

128750

Return Address: Louis and Ivadeen Berge
62 Chickaree Road
Underwood, WA 98651

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FILED FOR RECORD
SKAMANIA CO, WASH
BY Ivadeen Berge

JUL 25 1 20 PM '97

O. Larry
AUDITOR
GARY M. OLSON

**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: Louis and Ivadeen Berge
FILE NO.: NSA-97-23
PROJECT: Replacement of a double wide mobile home with a new modular home.
LOCATION: 62 Chickaree Road off of the north side of Cook-Underwood Road, in Section 15 of T3N, R10E, W M., and identified as Skamania County Tax Lot # 3-10-15-2004.
ZONING: General Management Area, Small-scale Agriculture (AG-2)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Louis and Ivadeen Berge, 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.

☒ Approved, Dir.
☒ Object
☒ Signed
☒ Stamped

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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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) 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'.
- 3) The proposed replacement home shall comply with the 100' agriculture setback to the north or plant a continuous vegetative barrier to reduce the 100' setback to 50'.
- 4) If planted the vegetative barrier shall be continuous, located on the northern property line, begin 50' west of the proposed replacement home and extend to the east property line. Trees shall be at least six feet high when planted and reach an ultimate height of at least 15 feet.
- 5) If the vegetative barrier is planted at least one-quarter of the trees shall be coniferous to provide winter screening.
- 6) If the vegetative barrier is planted at least half of the trees shall be species native to the setting or commonly found in the area. Such species include fruit trees, maple, and black locust.
- 7) All existing vegetation on the subject property shall be retained and maintained in a healthy condition.
- 8) Applicant shall submit a color sample for the proposed roof color (Aspen Gray) prior to the issuance of a placement permit. The color proposed for the body of the home appears too light. Also prior to the issuance of a placement permit, applicant shall indicate the color of the home be no lighter than Rough Sea on the color strip submitted or submit new color samples for a different color. The proposed trim color is acceptable.
- 9) 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.
- 10) All new fencing shall be prohibited until such a time that the applicant submits a new application requesting fencing.

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- 11) Visual subordination (all Conditions listed above) shall occur prior to issuance of a placement permit.
- 12) 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 14th day of July, 1997, 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.

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 8/3/97. Notice of Appeal forms are available at the Department Office.

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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:

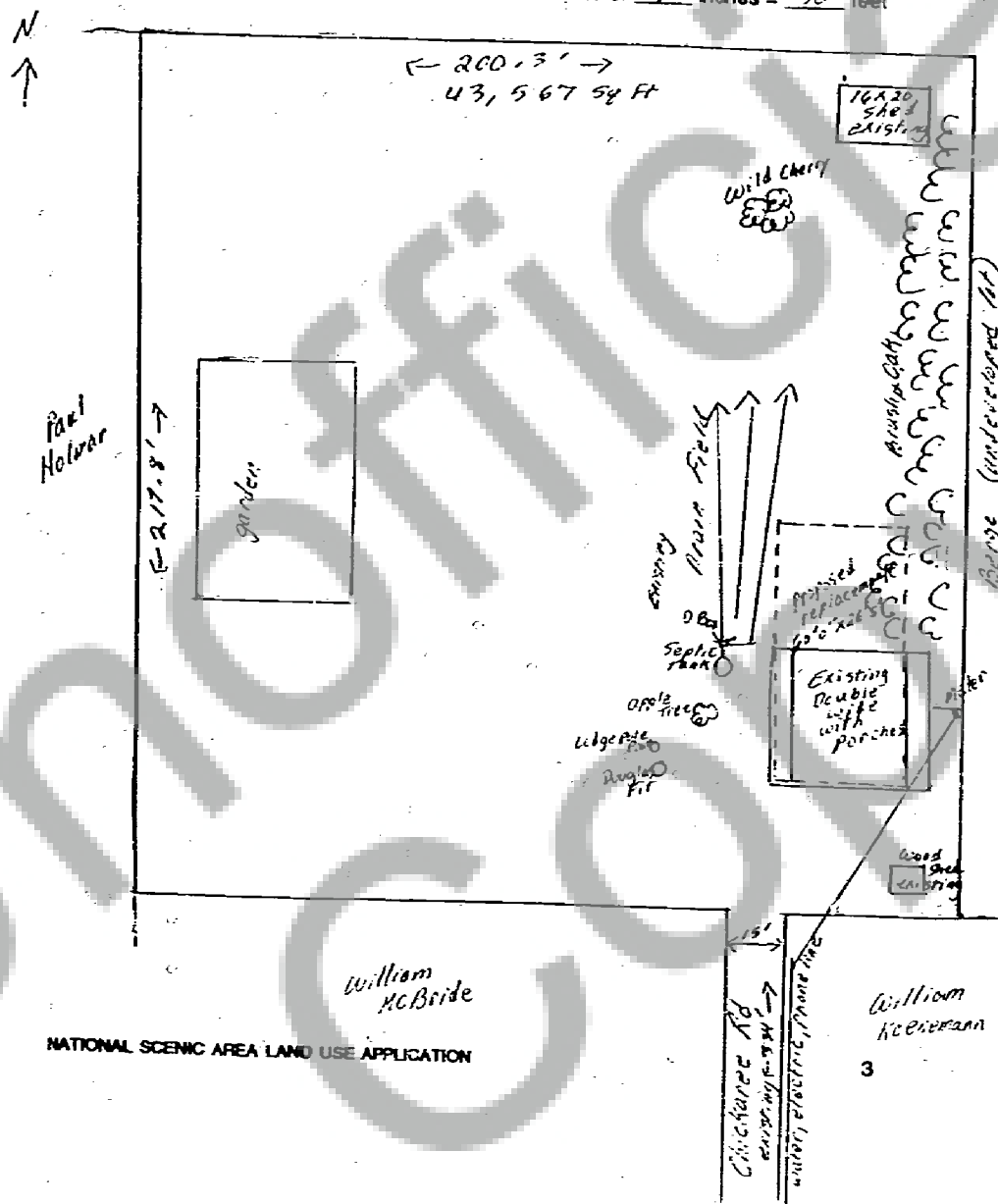
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

<nsa-berge.dd>

old and new
place

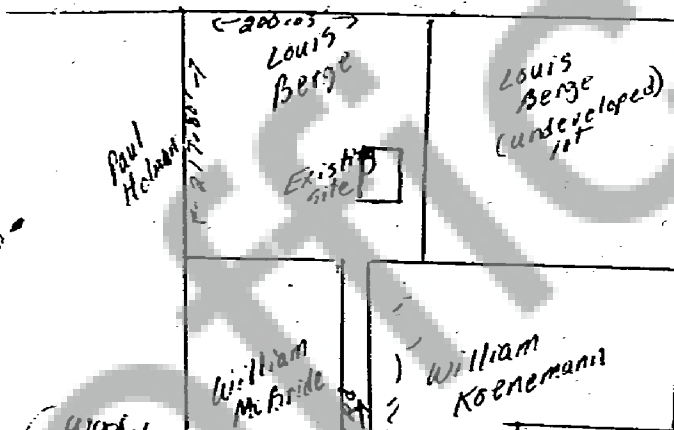
SITE PLAN:

Scale: 1 inches = 30 feet



old Paul Newell
Place

↑
North
Scale
1" = 100'



Cook-Underwood Rd