

Return Address: Donald and Judith Miller  
9616 SE 13<sup>th</sup> Street  
Vancouver, WA 98664

Doc # 2006160698  
Page 1 of 6  
Date: 03/01/2006 12:46P  
Filed by: DONALD AND JUDITH MILLER  
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

**APPLICANT/  
PROPERTY  
OWNER:**

Donald and Judith Miller

**FILE NO.:**

NSA-05-43

**PROJECT:**

To remodel the existing single-family residence by adding an enclosed hallway to connect the two portions of the existing home and expand the size of the master bedroom and bathroom. Additions are approximately 350 square-feet in size.

**LOCATION:**

45602 State Highway 14, approximately one mile east of Stevenson; Section 36 of T3N, Range 7½E, W.M. and identified as Skamania County Tax Lot #03-75-36-4-0-1500-00.

**LEGAL:**

Recorded in the Skamania County Auditor's office, on March 25, 2005 Auditor's file number 2005156720.

**ZONING:**

General Management Area-Residential (R-5).

**DECISION:**

Based upon the record and the Staff Report, the application by Donald Miller, 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) 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.
- 4) All new buildings, alterations and additions to existing buildings, new parking lots and expansions of existing parking lots must be set back 100 feet from the edge of the pavement on Washington State Route 14.
- 5) The existing tree cover shall be retained as much as possible to provide screening from KVAs and maintain visual subordination, except as is necessary for site development, safety purposes or as part of forest management practices.
- 6) 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.
- 7) The exterior of all proposed remodels shall be allowed to match the existing color of the existing buildings. However, if the applicant chooses different colors than those approved, the dark natural or dark earth-tone color and material samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 8) 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.

- 9) 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.
- 10) 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 30 day of January, 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



Doc # 2005156720  
1 of 1  
03/25/2005 01:44P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. KAZEMEL GORVISON  
NOTARY  
Fee: \$15.00

AFTER RECORDING MAIL TO:

Name Donald & Judith Miller  
Address 9616 SE 13<sup>th</sup> St.  
City, State, Zip Vancouver, WA 98664

Filed for Record at Request of:

SOIC-27590

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) WILLIAM H. SOUTHER & RUBY C. SOUTHER, TRUSTEES  
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS  
in hand paid, conveys, and warrants to DONALD S. MILLER & JUDITH Y. MILLER, HUSBAND & WIFE  
the following described real estate, situated in the County of SKAMANIA, state of Washington:

That portion of Government Lot 13, Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, lying Southerly of Primary State Highway 14 and Northerly of the Spokane, Portland and Seattle Railway right of way, EXCEPT that portion thereof lying Easterly of the following described line; Beginning at the intersection of the East line of said Section 36 with the centerline of said Highway 14; thence following the centerline of said road in a Southwesterly direction 400 feet, more or less, to the center of an existing culvert at State Highway Engineer's Station 119+30 and beginning of said line description; thence Southerly following the center of said culvert and the center of the channel of an unnamed creek to intersect the Northerly right of way line of Spokane, Portland and Seattle Railway Company and the terminus of said line description.

"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

Gary H. Martin, Skamania County Assessor  
Date 3-25-05 Parcel # 03-70-36-4-01-000

Assessor's Property Tax Parcel/Account Number: 03-75-36-4-0-1500-00

Dated: MARCH 21, 2005

William H. Souther }  
William H. Souther, Trustee }  
Ruby C. Souther }  
Ruby C. Souther, Trustee }

STATE OF HAWAII }  
COUNTY OF HONOLULU }

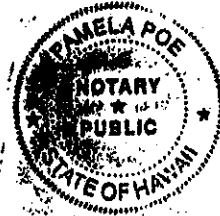
I certify that I know or have satisfactory evidence that WILLIAM H. SOUTHER AND RUBY C. SOUTHER  
(he/she) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged  
it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MARCH 21, 2005

REAL ESTATE EXCISE TAX  
24777  
MAR 25 2005

PAID 5712.4725 = 4437.00  
Vickie Chelland  
SKAMANIA COUNTY TREASURER

Pamela Poe  
Notary Public in and for the state of HAWAII  
My appointment expires: 9-14-2008



LPB-10(i) 7/97