

Return Address: Randy and Diedre Hess
22 Stable Way
Washougal WA 98671

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/
PROPERTY
OWNER:** Randy and Diedre Hess

FILE NO.: NSA-14-12

PROJECT: To construct an attached porch roof (62' x 10' x 12') over the daylight basement door and windows on the north side of an existing dwelling

LOCATION: 22 Stable Way, Washougal, Section 8 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-08-0-0-0801-00.

LEGAL: See attached page(s) 9-10.

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

DECISION: Based upon the record and the Staff Report, the application by Randy and Diedre Hess, 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:** 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) Planted vegetation shall be maintained to ensure survival.
- 6) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 7) The applicant shall meet all conditions of approval prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval.

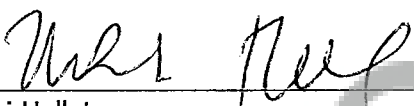
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- 8) The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation 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 Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
- 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.
 - 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.

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- 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 10 day of September 2014, at Stevenson, Washington.


Nikki Hollatz
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.

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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 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

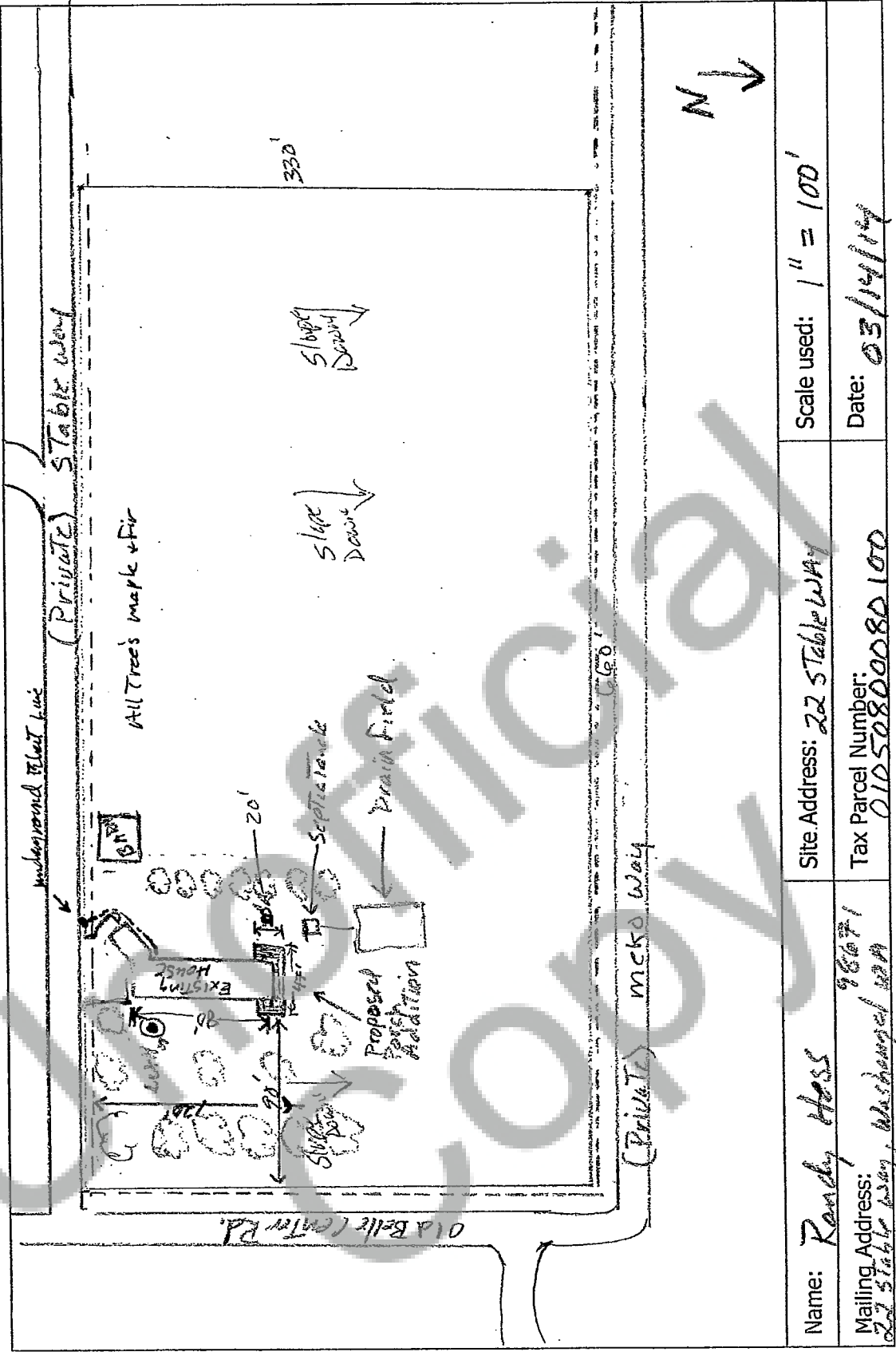
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Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs (electronic)
Nez Perce Tribe (electronic)
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission (electronic)
U.S. Forest Service - NSA Office (electronic)
Board of County Commissioners (electronic)
State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife (electronic)
Washington Natural Heritage Program (electronic)

