

Return Address: Steve Wisenbaker
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Corte Madera, CA 94925

Doc # 2006161110
Page 1 of 6
Date: 04/06/2006 04:12P
Filed by: STEVE WISENBAKER
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: Steve Wisenbaker

PROPERTY OWNER: Scott Wisenbaker

FILE NO.: NSA-06-05

PROJECT: To construct a 9'x21'6"x7'6" wine cellar addition onto an existing residence.

LOCATION: 202 Overlook Road, Underwood; Section 21 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-21-4-0-0200-00.

LEGAL: Recorded in the Skamania County Auditor's office as Book 225, Page 460.

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

DECISION: Based upon the record and the Expedited Review Process Staff Report, the application by Steve Wisenbaker, 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 (SCC) 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 Section 22.06.120(C)(2).

- 1) As per SCC Section 22.06.120(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 proposed addition shall be allowed to match the color of the existing structure. If the applicant chooses to use different colors, then material and dark earth tone color samples must be submitted to the Planning Department prior to issuance of a building permit.
- 5) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 6) All exterior lighting shall be hooded or shielded at a 90° angle; hoods/shields shall be made of nonreflective, opaque material which does not allow light to pass through.
- 7) The applicant must meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, have been verified. The Planning Department shall conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framed footers, but prior to pouring the foundation. A site visit for final inspection shall also be conducted. 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.
- 8) The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a) Halt Of 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.
- 9) The following procedures shall be effected when human remains are discovered during construction activities:
- a) Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.
 - b) Notification. The project applicant shall notify local law enforcement officials, the Planning Department, the Gorge Commission, and the Indian tribal governments immediately.
 - c) Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 27 day of March, 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 Section 22.06.150(A), 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.

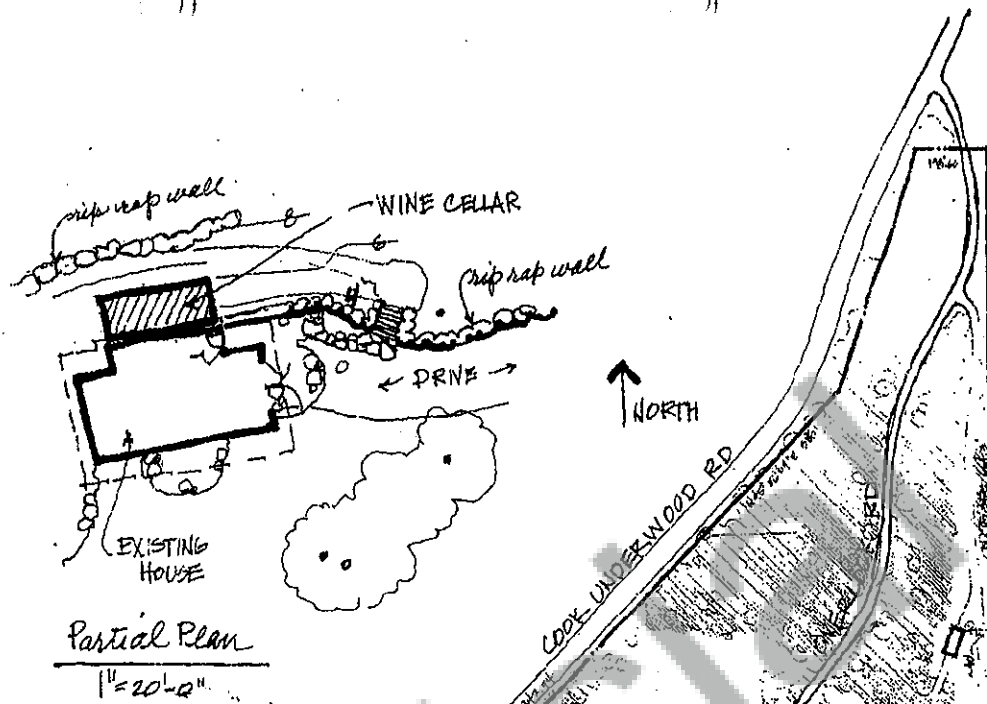
This Administrative Decision shall be final unless reversed or modified on appeal. Any person shall be allowed to appeal a decision issued under the expedited review process. To appeal this decision, a written Notice of Appeal form must be filed within 20 days from the date hereof. Appeals are to be 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

