

Return Address: Anthony and Maurita Klement
3221 Belle Center Road
Washougal, WA 98671

Doc # 2007166945
Page 1 of 9
Date: 07/20/2007 08:30A
Filed by: ANTHONY KLEMENT
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$48.00

**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:**

Anthony and Maurita Klement

FILE NO.:

NSA-06-10

PROJECT:

Application to enclose the existing covered porch on the upper floor (224 sq. ft.), remodel the existing enclosed porch on the lower floor to add a bedroom (224 sq. ft.), add four bedrooms and 2 baths (1,050 sq. ft.) in a two-story daylight basement at north end of existing house, enlarge the living room and kitchen (2 at 15'x35'), add a bedroom in a two-story daylight basement at south end of the house (1,020 sq. ft.), add a 14'x14' covered deck to the upper story of the south addition, add a 8'x10' sun room adjacent to covered deck, add a 14'x10' agriculture milk processing room on to an existing carport, and build a new 24'x48'x12' greenhouse.

LOCATION:

3221 Belle Center Road, Washougal; Section 6 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-06-0-0-0600-00.

LEGAL:

Attached as page 9.

ZONING:

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

DECISION:

Based upon the record and the Staff Report, the application by Anthony Klement, 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:

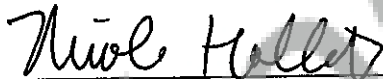
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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. The agricultural setback of 100 feet shall be applied from the location of the proposed greenhouse from the north and west property lines.
- 4) The agricultural product processing and packaging shall be limited to products grown primarily on the subject farm and sized to the subject operation.
- 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) No removal of vegetation or placement of fill shall occur within the 100-foot buffer off Walton Creek (see revised site plan). During construction activities a silt fence shall be placed below the residence to prevent soil erosion from entering Walton Creek, and all federal and state specifications shall be followed regarding use of a silt fence.

- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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 6 day of NOVEMBER, 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 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
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:
OVERALL**

North: ↑

Scale: 1.5 inches = 250 feet

BELLE CENTER RD

← ~1000' →

EXISTING AGRICULTURAL USE

Proposed Greenhouse

EXISTING BARN

EXISTING BARN

EXISTING LOADING SHED

CARPORT

ADDITIONS

EXISTING HOUSE ADDITION

EXISTING POOL HOUSE

SLOPE ↓

SLOPE ↑

SKAMAWIA COUNTY LINE

← 1975' →

Power trench 18" deep (NOT APPROVED NH)

