

Return Address: Ernest Tiffany  
P.O. Box 126  
Stevenson, WA 98648

Doc # 2006161879  
Page 1 of 7  
Date: 06/08/2006 11:11A  
Filed by: SHARON TIFFANY  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$38.00

**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:** Ernest Tiffany

**PROPERTY OWNER:** Ernest and Sharon Tiffany

**FILE NO.:** NSA-06-09

**PROJECT:** To add on a 7' x 15' addition to an existing single-family dwelling.

**LOCATION:** Located at 402 Skelton Road, Skamania; Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-34-1-0-0300-00.

**LEGAL:** See attached page 7.

**ZONING:** General Management Area-Residential (R-5).

**DECISION:** Based upon the record and the Staff Report, the application by Ernest Tiffany, 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 §22.06.120(C)(2).

- 1) As per SCC §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 (including issuance of a building permit).
- 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) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **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. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 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) The exterior of the addition shall be white siding and gray roofing colors to match the existing structure. However, if the applicant chooses to repaint the existing dwelling it shall be a dark earth-toned color as found at the specific site or in the surrounding landscape. Samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 7) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 8) 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.
- 9) The addition to the single-family dwelling shall not exceed the height of the existing dwelling (approximately 16 feet in height).

- 10) The existing tree cover screening the development from key viewing area shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 11) The applicant shall 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.
- 12) The Planning Department will 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 framing 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.
- 13) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
  - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
  - d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 14) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.

- a) Halt of Activities. All survey, excavation and construction activities shall cease.
- b) Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted 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 official 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 conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 5<sup>th</sup> day of June, 2006, at Stevenson, Washington.

  
Jessica Davenport, 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 §22.06.150(C)(1), 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 Department  
Skamania County Assessor's Office

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

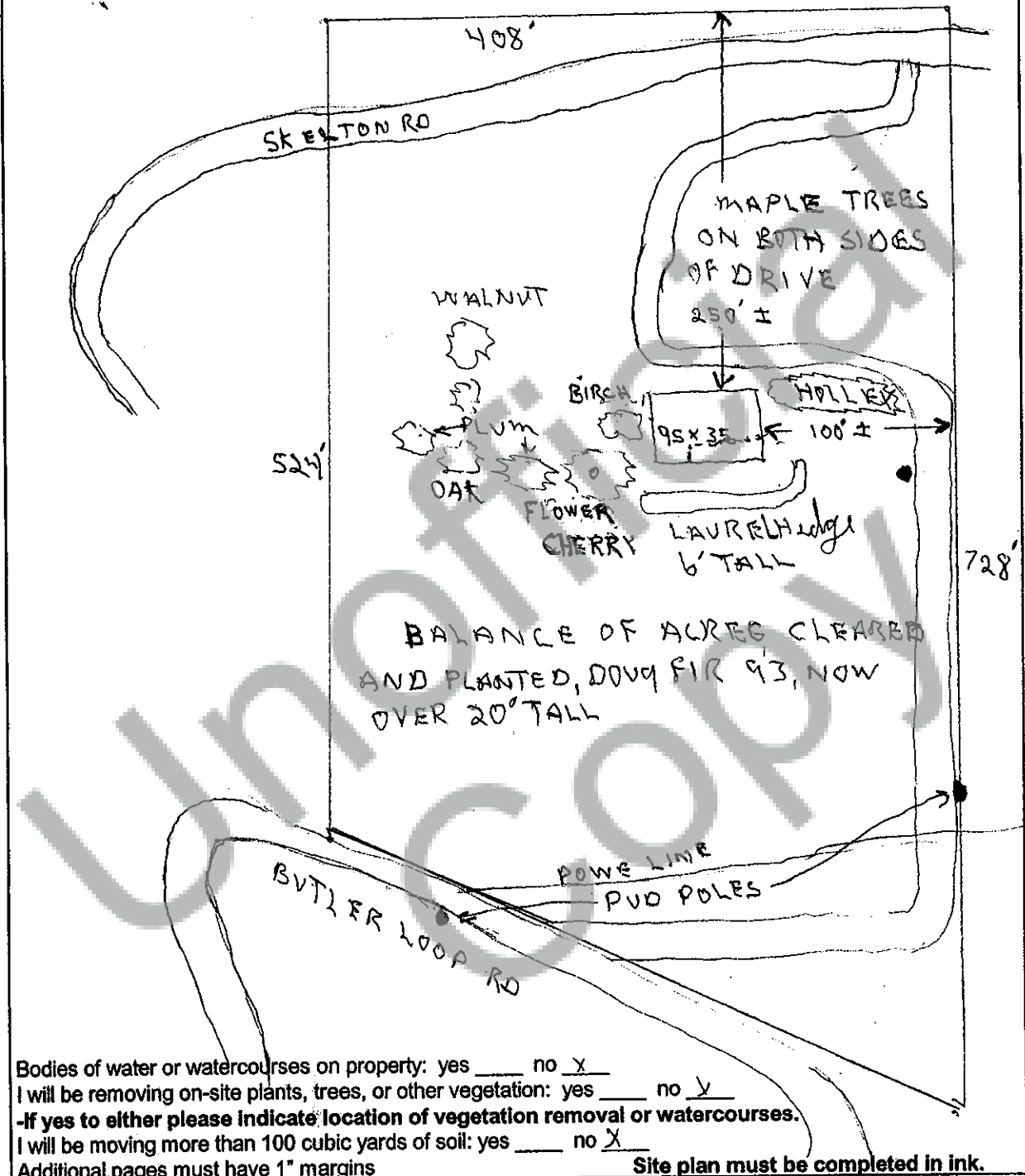
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - 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:**

