

133781

Return Address: Randy Franks  
141 North State Street # 129  
Lake Oswego, OR 97034

BOOK 184 PAGE 862  
FILED  
SPRINGFIELD  
BY Randy Franks  
DEC 22 3:57 PM '99  
WMOSEK  
GARY F. 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:** Randy Franks

**FILE NO.:** NSA-97-87

**PROJECT:** Accessory building

**LOCATION:** Northeast Corner of Cook-Underwood and Asplund Roads, north of Cook-Underwood Road, in Underwood; Section 19 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-19-703.

**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 Randy Franks, 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-97-87 (Franks) 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) Existing vegetation east of the proposed accessory structure shall be retained in order to provide a sufficient agricultural buffer from the pasture land 50 feet east of the proposed building site.
- 3) If existing vegetation to the east of the proposed accessory building is removed, it shall either be replanted to provide an agricultural buffer or the proposed accessory building site shall be moved to 100 feet from the eastern property line.
- 4) All existing vegetation screening the proposed development from Cook-Underwood Road and Panorama Point Park, key viewing areas, except that which needs to be removed for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and place.
- 5) 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. These setbacks shall apply for all lot lines that do not have agricultural buffers in place.
- 6) All structures shall be finished in nonreflective materials of dark, earth-tone colors, including doors and window trim. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.
- 7) 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.
- 8) The proposed accessory structure shall maintain a 50 foot setback from the intermittent stream on the western portion of the subject property.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:

BOOK 184 PAGE 864

Skamania County Planning and Community Development  
File: NSA-97-87 (Franks) Director's Decision  
Page 3

- 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 23<sup>rd</sup> day of April, 1998, at Stevenson, Washington.

Harpreet Sandhu by mjm  
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 5-14-98. 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

A copy of this Decision, including the Staff Report, was sent to the following:

Skamania County Planning and Community Development  
File: NSA-97-87 (Franks) Director's Decision  
Page 4

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

**Notary Signature:**



BOOK 184 PAGE 806

SITE PLAN:

Scale: 1" inches = 100' feet

MAP LEGEND

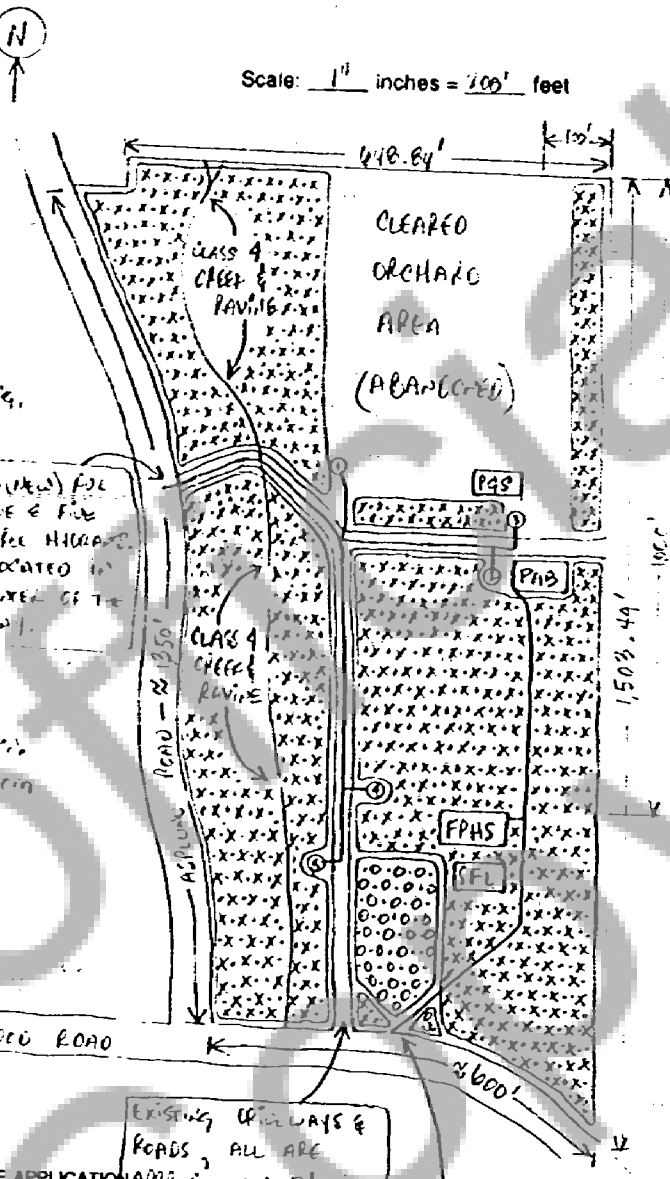
- [DT] - DOUGLAS FIR, MAPLE, & MIXED TREE FOREST.
- [DA] - AREA TO BE REPLANTED WITH MIXED EVERGREEN, ORNAMENTAL, & FRUIT TREES.
- [PAB] - PROPOSED AGRICULTURE BUILDING, 75' x 40' x 10', WILL REQUIRE REMOVAL OF SIX TREES.
- [PAG] - PERSONAL GARDEN SITE.
- [EPHS] - FUTURE PROPOSED HOME SITE. APPROXIMATELY 2,500 sq. FT. HOME IS PRESENTLY IN THE DESIGN STAGE.
- [SFL] - SEAR & DRAINAGE LOCATIONS. ENTIRE PROPERTY SLOPES FROM NORTH TO SOUTH.

EXISTING (NEW) FIRE EXTINGUISHER & FIRE RESISTANT HIGHWAY LINE LOCATED IN THE CENTER OF THE PROPERTY.

COOK - IMPROVED ROAD

EXISTING UTILITIES & ROADS, ALL ARE APPROXIMATELY 8' WIDE

PROPOSED AND ELECTRICAL LINES SERVICE TO HOME & AGRICULTURAL SHED BUILDING. ALL LINES TO BE BURIED.



NATIONAL SCENIC AREA LAND USE APPLICATION