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SKAMANIA CO. WASH
BY *Jan Lou*

MAR 27 4 02 PM '97

AUDITOR
GARY M. OLSON

RETURN ADDRESS:

JAN LOU
BOX 303
WHITE SALMON, WA 98672

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. CHARLES SCHWARTZ
- 2.
- 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 15 T3N, R10E W.M.

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

NSA-96-44

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-10-15-901

☒ 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.

Indexed, filed
Correct



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**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: Jan Lou, for Charles Schwartz
FILE NO.: NSA-96-44
PROJECT: Construct approximate 2500 square foot single-family residence with detached garage
LOCATION: Jones Lane, off Orchard Lane, Underwood
Section 15, T3N, R10E W.M., 3-10-15-901
ZONING: General Management Area, Large-Scale Agriculture zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Jan Lou for Charles Schwartz, 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) A declaration shall be signed by the landowner and recorded in the Auditor's deed records specifying that the owners, successor, heirs and assigns of the subject property are aware

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that adjacent and nearby operators are entitled to carry on accepted agricultural or forest practices.

- 3) The building permit shall not be issued until the environmental impacts of the proposed development are reviewed under the State Environmental Policy Act (SEPA).
- 4) All structures shall conform to the standard County setback requirements which are: 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.
- 5) All cut banks and fill slopes shall be smoothed out, so that they appear natural, and shall be reseeded with native grass.
- 6) All structures shall be finished in non-reflective materials of dark earth-tone colors. In order to verify consistency with the above criterion, the applicant shall submit color samples to the department prior to issuance of the building permit.
- 7) All 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 nonreflective, opaque materials.
- 8) All conditions to achieve visual subordination shall occur prior to an occupancy permit being issued for the residence.
- 9) The proposed development shall be setback 50 feet from the ordinary high water mark of the stream.
- 10) All fencing shall be prohibited, until such time as it is 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. 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

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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 31st day of January, 1997, at Stevenson, Washington.

Harpset Sandhu
Harpset Sandhu, Director
Skamania County Planning and Community Development.

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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:

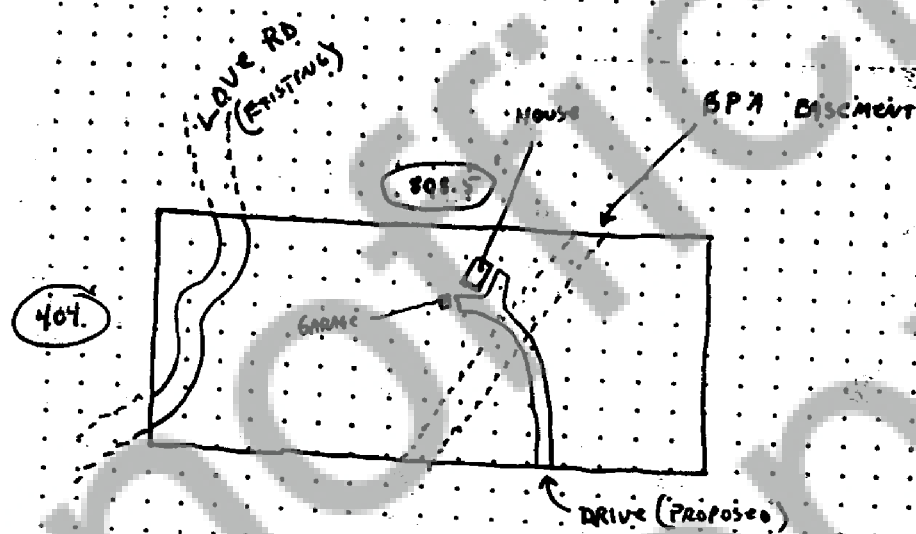
Agencies requesting notice
Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

<nsa-tou.doc>

Site plan (continued)



Each grid equals 50' x 50' at scale of 1" = 200'.

JAN LOU 493-4474