North:



Scale: 1" inches = 100' feet



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.

AFTER RECORDING RETURN TO:

Gregory P. Bessert  
c/o The Bessert Law Firm P.C.  
805 Broadway, Suite 735  
Vancouver, WA 98660

FILED FOR RECORD  
SKAMANIA COUNTY, WASH  
BY Ernest Tiffany

NOV 30 1 42 PM '94

R. Johnson  
AUDITOR  
GARY H. OLSON

121160

STATUTORY QUITCLAIM DEED

BOOK 147 PAGE 251

DATED: This 30 day of November, 1994

FROM: Ernest Allen Tiffany and Sharon Lee Tiffany, husband and wife, herein referred to as "Grantor"

TO: Ernest Allen Tiffany and Sharon Lee Tiffany, Co-Trustees of the Ernest Allen Tiffany and Sharon Lee Tiffany Revocable Trust, herein referred to as "Grantee"

Grantor conveys and quitclaims to Grantee all of their right, title and interest in and to the following described real property:

Beginning at a point 910.0 feet West of the Northeast corner of Section 34, Township 2 North, Range 6 East Willamette Meridian, County of Skamania, State of Washington; thence West 435.2 feet; thence South 1°10' West 524.2 feet; thence South 67°36' East 460.0 feet; thence South 42°56' East 26.5 feet; thence North 0°13' West 728.5 feet to the point of beginning.

EXCEPTING THEREFROM, that portion, lying Northwesterly of the Northwesterly line of a certain road known as the Skelton Road.

ALSO EXCEPTING THEREFROM that portion, if any lying outside the boundaries of the Northeast Quarter of the Northeast Quarter of said Section 34.

Subject to all liens and encumbrances now of record.

Glenn - Kimball, Skamania County Assessor  
By Ula  
Parcel # 2-6-34-1-300  
11/30/94

17063  
REAL ESTATE EXCISE TAX

NOV 30 1994  
PAID exempt  
sd  
SKAMANIA COUNTY TREASURER

- 1 -

Tiffany deeded (entered) ☒  
Inducted, dir ☒  
d ☒