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BOOK 168 PAGE 779

FILED FOR RECORD
SKAMANIA CO. WASH
BY Anita Gahimer

SEP 3 2 52 PM '97

P. Lawry
AUDITOR
GARY H. OLSON

RETURN ADDRESS:

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991 Vessup Rd
Cook WA 98605

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision NSA 96-42 part 1
- 2.
- 3.
- 4.

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

1. Anita Gahimer
- 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 23, T3N, R9E W.M.

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-9-4100

☐ Property Tax Parcel ID is not yet assigned.

☐ 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 168 PAGE 780
**Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9455 FAX: 509 427-4839

Director's Decision

APPLICANT: Anita Gahimer

FILE NO.: NSA-96-42, part 1 of 5

The application for NSA-96-42 included several development proposals. The staff report reviewed all of the proposals cumulatively. However, for simplification purposes, the decision has been organized into parts. There are a total of five parts. The request to reroof two of the four existing homes was not addressed in any of the five parts, as it is an allowed use that does not require review.

PROJECT: Replace existing mobile home on site #1 with modular home, half basement, deck, and porch.

LOCATION: 102 Fouts Road, Cook
Section 23, T3N, R9E W.M., Tax Lot No. 3-9-4100

ZONING: General Management Area, Commercial Forest (F1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Anita Gahimer, 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).

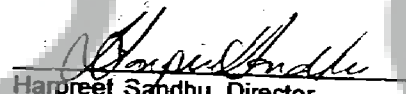
Skamania County Planning and Community Development
File: NSA-96-42 (Gahimer, part 1 of 5) Director's Decision
Page 2

- 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) The use of any structure as a home occupation/cottage industry is prohibited. If a home occupation is desired in the future, the applicant shall reapply.
- 3) All structures shall be composed of nonreflective materials of earth-tone colors.
- 4) All 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) The replacement home shall be no larger than 100 percent the size of the home being replaced.
- 6) The replacement home shall be no closer to the stream than the existing structure.
- 7) Prior to obtaining a building permit, the applicant shall submit plans at a scale of at least 1 inch equals 100 feet indicating the location of the existing home in relation to the stream.
- 8) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained and maintained.
- 9) The vegetation within the stream buffer shall remain undisturbed.
- 10) Erosion control devices, including but not limited to silt fences, straw bales, and check dams, shall be used as necessary during construction to prevent water quality degradation.
- 11) Prior to an occupancy permit being issued, the applicant shall complete the following:
 - a) The fill placed in the watercourse of the stream and the pipe that has been installed to direct the stream shall be removed.
 - b) All disturbed areas within the stream course shall be stabilized with native grasses and herbaceous plant species.
 - c) All disturbed areas adjacent to the stream shall be revegetated.
- 12) All fencing is prohibited until such time as it is reviewed and approved. If in the future the landowner decides that fencing is necessary, new fencing can be approved if it meets the following standards:
 - a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or pets or to exclude wildlife from specified areas, such as gardens.

Skamania County Planning and Community Development
File: NSA-96-42 (Gahimer, part 1 of 5) Director's Decision
Page 3

- Fenced areas shall be the minimum necessary to meet the needs of the project applicant.
- b) New and replacement fences in winter range shall comply with the following, unless the applicant demonstrates the need for an alternative design:
 - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
 - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
 - c) Woven wire fences may be authorized only when a project applicant clearly demonstrates that such a fence is required to meet his or her specific needs, such as controlling hogs and sheep.
- 13) 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 19th day of March, 1997, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-96-42 (Gahimer, part 1 of 5) Director's Decision
Page 4

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

A copy of the Decision was sent to the following:

Agencies requesting notice
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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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SITE PLAN:

Scale: _____ inches = _____ feet

Site is all 3-4 year old fir timber (logged in 91-92, planted in 92-93)
except around the homes which
were not logged.

Water source is the indicated
springs

Land topo is steep &
forested, very rocky soil

