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Return Address: Saifeddin and Charlene Ihmoda  
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FILED FOR RECORD  
SKAMANIA CO. WASH

By *Saifeddin & Charlene Ihmoda*

Nov 24 2 41 PM '97

*G. M. Olson*  
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:** Saifeddin and Charlene Ihmoda  
**FILE NO.:** NSA-97-64  
**PROJECT:** Single-family residence and access way  
**LOCATION:** Lot # 4 on Cooper Spur Road, in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-1-22-11-186.  
**ZONING:** General Management Area, Residential (R-5).  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Saifeddin and Charlene Ihmoda, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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☒ Filed, Dir  
☒ [unclear]  
☒ [unclear]  
☒ [unclear]

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.

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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).

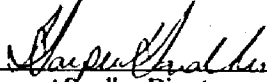
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The proposed residence shall be 45 feet from the centerline of a public or private road or 15 feet from the front line whichever is greater, 5 feet from the side lot lines and 15 feet from the rear lot line.
- 3) The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. Applicant has submitted adequate color samples, however, due to the time of year they shall have nine months from the day this decision is issued to paint the home appropriate colors.
- 4) 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.
- 5) A continuous row of screening trees shall be planted from the northernmost point on the western property line to 20 feet south of the proposed home. At least half of the required screening trees shall be species native to the setting or commonly found in the area and half shall be coniferous to provide winter screening. The trees shall be planted 12 feet on center and be six feet tall at the time of planting. Trees may be staggered to create a more natural appearance.
- 6) Applicants shall have six months from the date this decision is rendered, to plant the above required screening trees (Condition # 5) due to weather constraints.
- 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

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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 and evaluation of significance.

Dated and Signed this 27<sup>th</sup> day of October, 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 reversed or modified on appeal. A written Notice of Appeal may be 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 11-17-97. 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



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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-ihmoda.dd>

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet  
1 cm = 10'

