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BOOK 167 PAGE 925

Return Address:

Topher Kurth
411 Wakina
Skamania WA 98648

FILED FOR RECORD
SKAMIA CO. WASH
BY Topher Kurth

AUG 6 11 01 AM '97

GARY H. OLSON
AUDITOR

Please Print or Type Information.

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| 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. Kurth, Topher | |
| 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: IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) | |
| Section 29 T2N R6E | |
| <input type="checkbox"/> Complete legal on page _____ of document. | |
| REFERENCE NUMBER(S) Of Documents assigned or released: | |
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| ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER | |
| 2-6-29-1200 | |
| <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. | |
| <input type="checkbox"/> Additional parcel #'s on page _____ of document. | |
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COLUMBIA RIVER GORGE COMMISSION

P.O. Box 730 288 E. Jewett Blvd. White Salmon, WA 98672 509-493-3323

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DEVELOPMENT REVIEW

Director's Decision

APPLICANT: Topher Kurth

FILE NO.: C92-0107-S-S-11

REQUEST: To construct an addition, attached garage and deck to an existing residence on a 12-acre parcel.

LOCATION: The subject parcel is located within the E 1/4 of Section 29, Township 2 North, Range 6 East, W.M., Skamania County, Washington.

NATIONAL SCENIC AREA DESIGNATION: General Management Area

COMMENTS FROM OTHER AGENCIES/INDIVIDUALS:

Notice of the subject request was mailed to the following agencies/individuals:

Yakima Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
WA Department of Community Development
OR Land Conservation and Development Commission
U.S. Forest Service NSA Office
WA Office of Archaeology and Historic Preservation
Skamania County Planning
Skamania County Building
Skamania County Assessor
SW Washington Health District
Skamania Community Council

Comments were received from Columbia Gorge United, Friends of the Columbia Gorge, Skamania Community Council, and the Confederated Tribes and Bands of the Yakima Indian Nation.

FINDINGS OF FACT:

A. Conversion of Land

1. The Columbia River Gorge National Scenic Area Final Interim Guidelines, Chapter III, Sections C.1(a)(1) and C.2(a)(2), permit agricultural land to be

converted to open space, recreation development or forest land when such conversion is consistent with the Act, and permit forest land to be converted to open space, recreation development or agricultural land when such conversion is consistent with the Act. Conversion of farm or forest lands to other uses is inconsistent with the Act.

2. The subject parcel is 12 acres in size and includes an existing single-family residence.
3. Adjacent land use is a mixture of undeveloped, wooded land and rural residential uses. Parcel sizes of adjacent lands range from 2.4 acres to 20 acres
4. No agriculture or forest uses occur on the subject parcel or adjacent parcels. Commercial forest uses occur in the general subject area north of the subject parcel.

Conclusion:

The proposed development involves additions to an existing residence on a parcel committed to a non-resource (residential) use. The proposed development would not convert farm or forest lands.

B. Scenic Resources

1. The Final Interim Guidelines, Chapter III, Section B.1(3) states that "proposed uses or developments shall not detract from or impair views from key viewing areas."
2. The Final Interim Guidelines, Chapter III, Section B.1(4) state that "size, shape, color, texture, siting, height, building materials, lighting or other features of a proposed development shall not noticeably contrast with the landscape setting."
3. The Final Interim Guidelines, Chapter III, Section B(1)(6) requires that proposed uses or developments shall be screened from view of key viewing areas. Wherever possible, screening will make use of topographic or other natural features and/or native vegetation.
4. Portions of the subject parcel are visible from the Columbia River, the Union-Pacific Railroad and Interstate 84. All of the above are key viewing areas as identified by the Final Interim Guidelines. The subject parcel is approximately 2-3 miles from those portions of the key viewing areas from which it is visible.
5. Small portions of the existing residence are visible from the above key viewing areas. Existing mature fir trees located near and to the south, east

and west of the existing residence would effectively screen the proposed addition, deck and attached garage from view of the key viewing areas if retained.

