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Return Address:

Micheal R. Dudley
234 N.E. Frank Johns Rd.
Stevenson, WA 98648

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SKAMANIA CO. WASH.

BY *Micheal R. Dudley*

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AUDITOR
GARY M. OLSON

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Document Title(s) or transactions contained therein:	
1.	Directors Decision
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GRANTOR(S) (Last name, first, then first name and initials)	
1.	Micheal R. Dudley, Micheal R.
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on page <u>5</u> of document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1.	Skamania County
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
212 Sprague Landing Rd.	
Section 29, T3N, R8E, W1M.	
<input type="checkbox"/> Complete legal on page _____ of document	
REFERENCE NUMBER(S) Of Documents assigned or released:	
NSA-96-76	
<input type="checkbox"/> Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
3-8-29-1701	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> 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.	



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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: Michael Dudley
FILE NO.: NSA-96-76
PROJECT: Single-family residence with attached garage, swimming pool, barn, and riding arena
LOCATION: 212 Sprague Landing, Stevenson
Section 29, T3N, R8E, W.M., Tax Lot No. 3-8-29-1901
ZONING: Residential, "R-10"
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) Prior to issuance of a building permit, the applicant is required to submit a detailed landscaping plan to the Department, which shows the building sites and includes the following:
 - a) Two rows of coniferous trees are to be planted with 8 trees in each row, staggered, at no less than 15 feet centers between the proposed house and SR-14; remaining trees shall not be

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utilized in the planting sequence. These trees shall be a minimum of 6 feet in height and shall be planted on or near the top of the cut bank north of the home site.

- b) Existing tree cover screening the proposed barn and home from the Columbia River shall be retained.
 - c) Tree cover that screens the proposed riding arena from SR-14, shall be retained.
 - d) The applicant is responsible for the proper maintenance and survival of all planted and existing vegetation.
 - e) Applicant shall replace, in kind, all dead or dying trees providing screening for the residence and accessory structures as seen from key viewing areas.
 - f) All existing trees within 200 feet of the home site shall be maintained as screening trees to screen the development as seen from KVAs.
- 3) The exterior of proposed buildings shall be composed of nonreflective materials or materials with low reflectivity. Applicant shall be required to submit color samples to the Department, prior to issuance of a building permit, to verify consistency with the above criterion.
 - 4) 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. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
 - 5) No portion of the proposed structures shall exceed 35' in height.
 - 6) The proposed structures shall be located no less than 100 feet from State Highway 14, excluding the driveway and riding arena.
 - 7) All grading shall be limited to the minimum necessary to develop the home site, barn, swimming pool, and riding arena.
 - 8) All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
 - 9) The proposed structures shall be located no less than 50' from the ordinary high water mark of the streams.
 - 10) A Hydraulics Permit must be obtained from the Washington State Department of Fish and Wildlife before the commencement of any instream work.

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- 11) The Staff Report and Director's Decision must be submitted with the Hydraulics Permit, so that the Department of Fish and Wildlife can issue a permit consistent with all applicable provisions stated herein.
- 12) While conducting all instream work, all natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
- 13) Non-structural controls and natural process shall be used to the greatest extent practicable for instream work.
- 14) Based on the discretion of the Department of Fish and Wildlife, temporary and permanent control measures shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems and culverts.
- 15) The following standards should be reviewed by the Department of Fish and Wildlife during their evaluation of the Hydraulics Permit and applied where appropriate.
 - a) Unavoidable impacts to aquatic and riparian areas will be offset through rehabilitation and enhancement efforts which shall achieve no net loss of water quality, natural drainage and fish and wildlife habitat to the affected stream, pond, lake and/or buffer zone.
 - b) If a project area has been disturbed in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable. If the project area cannot be completely rehabilitated, enhancement shall also be required. Rehabilitation and enhancement shall be accomplished according to a rehabilitation and/or enhancement plan which shall be subject to the following guidelines:
 - i) Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume and normal water fluctuation.
 - ii) Natural stream channel and shoreline dimensions shall be replicated, including depth, width, length, cross-sectional profile and gradient.
 - iii) The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.
 - iv) Riparian areas shall be rehabilitated to their original configuration, including slope and contour.
 - v) Fish and wildlife habitat features shall be replicated, including pool-riffle ratios, substrata and structures, including large woody debris and boulders.
 - vi) Stream channels and banks, shorelines and riparian areas shall be replanted with native plant species that replicate the original vegetation community.

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- vii) Rehabilitation and enhancement efforts shall be completed no later than 90 days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
 - viii) Within three years after an aquatic area or buffer zone is rehabilitated or enhanced, at least 75 percent of the replacement vegetation must survive. The project applicant shall monitor the replacement vegetation and take corrective measures to meet subsections a-f above.
- 16) The applicant shall notify the Planning Department 5 days before commencing excavation for the pool.
- 17) 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 mjm
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 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

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