

Return Address: Albert Douglass  
P.O. Box 954  
Carson, WA 98610

Doc # 2007164875  
Page 1 of 8  
Date: 02/05/2007 11:07A  
Filed by: ALBERT DOUBLASS  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$39.00

**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:** Albert Douglass

**PROPERTY OWNER:** Stephen Klos/ Wind River Resorts International, Inc.

**FILE NO.:** NSA-06-56

**PROJECT:** To replace the existing manufactured home with a new (27' x 56') manufactured home and to convert the old home to storage in a new location.

**LOCATION:** 22 Log Dump Road, Carson; Section 27 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-27-0-0-0800-00.

**LEGAL:** See attached page 8.

**ZONING:** General Management Area – Open Space (OS), Small Woodland (F-3) and Public Recreation (PR).

**DECISION:** Based upon the record and the Staff Report, the application by Albert Douglass, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and is hereby approved in part and denied in part. **The replacement of the manufactured home is approved, however, the conversion of the old home to storage in a new location is denied.**

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).

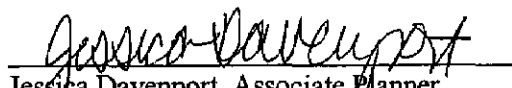
- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. 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. 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) Prior to the issuance of a final inspection and occupancy permit the applicant shall dismantle and remove the existing singlewide manufactured home. The singlewide manufactured home shall not be used for storage.
- 5) 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.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The applicant shall retain the 9 coniferous trees on the west side of the driveway between the building site and the key viewing areas as well as the trees along the bulkhead in order to achieve visual subordination from key viewing areas.

- 8) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 9) 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.
- 10) The height of the new manufactured home shall not exceed 15 feet as measured from the top of the footer to the roof peak.
- 11) Except as is necessary for site development or safety purposes, existing tree cover screening the development from key viewing areas shall be retained.
- 12) The exteriors of the new manufacture home shall be dark earth-tone in color. The colors Tommorrow's Taupe (90YR 29/096) for the exterior and King's Canyon Grey (40YY 33/118). The roofing is a dark brown cedar composite shingle as provided by the manufactured home builders have been approved by Planning Department staff. If the applicant chooses to paint the dwelling a different color, color samples shall be submitted to the Planning Department for approval prior to the issuance of a Building Permit.
- 13) The applicant shall meet all conditions of approval enacted to achieve visual subordnance 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 subordnance criteria have been verified.
- 14) 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.
- 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 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.
- 16) 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 8<sup>th</sup> day of January, 2007, at Stevenson, Washington.

  
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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(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  
Office 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

