

Return Address: Michael Audette
P.O. Box 106
Washougal, WA 98671

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: Michael Audette

PROPERTY OWNER: Michael and Brandy Audette, and Betty Huddleston

FILE NO.: NSA-11-17

PROJECT: Due to the collapse of a 14,000 square foot barn/arena the applicant is proposing a 30' x 15' garage addition that will be attached to the existing club house, and two agricultural barns, each 40' x 60' in size, which will be used to tend livestock

LOCATION: 101 Stable Way, Washougal, Section 8 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-08-0-0-0800-00.

LEGAL: See attached page 7.

ZONING: General Management Area- Small Scale Agricultural (Ag-2).

DECISION: Based upon the record and the Staff Report, the application Michael Audette, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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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) 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 agricultural setbacks to the new agricultural buildings (Barn 1 & Barn 2) shall be applied as follows:
 - 100 feet to the property lines shared with tax parcel no. 01-05-08-0-0-0812-00.
 - 15 feet to the property lines shared with tax parcel nos. 01-05-08-0-0-0808-00 and 01-05-08-0-0-1100-00.

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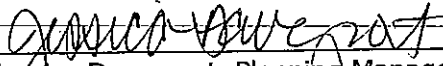
- 5) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The height of the garage addition to the existing club house shall not exceed 24 feet as measured from the top of footer to roof peak.
- 8) The footprint of the club house/ garage building shall not exceed 1,500 square feet.
- 9) The re-establishment of the agricultural use shall be initiated within one (1) year and completely established to the extent proposed in this application within five (5) years from the date of the Administrative Decision approval.
- 10) Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.
- 11) The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. 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 inspection line at 509-427-3922.
- 12) It has been recommended by the Confederated Tribes and Bands of the Yakama Nation that a professional archaeologist monitor all ground disturbances associated with this project. Skamania County Community Development recommends, but does not require, that the property owners obtain a professional archaeologist for monitoring. The Yakama Nation may be able to provide this service, and can be contacted at (509) 865-5121.
- 13) 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.
- 14) 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 20th day of September, 2011, at Stevenson, Washington.

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Jessica Davenport, Planning Manager
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 Department and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

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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 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 (electronic)
State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife

BOOK 252 PAGE 12

Exhibit "A"

Lot 4 of THE ROBERT FERGUSON SHORT PLAT, recorded in Book 2 of Short Plats, page 13, records of Skamania County, Washington.

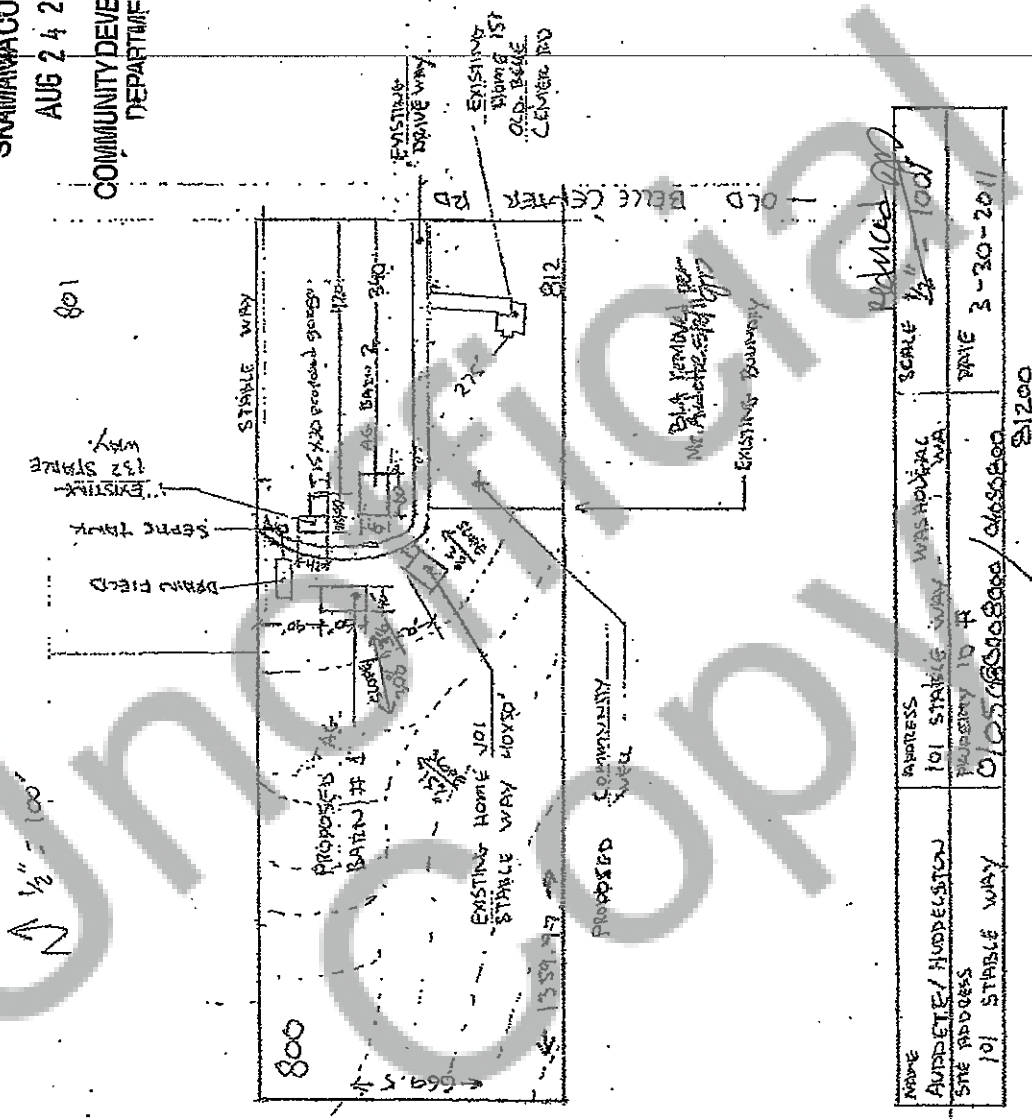
AND the South half of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willanette Meridian, Skamania County, Washington.

