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BOOK 1641 PAGE 536  
FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Cheryl Kandler  
APR 18 10 09 AM '97  
J. Bartels  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

Daryl Kandler  
14970 Douglass Rd  
Yakima WA 98908

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Directors Decision  
NSA 96-58
- 2.
- 3.
- 4.

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

1. Daryl & Cheryl Kandler
- 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 14, T3N, R10E 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

3-B-M-263

☐ 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 ☒  
Filed ☒  
Noted ☒



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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: 509 427-1839

Director's Decision

**APPLICANT:** Daryl Kandler  
**FILE NO.:** NSA-96-58  
**PROJECT:** Placement of a single-wide mobile home  
**LOCATION:** 102 Larson Road, in Underwood  
Section 14, T3N, R10E W.M., Skamania County Tax Lot No. 3-10-14-203  
**ZONING:** General Management Area, Small-Scale Agriculture zone  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Daryl Kandler, 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:**

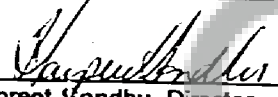
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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 continuous vegetative barrier shall be planted 12 feet on center. Trees shall be at least 6 feet tall at the time of planting, and shall reach an ultimate height of at least 15 feet. At least half the trees planted shall be coniferous to provide adequate winter screening.

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- 3) The vegetative screening shall be completed, prior to issuance of occupancy permit.
- 4) Front yard setback shall be 15' from the edge of the property line, with the vegetative barrier.
- 5) Side yard setbacks shall be 5' and rear yard setbacks shall be 15'.
- 15) 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 24<sup>th</sup> day of March, 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.

#### APPEALS



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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:

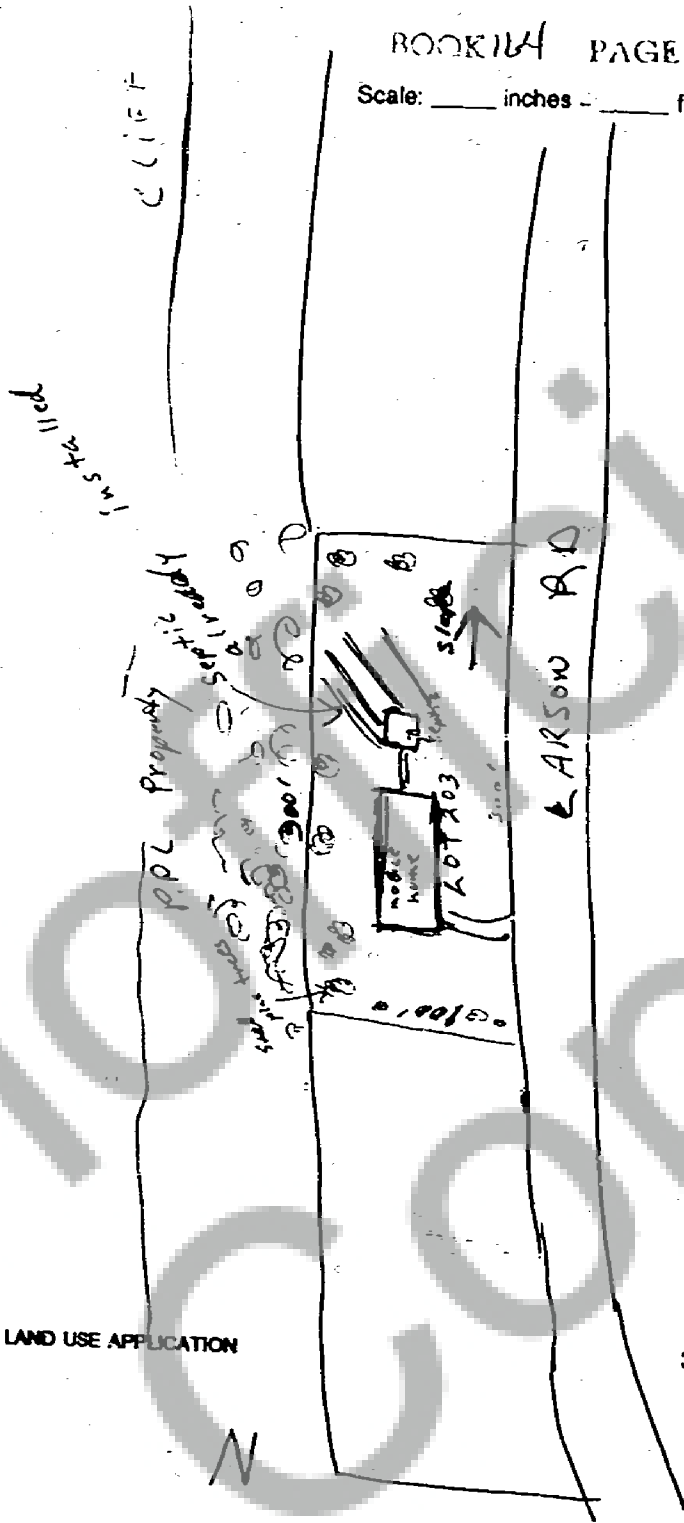
Persons submitting written comments in a timely manner  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

<rsa-kand.doc>

SITE PLAN:

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Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet



NATIONAL SCENIC AREA LAND USE APPLICATION