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SKAMANIA CO. WASH  
BY *Dale L. Grams*

APR 17 3 11 PM '97

*R. Johnson*

AUDITOR  
GARY M. OLSON

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RETURN ADDRESS:

*Dale L. Grams*  
*12 Marble Road*  
*Washougal, WA 98671*

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Directors Decision*
2. *NSA 96-60*
- 3.
- 4.

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

1. *Dale Grams*
- 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 17, T1N, R5E, WM*

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

REFERENCE NUMBER(S) Of Documents assigned or released:

*N/A*

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

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

*1-5-17-1400*

☐ 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.

☒ Indexed, Dir  
☒ Indirect  
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☐ Mailed



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

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Director's Decision

**APPLICANT:** Dale Grams

**FILE NO.:** NSA-96-60

**PROJECT:** Addition to existing home

**LOCATION:** The property is located at the 12 Marble Road, in Washougal, in Section 17 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-17-1400.

**ZONING:** Special Management Area Agriculture

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Dale Grams, 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:**

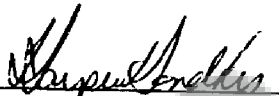
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All development 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 condition of approval.
- 2) The proposed addition shall be visually subordinate to the natural and cultural patterns in the landscape setting. Applicant shall submit color samples to the Planning department prior to issuance of the building permit.
- 3) The structure height shall remain below the average tree canopy level.
- 4) The existing trees to the north and east of the existing house shall be retained.
- 5) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding

landscape setting, except for road lighting necessary for safety purposes. All lighting shall have a cutoff angle of 90 degrees or less, as is appropriate.

- 6) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 7) Only materials with low reflectivity characteristics shall be used.
- 8) The subject property is adjacent to Highway 14 and shall be in conformance with state or county scenic route guidelines. See attached exhibit of the Scenic and Recreational Highway Act.
- 9) 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 17<sup>th</sup> day of April, 1997, 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.



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#### 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 May 7<sup>th</sup>, 1997. Notice of Appeal forms are available at the Department Office.

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

<nsa-grams.dd>