EXCEPTING the West 13 acres thereof.

AND FURTHER EXCEPTING any portion thereof lying within the ROBERT FERGUSON SHORT PLAT, recorded in Book 2 of Short Plats, on pages 13, 37 and 74, Skamania County Records from said South half.

Unofficial Copy

RECEIVED
 SKAMAWA COUNTY
 AUG 24 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT



NAME	ADDRESS	SCALE
AURDETTE / HUDDESTON	101 STABLE WAY	1/2" = 100'
SITE ADDRESS	PROPERTY ID #	DATE
101 STABLE WAY	0122080800 / 080800	3-30-2011

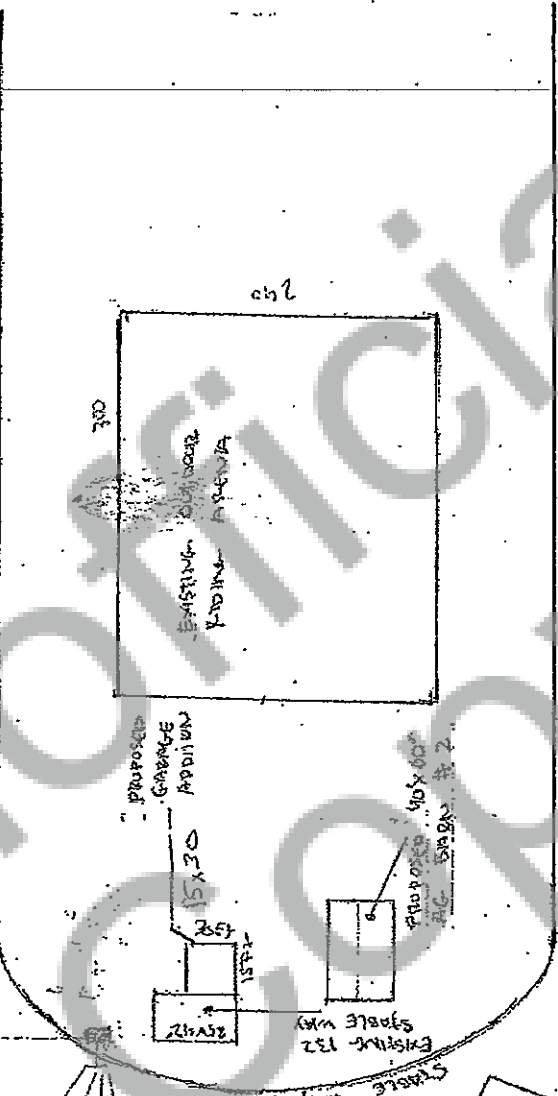
"Elevation"

