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RETURN ADDRESS:

Alan Dornacher
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FILED FOR RECORD
SKAMANIA CO. WASH
BY Alan Dornacher

APR 25 11 43 AM '97

P. Johnson
AUDITOR
GARY M. OLSON

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Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Directors Decision NSA 96-77
- 2.
- 3.
- 4.

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

1. Alan Dornacher
2. Ellen Gerry
- 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 23 T3N, R10E

☐ 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

3-10-23-02-0403

☐ 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.



Skamania County
Department of Planning and
Community Development

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Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-4839

Director's Decision

APPLICANT: Alan Dornacher
FILE NO.: NSA-96-77
PROJECT: Single-family residence with a deck and accessory building
LOCATION: Davison Street, West of Cooper Avenue and South of Cook-Underwood Road, in Underwood, Section 23, T3N, R10E, Skamania County Tax Parcel # 3-10-23-02-0403.
ZONING: Residential (R-1)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by , 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) The proposed development shall be five feet from side lot lines, fifteen feet from rear lot lines, and fifteen feet from front lot lines or forty-five feet from the centerline of a public or private road, whichever is greater.

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- 3) A variance shall be granted allowing the applicant to develop within the 100 foot setback of the wetland. Applicant shall develop the maximum practicable distance away from the wetland without disturbing lot line setback requirements.
- 4) Applicant shall be required to delineate wetland boundaries by the performance of a field investigation, prior to issuance of a building permit the Planning Department will verify the location of the wetland delineation.
- 5) No alteration or filling of the wetland shall occur and disturbance within the wetland buffer shall be minimized to the maximum extent possible.
- 6) 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 25th day of April, 1997, at Stevenson, Washington.

Harpreet Sandhu by *msm*
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.

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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 on or before May 15, 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
Yakima 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

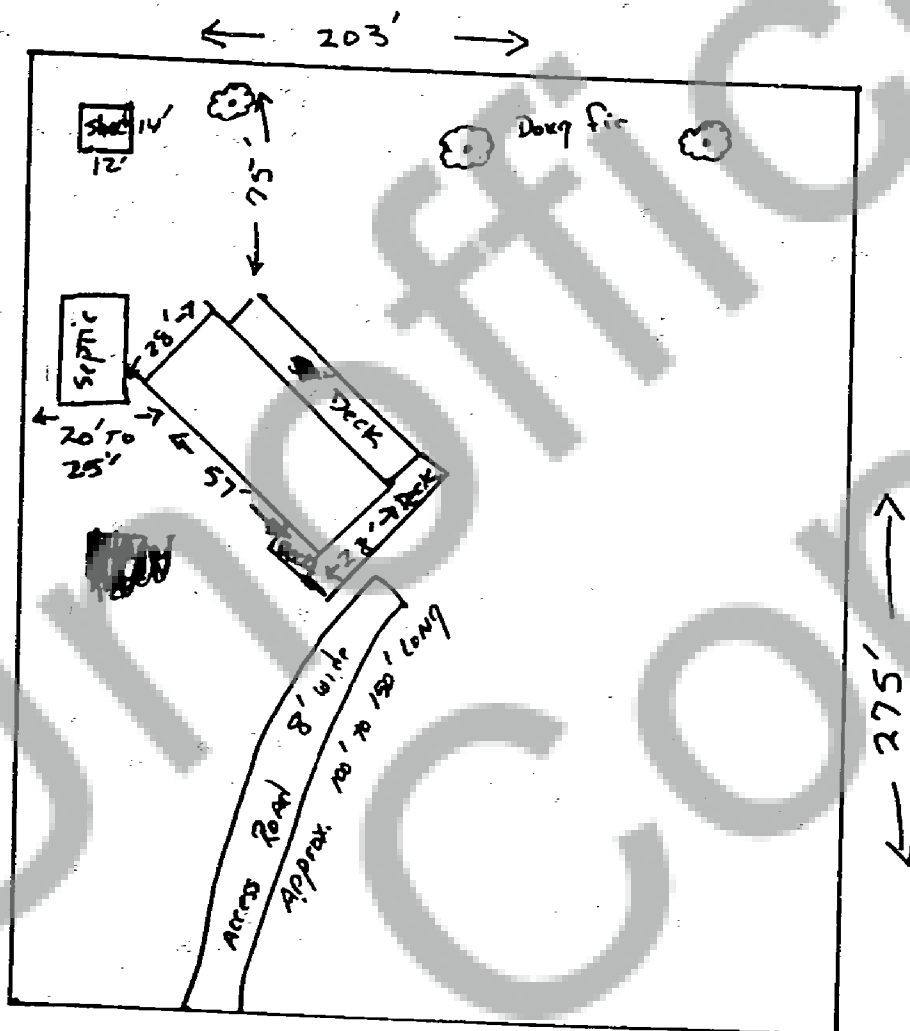
<nsa-dorl.dd>

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SITE PLAN:

Scale: 1 inches = 50 feet

(N) N



DAVISON ST. UTILITIES AT FRONT OF PROPERTY
NATIONAL SCENIC AREA LAND USE APPLICATION 3