

Return Address: Skamania Landing Owners Association  
P.O. Box 791  
Stevenson, WA 98648

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:** Skamania Landing Owners Association

**PROPERTY OWNER:** Skamania Landing Owners Association

**FILE NO.:** NSA-08-40

**PROJECT:** To drill a new well, connect it to the existing pump house and add new pumps and controls in the existing pump house.

**LOCATION:** Off of Lakeshore Drive, Section 34 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-34-0-0-2000-00.

**LEGAL:** See attached page(s) 6.

**ZONING:** General Management Area- Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Skamania Landing Owners Association, 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

Skamania County Planning and Community Development  
File: NSA-08-40 (SLOA) Administrative Decision  
Page 2

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.
- 4) Disturbed areas shall be reseeded with native vegetation.
- 5) Planted vegetation shall be maintained to ensure survival.
- 6) The drilling of the well shall be restricted to take place between July 1<sup>st</sup> and February 28<sup>th</sup>.
- 7) A site visit for Final Inspection shall be conducted by the Planning Department once all work has been completed and conditions of approval have been met. The inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Planning Department at 509-427-3900.
- 8) The following procedures shall be effected when cultural resources are discovered during construction activities:


Skamania County Planning and Community Development  
File: NSA-08-40 (SLOA) Administrative Decision  
Page 3

- 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.
- 9) 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

Skamania County Planning and Community Development  
File: NSA-08-40 (SLOA) Administrative Decision  
Page 4

conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 3<sup>rd</sup> day of September, 2008, at Stevenson, Washington.

  
Jessica Davenport, 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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee and a Certificate of Mailing.

#### 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 Health Department

A copy of this Decision, including the Staff Report, was sent to the following:

Skamania County Planning and Community Development  
File: NSA-08-40 (SLOA) Administrative Decision  
Page 5

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 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

## SKAMANIA LANDING TRACTS

ASSOCIATION, Inc. the following described real estate,  
situated in the County of Skamania, State of Washington:

## PARCEL NO. 1

ALL that portion of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), and of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), and of Government Lot 1 of Section 34, Township 2 North, Range 6 E.W.M., lying southerly of the southerly right of way line of the Spokane, Portland and Seattle Railway Company; EXCEPT that portion of the NW 1/4 of the SE 1/4 of Section 34, Township 2 North, Range 6 E.W.M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet; thence south 13° 40' east 200 feet; thence south 29° 40' east 268 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly line of the S. P. & S. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; EXCEPT a tract of land conveyed to C.A. Sams and W.L. Sams by deed dated September 3, 1936, and recorded at page 204 of Book 2 of Deeds, Records of Skamania County, Washington, together with shore lands of the second class conveyed to the said C.A. Sams and W.L. Sams by deed dated March 8, 1947, and recorded at page 56 of Book 36 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land conveyed to Leonard Palmer Farnsworth, a bachelor, by deed dated May 29, 1945, and recorded at page 409 of Book 30 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are reserved for the exclusive use of the land owners within the boundaries of said plat; EXCEPT a tract of land conveyed by deed to Clarence O. Fritz and Katie L. (Delores) Fritz, husband and wife, December 20, 1955 and recorded at page 270 of Book 55 of Deeds, Records of Skamania County, Washington; and EXCEPT a tract of land conveyed to George E. Carson and Helen P. Carson, husband and wife, by deed dated December 15, 1966 and recorded at page 444 of Book 56 of Deeds, Records of Skamania County, Washington.



## PARCEL NO. 2

A tract of land in Government Lot 4 Section 35, Township 2 North, Range 6 E.W.M., more particularly described as follows:

Beginning at the quarter corner between Sections 34 and 35, Township 2 North, Range 6 E.W.M.; thence south 26 chains 50 links to the right bank of the Columbia River; thence upstream following the meander line north 65° east 5 chains 64 links; thence north 40° east 1 chain 78 links; thence north 34° east 4 chains 75 links; thence north 04° east 2 chains 43 links; thence north 37° east 4 chains 35 links to the bank of Duncan Slough; thence north 36° west 2 chains 96 links; thence north 35° west 89 links; thence south 52° 1/2° west 10 chains 56 links to the point of beginning together with related roads, docks, dam and appurtenances; EXCEPT a tract of land conveyed to Richard A. Krieg and Laura B. Krieg, husband and wife, by deed dated June 24, 1974 and recorded at page 268-9, Book 66 of Deeds, Records of Skamania County, Washington, BUT INCLUDING any reservations or easements contained in said deed; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are reserved for the exclusive use of the land owners within the boundaries of said plat.

