

Return Address: Elizabeth Mapelli
P.O. Box 3885
Portland, OR 97208

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: Elizabeth Mapelli

PROPERTY OWNER: Elizabeth Mapelli

FILE NO.: NSA-10-27

PROJECT: To conduct a Lot Line Adjustment swapping equal portions of land (0.23 acres) between two parcels.

LOCATION: 792 Riverside Drive, Washougal; Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot# 01-05-11-2-0-0703-00. This parcel is approximately 2.23 acres in size and will remain this size after the proposed Lot Line Adjustment.

102 Puzzled Woman Road, Washougal; Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot# 01-05-11-2-0-1104-00. This parcel is approximately 3.92 acres in size and will remain this size after the proposed Lot Line Adjustment.

LEGAL: Lots 2 & 4 of the Mapelli-Pinell Short Plat, Book 3 Page 293.

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

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DECISION: Based upon the record and the Staff Report, the application Elizabeth Mapelli, 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 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).

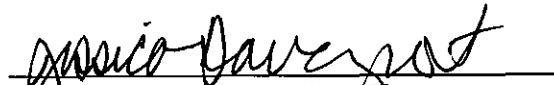
- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. (See attached)
- 3) The 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.
 - 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.

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- 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.
- 4) 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.

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Dated and Signed this 1st day of February, 2011, at Stevenson, Washington.


Jessica Davenport, 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.

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

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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:

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 (electronic)
U.S. Forest Service - NSA Office
Board of County Commissioners (electronic)
State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife (electronic)
Adjacent property owners within 500 feet of the subject property

RECEIVED
ANIA COUNTY
JAN 06 2010
COMMUNITY DEVELOPMENT
DEPARTMENT

AUDITOR'S CERTIFICATE:

PAID FOR RECORD THIS SURVEY WAS FILED AT THE REQUEST OF JAMES H. KLEIN, REGISTERED LAND SURVEYOR, NO. 42860.
FILE AS AUDITOR'S FILE NO. _____
DATE _____

DEPUTY AUDITOR _____ DATE _____

LEGEND

- SET 5/8" x 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 42860)
- FOUND 5/8" REBAR WITH RRC STAMPED (WA 15673) AS SHOWN IN BOOK 3, OF SHORT PLATS PAGE 293.
- FOUND 5/8" REBAR WITH NO CAP (KLEIN & ASSOCIATES WA 42860) AS SHOWN IN BOOK 3, OF SHORT PLATS PAGE 293.
- COUNTRIED POINT PER TRANTON SURVEY AS SHOWN IN BOOK 3, OF SHORT PLATS PAGE 293.
- FOUND 1/2" REBAR AS SHOWN IN BOOK 12 OF SURVEYS PAGE 177
- RI COMPUTED DISTANCE PER TRANTON SURVEYING BOOK 3, OF SHORT PLATS PAGE 293.
- RF RED PLASTIC CAP

LINE TABLE

LINE	LENGTH	BEARING
L1	24.26	N334°02'25"E
L2	24.01	N153°40'25"E
L3	21.45	N07°22'40"W
L4	24.08	N27°35'37"W
L5	22.53	N03°20'12"W
L6	22.79	N27°14'48"W
L7	35.08	N82°50'13"W
L8	29.34	N77°38'03"W
L9	30.68	N23°11'48"W
L10	23.57	N82°25'35"W
L11	25.86	S79°21'59"W
L12	48.56	S20°04'50"W
L13	31.42	S31°11'11"W
L14	75.08	S34°38'01"W

AREA TABLE:

PANEL	ORIGINAL AREA	NEW AREA
LOT 2	170,717 SQ. FT. 3.92 ACRES	170,717 SQ. FT. 3.92 ACRES
LOT 4	94,233 SQ. FT. 2.15 ACRES	94,233 SQ. FT. 2.15 ACRES



SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAMES H. KLEIN, JAN 2010.

JAMES H. KLEIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 42860
DATE _____

SHEET 1 OF 1
SKAMANIA COUNTY, WASHINGTON

1/4 SEC 1, R.
8 11 IN. 5E.

