

Return Address: Michael and Brandy Audette
PO Box 106
Washougal, WA 98671

Doc # 2006162974
Page 1 of 7
Date: 09/13/2006 04:02P
Filed by: MICHAEL & BRANDY AUDETTE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
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/
PROPERTY
OWNER:**

Michael and Brandy Audette

FILE NO.:

NSA-06-33

PROJECT:

To replace an existing manufactured home with a new manufactured home (approximately 70'x30'x25'), attached garage (approximately 24'x30'x25') and associated utilities.

LOCATION:

101 Stable Way, Washougal; Section 8 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-08-0-0-0800-00.

LEGAL:

Deed recorded in Skamania County Auditor's Office on August 15, 1947 in Book 31, Page 468.

ZONING:

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

DECISION:

Based upon the record and the Staff Report, the application by Michael and Brandy Audette, 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.

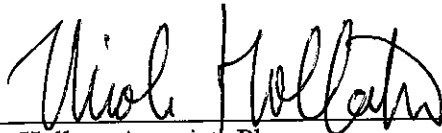
CONDITIONS OF APPROVAL:

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.
- 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.
- 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) 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.
- 6) 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.
- 7) 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.
- 8) 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 11 day of September, 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 §22.06.150(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. 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 \$500.00 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

Cowlitz Indian 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

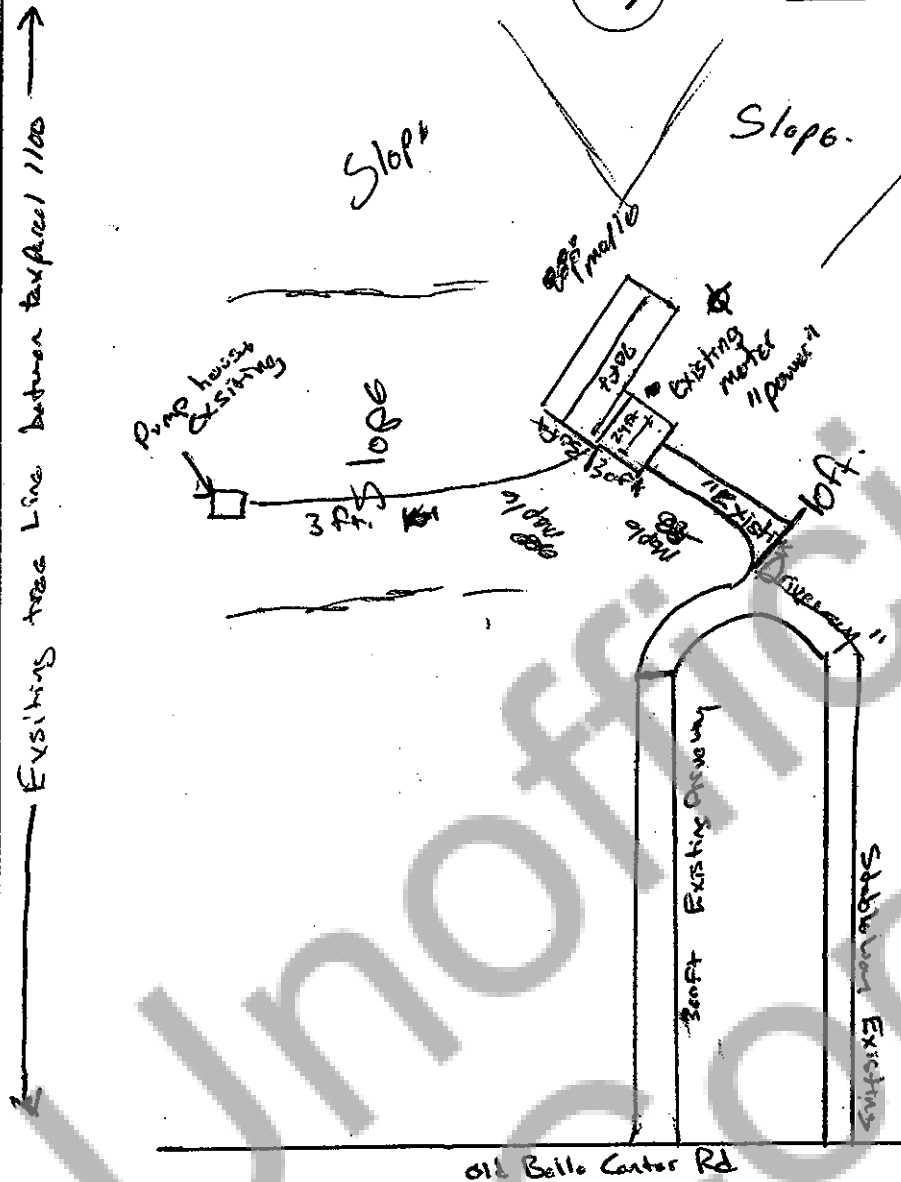
Unofficial Copy

SITE PLAN:

North:



Scale: $\frac{1}{8}$ inches = 10 ft



Existing Pub Light pole.
 Parcel is 24.77 acres in size
 No creeks

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 watercourses.
 I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
 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.

DEED RECORD 31

SKAMANIA COUNTY, WASHINGTON

468

\$4.95 USIK and \$4.50 State Stamps affixed and marked "Ed M. Westhefer 8/15/47".
 Filed for record August 15, 1947 at 2-02 p.m. by Ed M. Westhefer.

John C. Westhefer
 Skamania County Auditor

#36943

Hubert T. E. Baker et ux to Robert D. Ferguson, single

UNITED STATES DEPARTMENT OF AGRICULTURE

WARRANTY DEED
 (Individual Grantor)

KNOW ALL MEN BY THESE PRESENTS, That Hubert T. E. Baker and Alberta V. Baker, husband and wife, of the County of Skamania, State of Washington, parties of the first part, for and in consideration of the sum of Eight Thousand and 00/100 (\$8,000.00) Dollars, in lawful money of the United States of America, to them in hand paid by Robert D. Ferguson, single, party of the second part, and other valuable consideration, do hereby grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, all of the following described real property situate, lying and being in the County of Skamania, State of Washington, to-wit:

South half of the Northwest quarter of Section 8, Twp. 1 N.R. five East W.M.

Together with all and singular the tenements, hereditaments and appurtenances thereto appertaining and all improvements, water and water rights unto belonging or in anywise appurtenant thereto or reasonably necessary to the use of the real property, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises together with the appurtenances thereto unto the party of the second part, his heirs and assigns forever.

The parties of the first part, for themselves and for their heirs, executors and administrators, do hereby covenant to and with the party of the second part, his heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free/all encumbrances except from

and that they will and their heirs, executors and administrators shall warrant and forever defend the title thereto against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 15th day of August, 1947.

WITNESSES:

Hubert T. E. Baker (SEAL)

Raymond C. Sly

Alberta V. Baker (SEAL)

Ned. L. Williams

STATE OF WASHINGTON

COUNTY OF SKAMANIA } ss:

On this 15th day of August, 1947, before me, a Notary Public in and for said County and State, personally appeared Hubert T. E. Baker and Alberta V. Baker, husband and wife, to me known to be the identical individuals described in and who executed the within and foregoing instrument and whose names are subscribed thereto, and acknowledged to me that they signed, sealed and executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

(Notarial Seal Affixed)

Raymond C. Sly
 Notary Public in and for the State of Washington
 Notary Public in and for the State of Washington,
 residing at Tenison.

\$4.00 USIK and \$4.00 State Stamps affixed and marked, "Skamania County Auditor and Title Company 8/15/47".

Filed for record August 15, 1947 at 1:43 p.m. by Robert D. Ferguson.