

127054

BOOK 161 PAGE 687

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Thomas Elson*

RETURN ADDRESS:

*Thomas A Elson
52 Alice Lane
Underwood Wa. 98157*

JAN 3 10 52 AM '97

P. Lawry
AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Directors Decision*
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. *Ronald Birnacher*
2. *Vernon Elson*
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

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LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 15 TEN RIDE W.M.

☐ Additional Names on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

N/A

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ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

310-15-600

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on page _____ of document.

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Sup. to 10
Index, Dir
Index
Index
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Skamania County BOOK 161 PAGE 688
**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: Ronald Domacher and Vernon Ellson
FILE NO.: NSA-96-38
PROJECT: Place a 28' x 57' mobile home with deck
LOCATION: 792 Love Road, Underwood
Section 15, T3N, R10E W.M., Tax Lot No. 3-10-15-600
ZONING: General Management Area Small Woodland zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Ronald Domacher and Vernon Ellson, 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.

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) Any mobile home which is larger than a double-wide and/or is not independent (an independent mobile home contains bathroom facilities) shall not be placed on the subject property without prior approval.

Skamania County Planning and Community Development
File: NSA-96-38 (Domacher) Director's Decision
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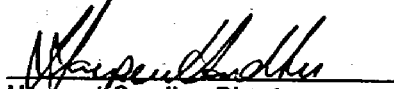
- 3) The mobile home shall be setback at least forty-five feet from the centerline of Love Road.
- 4) The mobile home shall meet the following fire safety guidelines:
 - a) Roofs of structures shall be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle shall not be used.
 - b) Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and shall be equipped with a spark arrestor.
 - c) All structural projections such as balconies, decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - d) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The exterior of the mobile home shall be finished in nonreflective materials of earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department for review.
- 6) 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. The lighting shall be approved by the Planning Department before the occupancy permit will be issued. In order to avoid future delays in the release of the occupancy permit, the applicant is advised to contact the Planning Department to discuss lighting options.
- 7) All exposed fill areas shall be reseeded with native grass within 30 days or next planting season.
- 8) If placement of the mobile home requires more than 100 cubic yards of fill, then prior to obtaining a building permit the applicant shall submit a grading plan.
- 9) All existing vegetation screening the mobile home from key viewing areas shall be retained and maintained in a healthy condition. Any existing vegetative screening that dies or is significantly damaged shall be replaced in kind and in place.
- 10) All fencing is prohibited until such time as it is reviewed and approved. New fencing can be approved, upon a written request submitted to the Planning Department, if it meets the following standards:
 - a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens.

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- b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
 - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
 - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
 - c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 11) 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 3rd day of December, 1996, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-96-38 (Dornacher) Director's Decision
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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:

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Skamania County Assessor's Office

