

Return Address: Daryl T. Semmler  
414 West 20<sup>th</sup> Street  
Vancouver, WA 98660

Doc # 2007167789  
Page 1 of 7  
Date: 09/25/2007 08:30A  
Filed by: DARYL SEMMLER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$46.00

## 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:** Daryl Semmler

**PROPERTY OWNER:** Brandon Clinch, Executor

**FILE NO.:** NSA-07-48

**PROJECT:** Application to re-roof, replace windows and reside an existing single-family dwelling that is 50 years old or older. No structural changes are proposed and there are no previous Scenic Area permits or conditions of approval.

**LOCATION:** 101 Spirea Way, Home Valley; Section 26 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-26-0-0-0380-00.

**LEGAL:** See attached pg 6.

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

**DECISION:** Based upon the record and the Staff Report, the application by Daryl Semmler, 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 Heritage Resource Inventory Report for the Semmler Renovation Project, dated August 3, 2007, and received by the Planning Department on August 6, 2007. The report was forwarded to the Department of Archaeology and Historic Preservation for their review and determination. A Determination of Eligibility was received from DAHP dated August 30, 2007 and received September 4, 2007 that stated that the referenced property is Not Eligible for inclusion in the National Register of Historic Places. Therefore the proposed project will not have an adverse effect and 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 Daryl Semmler to replace the roof, reside, and replace the windows 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 5 day of September, 2007, at Stevenson, Washington.

  
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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 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

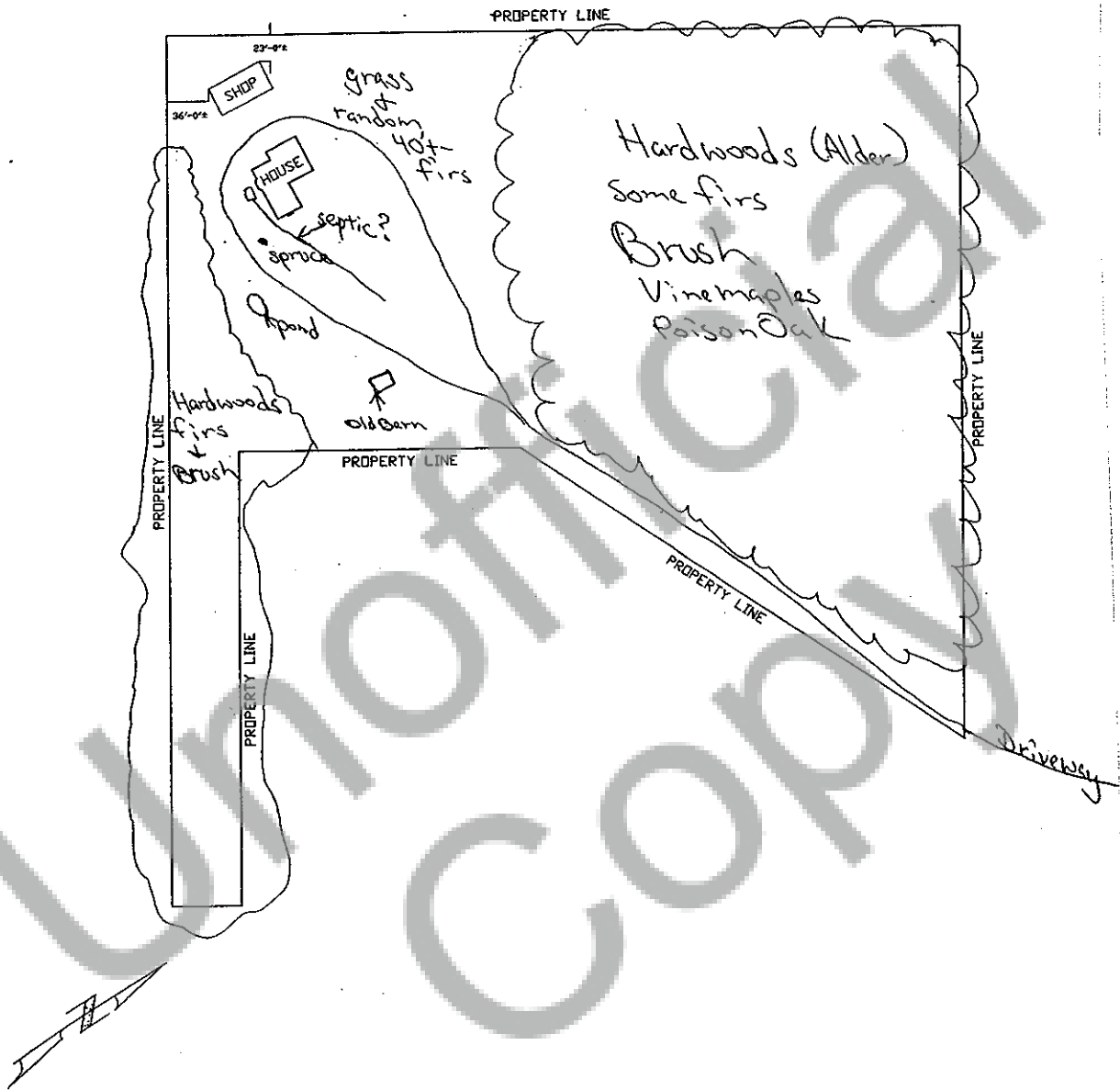
Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

