

Return Address: Tom Owens
PO Box 221
Cascade Locks, OR 97014

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Administrative Decision

APPLICANT: Tom Owens

PROPERTY OWNER: Bradley Wilkens

FILE NO.: NSA-10-34

PROJECT: Application to remodel the existing porch from a sloping roof to a gable roof (approximately 8.75 sq. ft. larger) and replacement of existing steps and landing.

LOCATION: 352 Wind River Hwy, Carson; Section 29 of T3N, R5E, W.M. and identified as Skamania County Tax Lot #03-08-29-0-0-1600-00.

LEGAL: See attached page 60.

ZONING: General Management Area – Residential 10 (R-10).

DECISION: Based upon the record and the Staff Report, the application by Tom Owens for Bradley Wilkins, 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

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issues are under the jurisdiction of Skamania County's Building Division and the Environmental Health Division.

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) The proposed addition shall match the colors of the existing single-family dwelling.
- 4) The proposed development shall be composed of nonreflective materials or materials with low reflectivity.
- 5) All new exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 6) The applicant shall meet all conditions of approval enacted to achieve visual subordination 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; including visual subordination criteria have been verified.
- 7) The Community Development Department will conduct a site visit for Final Inspection. 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:

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- 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.

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- 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 6 day of January, 2011, at Stevenson, Washington.


Nicole Hollatz, Landuse Planner
Planning Division

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.

EXPIRATION

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

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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 and must be accompanied by a \$1,300.00 nonrefundable filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

