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FILED FOR RECORD
SKAMANIA CO. WASH
BY Steve Johnson

Return Address: Steve Johnson
31 Marsh Meadows
Underwood, WA 98651

JUL 6 11 52 AM '98
GARY H. OLSON
AUDITOR

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

Supervisor
Director
County Clerk
County Auditor

Director's Decision

APPLICANT: Steve Johnson
FILE NO.: NSA-98-35
PROJECT: Replacement home and construction of an accessory building and access way
LOCATION: 31 Marsh Meadows off of Orchard Lane in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1802.
ZONING: General Management Area, Small-scale Agriculture (Ag-2)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Steve Johnson, 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.

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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).

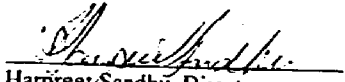
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) At a minimum, front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 3) The proposed accessory building shall maintain at least a 15 foot vegetative buffer from all adjacent pasture land to the northeast and south.
- 4) All existing vegetation screening the proposed development from Cook-Underwood Road shall be retained and maintained. Dead or dying trees shall be replaced in kind and place.
- 5) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a placement permit for the modular home and a building permit for the accessory structure, the applicant shall submit color samples with the Department to verify consistency with the above criterion.
- 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 non-reflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) All conditions to achieve visual subordination shall occur prior to project completion with the exception of Condition # 5 which must be complied with prior to issuance of a placement permit for the modular home and prior to issuance of a building permit for the accessory structure.
- 8) All new fencing shall be prohibited until such time as it is applied for and approved by this Department.
- 9) 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.

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- 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 2 day of July, 1998, 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 7-23-98. 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:

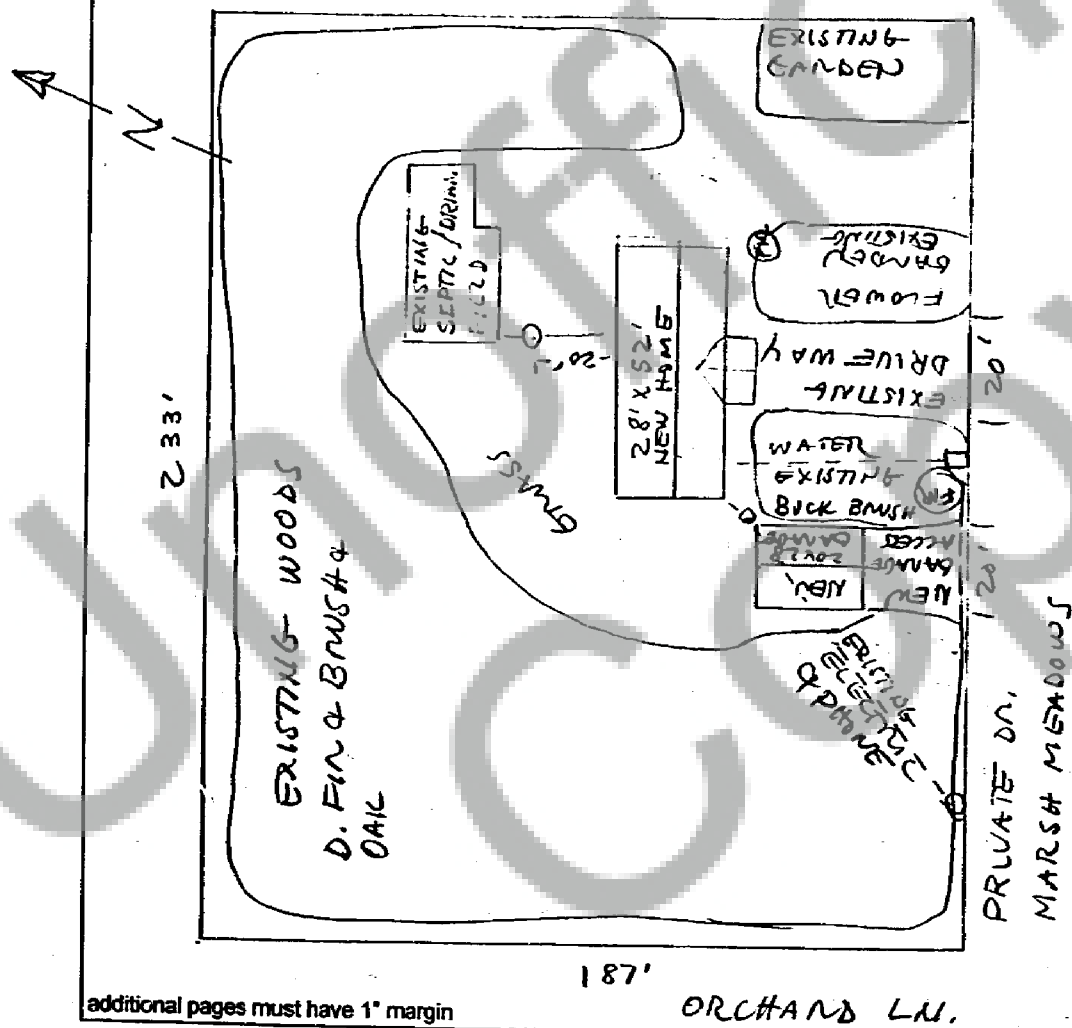
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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SITE PLAN:

Scale: 1 in = 40 feet

NOTE: EXISTING HOME IS AT THE SAME LOCATION OF NEW
14'x67' SINGLE WIDE
PROPOSED NEW HOME, 28'x52' DOUBLE WIDE WITH A 12'x12'
ENTRANCE (1994)
PROPOSED NEW GARAGE - 20'x28'



additional pages must have 1" margin

ORCHARD LN.