

File

Return Address: Vernon Ellson  
291 Cooper Ave.  
Underwood, WA 98651

**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:** Vernon Ellson

**PROPERTY OWNER:** Vernon and Ella Ellson, Trustees of the Vernon and Ella Ellson Family Trust

**FILE NO.:** NSA-11-39

**PROJECT:** The Ellsons own an existing mobile home park in Underwood called Mountain View Trailer Court. This application is to remove a 1951 mobile home with a constructed cover and addition (17' x 32') and replace it with a 1984 mobile home (14' x 56') with an 8' x 16' covered porch, in the same mobile home space.

**LOCATION:** 291 Cooper Avenue, Underwood, Section 22 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-22-0-0-1000-00.

**LEGAL:** See attached pages 11, 12, and 13.

**ZONING:** General Management Area- Residential (R-2 and R-5)

**DECISION:** Based upon the record and the Staff Report, the application by Vernon Ellson, described above, **subject to the conditions set forth in this**

Skamania County Community Development Department  
File: NSA-11-39 (Ellson) Administrative Decision  
Page 2

**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) All structures, except fences, including eaves, decks, porches, 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) 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 shall meet all conditions prior to final inspection by the Community Development Department;

**Skamania County Community Development Department**  
**File: NSA-11-39 (Ellson) Administrative Decision**  
**Page 3**

- 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 have been verified;
  - 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) 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.
- 8) All trees on this mobile home site shall be retained for wildlife protection.
- 9) 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.
  - 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.

**Skamania County Community Development Department**  
**File: NSA-11-39 (Ellson) Administrative Decision**  
**Page 4**

- 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.
- 10) 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 26<sup>th</sup> day of April, 2012, at Stevenson, Washington.



Mark J. Mazeski  
 Land Use Planner  
 Planning Division

Skamania County Community Development Department  
File: NSA-11-39 (Ellson) Administrative Decision  
Page 5