RECEIVED
 SKAMMAMA COUNTY
 AUG 24 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT

100' SCALE 1/8" = 100'



STABLE WAY



NAME	ADDRESS	SCALE
AUBREY/HUDSON	101 STABLE WAY	1/8" = 100'
SITE ADDRESS	PROPERTY ID	DATE
101 STABLE WAY	010508008000	3-30-2011

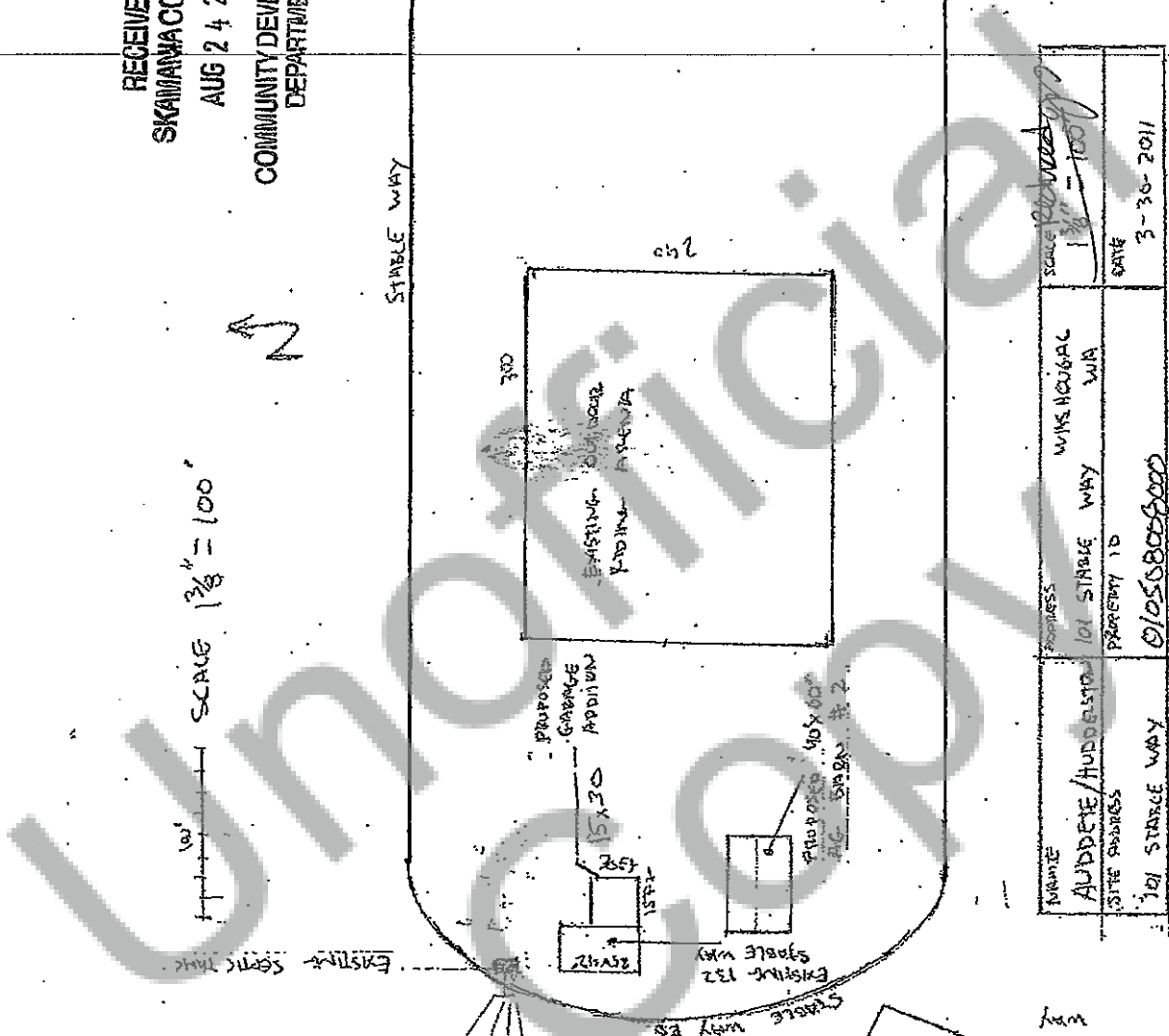
