

Return Address: Jason Dixon  
PO Box 897  
Washougal, WA 98671

Doc # 2007166611  
Page 1 of 9  
Date: 06/25/2007 09:16A  
Filed by: JASON DIXON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$40.00

**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:**

Jason Dixon

**FILE NO.:**

NSA-06-22

**PROJECT:**

Construction of a 1,500 sq. ft. accessory structure attached to a 700 sq. ft. agriculture building and associated utilities.

**LOCATION:**

191 Brier Road, Washougal; Section 7 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-07-0-0-0100-00.

**LEGAL:**

See attached page 9.

**ZONING:**

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

**DECISION:**

Based upon the record and the Staff Report, the application by Jason Dixon, 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. 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. The applicant shall also be required to meet the 15 foot agriculture setback from the West, North, and South property lines. If a conflict arises between setbacks, the greater of the two shall apply.
- 4) The footprint of the accessory building portion of the structure shall not exceed 1,500 square feet. The height of the proposed structure shall not exceed twenty-four feet from the top of the footer to the roof peak. The agricultural portion of the structure shall require a site inspection to ensure that it is consistent with the submitted floor plan and
- 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) The applicant and/or future owner shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
- 7) The applicant and/or future owner shall retain all existing vegetation which screens the proposed structure from Larch Mountain from the southeast aspect.
- 8) The exterior of all proposed structures (siding, trim, windows, garage doors, doors, roofing, etc.) shall be dark earth-tone colors. If the applicant chooses colors other than those submitted, the

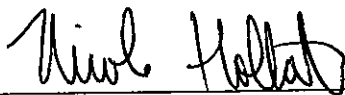
applicant shall submit new dark earth-tone color and material sample to the Planning Department prior to issuance of a building permit.

- 9) The structure shall be composed of nonreflective materials or materials with low reflectivity. The submitted samples, metal siding and black composition roof, are approved for use. However, if the applicant chooses to use a different material, new samples shall be submitted to the Planning Department prior to issuance of a building permit.
- 10) 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.
- 11) Except as is necessary for site development of safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 12) The applicant shall maintain a 50 foot buffer on either side of the intermittent stream which runs through the northeast section of the property. No removal of vegetation or placement of fill shall occur within this buffer.
- 13) 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.
- 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 5 day of March, 2007, 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 Division  
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