### 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 \$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.



**Skamania County Community Development Department**  
**File: NSA-11-39 (Ellson) Administrative Decision**  
**Page 6**

### **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)

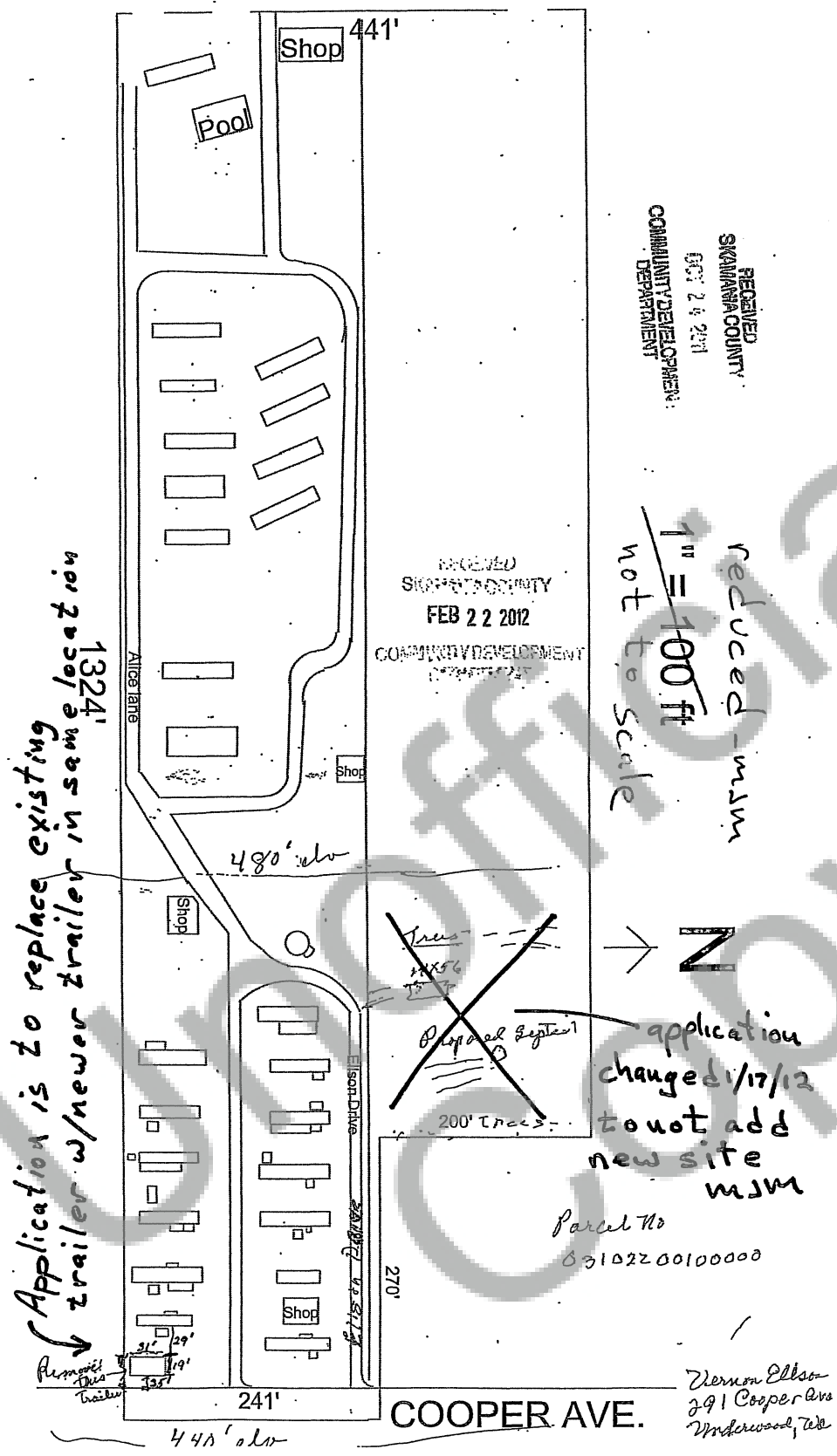
U.S. Forest Service - NSA Office (electronic)

Board of County Commissioners (electronic)

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

Department of Fish and Wildlife (electronic)

Department of Natural Heritage Program (electronic)