TRANTON SURVEYING
LAND SURVEYING - PLANNING
218 W. STURGEON ST., SUITE A
PORTLAND, OR 97208
TEL: 503-444-3311

BOUNDARY LINE ADJUSTMENT
LOT 2 AND LOT 4 OF THE MAPELLI-PINNELL SHORT PLAT
LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 11
TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
SKAMANIA COUNTY, STATE OF WASHINGTON

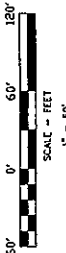
TAX PARCEL NO. 01-05-11-200-703-00
TAX PARCEL NO. 01-05-11-201-104-00

PRELIMINARY

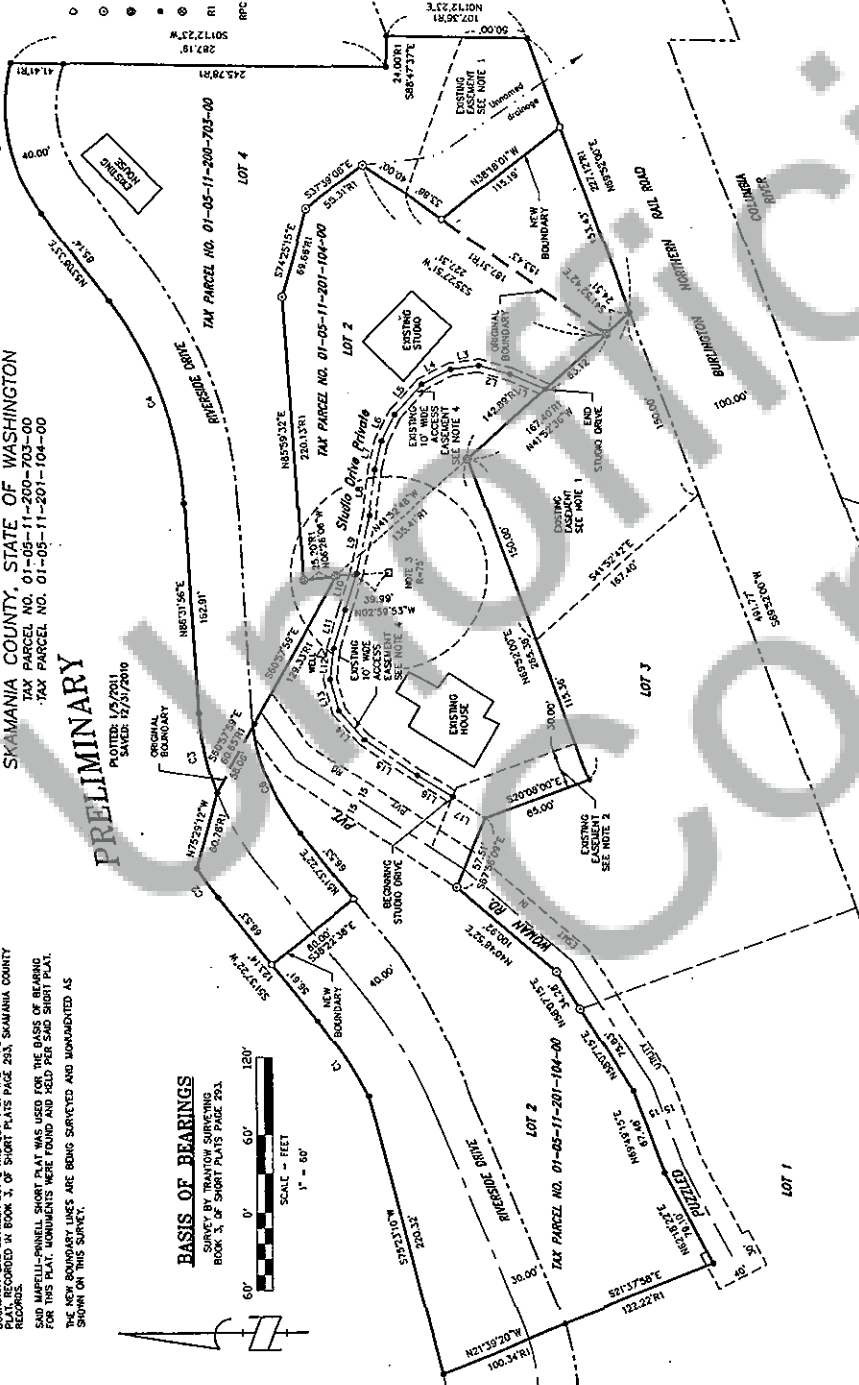
POINTED: 12/17/2010
SIGNED: 12/17/2010

BASIS OF BEARINGS

SURVEY BY TRANTON SURVEYING
BOOK 3, OF SHORT PLATS PAGE 293.



NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO ADJUST A PORTION OF THE COMMON-OWNED MAPELLI-PINNELL SHORT PLAT, RECORDED IN BOOK 3, OF SHORT PLATS PAGE 293, SKAMANIA COUNTY RECORDS.
SAND MAPELLI-PINNELL SHORT PLAT WAS USED FOR THE BASIS OF BEARING FOR THIS PLAT. MONUMENTS WERE FOUND AND REID PER SAND SHORT PLAT. THE NEW BOUNDARY LINES ARE BEING SURVEYED AND MONUMENTED AS SHOWN ON THIS SURVEY.



NOTES:

- NOTE 1: SEPTIC AND NEW EASEMENTS FOR LOT 2.
- NOTE 2: 30' ACCESS AND UTILITY EASEMENT FOR LOT 3.
- NOTE 3: CENTER OF PRESUMED CHIMNEY SITE REQUESTED BY GORGE COMMISSION BEARS S 07°35'37" E, 40.00 FEET FROM LOT 2 ANGLE POINT IN THE BOUNDARY.
- NOTE 4: (STUDIO DRIVE) 10.00 FOOT WIDE ACCESS EASEMENT FOR LOT 3, RECORDED IN APR.

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	70.29'	350.00'	111.00'	N52°25'25"E	152.25'
C2	70.29'	350.00'	111.00'	S27°34'35"W	152.25'
C3	62.69'	210.00'	170.65'	N75°02'00"E	62.65'
C4	109.17'	290.00'	332.73'	N59°49'13"E	166.70'
C5	123.89'	109.00'	507.00'	N02°27'56"E	113.89'
