

Return Address: Crystal Dickenson  
2513 NE Rasmussen Rd  
Corbett, OR 97019

Doc # 2006160231  
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Date: 01/17/2006 10:45A  
Filed by: CRYSTAL DICKENSON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$35.00

Skamania County  
**Department of Planning and  
Community Development**

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Date: 01/26/2006 11:36A  
Filed by: CRYSTAL DICKENSON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$36.00

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 509 427-3907

**Administrative Decision**

**APPLICANT/  
PROPERTY  
OWNER:**

Crystal Dickenson

**FILE NO.:**

NSA-05-36

**PROJECT:**

To construct two agriculture buildings, a 48'x44'x26' horse barn, and a 48'x32'x21' tractor barn on the northern portion of the property, with driveway and associated utilities. Temporary hay storage tents will be used during barn construction.

**LOCATION:**

661 Wind Mountain Road, Home Valley; Section 26 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-26-0-0-1100-00.

**LEGAL:**

Recorded in the Skamania County Auditors office, on November 14, 2003 as a Deed Book 254, Page 246.

**ZONING:**

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

**DECISION:**

Based upon the record and the Staff Report, the application by Crystal Dickenson, 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 Division and the Skamania County 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 30 feet from the front property line, whichever is greater. **Side Yard:** 20 feet. **Rear Yard:** 25 feet.
- 4) Fire Safety Guidelines as stated in Section 22.08.070(B)(1)(a-k) of the Staff Report shall be included as Conditions of Approval.
- 5) 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 Planning Department.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) All the existing trees shall be retained to provide screening from KVAs and to maintain visual subordination, except for those trees identified for removal on the site plan. All screening trees shall be maintained in a healthy condition and dead and dying trees shall be replaced in kind.
- 8) The structures shall be composed of nonreflective materials or materials with low reflectivity.
- 9) 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.
- 10) The exterior of all proposed structures (siding, trim, window casings, garage doors, doors, roofing, etc.) shall be either dark earth-tone or dark natural 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 and material samples shall be submitted to the Planning Department prior to the issuance of a building permit.

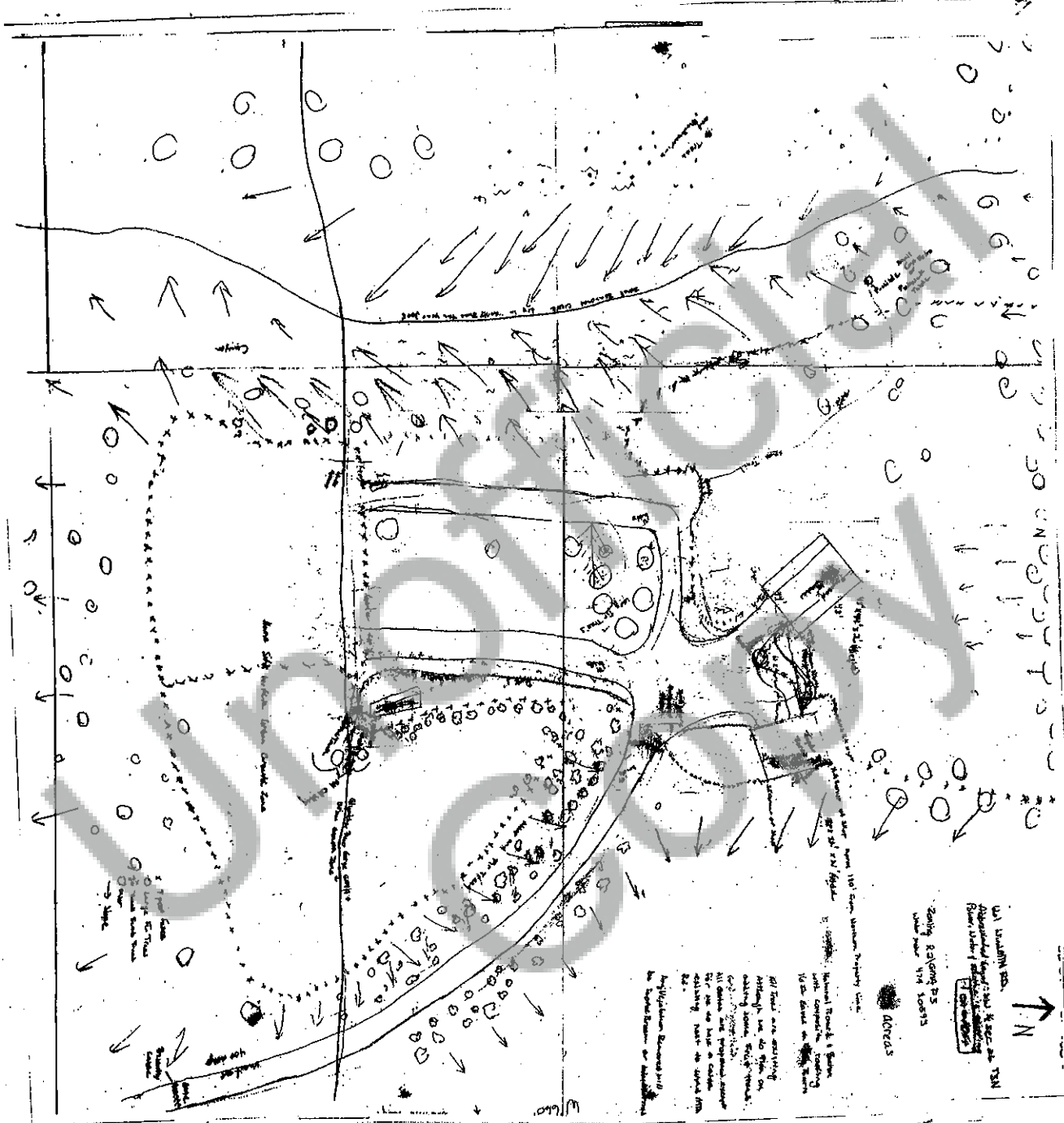
- 11) The proposed developments cannot exceed a height of 28 feet as measured from the top of the footer to the roof peak, and shall not break the skyline as seen from Dog Mountain Trail or Interstate 84.
- 12) The applicant shall meet all conditions of approval enacted to achieve visual subordination 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.
- 13) 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 16 day of DECEMBER, 2005, at Stevenson, Washington.

  
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Nicole Hollatz, Associate Planner  
Skamania County Planning and Community Development.

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## SCHEDULE A

FILE NO. 26351

POLICY NO. J 893954

AMOUNT OF INSURANCE \$154,500.00

PREMIUM \$670.00

DATE OF POLICY NOVEMBER 17, 2003 at 8:00 A.M.

1. NAME OF INSURED:

SHAWN DICKENSON AND CRYSTAL DICKENSON

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE SIMPLE

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

SHAWN DICKENSON AND CRYSTAL DICKENSON, HUSBAND AND WIFE

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at point on the East boundary line of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, which point is South 00°11' East 660 feet from the Northeast Corner of said Southwest Quarter of said Section 26; thence South 89°43' West 637 feet to a point; thence South 01°35' East 660 feet to a point; thence North 89°43' East 628 feet to a point on the East boundary of said Quarter Section; thence North 00°11' West 660 feet to the Point of Beginning.

Together with a non-exclusive easement as recorded in Book 83, Page 380.

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