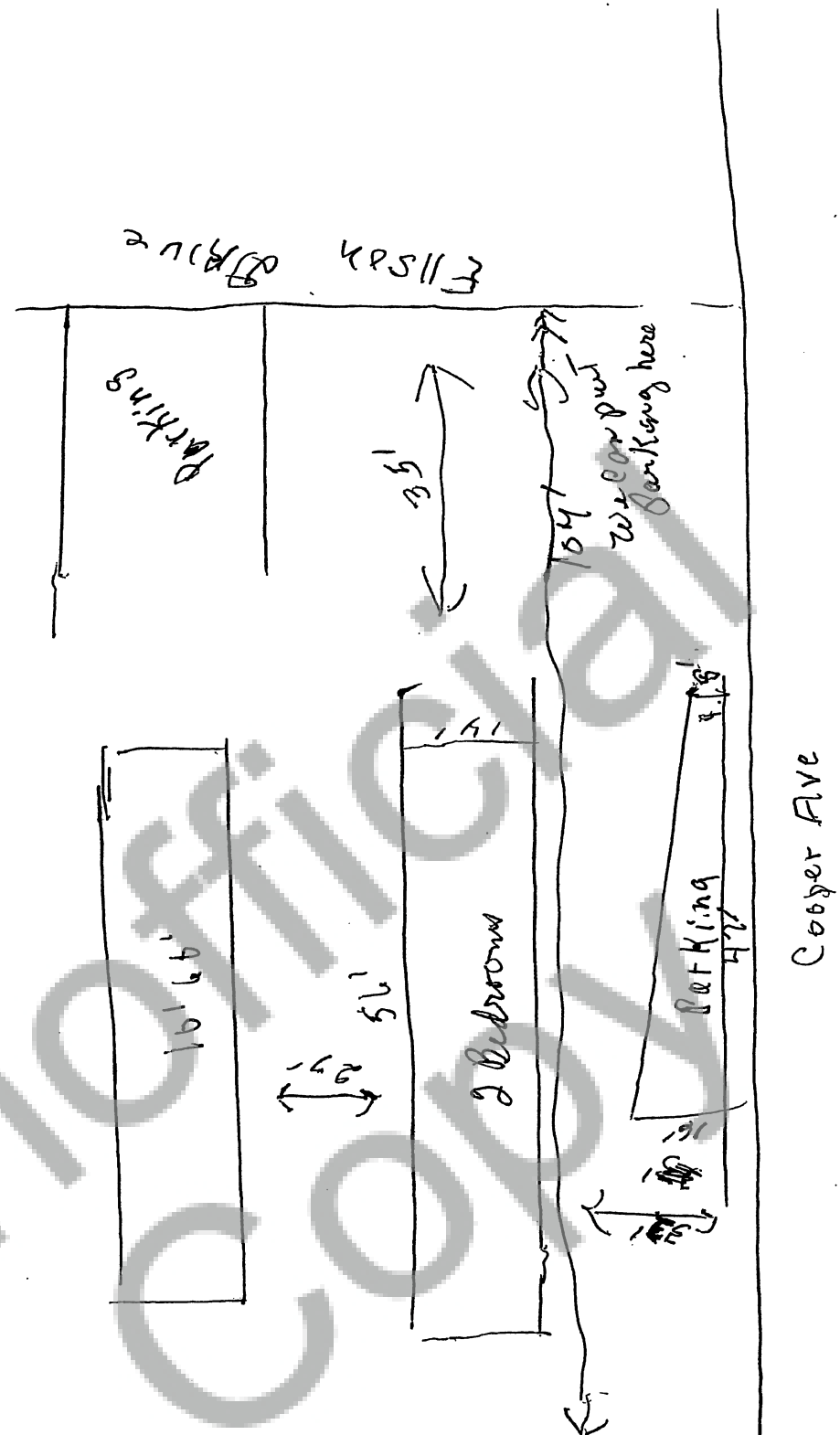


1000000  
SIGNATURE

FEB 22 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT

New Trailer





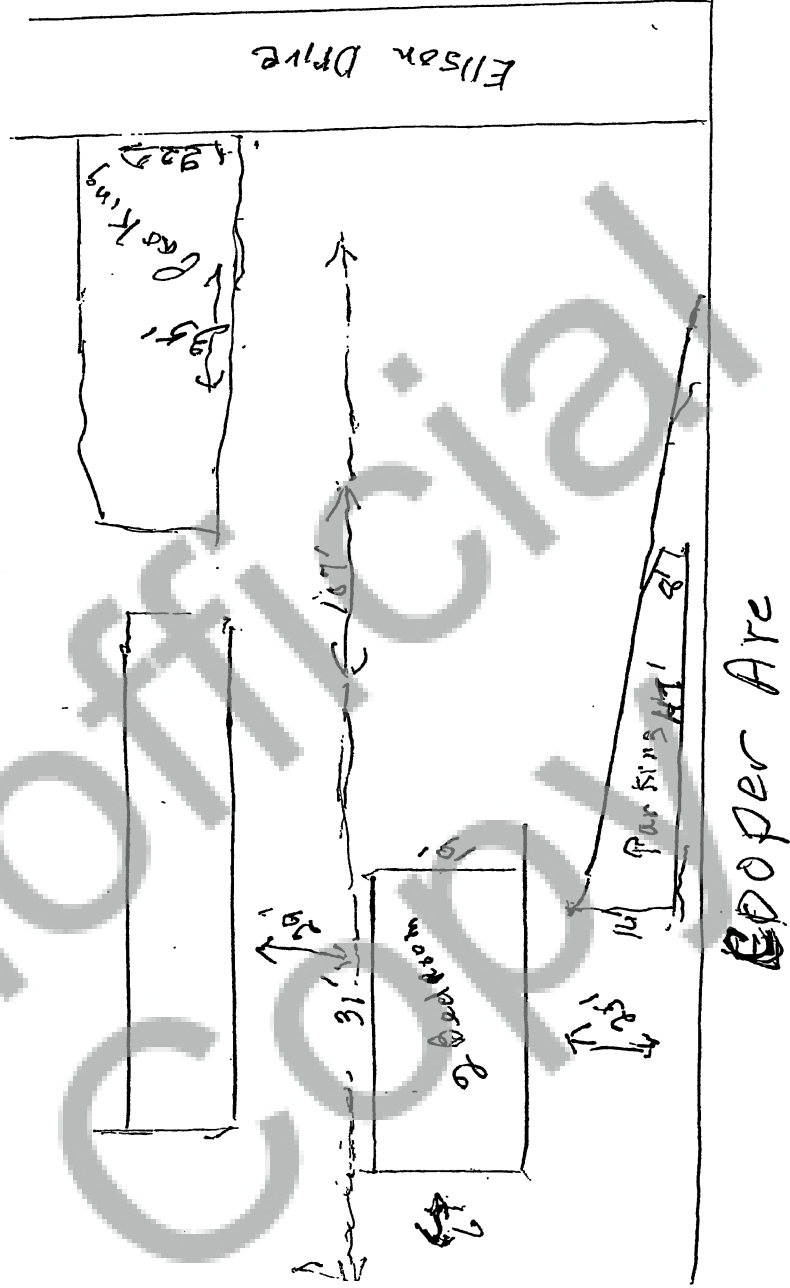
156-1030

FEB 22 2012

CONFIDENTIAL

1940

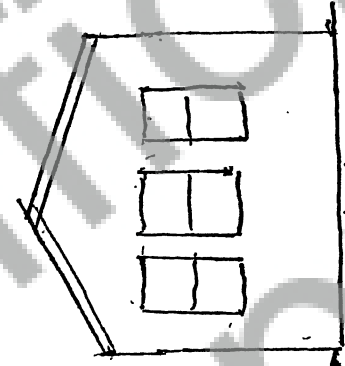
Old Trailer



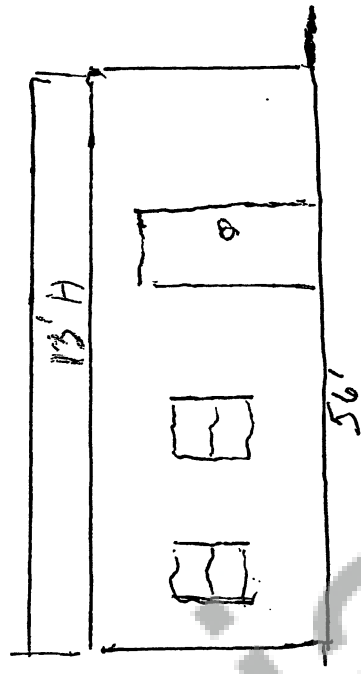
On The Ramp,  
Ella Elson

RECEIVED  
SKAMAHIA COUNTY  
JUL 08 2011  
COMMUNITY DEVELOPMENT  
2011

RECEIVED  
SKAMAHIA COUNTY  
JUL 08 2011  
COMMUNITY DEVELOPMENT  
2011



14'  
W. Elevation  
Height of Porch 3' 8"  
Height of Roof 10'

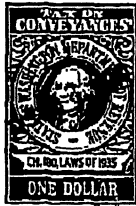


13' H  
N. Elevation

Height of Porch 3' 8"  
Height of Roof 10'

74527

## Transamerica Title Insurance Co



REGISTERED	E
INDEXED	DIR
INDIRECT	E
RECORDED	
COUNTY	WASH
MAILED	

BOOK 63 PAGE 882

THIS SPACE RESERVED FOR RECORDER'S USE  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING, FILED BY  
E. R. Sooter  
OF Skamania Co  
AT 1:40 PM March 13 1972  
WAS RECORDED IN BOOK 63  
OF Recd AT PAGE 882  
RECORDS OF SKAMANIA COUNTY, WASH.  
E. R. Sooter  
COUNTY AUDITOR