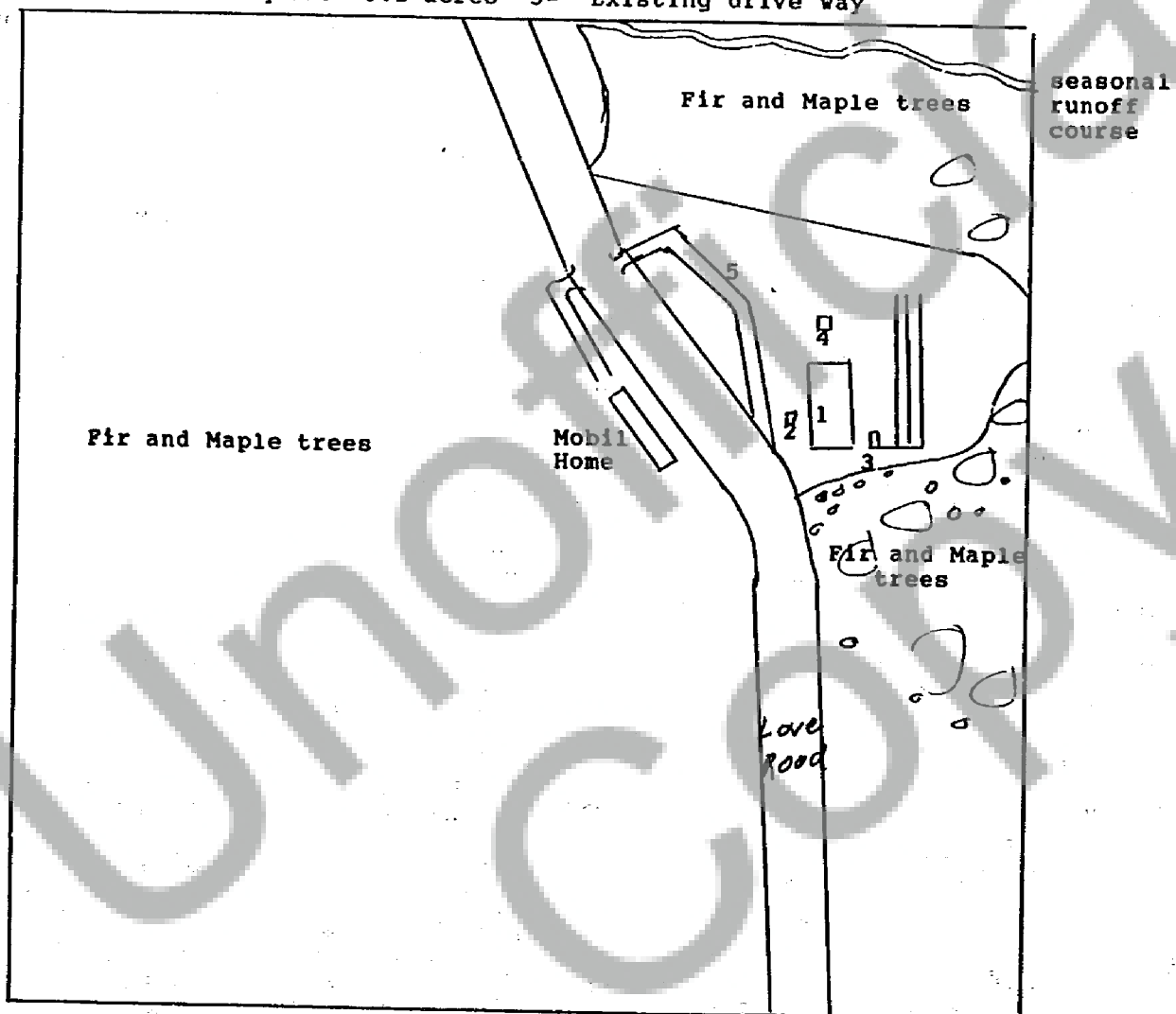
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SCALE 1" inch = 100 feet

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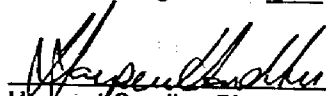
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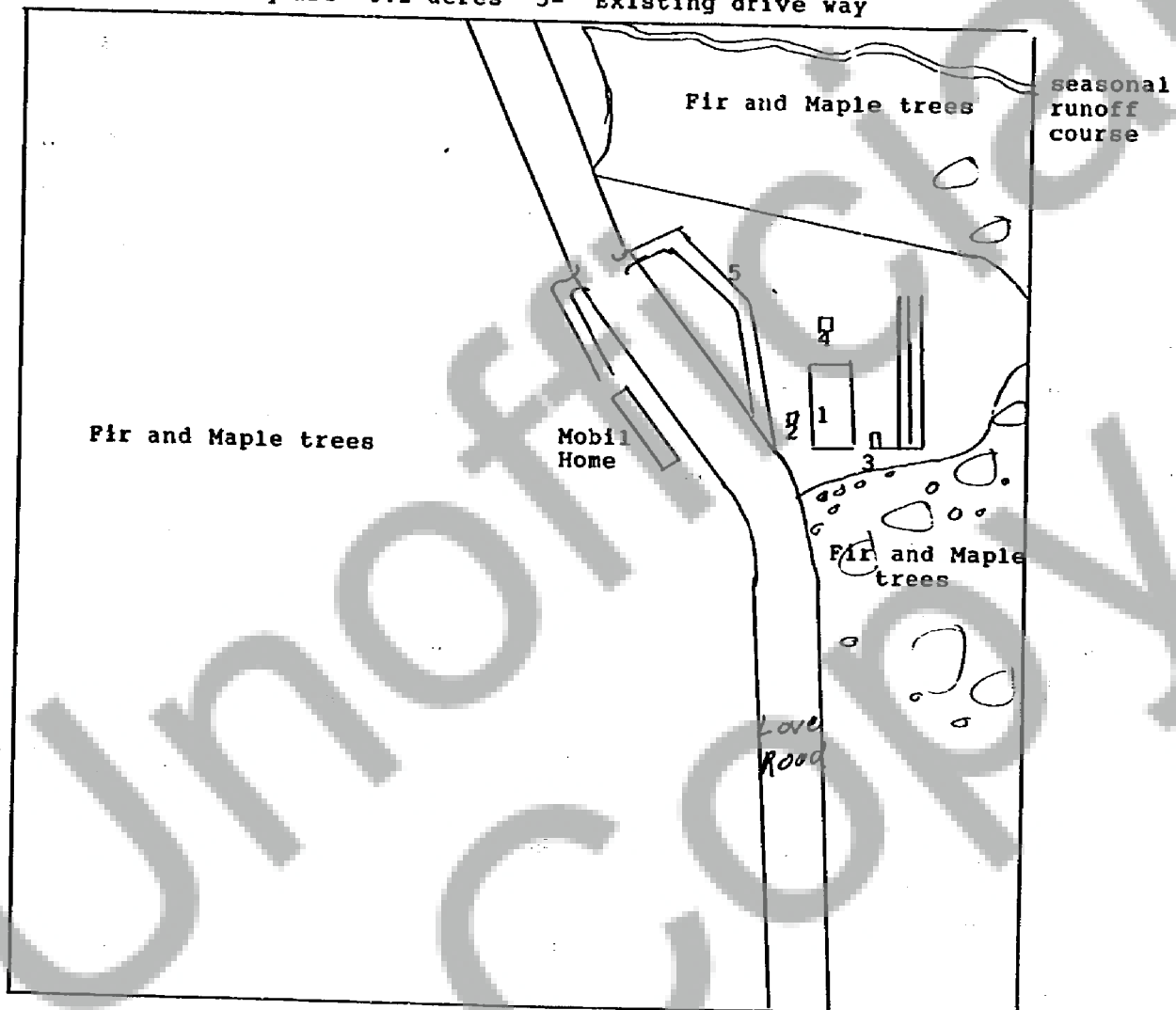
<nsa-dom.dd>

