

Return Address: Billy Snook
3200 SE 16th Ave., Suite 216
Vancouver, WA 98683

**Skamania County
Community Development
Department**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: Billy J. Snook
PROPERTY OWNER: Jimmie D. White
FILE NO.: NSA-08-66
PROJECT: Application to replace an existing 20'x20'x16' detached garage with a new 28'x52'x24' detached garage in the same location.
LOCATION: 1552 Wind Mountain Road, Home Valley; Section 26 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-26-0-0-0900-00.
LEGAL: See attached page 7.
ZONING: Special Management Area – Forest (S-F).
DECISION: Based upon the record and the Staff Report, the application by Billy J. Snook, 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 Health Division of the Skamania County Community Development 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.

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CONDITIONS OF APPROVAL:

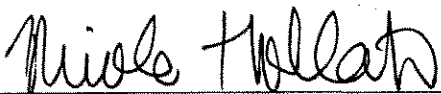
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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) The accessory building shall not accommodate a cooking area or kitchen. Community Development staff shall conduct a site visit to confirm the detached garage does not include a kitchen or cooking area prior to signing off on the final inspection.
- 5) The exterior of the proposed detached garage shall be earth-tone colors found at the site. The application is approved to use the colors that the existing house is painted, a medium brown siding and a Decra steel shingle roofing in hunter green.
- 6) The applicant shall meet all conditions of approval prior to final inspection by the Community Development 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 have been verified.
- 7) The Community Development Department will conduct one site visit during construction to verify the location of the structure as stated by the Administrative Decision. 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.
- 8) 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.

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

Dated and Signed this 18 day of February, 2009, at Stevenson, Washington.



Nicole Hollatz, Associate Planner
Skamania County Community Development Department.

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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 Community Development Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee and the 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

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 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 – Valerie Grigg Devis

Department of Fish and Wildlife

Billy S. SNOOK (360) 600-5080

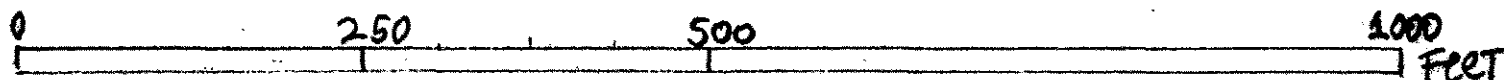
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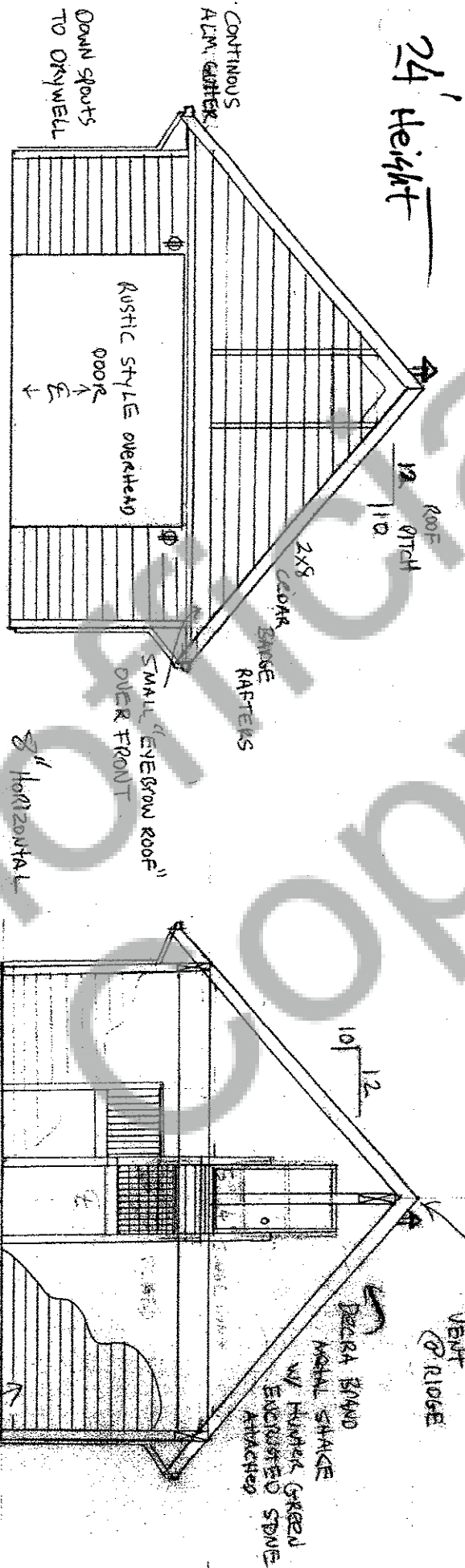
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EXISTING 20' x 20' DETACHED GARAGE
TO BE REPLACED BY A 28' x 52' SHOP W/ A
18' x 28 COVERED PORCH AREA (EXISTING BLD. IS BEYOND REPAIR)



PLOT MAP FOR JIMMI WHITE'S SHOP
1552 WIND MOUNTAIN ROAD STEVENSON WA 98648
(509) 427-0056 OR 360 448 9754 CELL





OVERALL BUILDING HEIGHT NOT TO EXCEED 24'-0"

FRONT ELEVATION

28 wide

Billy Snook (owner representative)
3200 SE 164th Ave Suite 216
VANCOUVER WA 98683
(360) 500-5080 cell

STEAMIE WHITES SHOP

1552 WIND MOUNTAIN ROAD STEVENSON WA.
98648

DR. BY BILLY SNOOK

1/4" = 1' NOT TO SCALE

EXHIBIT 'A'

PARCEL I

That portion of the Northwest Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Quarter corner on the West line of the said Section 25; thence South 50 rods; thence East 29 rods; thence North 50 rods; thence West 29 rods to the Point of Beginning.

PARCEL II

The East 1,085 feet of the Northeast Quarter of the Southeast Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of the said Section 26.

AND EXCEPT that portion thereof conveyed to Theodore A. Maddux and Doris A. Maddux, husband and wife, by Deeds recorded at Page 113 of Book 52 and at Page 796 of Book 62 of Deeds, Records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to The United States of America as described by instrument recorded November 29, 1990 in Book 121, Page 540, Skamania County Deed Records.

NC # 2004152861
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