Unofficial
Copy

SITE PLAN

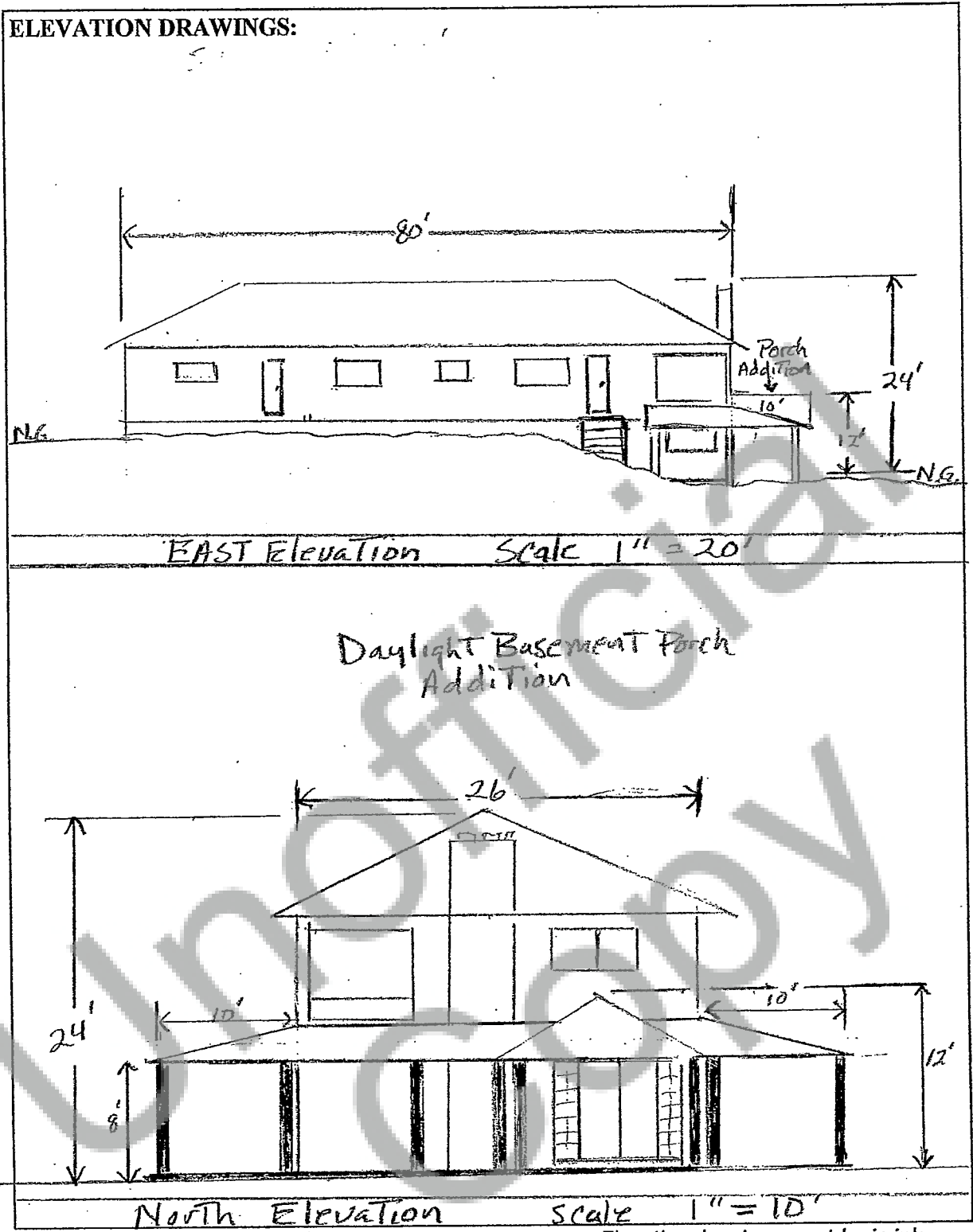
*Use this template or attach a separate site plan drawing.



