

Return Address: Julie Shepard
272 Kelly-Henke Road
Stevenson, WA 98648

Doc # 2007165264
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Date: 03/12/2007 08:55A
Filed by: JULIE SHEPARD
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
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
(Expedited Review Process)**

APPLICANT: Julie Shepard

PROPERTY OWNER: Julie Shepard

FILE NO.: NSA-07-01

PROJECT: To construct a new 10' x 12' garden shed.

LOCATION: Located at 272 Kelly-Henke Road, Home Valley; Sections 27 of T3N, Range 8E, W.M. and Skamania County Tax Parcel number 03-08-27-0-0-0170-00.

LEGAL: See attached page 5.

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

DECISION: Based upon the record and the Staff Report, the application by Julie Shepard, 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:

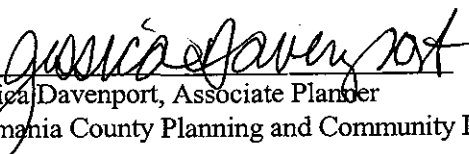
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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 height of the garden shed shall not exceed ten (10) feet from the top of footer to roof peak.
- 4) The shed shall be dark earth tone in color. The approved colors for the structure are "A-7 from the "Building in the Scenic Area, Scenic Resources Implementation Handbook," on page 19, with the shingles for the proposed shed to be "Bark Brown." If the applicant chooses to use different colors, samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 5) A site visit for Final Inspection shall 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 Planning Department at 509-427-3900.
- 6) 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.
- 7) 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 21st day of February, 2007, 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 §22.06.050(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 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

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

State of Washington Department of Community Trade and Economic Development – Dee Caputo

LEGAL DESCRIPTION

File No. 12926

Borrower Julie Lynn Schall

Property Address 272 Kelly Henke Road

City Stevenson

County Skamania

State WA

Zip Code 98648

Lender/Client Advantage Mortgage

Address 7901 168th Ave NE Ste 200, Redman WA 98052

05/22/2003 THU 11:57 FAX

002/004

127751

BOOK 163 PAGE 467

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLERK

APR 2 4 06 PM '97

P. Henry
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Donald J. & Julie Schall
Address PO Box 143
City/State Carson, WA 98610

Statutory Warranty Deed

THE GRANTOR JUAN CASTANON & BERTHA CASTANON
Husband and wife individual and
as personal Representative of Bertha Castanon
for and in consideration of ONE HUNDRED TWO THOUSAND
FIVE HUNDRED dollars and
00/00



in hand paid, conveys and warrants to DONALD J. SCHALL &
JULIE SCHALL, husband
and wife

the following described real estate, situated in the County of Skamania, State of Washington:

The South 720 Feet of the West 600 Feet, except the South 200 feet thereof,
of the following described tract, in Skamania County, Washington.

That portion of the North half of the Northeast Quarter of Section 27,
Township 3 North, Range 8 East of the Willamette Meridian, lying Easterly
of the Center line of Kelly-Henke Road.

EXCEPTING therefrom, that portion conveyed to Skamania County by deed
recorded May 16, 1980 in Book 78, Page 239, Skamania County Deed Records.

TOGETHER WITH 1976 Mobile Home VIN # MS6464

Assessor's Property Tax Parcel/Account Number(s): 03-08-27-0-0-0170-00

Dated April 2, 1997

Juan Castanon
Juan Castanon individual and as personal Representative of Bertha Castanon

18717

REAL ESTATE EXCISE TAX

APR - 2 1997

PAID 1313.00

J
SKAMANIA COUNTY TREASURER

LPB-10 (11/96)