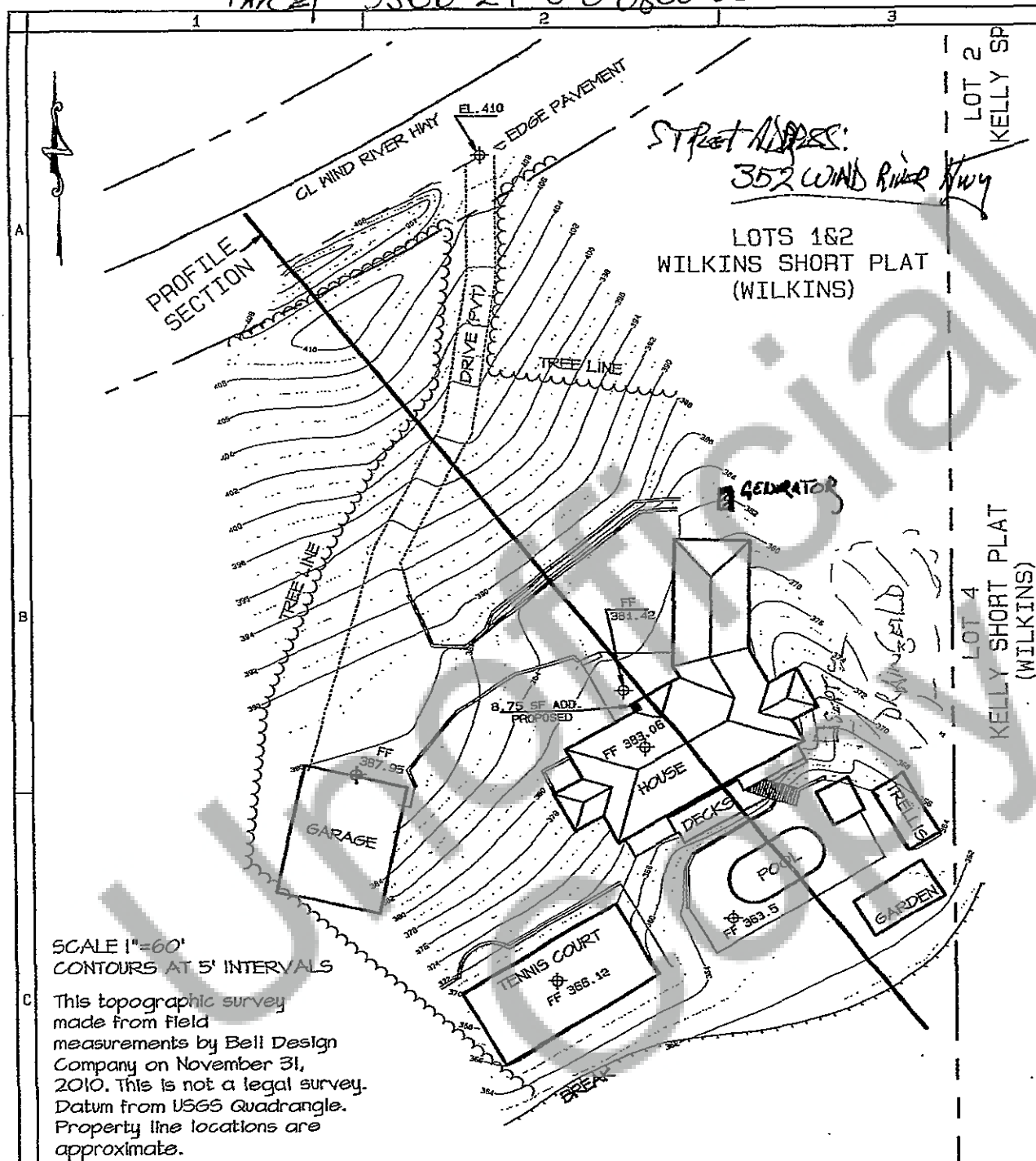
WARNING

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

Adjacent Landowners within 500'
Building Division
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 - electronic
U.S. Forest Service - NSA Office
Board of County Commissioners - electronic
State of Washington Department of Commerce - electronic
Department of Fish and Wildlife

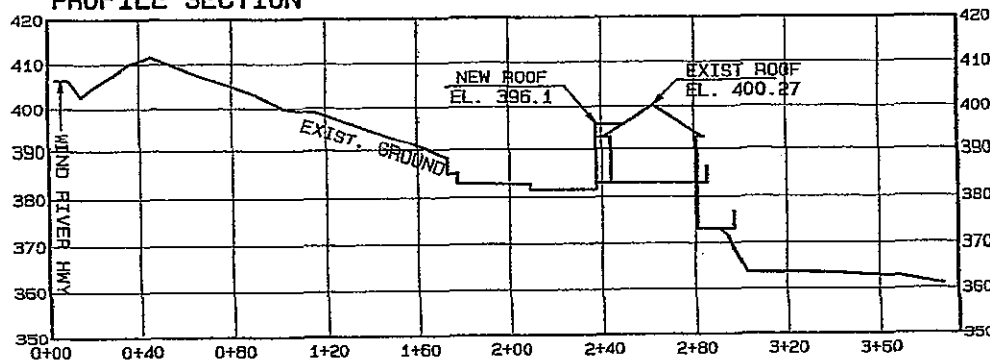
Parcel # 308-29-0-0-0800-00



SCALE 1"=60'
CONTOURS AT 5' INTERVALS

This topographic survey made from field measurements by Bell Design Company on November 31, 2010. This is not a legal survey. Datum from USGS Quadrangle. Property line locations are approximate.

PROFILE SECTION



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BELL DESIGN COMPANY

LAND SURVEYING

CIVIL ENGINEERING

1000 EAST STEUBEN STREET, P.O. BOX 308, BINGEN, WA. 98605
PHONE (509) 493-3886, FAX (509) 493-3885



BRAD WILKINS

SITE MAP

SKAMANIA COUNTY

WASHINGTON

JOB NO. 10B207

DATE 12/1/2010

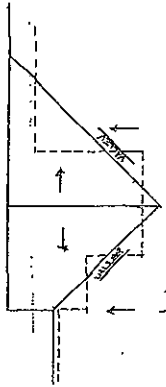
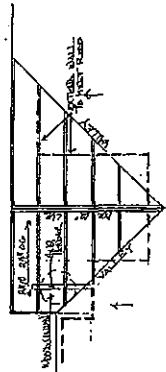
DRAWN BY HDK CHECKED BY ARB

