

Return Address:Nathan Ziegler
31 Memory Lane
Underwood, WA 98651

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Administrative Decision

APPLICANT: Nathan Ziegler

PROPERTY OWNER: Laurance and Linda Tolbert

FILE NO.: NSA-12-06

PROJECT: Build a 24' x 24' garage with a 30' x 8' covered walkway

LOCATION: 201 School House Road, Section 21 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-1-0-0900-00.

LEGAL: See attached page 10.

ZONING: General Management Area- Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Nathan Ziegler, 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 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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) 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.
- 5) Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required under this Administrative Decision.
- 6) The applicant to meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department;
 - a) The applicant is to coordinate all inspections with the Building Division;
 - b) A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, have been verified;

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- c) The Community Development Department shall conduct at least two site visits during construction, one to verify the location of the structure as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framed 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 or through the permit center public portal at <https://co-skamania-wa.smartgovcommunity.com/portal/Public/Welcome>.
- 7) The exterior of the proposed garage and covered walkway shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the exterior walls and trim - Behr "Hickory Grove"; and roofing - Pabco "Weatherwood" three-tab type asphalt shingles. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 8) The exterior of all proposed development shall be composed of non-reflective materials or materials of low reflectivity, painted metal is not considered to be non-reflective material or material with low reflectivity.
- 9) All 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.
- 10) The proposed structures shall be limited in height as set out in the submitted elevation drawings. Specifically, the garage shall be limited to 20 feet as measured to the roof peak from natural grade, as shown on the elevation drawings. The covered walkway shall remain below the roof peak of the existing single-story single-family residence.
- 11) Except as is necessary for safety purposes, all of the existing trees are necessary to screen the development from key viewing areas and shall be retained. Dead and dying trees shall be replaced in kind and as near as practical to in the same place.
- 12) It has been recommended by the Confederated Tribes and Bands of the Yakama Nation that a monitor be present during all ground disturbances associated with this project. Skamania County Community Development recommends, but does not require, that the property owners obtain a archeological monitor and that the resulting monitoring report be forwarded to the Skamania County Community Development Department and the Confederated Tribes and Bands of the Yakama Nation.
- 13) The following procedures shall be effected when cultural resources are discovered during construction activities:

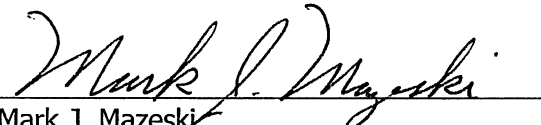
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- a) **Halt Construction.** All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b) **Notification.** The project applicant 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.
- 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.

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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 14th day of June, 2012, at Stevenson, Washington.


Mark J. Mazeski
Land Use 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 \$2,450.00 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 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

Nez Perce Tribe

Cowlitz Tribe

Confederated Tribes of the Warm Springs (electronic)

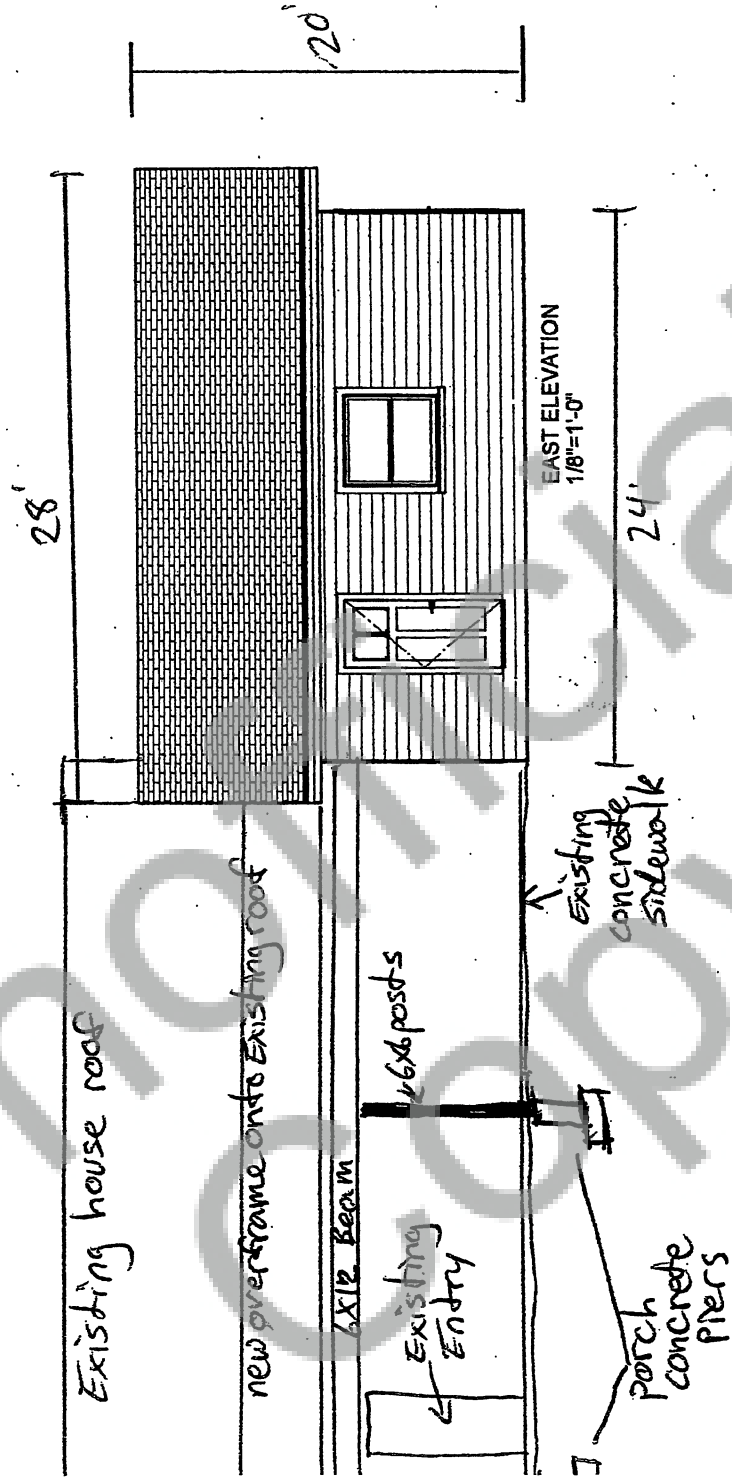
Columbia River Gorge Commission (electronic)

