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BOOK 166 PAGE 421

Return Address:

Robin Schrock  
132 Coho Loop  
Cock, WA 98605

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Robin Schrock

JUN 24 12 00 PM '97

P. Laury  
AUDITOR  
GARY H. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. Director's Decision	
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. Schrock, Robin	
2. Shissler, Lee	
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)	
Lot 1 Bruner Short Plat	
<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	
3-10-16-1505	
<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.	



BOOK 166 PAGE 422

**Skamania County  
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:** Robin Schrock and Lee Shissler

**FILE NO.:** NSA-96-83

**PROJECT:** Single family residence and accessory building

**LOCATION:** 12401 Cook-Underwood Road, Lot 1 of Bruner Short Plat, in Cook: Section 16, T3N, R10E, W.M. and identified as Skamania County Tax Lot #3-10-16-1505.

**ZONING:** General Management Area, Residential (R-5).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Robin Schrock and Lee Shissler, 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) Applicant shall comply with the 50' setback requirement for lands adjacent to Ag-1 land zones but buffered with a natural vegetation barrier.

Skamania County Planning and Community Development  
File: NSA-96- (83) Director's Decision  
Page 2

- 3) Applicant shall comply with all other building code setback requirements. Front yard setbacks shall be 15' from the lot line or 45' from the centerline of a public or private road, whichever is greater. Side yard setbacks shall be 5' from the lot line and rear yard setbacks shall be 15' from the lot line.
- 4) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition. All trees shall be considered landscaping and not forest products. No trees shall be harvested except for forest health. All trees that are removed shall be replaced in kind and in the same place with 6 foot tall trees.
- 5) The exterior of buildings on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide color samples to the Department to verify consistency with the above requirements.
- 6) 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 shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) Applicant shall be required to achieve visual subordination prior to issuance of an occupancy permit.
- 8) 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 11<sup>th</sup> day of May, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

Skamania County Planning and Community Development  
File: NSA-96- (83) Director's Decision  
Page 3

#### 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 June 9, 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  
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  
Board of County Commissioners

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Skamania County Planning and Community Development  
File: NSA-96- (83) Director's Decision  
Page 3

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