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SKAMANIA CO. WASH  
BY Joel Carter

APR 23 4 40 PM '97

P. Lowry  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

John & Melodee Keeler  
16505 A SE 1st Street  
Vancouver, WA 98684

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision
- 2.
- 3.
- 4.

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

1. John Keeler
- 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 11, T1N, R5E, W1M.

☐ 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

1-5-11-1-500

☐ 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.

SEARCHED ☒  
INDEXED ☒  
SERIALIZED ☒  
FILED ☒



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Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 93648  
509 427-9458 FAX: 509 427-4339

Director's Decision

**APPLICANT:** John & Melodee Keeler  
**FILE NO.:** NSA-96-49  
**PROJECT:** Placement of a single family dwelling with an attached garage.  
**LOCATION:** 31 Prindle Road, in Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-11-500.  
**ZONING:** General Management Area, Residential (R-10)  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by John and Melodee Keeler, 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) A new site plan shall be submitted prior to permit issuance showing attached garage, access to garage, and width of driveway and deck. The site plan shall be consistent with the conditions of approval.
- 2) The five trees located parallel to SR-14 shall be retained as visual screening. These trees need to be clearly shown on the site plan as set out in Condition #1 above. All trees to be removed should also be shown on the site plan and identified as trees to be removed.

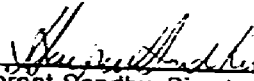
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- 3) Driveway shall be 12 feet in width. The 5 foot setback from the southern lot line does not apply to the driveway.
- 4) Access to property shall only be from Prindle Road.
- 5) All buildings and decks shall be setback five feet from the side lot 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.
- 6) All buildings shall be composed of nonreflective materials of dark earth-tone colors, including doors. Prior to the issuance of a building permit, the applicant shall submit color samples to the Planning Department for review and approval for consistency with these conditions.
- 7) The structure shall be placed at least 75 feet from the pond boundary, which lies southeast of the property, unless a variance is approved.
- 8) The structures shall be placed at least 100 feet from the stream boundary, which lies east of the property, unless a variance is approved.
- 9) 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.
- 10) 13 trees shall be planted on the northern property edge, 5 on the western property edge, and 1 on the eastern property edge. The trees shall be interplanted between the 5 existing deciduous trees described in Condition #2 above, spaced 12 feet apart, and shall be 6 feet tall at the time of planting. At least half of the screening trees shall be species native to the setting. At least half of the trees shall be coniferous.
- 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.

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Dated and Signed this 6<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

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

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SCALE 3/64" = 1'  
 ROAD SIZE 28' x 66'  
 DETAIL GROUND SIZE 20' x 36'

