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BOOK 165 PAGE 585

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SKAMANIA CO. WASH
BY Dianne Boyher

MAY 27 3 03 PM '97

GARY M. OLSON
AUDITOR

RETURN ADDRESS:

RANDY FRANKS
141 NORTH STATE ST. #129
LAKE OSWEGO, OR 97034

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. DIRECTORS DECISION
- 2.
3. NSA-94-27
- 4.

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

1. RANDY FRANKS - owner
- 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 19, TOWNSHIP 3 NORTH, RANGE 10 EAST 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

03 10 19 00 0703 00

☐ 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**

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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Susan K. Lounie
Director

Mark J. Mazeski
Current Planner

Harpreet Sandhu
Long Range Planner

Kathy Pearson
Staff Assistant

DIRECTOR'S DECISION

APPLICANT: Ron Green
FILE NO.: NSA-94-27
PROJECT: Construction of a single-family residence and appurtenances on an 18.3-acre tract.
LOCATION: The subject property is located on the north side of Cook-Underwood Road at approximately MP 9.5, in Section 19, Township 3 North, Range 10 East W.M., Skamania County Tax Lot No. 3-10-19-703.
NSA ZONING: General Management Area - Large-scale Agriculture (Ag-1(60))

DECISION

Based upon the entire record before the Director, including particularly the Director's Report, the application by Ron Green, described above, subject to conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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 proposed development is consistent with Title 22 SCC.

1. The applicant shall continue to manage the property as woodlot. The purpose of the condition is to retain the protection now afforded the stream and the benefits afforded both adjacent agriculturalists and residential properties by the forested buffer between them.
2. Prior to issuance of a building permit, a declaration shall be signed by the landowner and recorded in the Auditor's deed records specifying that the owners.

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File No.: NSA-94-27 (Green)
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successor, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agricultural or forest practices.

3. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. No tree removal shall occur prior to approval by the Director. Approval by the Director shall be granted by letter, after on-sight evaluation for consistency with Chapter 22.10 SCC.
4. Prior to issuance of an occupancy permit, the applicant should be required to submit a final site plan, showing all retained screening trees and their kind. All screening trees shall be maintained and replanted in place and in kind if lost through disease, windfall or any other cause.
5. Consistent with the application, all exterior surfaces, including the roof, of the structure should be dark earthtone in color. The dark color shall blend into the background, rendering the proposed development visually subordinate to the landscape.
6. All exterior surfaces of the home shall also be composed of nonreflective materials or materials with low reflectivity.
7. 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.
8. No ground disturbing activities or development of any kind shall occur within 50 feet of the ordinary high water mark of the stream.
9. The home shall be located not less than 100 feet from the eastern property line, at least 50 feet east of the stream, and at least 1000 feet south of the northern property line. The home shall also be set back at least 45 feet from the centerline of Cook Underwood Road or 15 feet from the southern lot line, whichever is greater.
10. If cultural resources are discovered during construction, the following procedures shall be effected:
 - a) Halt of 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 with 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 16th day of August, 1994, at Stevenson, Washington.

Susan K. Loume
Susan K. Loume, Director
Skamania County Department of Planning and Community Development

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 Department offices.

A copy of this Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
Skamania County Building Department

A copy of this Decision, including the Director's Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama 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