100-FOOT BUFFER
WALTON CREEK

MARION-DODGE RD

250 125 0 250
SCALE

← 815' →

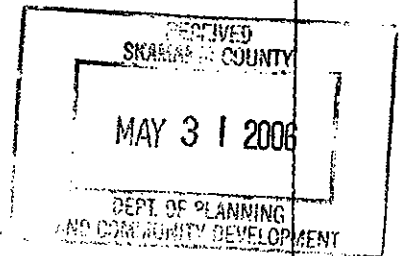
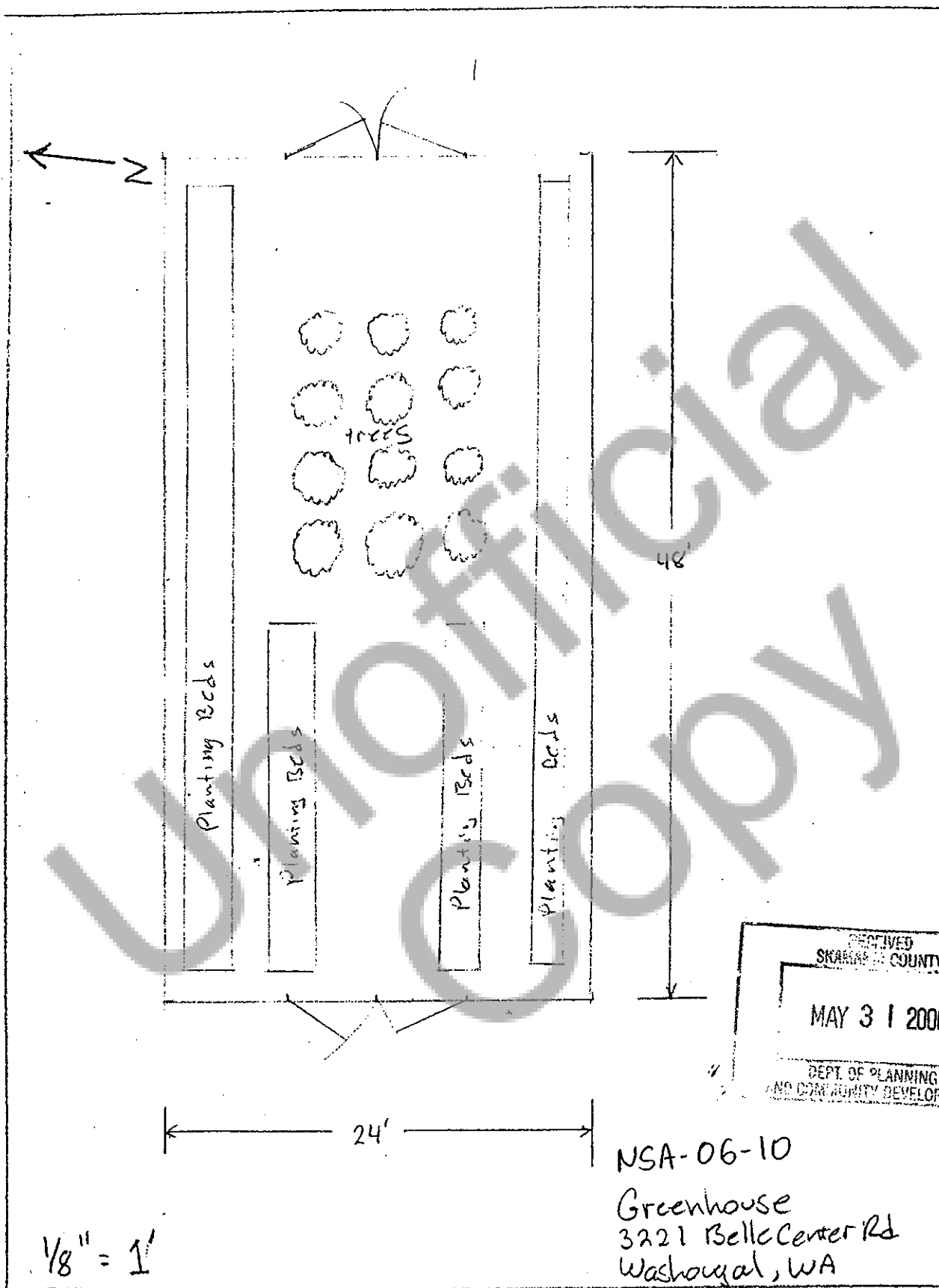
(not approved)
FUTURE
Micro-Hydro
Generator