6. The proposed addition, deck and attached garage would not noticeably contrast with the landscape setting if their exteriors were composed of materials with low reflectivity and natural or earth-tone colors.
7. No exterior lighting is shown on the site plan. To assure the development blends with its setting and does not impair views from key viewing areas, any exterior lighting should be sited, limited in intensity, and shielded in a manner which prevents the lighting from being highly visible from any key viewing areas.

Conclusion:

With conditions addressing: 1) retention of existing native trees, 2) exterior color and reflectivity, and 3) exterior lighting, the proposed development would not adversely affect scenic resources.

C. Cultural Resources

1. The Final Interim Guidelines state in Chapter III, Section B(2)(1) that "proposed uses or developments shall not damage or destroy cultural resources existing on the site or in the vicinity."
2. Thomas Turck, archaeologist with the U.S. Forest Service, conducted an investigation for the presence of cultural resources on the subject parcel. The investigation consisted of an archival records search and a field survey. No cultural resources were identified on the subject parcel, either through the records search or field survey.

Mr. Turck recommended that, if any cultural resources are discovered during the course of the project, work should immediately cease, and the Washington Office of Archaeology and Historic Preservation and the Commission notified immediately.

3. The Washington Office of Archaeology and Historic Preservation did not identify known cultural resources on the site. The Office of Archaeology and Historic Preservation requests that if any archaeological or historic resources are uncovered during project activities that work cease and the Office of Archaeology and Historic Preservation immediately be notified.

Conclusion:

The proposed development would not adversely affect any known cultural resources. A condition requiring that the Commission be notified and construction activity halted should

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3. Any exterior lighting shall be sited, limited in intensity, and shielded in a manner which prevents the lighting from being highly visible from key viewing areas.
4. If any prehistoric or historic cultural resources are discovered during project activities, all work shall cease and the Commission shall be notified immediately.

DATED AND SIGNED THIS 20th day of July, 1992, at White Salmon, Washington.


Jonathan Doherty, Executive Director

Note: Any new residential development, related accessory structures such as garages, workshops and satellite dishes and additions or alterations not included in this approved site plan, will require a new application and review.

As per section 350-20-014 of the Commission's Review and Approval of Major Development Actions and New Residential Development Rule, no development shall be undertaken or initiated within twenty (20) working days of the date of this decision, the time period within which this decision may be appealed. The appeal period ends the 19th day of August, 1992.

As per section 350-20-010(6) the decision of the Director approving a proposed development action shall become void in two years if the development action is not undertaken within that period, or when the development action is discontinued for any reason for one continuous year or more. The decision of the Director becomes void on the 13th day of July, 1994.

This land use approval does not exempt the development from any other requirements, standards or permits required by local government or other jurisdictions. The developer should check with the appropriate city or county planning and/or building departments regarding local land use and building regulations.

APPEAL PROCESS

The decision of the Executive Director shall be final unless a notice of appeal is filed with the Commission within twenty (20) working days of the date of this decision by the applicant or any person who submitted comment. Any three (3) members of the Commission may appeal this decision by filing a notice within the same time period. Notice of Appeal forms may be obtained at Commission offices.

No development approved by the Executive Director shall be undertaken or initiated during the appeal filing period if the Director received any adverse comments during the comment period. If the Director received no adverse comments, the development action approved by the Director may be undertaken or initiated during the appeal filing period,

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subject to the risks and consequences of an appeal or Commission initiated review. The development remains subject to the rules and regulations of other state and local authorities with jurisdiction over the proposed development.

The appeal period ends the 19th day of August, 1992.