SIGHT PLAN

SCALE 1 inch = 100 feet

- N
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660 feet square 9.2 acres



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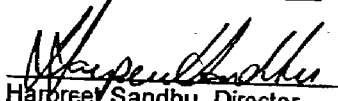
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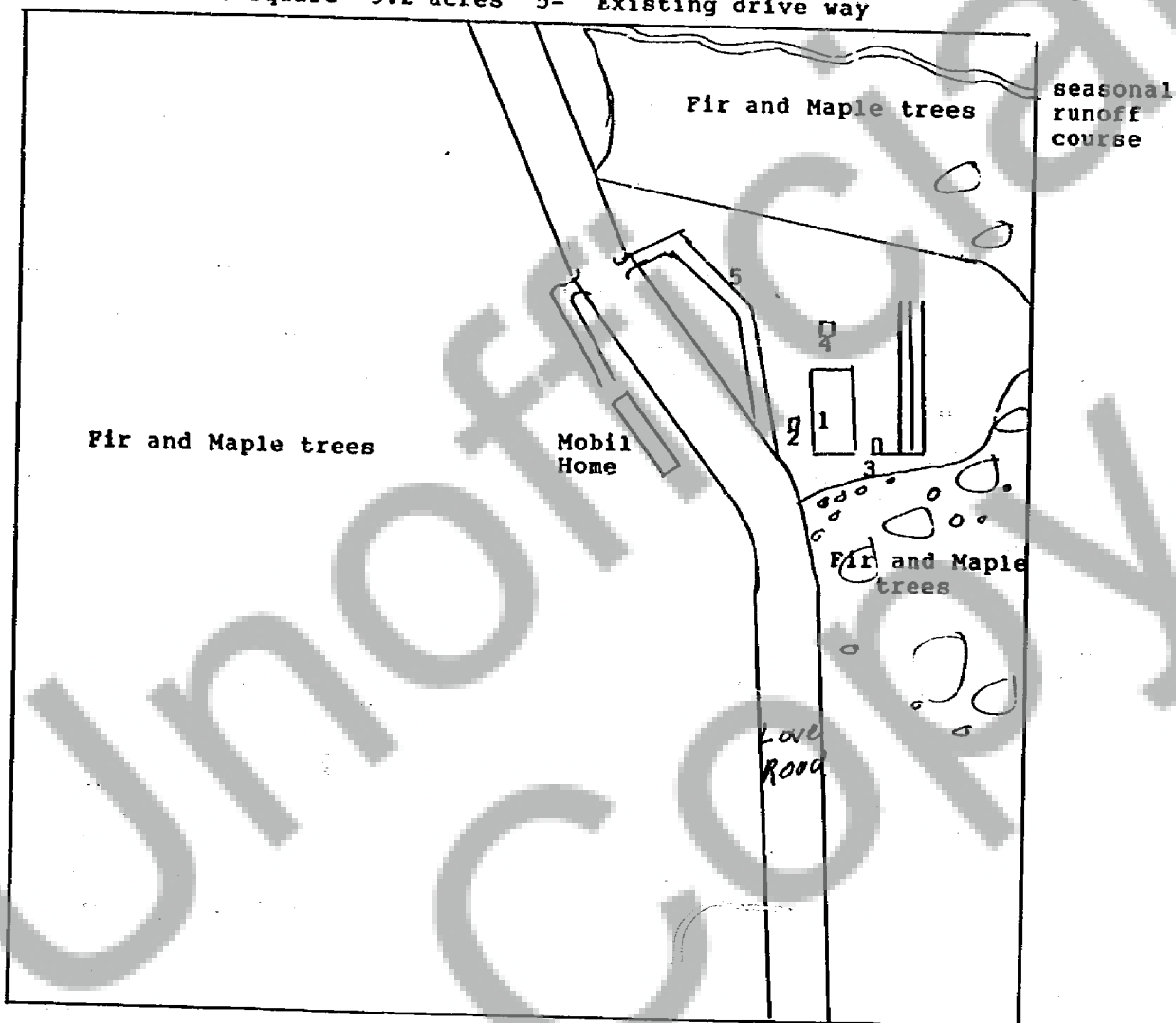
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☐ Additional Names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 15 TEN RIDE W.M.