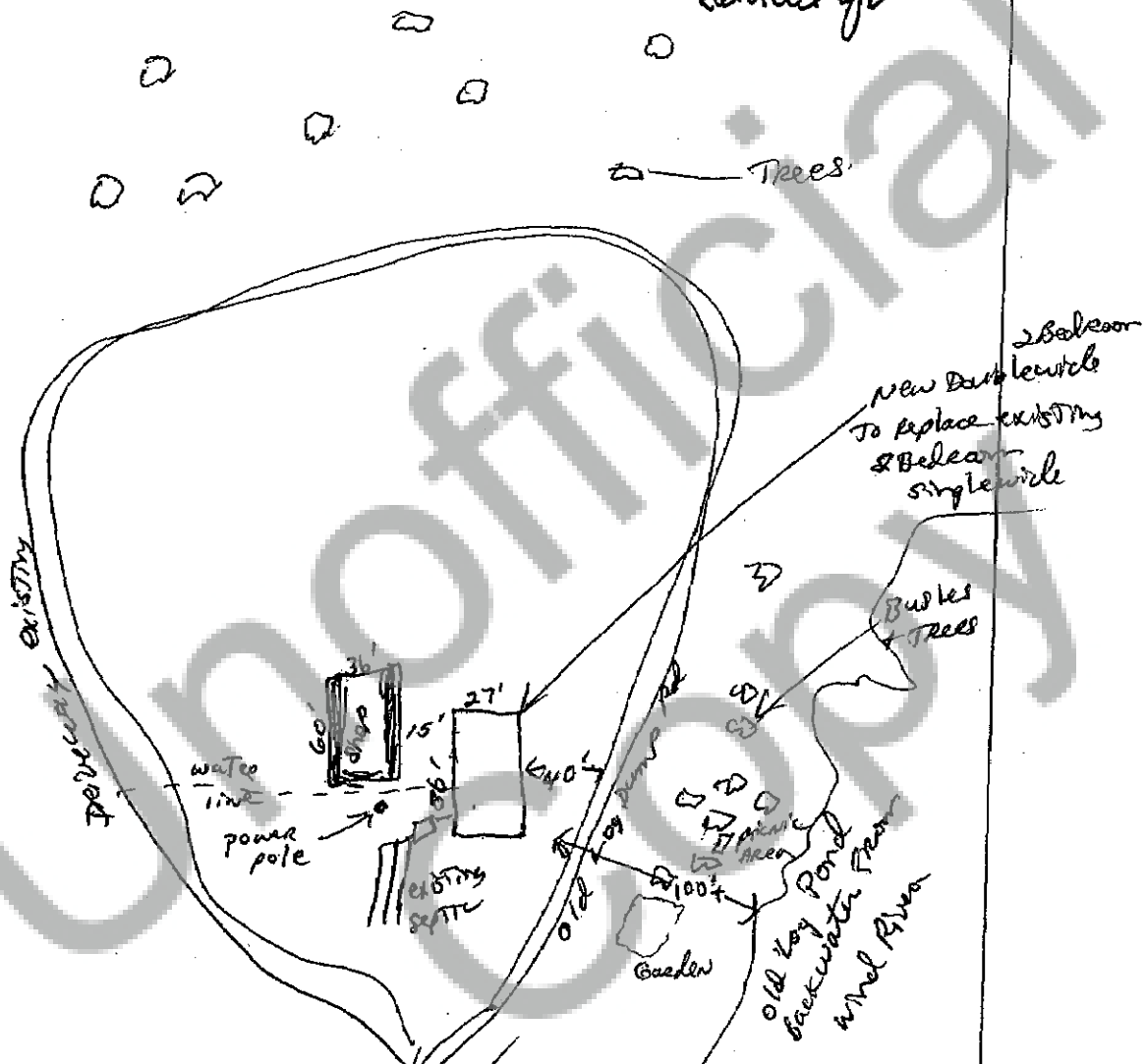
See Attached map For property size

**SITE PLAN:**

North: 

Scale: ~~1/2~~ inches = 30 feet

*reduced 90*



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.



SCHEDULE C

BOOK 112 PAGE 370

The land referred to in this policy is situated in the State of Washington  
County of Skamania

and is described as follows:

PARCEL 1:

All that portion of the following described real property lying Northerly of the right of way acquired by the Spokane, Portland and Seattle Railway Company; Beginning at the Southwest corner of Section 27, Township 3 North, Range 8, East of the Willamette Meridian; thence North 48° East 186 feet; thence North 24° East 330 feet; thence North 78° East 458 feet; thence North 89° East 175 feet; thence South 71° East 164 feet; thence South 76° East 95 feet; thence South 78° East 151 feet; thence North 86° East 212 feet; thence North 37° East 127 feet; thence North 08° East 289 feet; thence North 44° West 44 feet; thence North 15° West 50 feet; thence North 11° East 140 feet; thence North 34° East 68 feet; thence North 26° East 100 feet; thence North 02° West 200 feet; thence North 07° East 100 feet; thence North 01° East 150 feet; thence North 02° East 100 feet; thence North 24° West 142 feet; thence North 14° West 60 feet; thence North 23° West 93 feet; thence North 26° West 100 feet; thence North 44° West 200 feet; thence North 47° West 116 feet; thence North 43° West 100 feet to oak tree standing near the Southwest corner of Hatchery Buildings; thence West 80 feet to Southwest corner of Hatchery grounds; thence West to East bank of Wind River; thence Southwesterly along said East bank of Wind River to the intersection with the Section line between Sections 27 and 28, Township 3 North, Range 8, East of the Willamette Meridian; thence South on said Section line to the point of beginning. EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded December 30, 1926 in Book V, page 150, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded January 21, 1955, in Book 39, page 176, Auditor's File No. 48132, Skamania County Deed Records; ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by deed recorded October 3, 1983 in Book 82, page 752, Auditor's File No. 96470, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to Skamania County, by deed recorded March 5, 1984 in Book 83, page 196, Auditor's File No. 97222, Skamania County Deed Records.

PARCEL 2:

Government Lot 3, Section 27, Township 3 North, Range 8, East of the Willamette Meridian.