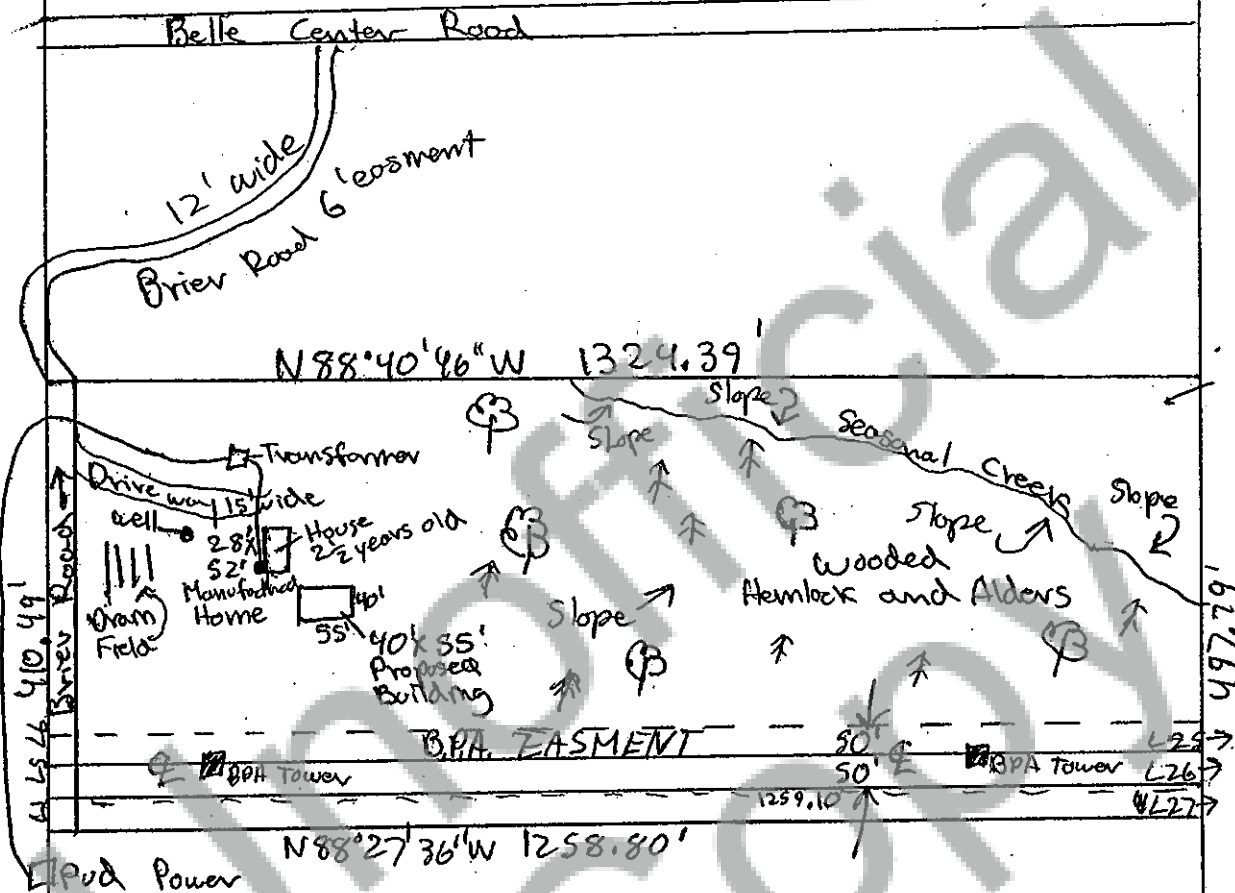
Department of Fish and Wildlife

**SITE PLAN:**

North: ↑

Scale: 1 inch = 200 feet

\* reduced N-T-S



BPA easement granted in deed recorded A.F. 78589 established by ties to the center of existing towers per BPA plan dated 7-21-61

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

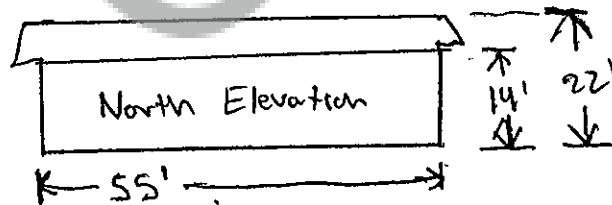
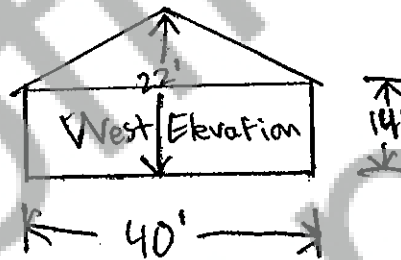
Site plan must be completed in ink.

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.

ELEVATION DRAWINGS:

Scale  $1'' = 25'$

Not Visible From any Key Viewing  
Areas or any Special Management Areas!



Additional pages must have 1" margin.

Elevation drawings must be in ink.



