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BOOK 165 PAGE 889  
FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Daniel Ruth*

JUN 4 9 31 AM '97

*G. M. Olson*  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

*Daniel Ruth*  
12332 COOK UNDERWOOD RD  
UNDERWOOD WA. 98651

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision NSA 96-30
- 2.
- 3.
- 4.

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

1. Daniel Ruth
- 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 16 T3N, R10E, W1M

☐ 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

3-10-16-1400

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional parcel #'s on page \_\_\_\_ of document.

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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: 509 427-4339

Director's Decision

**APPLICANT:** Daniel Huth  
**FILE NO.:** NSA-96-30  
**PROJECT:** Construction of a 20' x 24' x 15' garage/workshop.  
**LOCATION:** Located at 12332 Cook-Underwood Road, in Underwood, in Section 16 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-16-1400.  
**ZONING:** Residential (R-5) within the General Management Area  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Daniel Huth, described above, subject to the 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 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) The garage/workshop 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 garage/workshop 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.
- 3) The garage/workshop shall be finished in the same nonreflective, dark materials as the existing home.

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- 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.
- 5) All trees, except that which is necessary for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.
- 6) Two screening trees shall be planted in the area labeled "open area". Both trees shall be native and coniferous, and shall be six feet tall at the time of planting.
- 7) 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 7<sup>th</sup> day of October, 1996, 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.



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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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property  
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  
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

<nsa-huth.dd>