

Return Address: Ronald Jr. & Mary Corl  
701 Skamania Landing Road  
Stevenson, WA 98648

Doc # 2007165029  
Page 1 of 4  
Date: 02/16/2007 08:53A  
Filed by: RONALD CORL  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$35.00

**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  
(Expedited Review Process)**

**APPLICANT:** Ronald Jr. and Mary Corl

**PROPERTY OWNER:** Ronald Jr. and Mary Corl/ Dennis and Mary Hill, Trustees

**FILE NO.:** NSA-06-50

**PROJECT:** A Lot Line Adjustment to add 0.0176 acres to lot #0300 from lot #0680, and to then consolidation the remaining portion of lot #0680 with lot #2001.

**LOCATION:** The parcel ending in #0300 is approximately 0.19 acres and is owned by Dennis and Mary Hill, Trustess. It is located at 312 Lakeshore Drive, Skamania, Section 34 of R2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-34-1-4-0300-00. The parcel ending in #0680 is approximately 0.15 acres and is owned by Mary and Ronald Corl, Jr. It is located at 701 Skamania Landing Road, Skamania, Section 34 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-34-1-4-0680-00. The parcel ending in #2001 is approximately 0.18 acres and is owned by Mary and Ronald Corl, Jr. It is located adjacent the east property line of lot #680 and is identified as Skamania County Tax Lot Number 02-06-35-2-3-2001-00. .

**LEGAL:** Parcel #0300 is Lot 16 Block 2 of Woodard Marina Estates Subdivision. Recorded on October 3, 1962 in the Skamania County Auditor's Office Book A Page 114-115.

Parcel #0680 is Lot3 Block 2 of Woodard Marina Estates Subdivision. Recorded on October 3, 1962 in the Skamania County Auditor's Office Book A Page 114-115.

Parcel #2001 is Lot 4 Block 2 of Woodard Marina Estates Subdivision. Recorded on October 3, 1962 in the Skamania County Auditor's Office Book A Page 114-115.

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Ronald Jr. and Mary Corl, 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.

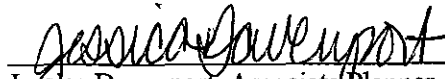
**CONDITIONS OF APPROVAL:**

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) 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.
- 4) 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 24<sup>th</sup> day of October, 2006, 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 §22.06.050(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 \$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 this Decision, including the Staff Report, was sent to the following:

Persons requesting notice of decisions  
Landowners within 500 feet of the proposal  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Cowlitz Indian Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office