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BOOK 193 PAGE 804

FILED FOR RECORD
SKAMANIA COUNTY

BY *Dorely Truscheit*

SEP 29 3 39 PM '99

GARY H. OLSON

Return Address: Robert Truscheit
10812 Cook-Underwood Road
Underwood, WA 98651

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Robert Truscheit

FILE NO.: NSA-99-38

PROJECT: Accessory structure

LOCATION: 10812 Cook-Underwood Road in Underwood, Section 20 of T3N, R10E, W.M.
and is identified as Skamania County Tax Lot #3-10-20-1400. *SE 4 Sec 20 T3N
R10E, See Page 7.*

ZONING: General Management Area, Residential (R-5) and Open Space (development will
occur within the residential zone of the property).

DECISION: Based upon the entire record before the Director, including particularly the Staff
Report, the application by Robert Truscheit, described above, subject to the
conditions set forth in this Decision, is found to be consistent with Title 22 SCC
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 Department and the Washington State
Health District.

Approval of this request does not exempt the applicant or successors in interest
from compliance with all other applicable local, state, and federal laws.

Proposed
Reviewed
Approved
Filed
Noted

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CONDITIONS OF APPROVAL:

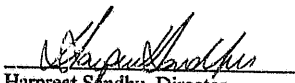
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) The proposed development shall be set back 45' from the centerline of a public or private road or 15' from the front lot line whichever is greater, 5' from the side yard lot line and 15' from the rear yard lot line.
- 3) The exterior of all proposed buildings shall be dark or natural earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements. Samples shall include siding, doors and roof materials.
- 4) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) All existing vegetation shall be retained and maintained in a healthy condition except that which needs to be removed for site excavation. Dead or dying trees shall be replaced in approximately the same location with the same species.
- 6) All cuts and fills shall be re-seeded with native vegetation.
- 7) All exposed concrete below the final grade level (as shown on the building plans) on the south side of the garage shall be backfilled with dirt and re-seeded with native vegetation.
- 8) A grading plan shall be submitted if grading exceeds 100 cubic yards (see Staff Report for detailed information on grading plan requirements).
- 9) Prior to a final inspection being completed by the Building Department, the applicant shall contact the Planning Department who shall have 3 business days to complete a final inspection to verify whether the above conditions, with the exception of the conditions requiring compliance prior to issuance of a building permit, have been complied with.
- 10) 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 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 7th day of September, 1999, at Stevenson, Washington.


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.

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, on or before 9/27/99. Notice of Appeal forms are available at the Department Office.

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 Director's Decision or any amendments thereto.

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A copy of the Decision was sent to the following:

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
Board of County Commissioners

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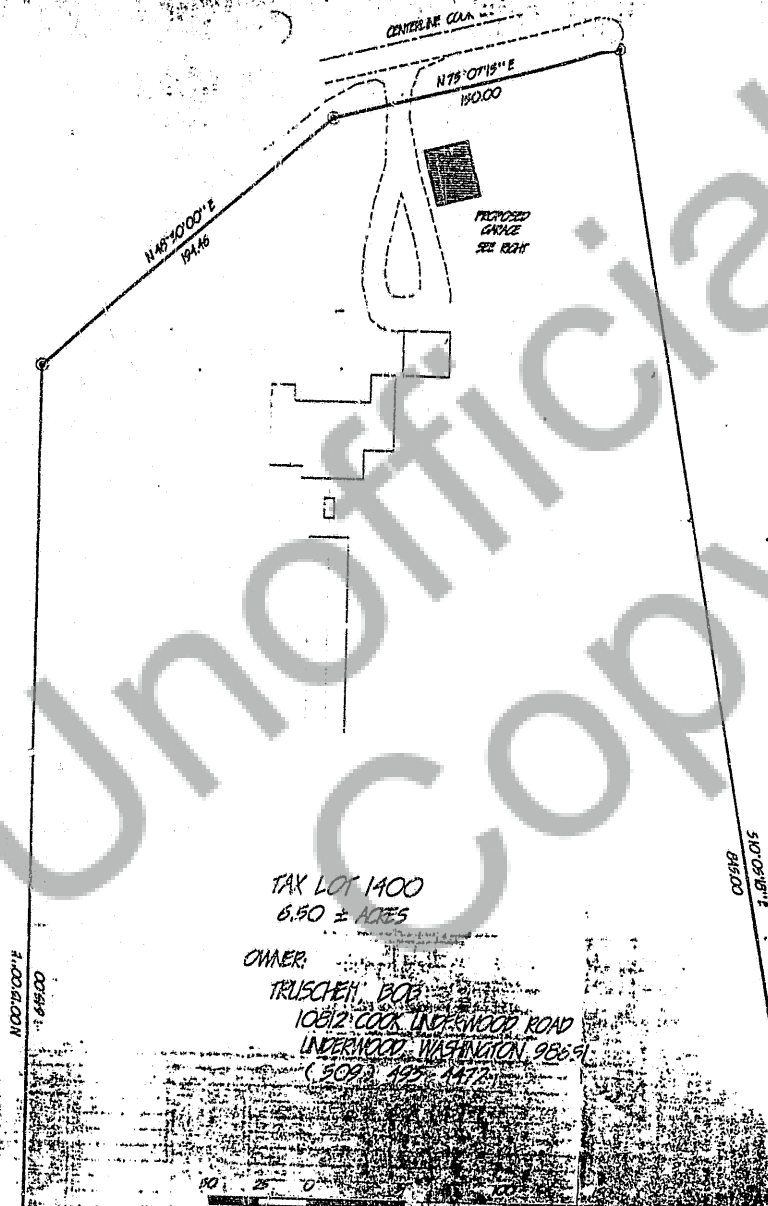


EXHIBIT "A"

That portion of the Southeast quarter of the Southeast quarter and of the Southwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the Northwest corner of the Southeast quarter of the Southeast quarter of the said Section 20; thence South 00 degrees 13' West along the West line of the Southeast quarter of the Southeast quarter of the said Section 20 to a point 127.78 feet Southerly from the centerline of the County Road known and designated at the Cook-Underwood Road and the point of beginning; thence North 48 degrees 30' East following the Southerly line of a certain private road 154.4 feet to its intersection with the Southerly line of the said Cook-Underwood Road; thence Easterly along the Southerly right of way line of the said Cook-Underwood Road 180 feet; thence South 10 degrees 17' East 845 feet, more or less, to intersection with the South line of the said Section 20; thence Westerly along said South line to the Southwest corner of the Southeast quarter of said Section 20, 60 feet; thence North 00 degrees 13' East 645 feet, more or less, to a point which lies South 48 degrees 30' West from the point of beginning; thence North 48 degrees 30' East 80.11 feet to the point of beginning.

EXCEPT the Westerly 30 feet as conveyed to Raymond Tornahan, et. ux. by instrument recorded March 16, 1988 in Book 108, Page 808.

SUBJECT TO: Rights of the Public in and to that portion lying within roads; Easement for Transmission Lines, recorded January 19, 1940, in Book 27, Page 620, as of record with Skamania County Deed Records. ALSO SUBJECT TO: 2nd half 1994 property taxes.