

Return Address: SDS Company, LLC
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Date: 2/22/2008 03:58P
Filed by: SDS CO LLC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$45.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT: Steven B. Anderson for SDS Company, LLC

PROPERTY OWNER: SDS Company, LLC

FILE NO.: NSA-05-13

PROJECT: Land division to create 3 parcels with no development at this time

LOCATION: The property is located in the southeast corner of School House Road, Underwood, WA, Section 22 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03102200090100.

LEGAL DESCRIPTION: See attached Page 4

ZONING: General Management Area -Small Woodland F-3(20) and Open Space (OS).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Steven B. Anderson for the SDS Company, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC 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 Department 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:

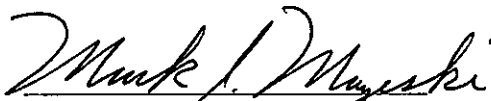
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC Section 22.06.050(C)(2).

- 1) As per SCC Section 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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department.
- 2) The final lot configuration shall be as shown on Exhibit B, as modified. All of the land zoned Open Space shall be attached to Lot 1. Prior to the recording of any deeds for the property, the applicant shall provide the Planning Department with a meets and bounds legal description for each lot prepared by a Washington State licensed surveyor. The legal descriptions also need to have the stamped signature of the professional land surveyor and specifically list the amount of acres in the parcel and in each of the two zone classifications.
- 3) Exhibit B is the approved lot configuration with the "Building Envelopes" approvable as modified. The east setback for Lot 1 and the west setback for Lot 3 shall be 200' and the southern setback shall be 100' from the bluff line or southern property line, whichever is greater. The actual home sites and home design will not be finalized until an application for site specific development is reviewed. The northern line of the building envelope may need to be pushed back further from the bluff in order to achieve visual subordination.
- 4) All three future home sites shall be accessed only utilizing the existing logging road accessing the property on the east side, as shown on Exhibit B. The other roads may only be used as logging roads for forest management and not for home site access.
- 5) The access road listed in Condition 4, above, is considered a private road to the point that the driveway for Lot #2 intersects with the private road. Prior to the issuance of any building permits for any of the subject lots, the road shall be brought up to County Private Road standards. See Exhibit A. In addition, the applicants shall apply to the County Public Works Department for a private Road Approach Permit prior to the issuance of any Building Permits and apply for National Scenic Area review for any of these activities.
- 6) Paving of the road or completing any other road improvements is prohibited until such activities are specifically reviewed as part of a subsequent application for site specific development. Normal maintenance and repair of the road is allowed however, that should not occur between March 1 and

August 31. At such time the paving or road improvements are authorized by a subsequent NSA permit, those activities shall not occur between March 1 and August 31 of any year. This condition is listed for future reference since no road building or improvements were applied for as part of this application.

- 7) Although not authorized at this time, at the time that site specific development is approved, all telephone and power supplies shall be underground whenever possible.
- 8) No building, structures or land shall be used, and no building or structure shall be hereafter erected, altered, or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Planning Department and the SHPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.
 - a) Halt of 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 Planning Department and the Gorge Commission within 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 24 hours.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 16th day of June, 2006, at Stevenson, Washington.



Mark J. Mazoski, Senior Planner
Skamania County Planning and Community Development.

NOTES

See the following page.

GRANTEES, ELLIOTT Kapp, a widow, Shirley Ann Azufe, a married person acting in her separate capacity, David Henry Kapp, a married person acting in his separate capacity, and Jack Duane Kapp, a married person acting in his separate capacity, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, receipt whereof is hereby acknowledged, do hereby convey and warrant unto S. D. S. Company, a partnership consisting of Bruce R. Stevenson, Wesley D. Stevenson, Mark E. Stevenson, Anne Stevenson, John L. Cheney, Laura Stevenson Cheney, Douglas T. Campbell and Leslie Stevenson Campbell, Grantees, all of the following described real property situate in Skamania County, Washington, to-wit:

The Southeast Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East of the the Willamette Meridian.
ALSO that portion of Lot 2 of said Section 22 lying Northerly of the right of way of the Spokane, Portland and Seattle Railway Company right of way, except from said Government Lot 2 that portion thereof conveyed to the State of Washington for State Highway No. 8 (now State Highway No. 14), by instrument dated February 26, 1934, recorded May 15, 1934, in Book "X" of Deeds at Page 516, under Auditor's File No. 19446, Records of Skamania County, Washington.
Reserving unto the Sellers, their heirs and assigns an easement for ingress, egress and utilities over, along, across and under the West Sixty (60) feet of the Southeast Quarter of the Northwest Quarter of said Section 22 and the North Sixty (60) feet of the West Sixty (60) feet of Lot 2 of said Section 22, Township 3 North, Range 10 East of the Willamette Meridian.