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Document Title(s) or transactions contained therein:	
1.	Directors Decision
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1.	Howard Sooten
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on page _____ 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: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
Sec 22 of T3N, R10E, W.M.	
<input type="checkbox"/> Complete legal on page _____ of document.	
REFERENCE NUMBER(S) Of Documents assigned or released:	
<input type="checkbox"/> Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> Additional parcel #'s on page _____ of document.	
64 # 3 -10-22-190	
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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Skamania County
Department of Planning and
Community Development

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Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98643
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Howard Sooter
FILE NO.: NSA-96-45
PROJECT: Division of an approximate 31 acre parcel into four lots of 5 acres each, and one lot of approximately 11 acres.
LOCATION: 13162 Cook-Underwood Road, in Underwood, in Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-22-190.
ZONING: General Management Area, Residential 5 (R5) zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Howard Sooter, 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.

- 1) All land divisions 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 note shall be placed on the short plat that states:

"No building structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands

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contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development."

- 3) The following conditions are based upon the Wildlife management Plan submitted by the applicants for this land division and are binding upon all future development that may occur on the subject parcels. In order to assure that all future owners are aware of these conditions, this file number NSA-96-45 shall be referenced on all short plats or subdivisions that are filed to create the subject five lots. The reference note shall state: "All development of the lands contained within this short plat shall be subject to the conditions set out in the Director's Decision for file # NSA-96-45 recorded with the Skamania County Auditor's Office at Book _____, Page _____." The conditions are:
- a) Residential development (including road construction, clearing, vegetation removal, and other land disturbing activities), shall only occur within building envelopes identified on the attached subdivision map filed with the County Auditor (Exhibit B).
 - b) Areas outside building envelopes shall be designated core habitat areas and shall be depicted on the final subdivision map. Core habitat areas shall be protected in perpetuity through deed restrictions.
 - c) Consistent with the goal and purpose of this management plan, the core habitat areas identified on the attached map shall be left in a natural state. Unless otherwise authorized through a plan amendment as provided below, the following activities shall not occur within designated habitat areas: the construction of any structure; the removal, excavation, grading, or dredging of soil, sand, gravel, or other materials; dumping, discharging, or fill with any material; or the destruction or alteration of vegetation through clearing, harvesting, or intentional burning; EXCEPT as provided in #4 and #5 below.
 - d) Removal of downed woody material and limited tree limbing (lower 1/3 of tree) may occur as minimally necessary to abate fire hazard, upon the written recommendation of the Skamania County Fire Marshall.
 - e) Vegetation removal may occur within the designated core habitat area on Lot 4 as minimally necessary to provide a maximum 20 foot wide driveway to access identified building sites. The access road shall be routed to avoid removal of trees to the maximum extent feasible.

Dated and Signed this 23rd day of April, 1997, at Stevenson, Washington.

Harpreet Sandhu by ROM
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, on or before May 13, 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-soot.dd>

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EXHIBIT B



= core habitat area

