

Return Address: Fisk Construction
PO Box 185
North Bonneville, WA 98639

Doc # 2007167392
Page 1 of 5
Date: 08/24/2007 02:22P
Filed by: FISK CONSTRUCTION
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$44.00

**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: Fisk Construction

PROPERTY OWNER: Bob & Brenda Clark

FILE NO.: NSA-07-54

PROJECT: In-kind replacement of composition roof.

LOCATION: Cabin #19, Wauna Lake Club, Stevenson; Section 15 of T2N, R7E, W.M. and identified as Skamania County Tax Lot #32-07-15-0-0-1519-00.

LEGAL: Lot 19 of Wauna Lake Club

ZONING: General Management Area- Large-Woodland (F-2).

DECISION: Based upon the record and the Staff Report, the application by Fisk Construction, 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.

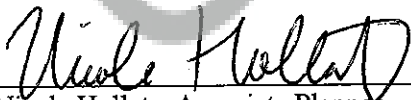
Marge Dryden, Heritage Resources Program Manager for the Columbia River Gorge National Scenic Area submitted a Cultural Resources Survey Determination, dated August 17, 2007 that stated that a Historic Survey is not required. The proposed in-kind replacement of composition roof on an existing dwelling is a Use Allowed Outright, Section 22.10.040(A)(4), 'repair, maintenance and operation of existing structures'.

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) Based upon the entire record before the Director, the application by Fisk Construction, for in-kind replacement of composition roof on the existing single-family dwelling is found to be consistent with Title 22 SCC, and will not have an adverse effect on the structure.

Dated and Signed this 21 day of August, 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 §22.06.050(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 \$1,000.00 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