Name: Randy Hess
Mailing Address: 98671
22 Stable way, Washington WA

Site Address: 22 Stable way
Tax Parcel Number: 01050800080100

Scale used: 1" = 100'
Date: 03/14/14



Additional pages must have 1" margin.

Elevation drawings must be in ink.

109855


**First American Title
INSURANCE COMPANY**

Filed for Record at Request of
First American Title
AFTER RECORDING MAIL TO:

Name RANDY E. HESS
Address M. P. 27 Bella Center Rd.
City, State, Zip Washougal, WA 98671
902180/15913
CJB

BOOK 120 PAGE 190

This Space Reserved For Recorder's Use:

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

AUG 13 4 44 PM '90

E. Meyers

GARY E. OLSON

Registered 8Indexed, Sir 10Filed 82090

Noted

Statutory Warranty Deed

THE GRANTOR RON WILSON and NYLA WILSON, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RANDY E. HESS and DIEDRE K. HESS, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

ATTACHED LEGAL DESCRIPTION FORMS A PART HEREOF.

SUBJECT TO: Covenants, conditions, restrictions, reservations and
easements of record.

13864

REAL ESTATE EXCISE

AUG 14 1990

PM 12:16:05

JUD. DEPT.

SKAMANIA COUNTY TREASURER

Dated this 06 day of August, 1990

By Ron Wilson By _____
RON WILSON

By Nyla Wilson By _____
NYLA WILSON

STATE OF WASHINGTON
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that RONALD L. WILSON AND NYLA G. WILSON
are the persons who appeared before me, and said persons acknowledged that
they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: August 9, 1990



Connie J. Baer

Notary Public in and for the State of WASHINGTON

Residing at VANCOUVER

My appointment expires: APRIL 15, 1992

LP8-10

Glenda J. Kimmel, Skamania County Assessor
By: Glenda J. Kimmel Parcel # 1-3-8-301

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DESCRIPTION:

Tract of land in the Southeast quarter of the Northwest quarter Section 8,
Township 1 North Range 5 East Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Northwest
quarter; thence South 330 feet along the East line of the Southeast quarter of
said Northwest quarter to the true point of beginning; thence continue South
along said East line 330 feet; thence West parallel to the South line of the
Northwest quarter a distance of 660 feet; thence North parallel with the East
line of said Northwest quarter a distance of 330 feet; thence East parallel with
the North line of said Northwest quarter a distance of 660 feet to the true
point of beginning.

Investigation should be made to determine if there are any service, installation, maintenance or construction charges for
power, water, telephone, gas, electricity or garbage and refuse collection, or any covenants, conditions and restrictions under
which an estate, lien or interest in property has been, or may be, cut off, subordinated or otherwise impaired.

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