☐ Additional Names on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

N/A

☐ Additional Names on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

310-15-600

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on page ____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Registered
Indexer
Recorder
Auditor
Notary



Skamania County BOOK 161 PAGE 688
**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: Ronald Dornacher and Vernon Ellson

FILE NO.: NSA-96-38

PROJECT: Place a 28' x 57' mobile home with deck

LOCATION: 792 Love Road, Underwood
Section 15, T3N, R10E W.M., Tax Lot No. 3-10-15-600

ZONING: General Management Area Small Woodland zone

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Ronald Dornacher and Vernon Ellson, 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.

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) Any mobile home which is larger than a double-wide and/or is not independent (an independent mobile home contains bathroom facilities) shall not be placed on the subject property without prior approval.

Skamania County Planning and Community Development
File: NSA-9C-38 (Dornacher) Director's Decision
Page 2

- 3) The mobile home shall be setback at least forty-five feet from the centerline of Love Road.
- 4) The mobile home shall meet the following fire safety guidelines:
 - a) Roofs of structures shall be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle shall not be used.
 - b) Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and shall be equipped with a spark arrestor.
 - c) All structural projections such as balconies, decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - d) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The exterior of the mobile home shall be finished in nonreflective materials of earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department for review.
- 6) 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. The lighting shall be approved by the Planning Department before the occupancy permit will be issued. In order to avoid future delays in the release of the occupancy permit, the applicant is advised to contact the Planning Department to discuss lighting options.
- 7) All exposed fill areas shall be reseeded with native grass within 30 days or next planting season.
- 8) If placement of the mobile home requires more than 100 cubic yards of fill, then prior to obtaining a building permit the applicant shall submit a grading plan.
- 9) All existing vegetation screening the mobile home from key viewing areas shall be retained and maintained in a healthy condition. Any existing vegetative screening that dies or is significantly damaged shall be replaced in kind and in place.
- 10) All fencing is prohibited until such time as it is reviewed and approved. New fencing can be approved, upon a written request submitted to the Planning Department, if it meets the following standards:
 - a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens.

Skamania County Planning and Community Development
File: NSA-96-38 (Domacher) Director's Decision
Page 3

Fenced areas shall be the minimum necessary to meet the needs of the project applicant.

- b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
 - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
 - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
 - c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 11) 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 3rd day of December, 1996, at Stevenson, Washington.


Harpreet Sandhu, Director

Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-96-38 (Dornacher) Director's Decision
Page 4

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. 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

SIGHT PLAN

SCALE 1" inch = 100 feet

- N
- 1 - Proposed manufactured home 28'x57'
 - 2 - Existing electrical service
 - 3 - Existing septic tank & drainfield
 - 4 - Pump house & spring water storage
 - 5 - Existing drive way
- 660 feet square 9.2 acres

