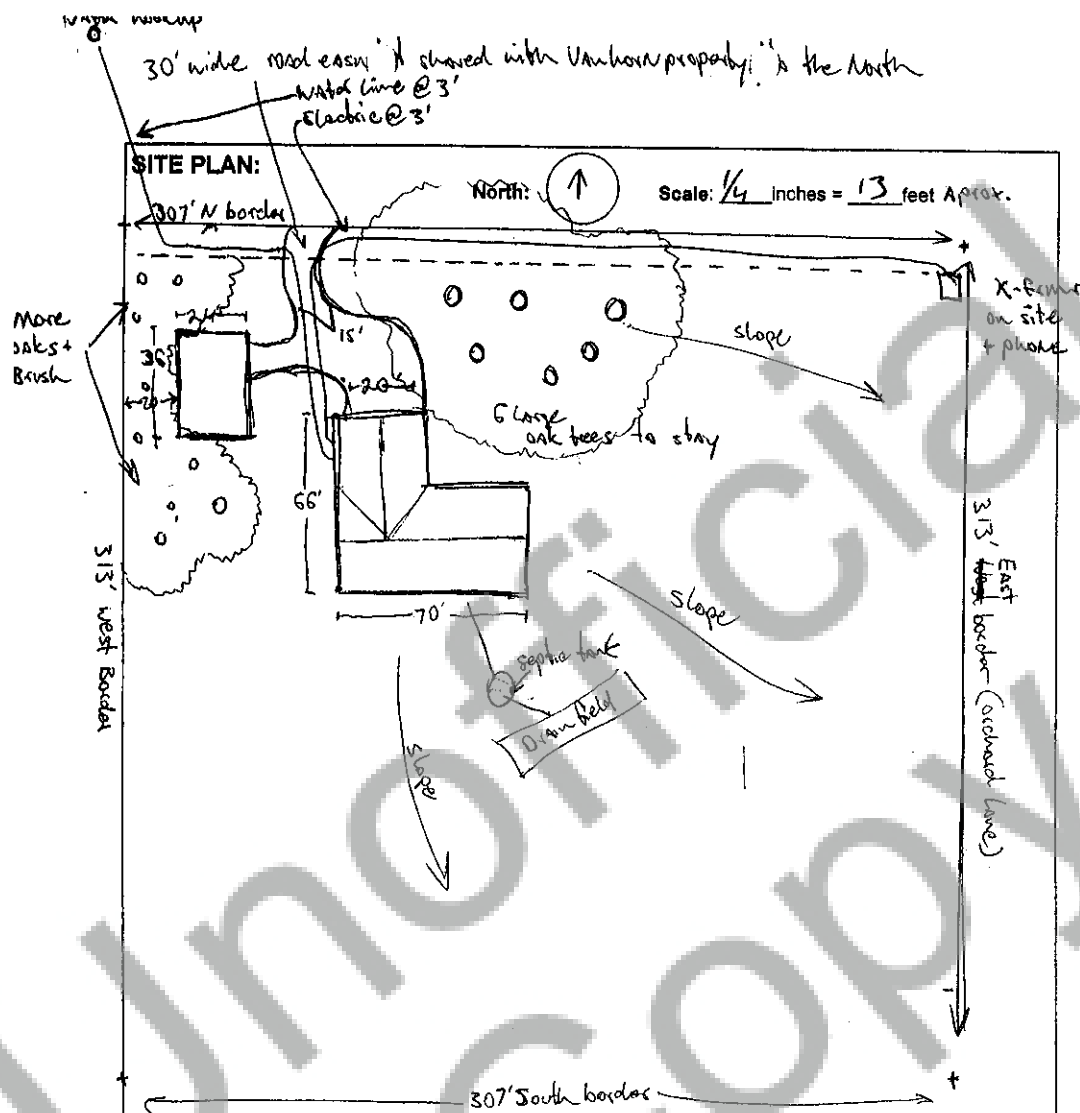
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



Bodies of water or watercourses on property: yes _____ no ☒ X

I will be removing on-site plants, trees, or other vegetation: yes _____ no ☒ X

-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 ☒ X

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.

Note - all utilities will run along edge of road easment

- No vegetation to be removed
- No creeks or water sources
- Parcel is 2 acres
- Underwood water hookup approx 65' off NW corner to be tranchied to home

Exhibit 'A'
Description for Boundary Line Adjustment

A parcel of land situated within the NW¼ SE¼ Section 15, Township 3 North, Range 10 East, W.M., in the County of Skamania, in the State of Washington, and described as follows:

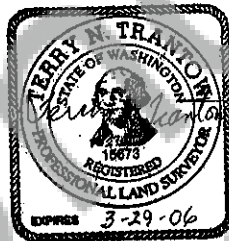
The South 307.0 feet of the East 313.79 feet of said NW¼ SE¼ as measured along the east and south lines thereof; EXCEPTING THEREFROM the East 30 feet conveyed to Skamania County by instrument recorded May 9, 1934, Auditor File No. 19433; TOGETHER WITH AND SUBJECT TO an easement of 30 feet in width for access purposes, the centerline of which is the North line of the above-described parcel, all of which lies within a portion of Lot 3 of the VAN HORN Short Plat as shown on the map thereof recorded in Book 3 at Page 144 of Short Plats, Auditor File No. 107362; ALL records of said County.

Containing 2.00 Acres, +/-.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

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2-19-04