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

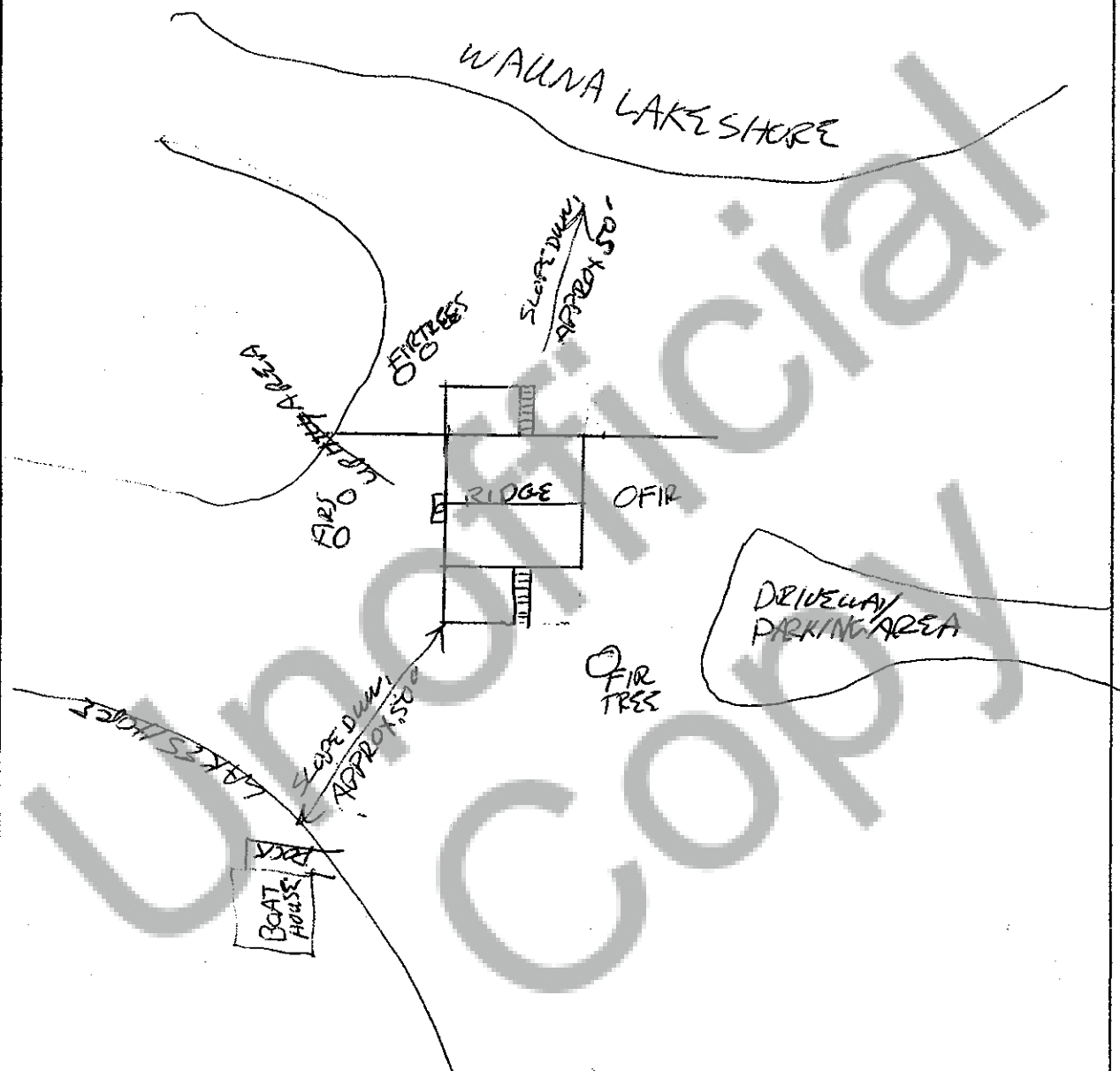
Department of Fish and Wildlife

SITE PLAN:

North:



Scale: $\frac{1}{4}$ inches = 10 feet



Bodies of water or watercourses on property: yes ☒ no ☐

I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒

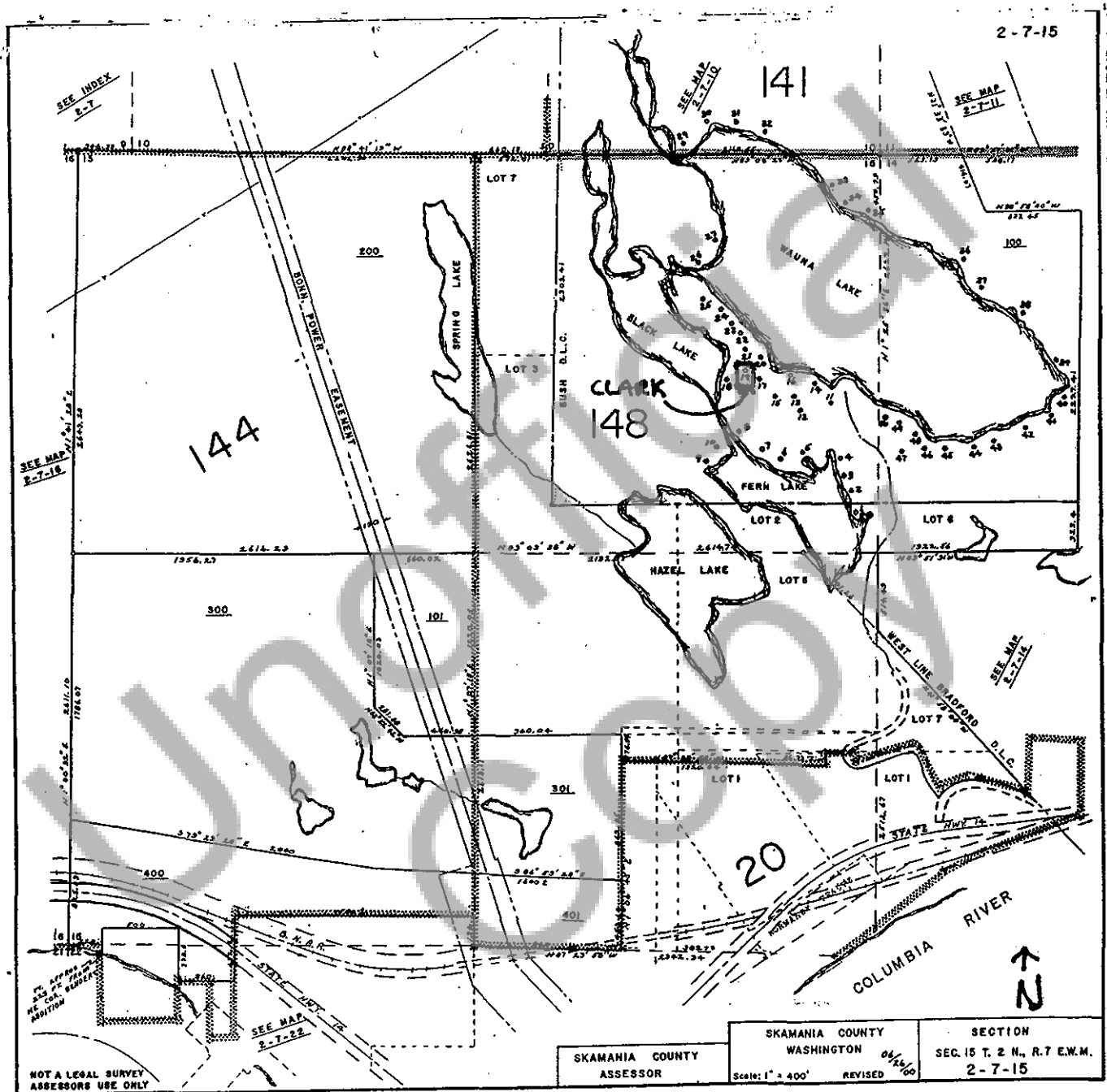
-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒ NA

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.



VICINITY MAP