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FILED FOR RECORD
SEATTLE, WASH
BY *Eric Hauge*

JAN 15 4 10 PM '98

P. Levy
AUDITOR
GARY H. 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: Dave Koebel for Eric Hauge

FILE NO.: NSA-97-60

PROJECT: Single-family residence and accessory building

LOCATION: North side of Ashley Drive, off of Kollock Knapp Road, in Underwood; Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-20-14-203.

ZONING: General Management Area, Residential (R-5).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Dave Koebel for Eric Hauge, 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 proposed house shall not exceed 34 feet in height.
- 3) Front yard setbacks shall be 15 feet from the front lot line or forty-five feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be five feet and rear yard setbacks shall be 15 feet.
- 4) A variance shall be granted to allow the agricultural setbacks be reduced to 15 feet from the northern property line.
- 5) Applicant shall be required to plant a vegetative screen or construct an earth berm on the northern property line as an agricultural buffer consistent with the criteria set out in Conditions # 6 and # 7.
- 6) If the applicant chooses to construct the earth berm, it shall be a minimum of eight feet in height, and contoured at 3:1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of 15 feet. The berming must be completed during the first phase of development and maintained in good condition.
- 7) If the applicant chooses to construct the vegetative barrier, the trees shall be at least six feet high when planted and reach an ultimate height of at least 15 feet. The vegetation screen shall be planted at 12 foot centers along the northern property line and be continuous. The vegetative screening must be completely planted during the first phase of development and maintained in good condition.
- 8) The applicant shall be required to plant at least 8 screening trees no further than 30 feet south of the proposed home. Also 2 additional trees shall be planted no further than 10 feet south of the proposed parking area. All required screening trees shall be planted at 12 foot centers and be at least six feet tall at the time of planting. The required trees may be staggered to create a more natural appearance. At least half of these trees should be species native to the setting and half shall be coniferous to provide winter screening.

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- 9) The existing large fir tree in the middle eastern portion of the subject lot shall be retained and maintained in a healthy condition as it does not need to be removed for site development. This existing tree may be used in the planting sequence required in Condition # 5.
- 10) The exterior of all proposed buildings shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements.
- 11) 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.
- 12) Applicant shall submit a grading plan if grading will exceed 100 cubic yards.
- 13) Prior to issuance of an occupancy permit, the Department shall conduct a follow-up site visit to ensure compliance with all of the above requirements.
- 14) 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 28th day of October, 1997, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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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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