## Statutory Warranty Deed

Form 487-W-1-REV  
467-W-1-REV

74527

THE GRANTORS, E. R. SOOTER and RUBY D. SOOTER, husband and wife,

for and in consideration of Ten Dollars and other Valuable Considerations

in hand paid, conveys and warrants to VERNON N. ELLSON and ELLA L. ELLSON, husband and wife,  
the following described real estate, situated in the County of Skamania, State of  
Washington:

The north 231 feet of the Southeast Quarter of the Northeast  
Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 22, Township 3 North, Range 10  
E. W. M.;

SUBJECT TO easements and rights of way for public road known  
and designated as Cooper Avenue.

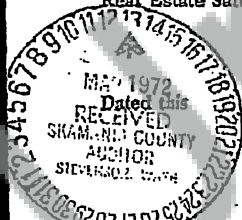
No. 1220  
TRANSACTION EXCISE TAX

MAR 13 1972

Amount Paid \$12.20  
E. R. Sooter  
Skamania County Treasurer

By  
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated  
March 1, 1967, 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 March 3, 1967, Rec. No. 5382.



13th day of March, 1972.

E. R. Sooter (SEAL)

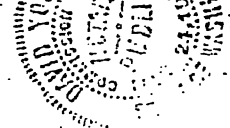
Ruby D. Sooter (SEAL)

STATE OF WASHINGTON, } ss.  
County of Klicilat

On this day personally appeared before me E. R. SOOTER and RUBY D. SOOTER, husband and wife,

to me known to be the individuals described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed, for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of March, 1972.



David L. Sooter  
Notary Public in and for the State of Washington,  
residing at White Salmon  
My Commission exp. 3/27/75

133735

BOOK 134 PAGE 718

# CONTACT COUNTY

Filed for record at request of:

Anthony H. Connors  
Attorneys at Law  
P.O. Box 1116  
White Salmon, WA 98672

REAL ESTATE EXCISE TAX

19918

DEC 18 1998

PAID 435.20

## QUIT CLAIM DEED

BOUNDARY LINE ADJUSTMENT

The Grantor, PAUL RALPH TATE, a married man, dealing with his sole and separate estate, for a valuable consideration, conveys and quit claims to VERNON N. ELLSON and ELLA L. ELLSON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor therein:

A parcel of land situated within the NE 1/4 NE 1/4 Section 22, Township 3 North, Range 10 East, W.M., in Skamania County, Washington and being a portion of Blocks A and B of the COOPER ADDITION as shown on the map thereof recorded in Book A, Page 58 of Plats and also a portion of Lot 4 of the VIRGINIA TATE SHORT PLAT as shown on the map thereof recorded in Book 3, Page 107 of Short Plats and described as follows:

The South 210.00 feet, when taken together, of the most southerly portion of said Lot 4 and of part of the southerly portion of said COOPER ADDITION; EXCEPTING THEREFROM the East 300 feet thereof; PLUS the South ten feet of said East 300 feet; ALSO EXCEPTING Cooper Avenue County Road as it now exists; ALL records of said County. Containing 5.00 acres, more or less.

This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Skamania County Tax Parcel No. 03-10-22-1-1-0700/90.

DATED 12-1-1998.

Paul Ralph Tate  
PAUL RALPH TATE

off 3-10-22-1-1-700  
To 3-10-22-1-1-1000  
12-18-98

Reviewed  
Indexed  
Filed  
Time  
Date

BOOK 184 PAGE 719

~~CONTACT COUNTY~~  
STATE OF WASHINGTON ) ss.

County of Klickitat

~~AUDITOR FOR~~  
On this day personally appeared before me PAUL RALPH TATE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

~~OFFICIAL COPY~~

Given under my hand and official seal this 7 day of December, 1998.



*Anthony H. Connors*  
Name Anthony H. Connors  
Notary public in and for the State  
of Washington, residing at Redmond, OR  
Commission expires 10/01/2000