Gary M. Olson, Skamania County Auditor
May 4-2-97 Parcel J-P-27-170
ASB

DOC # 2007165264
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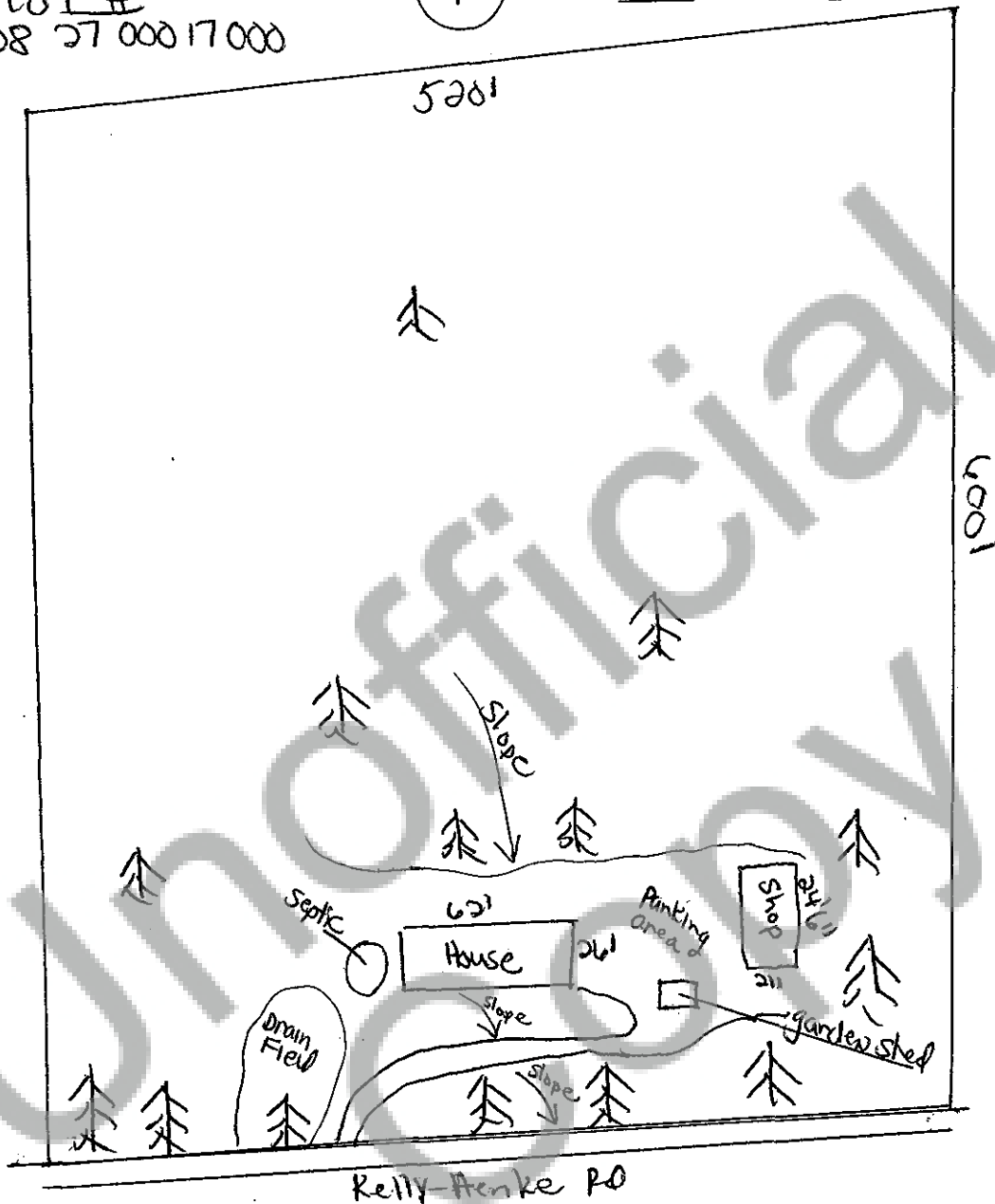
SITE PLAN:

Tax Lot A
03 08 27 000 17 000

North:



Scale: 1 inches = 100 feet



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.