BL:naa
FIND0107.92

cc: U.S. Forest Service - NSA Office
WA Dept. of Community Development
OR Land Conservation and Development Comm.
Yakima Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
WA Office of Archaeology and Historic Preservation
Skamania County Planning
Skamania County Building
Skamania County Assessor
SW Washington Health District
Columbia Gorge United
Friends of the Columbia Gorge
Skamania Community Council

PLOT PLAN BOOK 167 PAGE 932

C92-0107-58-11

Address 70 E. 415 Harrison St. 78648

Address NP 4 Arctic Mt. Way, Stannard, Va. 98647

LEGAL DESCRIPTION LOT BLK ADDITION SECTION 21 TO NROGE

SITE AREA 435683 Sq. Ft. AREA OF SITE OCCUPIED BY BUILDINGS 935 Sq. Ft.

INSTRUCTIONS TO APPLICANT

FOR NEW BUILDING PROVIDE THE FOLLOWING INFORMATION IN THE SPACE BELOW: LOCATION OF PROPOSED CONSTRUCTION AND EXISTING IMPROVEMENTS. SHOW BUILDING, SITE, AND SETBACK DIMENSIONS. SHOW EASEMENTS, FINISH CONTOURS OR DRAINAGE, FIRST FLOOR ELEVATION, STREET ELEVATION AND SEWER SERVICE ELEVATION. SHOW LOCATION OF WATER, SEWER, GAS AND ELECTRICAL SERVICE LINES. SHOW LOCATION OF SURVEY PINS. SPECIFY THE USE OF EACH BUILDING AND MAJOR PORTION THEREOF.

