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Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision
2. NSA-94-58
- 3.
- 4.

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

1. Rhonda Schindler - O'Keefe and Maureen Schindler - O'Keefe
2. Curt + Kali Stump
- 3.
- 4.

☐ Additional Names on page \_\_\_\_\_ of document.

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

1. Skamania County
- 2.
- 3.
- 4.

☐ Additional Names on page \_\_\_\_\_ of document.

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

Section 36, T3N, R15E

☐ Complete legal on page \_\_\_\_\_ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_\_ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

- 3-1536-4-1400
- ☐ Property Tax Parcel ID is not yet assigned.
- ☐ Additional parcel #'s 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.

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

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Director

Harpreet Sandhu  
Long-Range Planner

Mark J. Mazeski  
Senior Current Planner

Wayne A. Nelsen  
Associate Current Planner

Kathy Pearson  
Staff Assistant

Director's Decision

**APPLICANT:** Curt and Kali Stump

**FILE NO.:** NSA-94-58

**PROJECT:** Construction of a single-family residence.

**LOCATION:** East of Stevenson, WA, on the south side of Washington State Route 14, in Section 36 of T3N, R7.5E, W.M., and identified as Skamania County Tax Lot #3-75-36-D-1400.

**ZONING:** Residential (R-5).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Curt and Kali Stump to construct a single-family residence, 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 the 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. Existing tree cover shall be retained as much as possible, except as is necessary for development of the access drive and building site. Also, existing trees shall not be limbed.
2. Any tree cover removed, exposing the building site to SR-14 or the Columbia River, shall be replaced in kind on the subject parcel. Prior to issuance of a building permit, the applicant is required to submit a detailed landscaping plan to the Department, which shows the building site and driveway location and includes the following:



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- a) Trees are to be planted at no less than 12 feet centers; existing trees may be utilized in the planting sequence.
  - b) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
  - c) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
  - d) The applicant is responsible for the proper maintenance and survival of all planted vegetation.
  - e) The applicant shall replace, in kind, all dead or dying plants providing screening for the residence as seen from key viewing areas.
3. The exterior of the structure, including trim, shall be dark and either natural or earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify that the colors satisfy this criterion.
  4. The exterior of the structure, including windows, shall consist of nonreflective materials or materials of low reflectivity.
  5. The big rock or small mountain, as labeled on the submitted site plan, is not to be disturbed.
  6. No portion of the structure shall exceed 26 feet in height from the top of the footer.
  7. The structure shall be located, in its entirety, south of the centerline of the big rock.
  8. The structure shall be located no less than 100 feet from State Highway 14.
  9. Prior to issuance of a building permit, the applicant must submit a grading plan including the following information:
    - a) A map of the site, prepared at a scale of one inch equals 100 feet or a scale providing greater detail, with contour intervals of at least five feet, including:
      - i) Existing and proposed final grades.
      - ii) Location of all areas to be graded, with cut banks and fill slopes delineated.

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- iii) Estimated dimensions of graded areas.
- b) A narrative description of the proposed grading activity, including:
  - i) Its purpose.
  - ii) An estimate of the total volume of material to be moved.
  - iii) The height of all cut banks and fill slopes.
  - iv) Provisions to be used for compactions, drainage, and stabilization of graded areas. Preparation of this information by a licensed engineer or engineering geologist is recommended.
  - v) A description of plant materials used to revegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - vi) A description of any other interim or permanent erosion control measures to be used.
- 10. All grading is subject to the following conditions:
  - a) All grading is limited to the minimum necessary to develop the driveway and home site.
  - b) The Department shall be notified no less than 72 hours prior to commencement of the grading to conduct a site visit to review the areas to be graded.
    - i) Prior to inspection by the Department, the applicant shall stake or flag the area to be graded at intervals of no less than 25 feet.
    - ii) If the area to be graded meets the conditions of approval of the grading plan, grading may proceed. If not, grading shall be postponed until all conditions of said approval are satisfied.
  - c) The applicant shall notify the Department for inspection upon completion of the approved grading. Notification and inspection are to occur prior to issuance of a building permit.



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11. All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
12. The residence and related development, except the driveway, shall be located no less than 100' from the ordinary high water mark of the stream.
13. A Hydraulics Permit must be obtained from the Washington State Department of Fish and Wildlife before the commencement of any instream work.
14. The Staff Report and Director's Decision must be submitted with the Hydraulics Permit, so that the Department of Fish and Wildlife can issue a permit consistent with all applicable provisions stated herein.
15. All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
16. Nonstructural controls and natural process shall be used to the greatest extent practicable.
17. The following standards shall apply to a culvert used for the stream crossing:
  - a) The culvert shall be less than 30 feet in length;
  - b) The culvert shall be oversized in diameter and open bottomed;
  - c) The culvert must be either a 3' box culvert or 3.4' in diameter if round.
18. Based on the discretion of the Department of Fish and Wildlife, temporary and permanent control measures shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems and culverts.
19. The following standards should be reviewed by the Department of Fish and Wildlife during their evaluation of the Hydraulics Permit and applied where appropriate.
  - a) Unavoidable impacts to aquatic and riparian areas will be offset through rehabilitation and enhancement efforts which shall achieve no net loss of water quality, natural drainage and fish and wildlife habitat to the affected stream, pond, lake and/or buffer zone.
  - b) If a project area has been disturbed in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable. If the project area cannot

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be completely rehabilitated, enhancement shall also be required. Rehabilitation and enhancement shall be accomplished according to a rehabilitation and/or enhancement plan which shall be subject to the following guidelines:

- i) Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume and normal water fluctuation.
- ii) Natural stream channel and shoreline dimensions shall be replicated, including depth, width, length, cross-sectional profile and gradient.
- iii) The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.
- iv) Riparian areas shall be rehabilitated to their original configuration, including slope and contour.
- v) Fish and wildlife habitat features shall be replicated, including pool-riffle ratios, substrata and structures, including large woody debris and boulders.
- vi) Stream channels and banks, shorelines and riparian areas shall be replanted with native plant species that replicate the original vegetation community.
- vii) Rehabilitation and enhancement efforts shall be completed no later than 90 days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
- viii) Within three years after an aquatic area or buffer zone is rehabilitated or enhanced, at least 75 percent of the replacement vegetation must survive. The project applicant shall monitor the replacement vegetation and take corrective measures to meet subsections a-f above.

20. 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.



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- 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 <sup>4th</sup> 16 day of March, 1995, at Stevenson, Washington.

  
Susan K. Loume, 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 the 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.