



**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 750  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Mike Jacoby*

MAY 14 11 39 AM '96

*P. Lowry*  
AUDITOR  
GARY M. OLSON

125246

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Director's Decision

**APPLICANT:** David Koebel for Mike Jacoby

**FILE NO.:** NSA-96-04

**PROJECT:** Construction of a 3200 square foot single-family home with decks and garage.

**LOCATION:** Located at the corner of Wess Road and Peach Lane, in Underwood, in Section 21 of T8N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-21-32-113.

**ZONING:** Residential (R-5) within the General Management Area

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by David Koebel for Mike Jacoby, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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 Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) 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.
- 2) All structures shall be setback five feet from the side lot lines, fifteen feet from the rear lot line, and fifteen feet from the front lot line or forty-five feet from the centerline of private or public road, whichever is greater.

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Indexed, Dir	<input checked="" type="checkbox"/>
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- 3) All structures shall be setback 100 feet from the adjacent agricultural parcel to the north, or 50 feet from the parcel to the north if a vegetative barrier is planted.
- 4) If a vegetative barrier is used to meet the northern agricultural setback requirements, stipulated in condition #3 above, then it shall be planted according to the following guidelines:
  - a) A continuous row of screening trees shall be planted near the north property line. (The continuous row of screening trees can be divided to make room for the access drive.)
  - b) If locust, maple, oak, pine, fir, or cedar trees are used, they shall be planted no further than 12 feet apart.
  - c) If poplar or cottonwood trees are used, they shall be planted no further than 3 feet apart.
  - d) The trees shall extend along the entire northern property line.
  - e) The trees shall be at least six feet in height when planted.


Prior to issuance of an occupancy permit, Department staff shall conduct a site visit in order to verify that all required vegetative screening has been planted in the exact manner described above, and is being maintained in a healthy condition including irrigation if necessary.

- 5) The new home shall be limited, as proposed on the elevation drawing, to one story with a daylight basement.
- 6) All structures shall be finished in nonreflective materials of dark, earth-tone colors. The applicant shall submit color samples to the Department prior to issuance of a building permit.
- 7) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
- 8) No more than one access drive shall be constructed, and all parking areas shall be fully screened from key viewing areas by the home. In addition, a revised site plan, which complies with this condition, shall be submitted to the Planning Department prior to issuance of a building permit.

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- 9) A grading plan shall be submitted to the Planning Department, prior to issuance of a building permit, if grading is to exceed 100 cubic yards.
- 10) All cuts and fills shall be reseeded with native grass.
- 11) 15 six foot trees shall be planted to screen the sides of the home that face the Columbia River. At least half of the trees shall be native, and at least half of the trees shall be coniferous.
- 12) All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 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 Planning Department and the Gorge Commission within 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 24 hours.
  - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 19<sup>th</sup> day of April, 1996, at Stevenson, Washington.

  
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Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

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As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

### APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property  
Skamania County Building Department  
Skamania County Assessor's Office

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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office