REVISIONS DATE

RECORD DRAFTER DATE

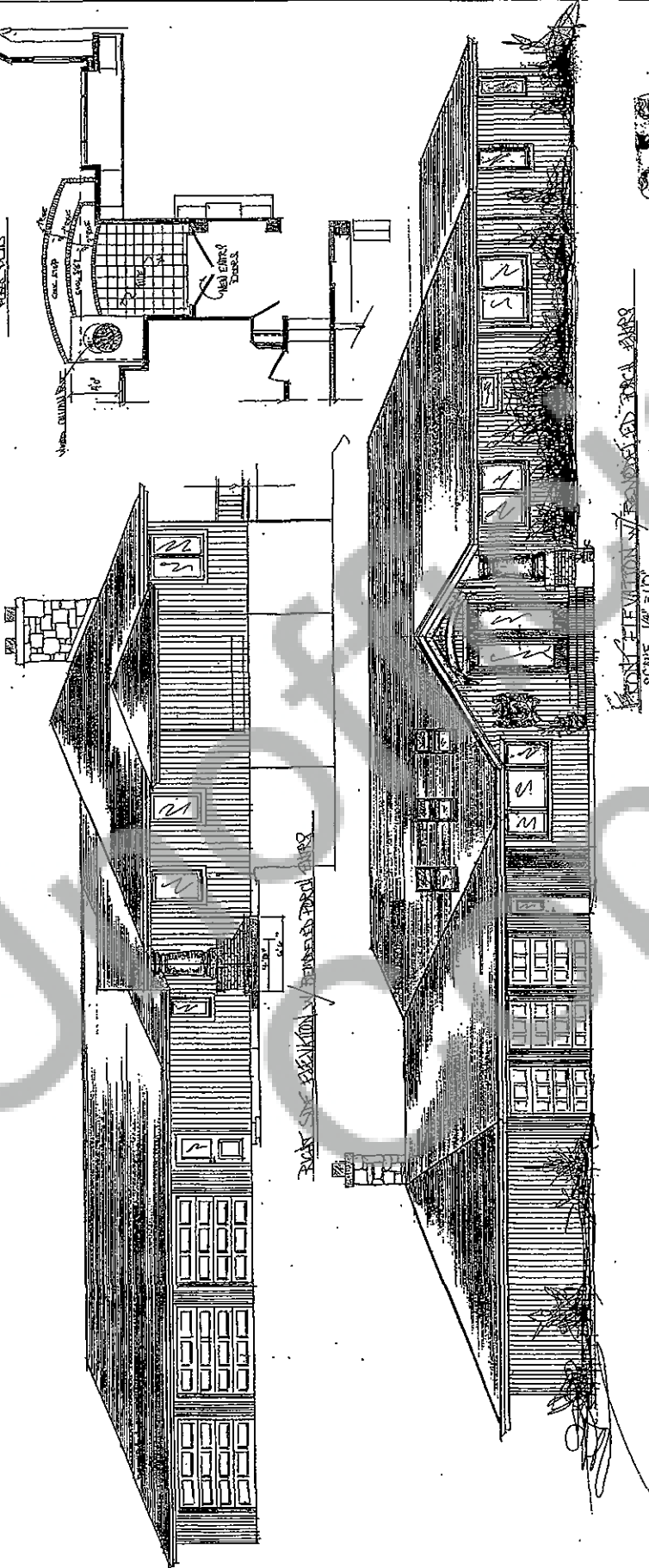
SHEET NO. S1.0

1 OF 2 SHEETS

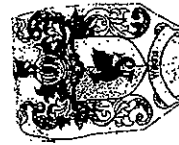


NEW ROOFSCAPE
EXISTING - - - ELEVATION WALL SCHEME

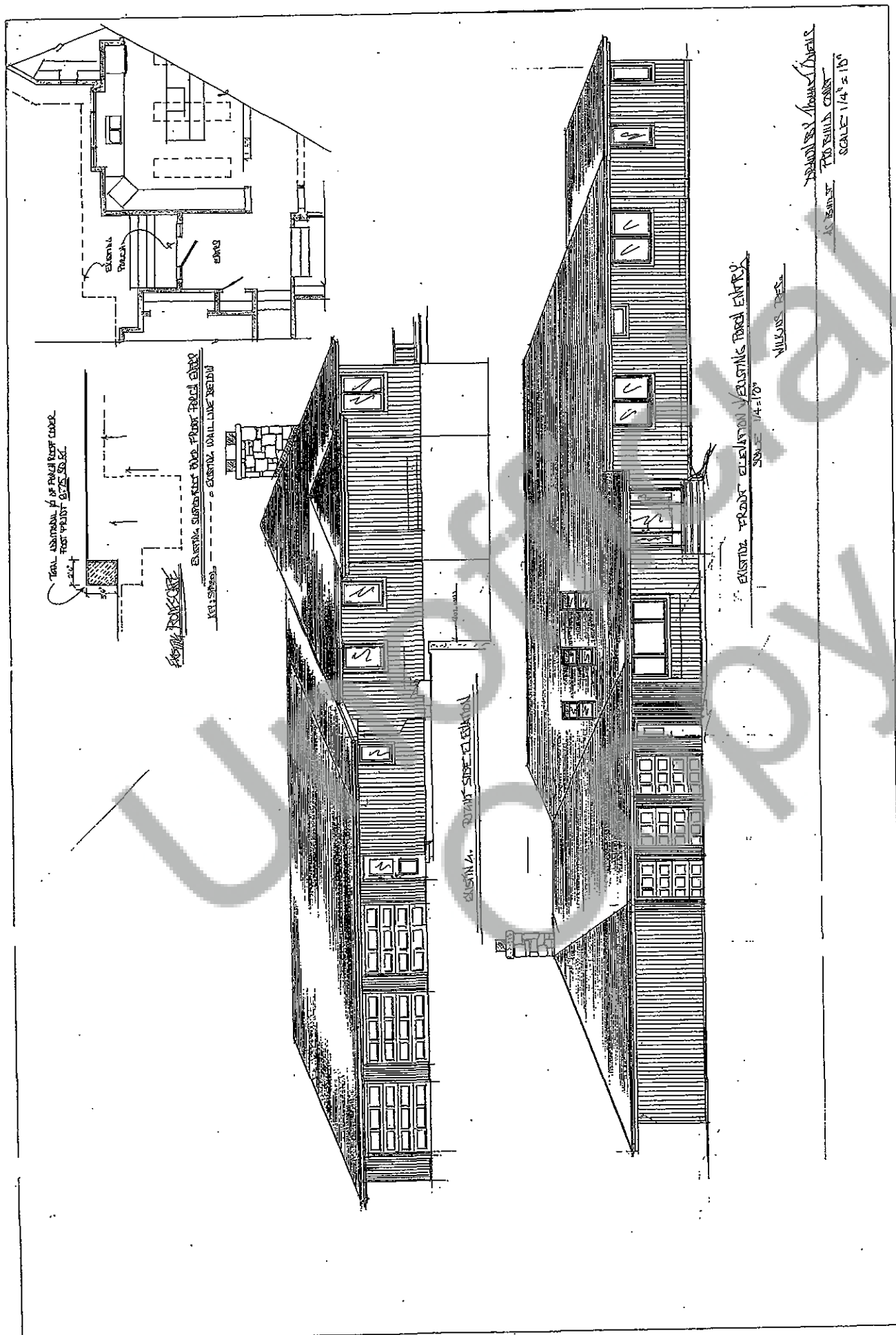
ROOF PLAN
NEW PLAN



FRONT ELEVATION
NEW ROOFSCAPE
SCALE 1/4" = 1'-0"



Design By Thomas J. Davis
503-540-0840



110725

BOOK 122 PAGE 25

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Brad Wilkins*

JAN 22 2 10 PM '91

QUIT CLAIM DEED

GARY M. OLSON

THE GRANTOR, DEBORA LEE WILKINS, in consideration of the mutual execution of a Separation Contract, conveys and quit claims to BRADLEY DAVID WILKINS, any and all of her interest in the following described real estate situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

Lots 1 and 2 of the W. T. Wilkins Short Plat, recorded August 28, 1979, in Book 2 of Short Plats, at page 127, being a portion of the Northwest Quarter of the Southeast quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian.

DATED this 9 day of ~~December~~, ^{January} 1991, 1990.

Deborah Lee Wilkins
DEBORA LEE WILKINS

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that DEBORA LEE WILKINS is the person who appeared before me, and said person acknowledged that she signed this Quit Claim Deed and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

140⁰⁰ DATED this 9 day of ~~December~~, ^{January} 1991, 1990.

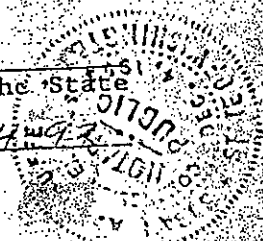
REAL ESTATE EXCISE TAX

JAN 22 1991

PAID W/A
all deputy
QUIT CLAIM DEED REC'D
(WILKINS)

Registered 1
Indexed, air 1
Indirect 1
Filed 125/91
Mailed

NOTARY PUBLIC in and for the State
of Washington
My Commission Expires 12-4-92



Glenn J. Kimmel, Skamania County Assessor
Parcel # 3-2-27-1600