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BOOK 174 PAGE 534

FILED IN RECORDS  
SKAMANIA COUNTY WASH  
BY Dave Koebel

MAY 11 2 04 PM '98

*[Signature]*  
AUDITOR

GARY H. OLSON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9438 FAX 509 427-4839

Director's Decision

APPLICANT:

David Koebel for Moe Dixon

FILE NO:

NSA-97-55

PROJECT:

Accessory building

LOCATION:

Off of Wess Road and Peach Lane, Lot # 18 of Orrington Heights, in Underwood;  
Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-  
10-21-32-100.

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, 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.

Skamania County Planning and Community Development  
File: NSA-97-55 (Koebel/Dixon) Director's Decision  
Page 2

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 accessory building shall not be used as a dwelling unit. See Staff Report for a definition of dwelling unit.
- 3) This proposed accessory building shall not be used as a home occupation/cottage industry until such a use is reviewed and approved.
- 4) The applicant has two front yard setbacks due to the unusual shape of the lot. Front yard setbacks shall be from Peach Lane and Wess Road and shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line whichever is greater. All other setbacks on the subject property shall be considered side yard setbacks of 5 feet.
- 5) The exterior of the proposed building shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, applicant shall be required to submit color samples to the Department.
- 6) 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 nonreflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) If grading will exceed 100 cubic yards, applicant shall submit a grading plan.
- 8) All existing vegetation on the subject property shall be retained and maintained in a healthy condition except that which needs to be removed for site development.
- 9) Four screening trees shall be planted to screen the eastern side of the proposed building that faces key viewing areas. The trees shall be placed 12 feet on center, to be six feet tall at the time of planting, and be placed no further than 10 feet east of the existing driveway.
- 10) At least half of the above 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.

Skamania County Planning and Community Development  
File: NSA-97-55 (Koebel/Dixon) Director's Decision  
Page 3

11) 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 1<sup>st</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 11-22-97. Notice of Appeal forms are available at the Department Office. Applicants may proceed with the approved development. However they proceed at their own risk prior to the expiration of the appeal period or if appealed prior to the exhaustion of all appeals.

Skamania County Planning and Community Development  
File: NSA-97-55 (Koebel/Dixon) Director's Decision  
Page 4

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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BOOK 176 PAGE 540