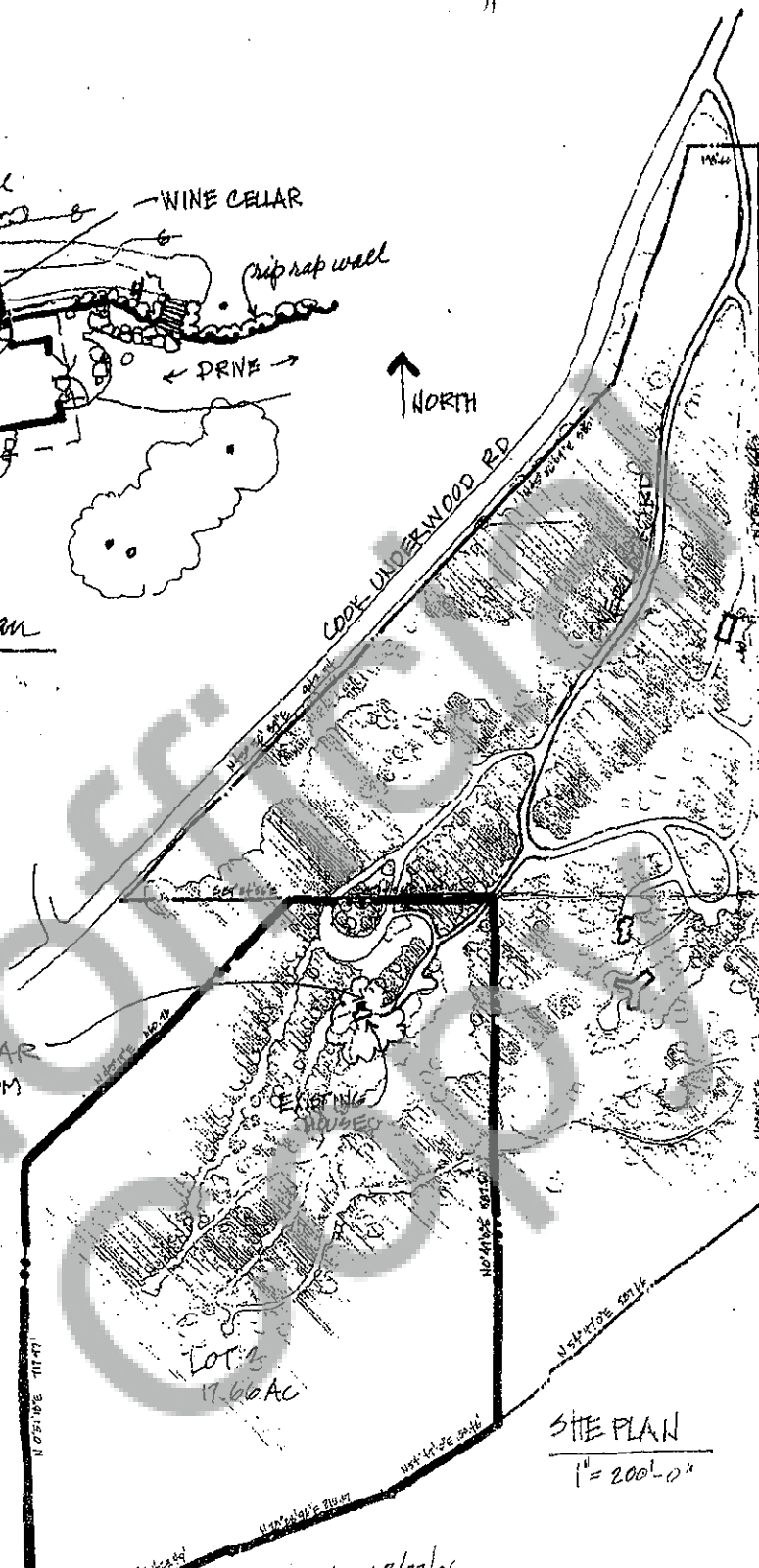
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

A copy of this Decision, including the Staff Report, was sent to the following:

500' adjacent property owners and persons requesting a notice of decision
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
Skamania County Building Division
Skamania County Assessor's Office



PROPOSED
WINE CELLAR
(NOT VISIBLE FROM
ANY KVA)



Bodies of water or watercourses on property: yes ☐ no ☒
I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒
If yes to either please indicate location of vegetation removal or watercourse.
I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
Additional phases must have 1' margins

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the
Columbia River-Salmon National Scenic Area.

Scott Wimbaker
3101 Columbia Rd
Scale in feet
0 10 20 60

Wine Cellar
@ Lot 2 of W. 1/2 Sec 10, T. 10 N. R. 10 E. W. 1/2
in Skamania Co.
REV: 2/22/06
2/8/06

STEVE WISENBAKER AIA
ARCHITECTS & PLANNERS
300 Rural Plaza Suite 200 415 924 1020
Corte Madera, Ca 94925

0111919002 # 001

BOOK 225 PAGE 460
NH 8/27/06

BOOK 161 PAGE 637

EXHIBIT "A"

PARCEL I

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 10 East Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the North line of the Northwest Quarter of the Southeast Quarter of the said Section 21 North $89^{\circ}56'$ East 466.7 feet from the center of the said section; thence North $89^{\circ}56'$ East along the quarter section line 689.3 feet; thence South $00^{\circ}21'$ East 711 feet, more or less, to the center line of the county road known and designated as the Hood Road; thence following the center line of said road in a Southwesterly direction to intersection with the West line of the Northwest Quarter of the Southeast Quarter of the said Section 21; thence North $00^{\circ}03'$ East along the quarter section line 867 feet, more or less, to a point South $00^{\circ}03'$ West 466.7 feet from the center of the said section, said point being the Southwest corner of a tract of land conveyed to Jerry J. Uhlik by deed dated July 20, 1954, and recorded at Page 268 of Book 38 Deeds, Records of Skamania County, Washington; thence North 45° East along said South line 657 feet more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 21, and the point of beginning.

PARCEL II

All that portion of the following described real property lying Northerly of the bluff overlooking the Columbia River:

That portion of the Southeast Quarter of Section 21, Township 3 North, Range 10 East Willamette Meridian, more particularly described as follows:

Beginning at a point 2,640 feet North and 1,155 feet East of the quarter section corner common to Section 21 and 28, Township 3 North, Range 10 East Willamette Meridian; thence 1,484 feet East to the quarter section corner common to Sections 21 and 22, Township 3 North, Range 10 East Willamette Meridian; thence South along the East line of the said Section 21 a distance of 1,278 feet, more or less, to intersection with the Northerly right of way boundary of Highway U.S. 890 (Washington State Highway No. 8); thence along the Northerly right of way boundary of said highway in a Southwesterly direction to a point South $00^{\circ}21'$ East of the point of beginning; thence North $00^{\circ}21'$ West to the point of beginning;

EXCEPT the Northeast Quarter of the Southeast Quarter of Section 21 and the east 164 feet of the Northwest Quarter of the Southeast Quarter, Section 21 lying south of the road formerly known as Hood Road, also the portion of Govt. Lot 2 lying north of State Hwy 14.