

Return Address: Matt Bronson & Jacqueline Reeves
P.O. Box 153
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: Matt Bronson & Jacqueline Reeves

PROPERTY OWNER: Matt Bronson and Jacqueline Reeves (lot #0700)
Sean Aiken and Kor Harrison (lot #0400)

FILE NO.: NSA-12-25

PROJECT: To conduct a boundary line adjustment in order to accommodate for the encroachment of the existing single-family dwelling of parcel no. 03-10-21-4-0-0700-00 (Bronson/Reeves) on parcel no. 03-10-21-4-0-0400-00 (Aiken/Harrison). The proposed boundary line adjustment will swap equal portions of land (6,181 sq. ft.) between the two parcels. The project does not involve ground disturbing activities.

LOCATION: 62091 SR 14, Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 03-10-21-4-0-0700-00.

62071 SR 14, Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 03-10-21-4-0-0400-00.

LEGAL: See Attached Pages 7-8.

Skamania County Community Development Department
File: NSA-12-25 (Bronson/Reeves) Administrative Decision
Page 2

ZONING: General Management Area- Residential (R-10) and Open Space (OS).

DECISION: Based upon the record and the Staff Report, the application Matt Bronson and Jacqueline Reeves, 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) 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.


Skamania County Community Development Department
File: NSA-12-25 (Bronson/Reeves) Administrative Decision
Page 3

- 4) 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.
 - 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.
- 5) 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.

**Skamania County Community Development Department
File: NSA-12-25 (Bronson/Reeves) Administrative Decision
Page 4**

- 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 3rd day of January, 2013, at Stevenson, Washington.



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

**Skamania County Community Development Department
File: NSA-12-25 (Bronson/Reeves) Administrative Decision
Page 5**

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 1009, 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
Confederated Tribes of the Warm Springs (electronic)
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission (electronic)
U.S. Forest Service - NSA Office (electronic)
Board of County Commissioners (electronic)

Skamania County Community Development Department
File: NSA-12-25 (Bronson/Reeves) Administrative Decision
Page 6

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

Unofficial
Copy

AFN #2008170191 Page: 3 of 3

BOOK 138, PAGE 114

EXHIBIT "A"

A Tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marking the intersection between the Northerly Right of Way line of Primary State Highway No. 8, with the East line of the said Section 21, said point being 18.37 chains South 00 degrees 06' West from the Quarter post on the East line of the said Section 21; thence South 82 degrees 52' West following the Northerly Right of Way line of said Highway 4.07 chains to a point; thence following the Northerly Right of Way line of said Highway in a Southwesterly direction a distance of 200 feet; thence North 200 feet; thence West 125 feet; thence South 200 feet, more or less, to intersection with the Northerly Right of Way line of said Highway to the initial point of the tract hereby described; thence North 400 feet; thence West 150 feet; thence South 400 feet, more or less, to intersection with the Northerly Right of Way line of said Highway; thence in an Easterly direction following the Northerly Right of Way line of said Highway to the Point of Beginning.

SUBJECT TO: Rights of the Public in and to that portion lying within highway; Easement for Utilities; in favor of Northwestern Electric Company, recorded September 25, 1912, in Book O, Page 93, Also recorded September 25, 1912, in Book O, Page 1; Easement for Water Pipeline, recorded June 3, 1943, in Book 29, Page 444, (exact location not given); Easement for Water Pipeline, recorded September 6, 1935, in Book 40, Page 89, Auditor's File No. 69212, (exact location not given), as of record with Skamania County Deed Records.