## PARCEL NO. 3

ALL that portion of Government Lot 4 of Section 35, Township 2 North, Range 6 E.W.M., lying southerly of the line of the Spokane, Portland and Seattle Railway Company and westerly of the county road known as the Butler Dock Road as the same existed and was established on March 27, 1911; EXCEPT that portion thereof lying with Parcel No. 2 described above.

## PARCEL NO. 4

Shore lands of the second class conveyed by the State of Washington, fronting and abutting upon Government Lot 1 of Section 35, Township 2 North, Range 6 E.W.M., extending as far east as the outlet of Duncan Lake as more particularly described in deed dated July 26, 1905, and recorded at page 189 of Book 1 of Deeds, Records of Skamania County, Washington; EXCEPT Shore lands of the second class conveyed to Richard A. Krieg and Laura B. Krieg and recorded at page 268-9, Book 66 of Deeds, Records of Skamania County, Washington.

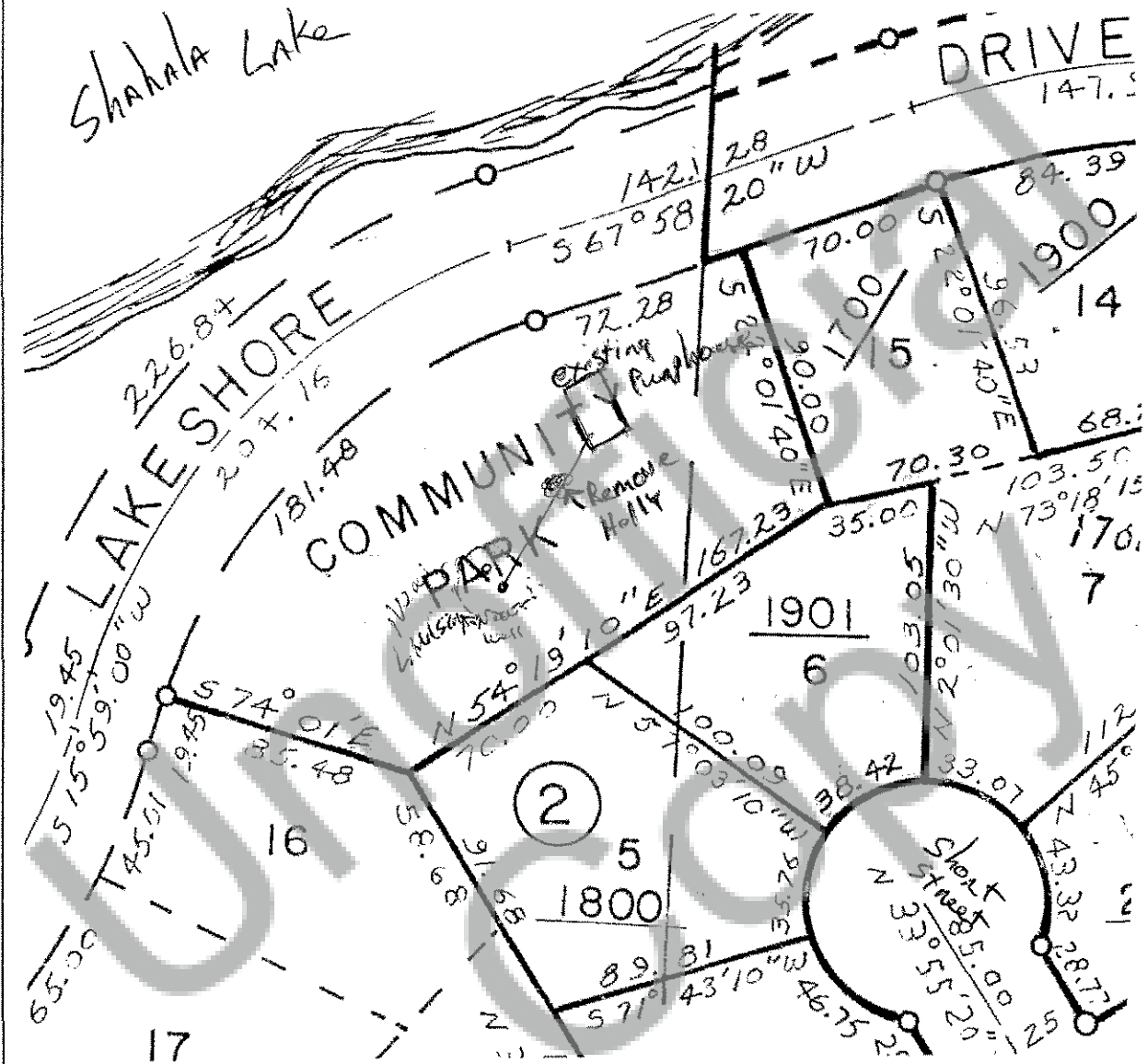


## SITE PLAN:

North:

7

Scale: 1 inches = 60 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 ☒

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.