West

Jason Dixon

Tax parcel # 1-5-7-100

# Accessory / Agriculture Building Floor Plan

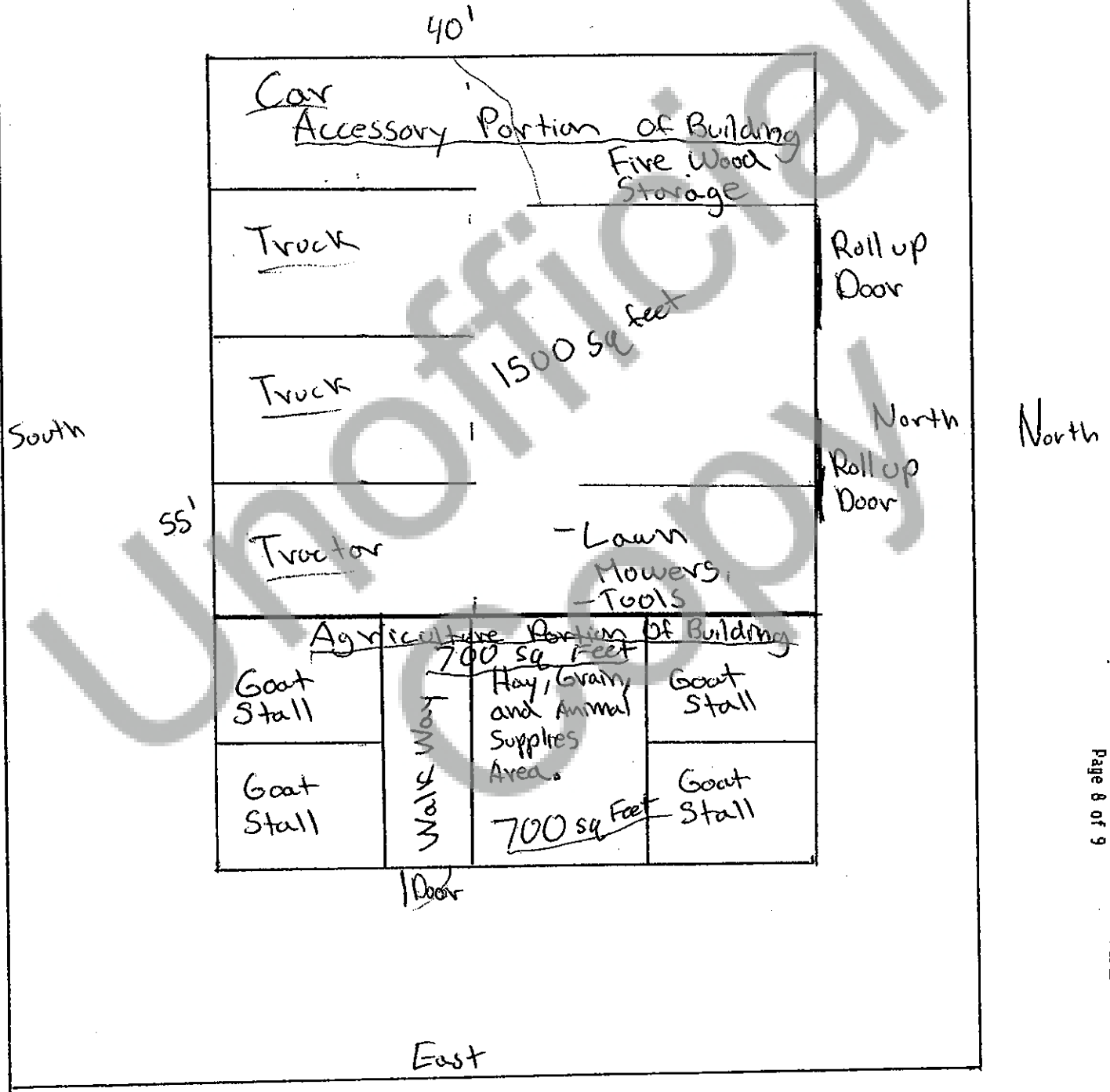




EXHIBIT 'A'

Beginning at the Northeast corner of the South half of the Northeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, said point bears South  $01^{\circ} 40' 41''$  West, 639.32 feet from the Northeast corner of said Northeast one quarter; thence North  $88^{\circ} 40' 46''$  West, 1324.39 feet; thence North  $77^{\circ} 35' 36''$  West, 70.76 feet; thence South  $19^{\circ} 29' 09''$  East, 47.00 feet; thence South  $37^{\circ} 47' 09''$  East, 89.01 feet to a point on the West line of said South one half; thence South  $01^{\circ} 31' 51''$  West, along said West line 564.84 feet to the Southwest corner of said South one half; thence South  $88^{\circ} 27' 36''$  East, along the South line of said South one half 1318.81 feet to the South east corner of said South one half; thence North  $01^{\circ} 40' 41''$  East, along the East line of said South one half 669.32 feet to the Point of Beginning.

TOGETHER WITH and subject to a 60' easement for ingress, egress, and utilities being 30' on each side of the following described center line;

BEGINNING at a point on the North line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, said point bears North  $88^{\circ} 40' 46''$  West, 55.00 feet from the Northeast corner of said South one-half as shown in the survey recorded in Book 3, Page 253, Skamania County Records; thence North  $48^{\circ} 23' 31''$  West, 100.00 feet; thence North  $00^{\circ} 58' 18''$  East, 141.00 feet; thence North  $09^{\circ} 03' 06''$  West, 344.00 feet; thence North  $00^{\circ} 34' 16''$  West, 96.27 feet to a point on the South line of Bell Center Road.