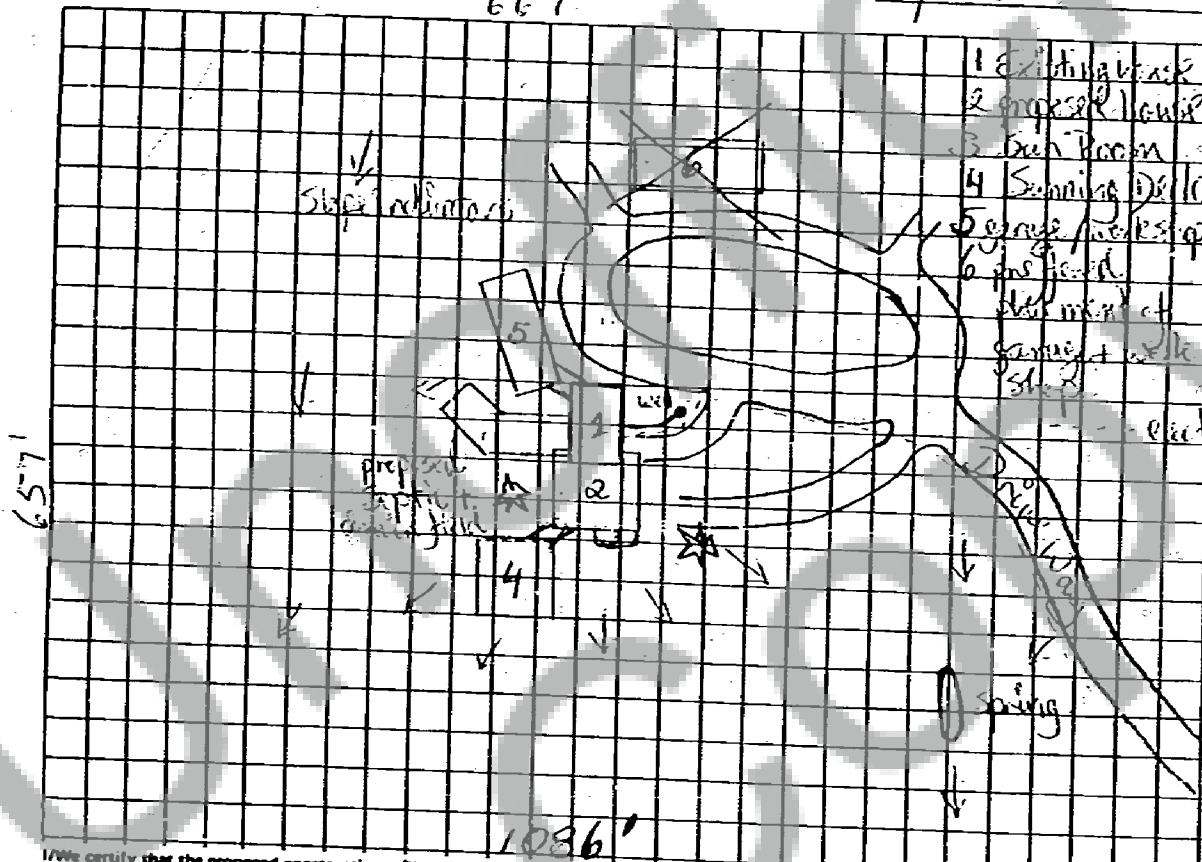


INDICATE NORTH IN CIRCLE

INDICATE SCALE

66.7'

154' = 20'



I/We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

Topher KURTH

NAME(S) OF OWNER(S) OF SITE & STRUCTURE(S) (PRINT)

Topher KURTH

SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVE

APPROVED

DATE June 1st 1977



COLUMBIA RIVER GORGE COMMISSION

P.O. Box 730 288 E. Jewett Blvd. White Salmon WA 98672 509-493-3323

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June 21, 1994

Topher Kurth
MP .41 Archer Mountain Way
Skamania, WA 98648

Subject: Commission File C92-0103-S-G-12

Dear Mr. Kurth:

Pursuant to Commission Rule 350-20-010(7), your request for an extension of the validity of your development review is granted. This extension is granted to July 22, 1995. All conditions of the original development approval remain valid.

Please call our office if you have any questions. Thank you.

Sincerely,

Jonathan L. Doherty
Executive Director

cc: Skamania County Department of Planning & Community Development
Skamania County Building Department

Commission

Columbia River Gorge

Post Office Box 730 • White Salmon Washington 98672 • 509 493 3323 • Fax 509 493 2229

March 21, 1997

Topher Kurth
411 Wakina
Skamania, WA 98648

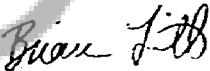
Dear Mr. Kurth:

The Executive Director has reviewed your proposed revised site plan for an addition to your dwelling. An addition was originally approved pursuant to Commission File No. C92-0107-S-S-11. You have done work towards completion of the garage each year, starting in 1995, prior to expiration of the approval. This was part of the development approved under that decision. The approval is thus still considered valid.

You are now proposing to relocate the addition to the west side of the dwelling, as opposed to the original plans to locate it on the dwelling's south side. Pursuant to Commission Rule 350-80-140, the revised site plan for the dwelling extension is found to be a minor change that is consistent with the guidelines of Commission Rule 350-80 and the findings and conclusions for the original action. It is hereby approved, and no further land use approval is required prior to its construction. Building permit requirements for Skamania County still apply, of course.

Good luck with your project.

Sincerely,

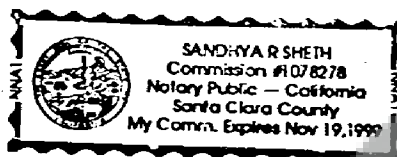


Brian Litt
Senior Planner

STATE OF California)
) ss.
 County of Santa Clara)

On this day personally appeared before me RONALD R. RICHSTAD, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned

Given under my hand and official seal this 18th day of July, 1997.

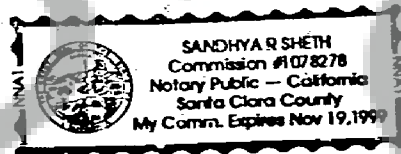


Sandhya R. Sheth
 Name: SANDHYA R. SHETH
 Notary public in and for the State of California, residing at: Santa Clara
 Commission expires: Nov 19, 1999

STATE OF California)
) ss.
 County of Santa Clara)

On this day personally appeared before me INGRID A. RICHSTAD, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned

Given under my hand and official seal this 18th day of July, 1997.



Sandhya R. Sheth
 Name: SANDHYA R. SHETH
 Notary public in and for the State of California, residing at: Santa Clara
 Commission expires: Nov 19, 1999