BOOK 235 PAGE 628

BOOK 237 PAGE 571

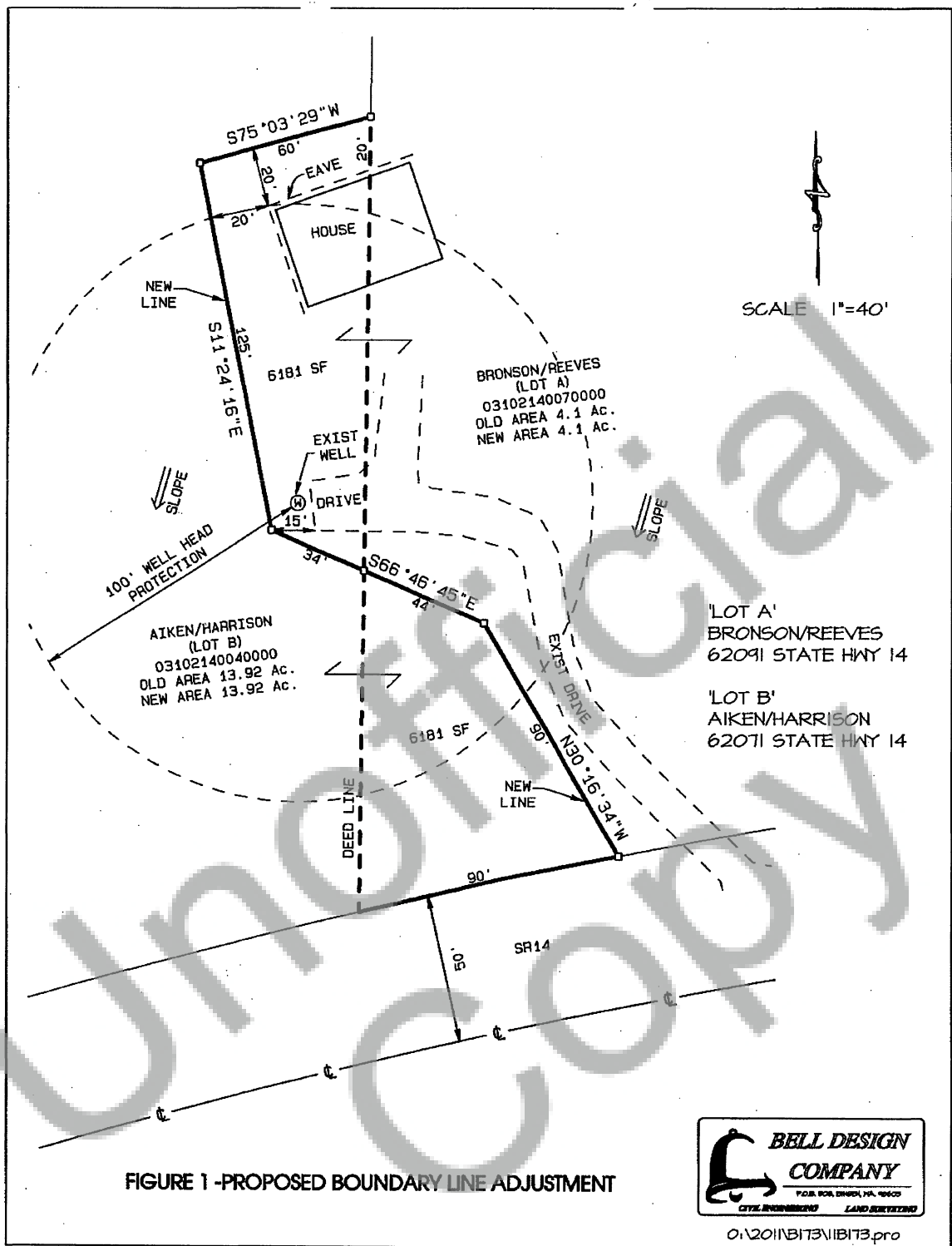
EXHIBIT 'A'

A portion of the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 2,640 feet North and 1,156 feet East of the Quarter Section corner common to Section 21 and 28, Township 3 North, Range 10 East of the Willamette Meridian; thence East 1484 feet to the Quarter Section corner common to Sections 21 and 22, Township 3 North, Range 10 East of the Willamette Meridian; thence South along the East line of said Section 21, a distance of 1,278 feet, more or less to the intersection with the Northerly right of way boundary of U.S. 830 (Washington State Highway No. 8); thence along the Northerly right of way boundary of said highway in a Southwesterly direction to a point South 00 degrees 21' East of the point of beginning; thence North 00 degrees 21' West to the point of beginning.

EXCEPT THEREFROM THE FOLLOWING:

1. The North Half of the Northeast Quarter of the Southeast Quarter of said Section 21.
2. A tract of land conveyed to the United States of America by instrument recorded in Book 35, Page 161.
3. A tract of land conveyed to Jerry J. Uhlik, et ux, by instrument recorded May 31, 1966 in Book 56, Page 34.
4. A tract of land conveyed to James Desirey, et ux, by instrument recorded February 2, 1968 in Book 58, Page 361.
5. A tract of land conveyed to Lee Yager, et ux, by instrument recorded January 9, 1967 in Book 57, Page 30.
6. That portion conveyed to Ada Shannon by instrument recorded November 16, 1971 in Book 63, Page 506.



RECEIVED
SKAMANIA COUNTY
SEP 25 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

New Lot line adjustment