U.S. Forest Service - NSA Office (electronic)

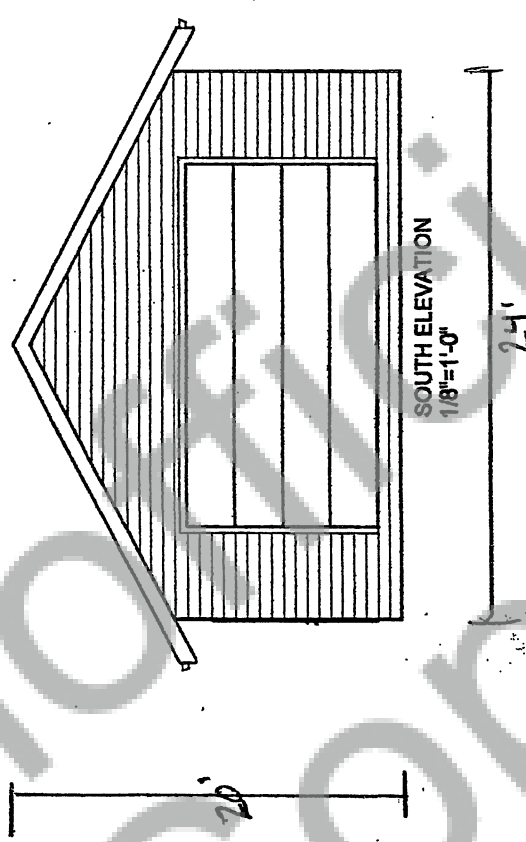
Board of County Commissioners (electronic)

State of Washington Department of Commerce – Paul Johnson (electronic)

Department of Fish and Wildlife (electronic)



Removal of existing structure



117956

SCR 18062

STATUTORY WARRANTY DEED

GARY M. OLSON

BOOK 139 PAGE 512

THE GRANTOR, LINDA D. HILKEY, formerly known as LINDA D. WILKES, as her separate estate, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to LAURANCE N. TOLBERT and LINDA A. TOLBERT, husband and wife, the following described real estate, situated in the County of Klickitat, State of Washington, to-wit:

PARCEL 1:

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of the said Section 21; thence West 312 feet; thence North 59 feet to the initial point of the tract hereby described; thence North 208 feet; thence North 78° West 213 feet; thence South 208 feet; thence South 78° East 213 feet to the initial point.

PARCEL 2:

That portion of the Northeast Quarter of the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northerly right of way line of School House Road (County Road No. 3371), a point that is Southerly 59 feet, more or less, from the Southeast corner of tract of land conveyed to Richard J. Judy and Judith A. Judy, husband and wife, recorded in Book 74, at Page 6, under Auditor's File No. 85512; thence Northerly 59 feet; more or less, to the Southeast corner of said Judy tract; thence North 78° West along the Southerly line of said Judy Tract 213 feet to the Southwest corner thereof; thence Southerly along the South extension of the Westerly line of said Judy Tract to the Northerly line of said School House Road; thence Easterly along said Northerly line to the point of beginning.

SUBJECT TO: Rights of the Public in and to that portion lying within roads; Right of Way Easement for Electric Transmission Lines in favor of Pacific Power & Light Company as recorded under Auditor's File No. 24510; Easement as recorded in Book 0, Page 167; and Right of Way Easement for Utilities in favor of Public Utility District No. 1 for Skamania County as recorded under Auditor's File No. 73139; ALL Skamania County Deed Records.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 1, 1990, and conditioned for the conveyance of the above described property; and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on November 29, 1990, Receipt No. 14018.

DATED this 11th day of April, 1993.

N/A

Linda D. Wilkes