EXISTING HOME
 101 STABLE WAY

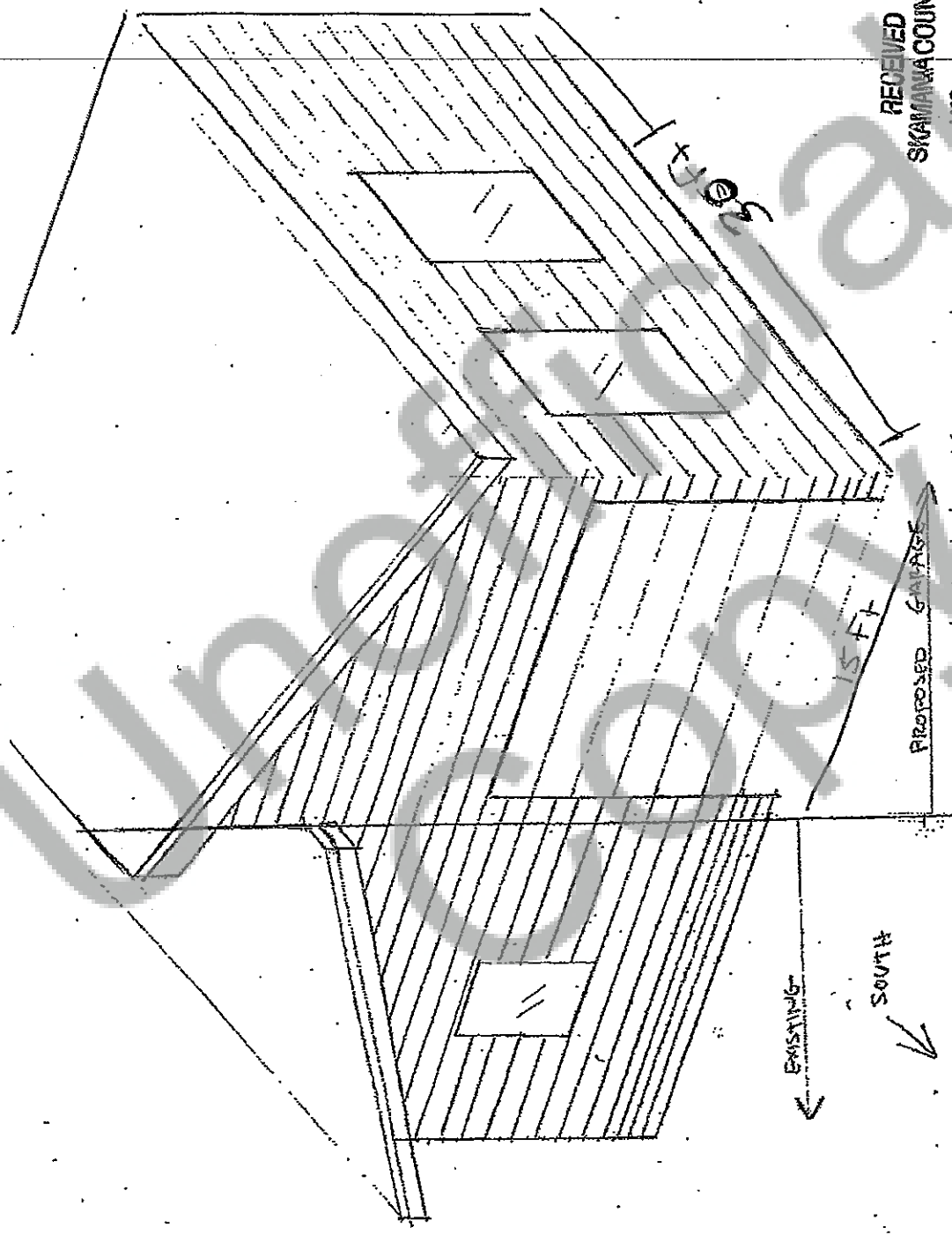
EXISTING FENCE

PROPOSED
 15' x 60'

PROPOSED #1 40' x 60'

DRAIN FIELD





RECEIVED
 SKAMAWA COUNTY
 AUG 24 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT

garage club house

EXISTING ←
 SOUTH ↘

