

134616

BOOK 187 PAGE 558

Return Address: Michael Elmer  
P.O. Box 145  
Underwood, WA 98651

FILED FOR RECORD  
SKAMANIA COUNTY, WASH  
BY Michael Elmer

MAR 19 3 23 PM '99

P. Laury  
GARY M. 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:** Michael Elmer

**FILE NO.:** NSA-98-37

**PROJECT:** Placement of a roof over existing residence

**LOCATION:** 1182 Orchard Lane off of Cook-Underwood Road in Underwood. Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1902.

**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 Michael Elmer, 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.

Skamania County Planning and Community Development  
File: NSA-98-37 (Elmer) Director's Decision  
Page 2

**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).

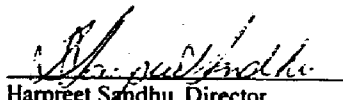
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) At a minimum, front yard setbacks shall be 45 feet from the centerline of a public or private 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 structure shall be set back 20 feet from the adjacent pasture land to the northwest as long as the vegetation/terrain barrier is maintained.
- 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 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 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.



Skamania County Planning and Community Development  
File: NSA-98-37 (Elmer) Director's Decision  
Page 3

- 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

Skamania County Planning and Community Development  
File: NSA-98-37 (Elmer) Director's Decision  
Page 4

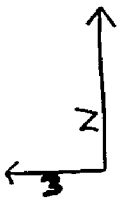
A copy of this Decision, including the Staff Report, was sent to the following:

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

152 201 12/07/00 10:00 AM



2.5 inches = 100 feet  
 Solid lines are present lines  
 Dotted lines are proposed



Present a to 1 Slope to be excavated into approx. 35' and contoured to be a 1 to 1 Slope. This is to be done.

Surrounding the rear or west end of proposed mobile.

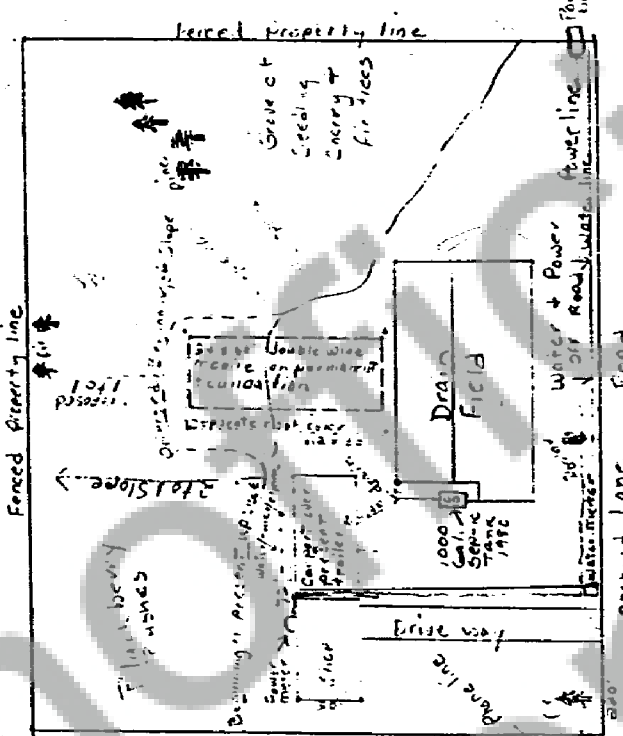
Excavation: beginning at present bottom of slope approx. 45' which is clear to be removed and landscaped to present condition approx. 30' yds. to be hauled away to nearby off property site.

100' = 100 feet

100' = 100 feet

100' = 100 feet

No trees or plants will be removed.  
 Site is partially excavated.  
 Owner wishes to expand area to accommodate a 24' x 60' Double wide Mobile with 30' x 62' roof structure.



100' = 100 feet

100' = 100 feet

100' = 100 feet