- Parcel is ~22 Acres
- Remove 1 apple tree & Non-Native Shrubs

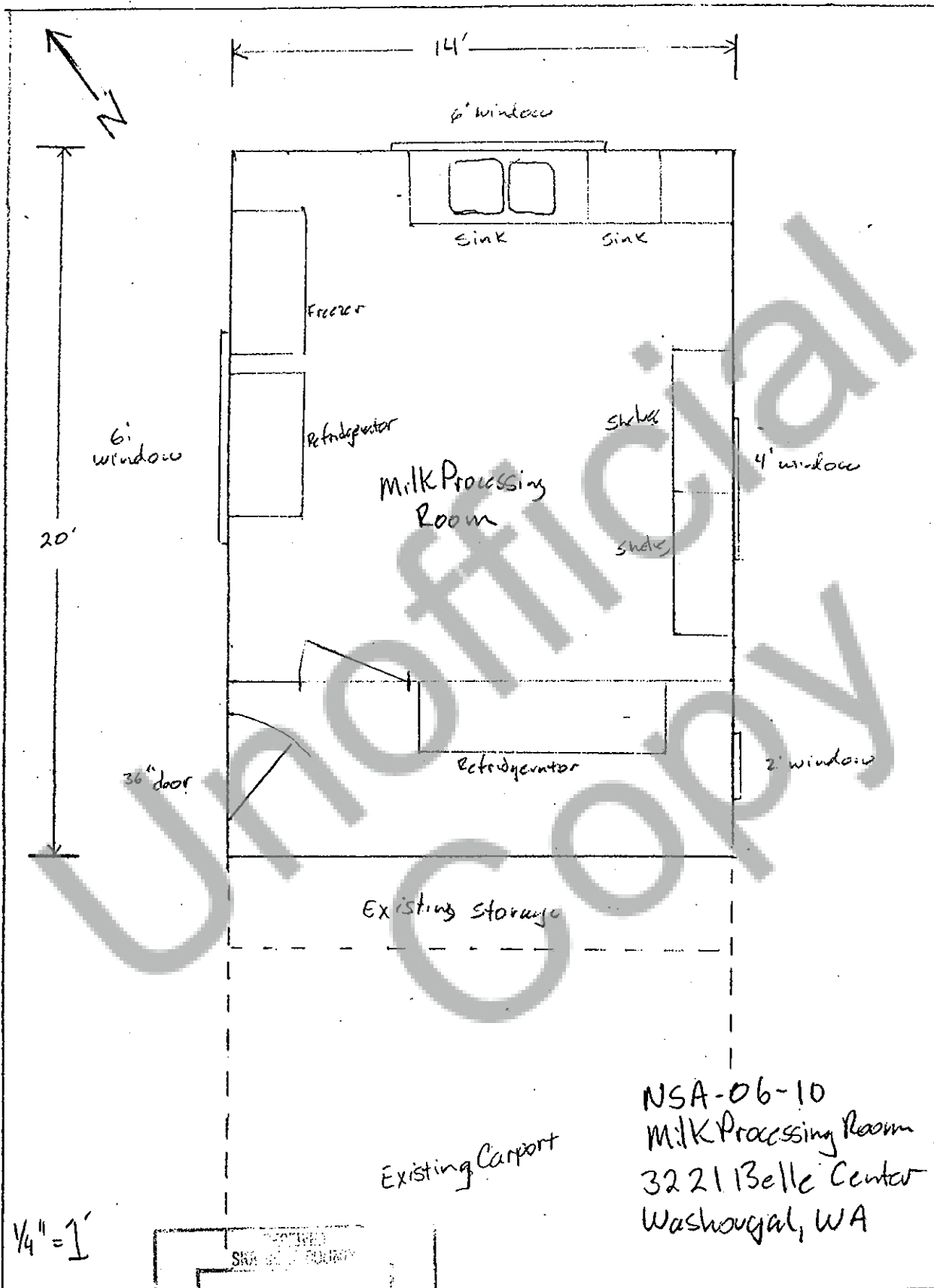
Bodies of water or watercourses on property: yes X no ____
 I will be removing on-site plants, trees, or other vegetation: yes X no ____
 -If yes to either please indicate location of vegetation removal or watercourses.
 I will be moving more than 100 cubic yards of soil: yes X no ____
 Additional pages 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.



NSA-06-10
Greenhouse
3221 Belle Center Rd
Washougal, WA



NSA-06-10
Milk Processing Room
3221 Belle Center
Washougal, WA

RECEIVED
SRA COUNTY

MAY 31 2006

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

EXHIBIT 'A'

PARCEL I

All that portion of the Southwest Quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southerly of the Belle Center Road (County Road No. 1004).

EXCEPT that portion lying Easterly of the Marrin-Didier Road (County Road No. 1125).

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 66, Pages 489, and 491.

PARCEL II

The North Half of the Northwest Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the south 882 feet thereof.

ALSO EXCEPT that portion lying Easterly of the Marrin-Didier Road (County Road No. 1125).

ALSO EXCEPT that portion conveyed to Skamania County recorded in Book 66, Page 491.

Gary H. Martin, Skamania County Assessor

Date 12-17-02 Parcel # 010506 00060000