C6	90.27'	170.00'	202.53'	N68°52'07"E	87.70'

REFERENCED DEEDS

OUT CLAD DEED BOOK 161, PAGE 781
(TAX PARCEL NO. 01-05-11-201-104-00)
OUT CLAD DEED APN#0608170622
(TAX PARCEL NO. 01-05-11-200-703-00)

REFERENCED SURVEYS

SURVEY BY TRANTON SURVEYING
BOOK 3, OF SHORT PLATS PAGE 293.

PROCEDURES

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 800 TOTAL STATION AND A RANGER DATA COLLECTOR. ALL DISTANCES WERE MEASURED TO THE STANDARDS AS DESIGNATED IN WAC 352-30-090

SURVEY PERFORMED FOR:

OWNER
ELIZABETH MAPELLI
P.O. BOX 3885
PORTLAND OR 97208
DRAFT: LJS

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

**NOTICE OF DECISION AND OPPORTUNITY TO APPEAL
for
Expedited Development Review**

The Staff Report including the findings and conclusions, and the Administrative Decision including the conditions of approval for the application by Elizabeth Mapelli to conduct a Lot Line Adjustment swapping equal portions of land (0.23 acres) between two parcels.

Any person shall be allowed to appeal a decision issued under the expedited review process. To appeal this decision, a written Notice of Appeal form must be filed within **20 days** from the date the Administrative Decision is issued. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Skamania County Community Development Department Office and must be accompanied by a \$1,300.00 nonrefundable-filing fee and certificate of mailing. The appellant shall mail the Notice of Appeal to all Parties of Record. Proof of service must be submitted by the appellant in the form of a Certificate of Mailing.

Feb. 1, 2011
Date

Jessica Davenport
Jessica Davenport, Landuse Planner