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BOOK 168 PAGE 149

Return Address:

Rodney Roeder
701 Cook-Underwood Rd
Cook, WA 98605

FILED FOR RECORD
SPRINGFIELD, WASH
BY Rodney Roeder
AUG 12 11 35 AM '97
GARY M. OLSON
AUDITOR

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1. Director's Decision NSA-96-70	
2.	
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4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1. Roeder, Rodney	
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: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
Section 26 T3N R9E	
<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	
3-9-26-301	
<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.	



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: Rodney Roeder
FILE NO.: NSA-96-70
PROJECT: Addition to existing home and placement of two solar collectors on roof.
LOCATION: 701 Cook-Underwood Road, Cook, in Section 26, T3N, R9E, W.M., and identified as Skamania Tax Lot #3-9-26-301.
ZONING: Special Management Area - Forest
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by , 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) Building setbacks shall be five feet from side lot lines, fifteen feet from rear lot lines, and fifteen feet from the front lot line or forty-five feet from the centerline of a private or public road, whichever is greater.

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- 3) The proposed structure shall be finished in dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 4) The applicant shall retain existing vegetation for screening purposes from Cook-Underwood Road. Existing vegetation may be replaced by natural or native-appearing vegetation in so far as screening from Cook-Underwood is adequately maintained.
- 5) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. All lights shall have a luminary with less than a 90 degree cutoff.
- 6) The entire structure shall be finished in nonreflective materials. The proposed solar collectors shall be finished with nonreflective materials as much as practicable.
- 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 22nd day of April, 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.

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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 May 12, 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
Yakima 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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SITE PLAN:

251.48'

Scale: 3" inches = 100' feet APPROX

NORTH

