

Return Address: Richard and Beverly Martin
1142 Orchard Lane
Underwood, WA 98651

Doc # 2006160681
Page 1 of 6
Date: 02/28/2006 01:21P
Filed by: RICHARD MARTIN
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
509 427-3900 FAX 509 427-3907

Administrative Decision

*Recorded under Sub ass.
RHN
27 Feb 06*

**APPLICANT/
PROPERTY
OWNER:**

Richard and Beverly Martin

FILE NO.:

NSA-05-42

PROJECT:

To construct a 28'x 36'x 16' pole barn/garage.

LOCATION:

1142 Orchard Lane, Underwood; Section 15 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-15-00-1900-00.

LEGAL:

Lots 3 Kermit Brown Short Plat, Book 2 Page 76. A Boundary Line Adjustment was recorded on August 22, 2005 in Skamania County Auditor's Office, file number 2005158431.

ZONING:

General Management Area – Small-scale Agriculture (Ag-2).

DECISION:

Based upon the record and the Staff Report, the application by Richard and Beverly Martin., 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side Yard:** 5 feet. **Rear Yard:** 15 feet. The Agriculture buffers are 15 feet on the east and west property lines. 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) Planted vegetation shall be maintained to ensure survival.
- 6) All existing trees shall be retained to provide screening from KVAs and maintain visual subordination, except for those trees identified for removal on the site plan.
- 7) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 8) The exterior of the proposed structure shall be either dark natural or dark earth-tone colors. Final physical color samples shall be submitted to the Planning Department for verification prior to the issuance of a building permit.
- 9) All exterior lighting shall be hooded and shielded at a 90-degree angel. Hoods/shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 10) The proposed development cannot exceed a height of 16 feet as measured from the top of the foundation to the roof peak.

- 11) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained, and only the two oak trees identified in Section 22.16.010(B)(2)(a) of the Staff Report shall be removed for site development, unless further consultation with Washington State Department of Fish and Wildlife is conducted.
- 12) The two oak trees identified for removal must be replanted at a ratio of 5:1 (10 trees), using native species (oak, pine, Douglas fir, etc.).
- 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 Division 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 7 day of February, 2006, 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 \$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.

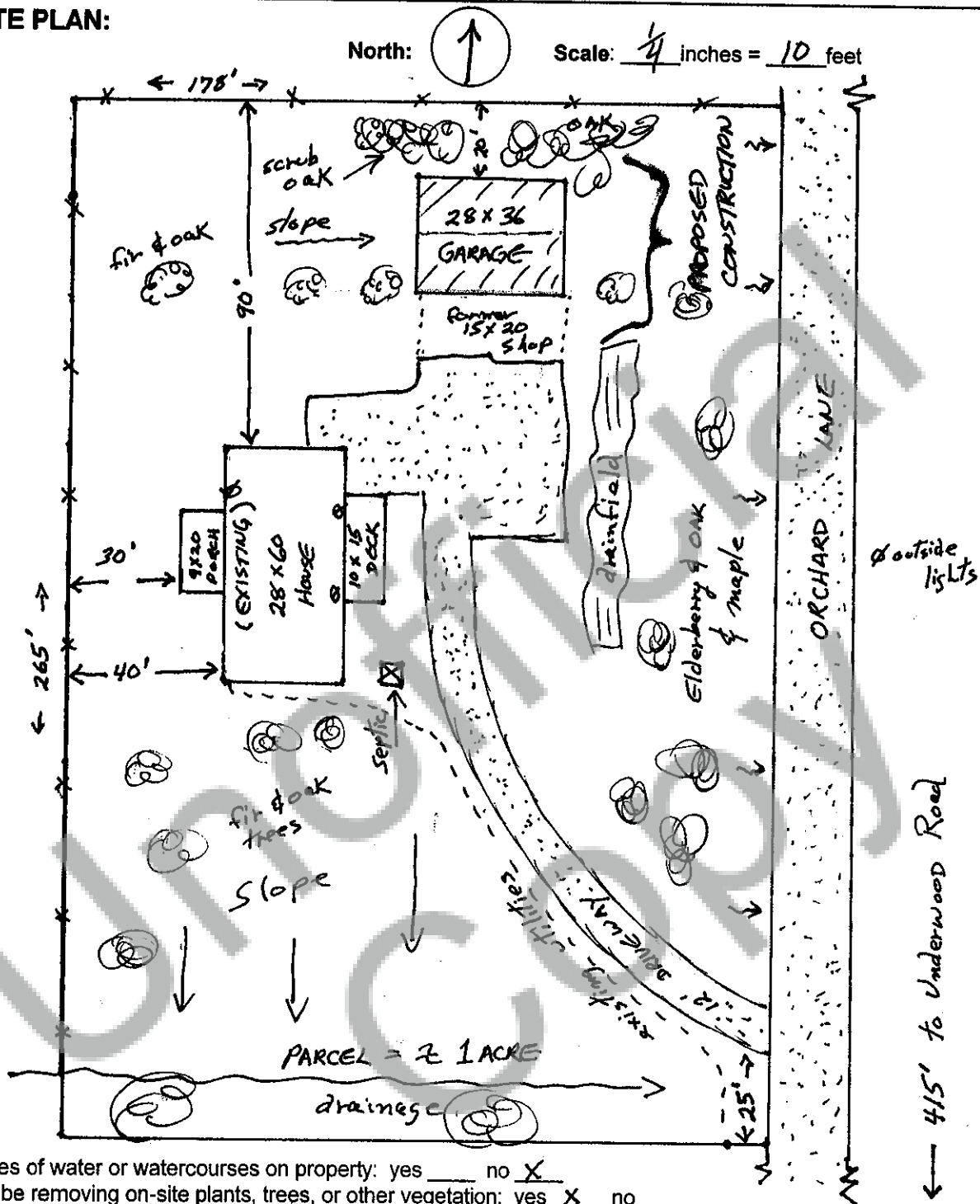
A copy of the Decision was sent to the following:

Skamania County Building Division
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
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development- Dee Caputo
Department of Fish and Wildlife

SITE PLAN:



Bodies of water or watercourses on property: yes ___ no X

I will be removing on-site plants, trees, or other vegetation: yes X 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 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.

EXHIBIT "A"
BOUNDARY LINE ADJUSTMENT
REVISED LEGAL DESCRIPTION FOR TAX LOT/PARCEL 3-10-15-1900

Beginning at a point from which the corner to Section 14, 15, 22 and 23, Township 3 North, Range 10 East of Willamette Meridian bears N. 89 degrees, 48 minutes ^{20N} east 1327.6 feet distant, said point being the middle of the south line of the southeast quarter of Section 15, aforesaid, thence northward 710 feet along the line common to the southwest quarter and southeast quarter of the southeast quarter of said Section 15; thence westward 198 feet on a line parallel to the south line of said quarter section; thence southward 710 feet to the south line of said quarter section; thence eastward 198 feet to the point of beginning.

EXCEPT, Lot 1 and Lot 2 of the Kermit Brown Short Plat as recorded in Book 2 of Short Plats on Page 66, records of Skamania County, Washington.

AND EXCEPT, any public roadway.

Revised tract for tax lot/parcel 3-10-15-1900 containing one acre more or less.