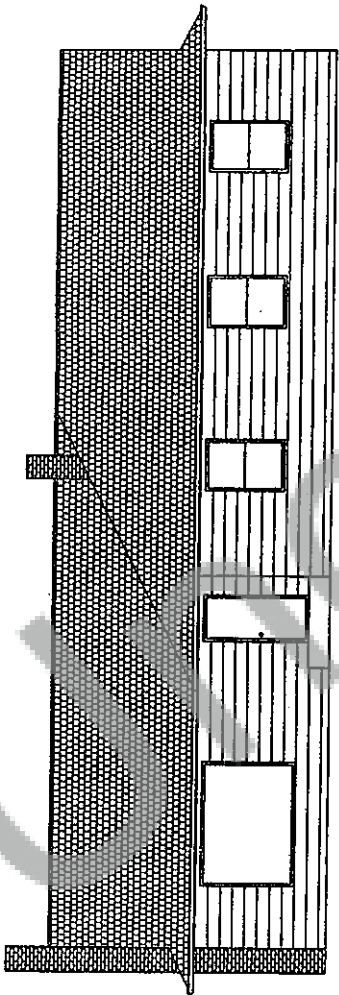
State of Washington Department of Community Trade and Economic Development- Dee Caputo

Department of Fish and Wildlife

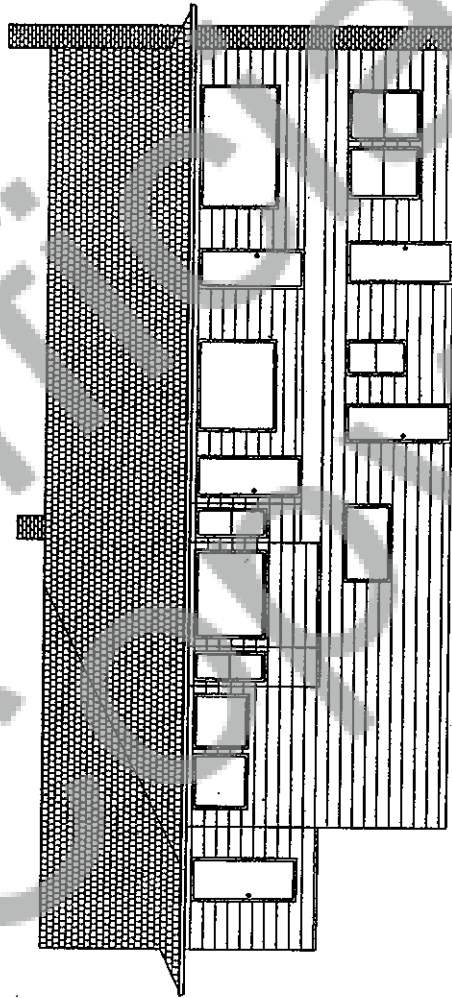


SCALE: 1" = 100'

LOCATION: 101 SPIRA WAY HOME VALLEY WA 98648	
CONTACT: DARYL SEMMLER PHONE # 509-969-1132	DATE: 7-11-07 1" = 100'



① FRONT ELEVATION



② REAR ELEVATION

EXHIBIT 'A'

A tract of land located in the Joseph Robbins D.L.C. in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of the said Section 27; thence South  $01^{\circ}58'25''$  East along the Section line 660 feet; thence South  $01^{\circ}58'25''$  East 660 feet, more or less, to the North line of the said Robbins D.L.C.; thence West along said North line 323.96 feet to the true point of beginning; thence West along said D.L.C. line 609.54 feet to a point 1,320 feet East of the Northwest corner of the said D.L.C.; thence South 766 feet to the Northerly right-of-way line of Berge Road; thence along said Northerly right-of-way line to a point 60 feet distant from the West line of said tract extended South; thence North parallel to and 60 feet distant from said West line 400 feet, more or less; thence North  $88^{\circ}01'35''$  East 245.37 feet, more or less, to a point which is South  $01^{\circ}58'25''$  East 1,686.00 feet and South  $88^{\circ}01'35''$  West 688.13 feet from the Northeast corner of said Section 27; thence South  $56^{\circ}16'26''$  East 448.44 feet; thence North  $01^{\circ}58'25''$  West 627.68 feet, more or less, to the North line of said Robbins D.L.C. and the true point of beginning:

ALSO a 30-foot strip of land being 15 feet on either side of the following center line description:

Beginning at the Northeast corner of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence South  $01^{\circ}58'25''$  East 1,929.21 feet along the section line; thence South  $88^{\circ}01'35''$  West 323.96 feet to the true point of beginning; thence South  $56^{\circ}16'26''$  East 109.33 feet; thence South  $50^{\circ}17'51''$  East 163.76 feet; thence South  $25^{\circ}08'01''$  East 36 feet, more or less, to the Northerly right-of-way line of Berge Road.

