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Return Address: Helmut Spiegl
P.O. Box 1277
White Salmon, WA 98672

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FILED FOR RECORD

SKAMANIA CO. WASH.

BY *Valerie Underwood*

DEC 4 12 45 PM '97

Gary 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: Helmut Spiegl

FILE NO.: NSA-97-65

PROJECT: Land division of an approximate 75 acre parcel into Lots # 1, 2 and 3 at 26.19, 23.75 and 24.61 acres respectively.

LOCATION: The property begins at the eastern intersection of Newell and Cook-Underwood Roads and ends on the eastern side of Laycock-Kelchner Road at the western intersection of Newell and Cook-Underwood Roads, extending north of Newell Road and south of Cook-Underwood Road, in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-15-1000.

ZONING: General Management Area, Small Woodland (F-3).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Helmut Spiegl, 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.

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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) The applicant shall provide the Planning Department with a signed statement indicating which land use approval he plans to follow; either the pending approval in NSA-95-86 or approval under this file NSA-97-65.
- 3) No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development.
- 4) Prior to recording of any deeds to effect these land divisions, the applicant shall submit a certificate from a surveyor, licensed in the State of Washington, that states that each parcel contains more than 20 acres. The applicant has submitted a map indicating each proposed lot size, however, that map must be stamped and signed by a licensed surveyor prior to recording of any deeds to effect these land divisions.
- 5) The applicant is advised that a change in tax status from classified forest to current use taxation may be required before creating new lots. Please contact the Assessor's Office.
- 6) 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.

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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 28th day of October, 1997, at Stevenson, Washington.

Harpreet Sandhu
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 11-18-97. 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

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

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