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Return Address: Paul and Sally Newell
142 Dona Road
Underwood, WA 98651

FILED FOR RECORD

SKAMANIA COUNTY, WASH.

By *Sally Newell*

OCT 13 11 36 AM '98

AMSEK

AGG. TOR

GARY H. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex

Post Office Box 790

Stevenson, Washington 98648

509-427-9158 FAX 509-427-4839

Director's Decision

APPLICANT:
Paul and Sally Newell

FILE NO.:
NSA-98-16

PROJECT:
Addition to an accessory building

LOCATION:
142 Dona Road, off of Orchard Lane in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-300.

ZONING:
General Management Area, Large-scale Agriculture (Ag-1)

DECISION:
Based upon the entire record before the Director, including particularly the Staff Report, the application by Paul and Sally Newell, 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.

By *Sally Newell*
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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) 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) No new fencing shall be allowed until such time that the Department reviews and approves an application for new fencing on the subject property.
- 4) 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 21st day of May, 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.

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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(3), 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 12:00 p.m. 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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