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BOOK 191 PAGE 844

Return Address: Dan Ketner  
9292 Cook-Underwood Road  
Underwood, WA 98651

FILED  
JUL 23 10 04 AM '93  
Dan Ketner  
P. Laury  
GARY A. 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:** Dan Ketner

**FILE NO.:** NSA-99-25

**PROJECT:** Construct a single-family residence

**LOCATION:** 11602 Cook-Underwood Road, just north of Scenic Heights Road in Underwood, Section 20, T3N, R10E, W.M. and identified as Skamania County Tax Lot # 3-10-20-34-200.

**ZONING:** General Management Area, Residential (R-5).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Dan Ketner, 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.

Reviewed by \_\_\_\_\_  
Directed \_\_\_\_\_  
Filed \_\_\_\_\_  
Noted \_\_\_\_\_

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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).

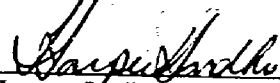
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Setbacks of the proposed development shall be five feet from side lot lines and either fifteen feet from the front lot line or forty-five feet from the centerline of a public or private road, whichever is greater. For this particular development front yard setbacks shall be applied to both Cook-Underwood Road and Scenic Heights Road.
- 3) All cuts and fills required for site development shall be re-seeded with native grass and any trees cut down for site development shall be replaced in kind and in a similar location.
- 4) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. The applicants have submitted appropriate color samples (see Staff Report). If the applicants propose to change the approved colors, they shall submit new samples prior to issuance of a building permit.
- 5) 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.
- 6) A grading plan shall be submitted prior to issuance of a building permit if more than 100 cubic yards of grading will occur.
- 7) All existing trees, screening the proposed development from Cook-Underwood Road, shall be retained and maintained in good condition. Any additional trees, other than the ones screening the development from Cook-Underwood, may be removed for site development, but shall be replaced in kind and in a similar location prior to issuance of an occupancy permit.
- 8) Fifteen trees shall be planted to screen the sides of the home that face the Columbia River, I-84, and the Historic Columbia River Highway. The trees shall be six feet tall at the time of planting (not including root wad). At least half of the trees shall be native and at least half of the trees shall be coniferous. These trees may be staggered to create a more natural appearance. Also see Staff report for examples of native tree species. Prior to issuance of an occupancy permit, all of the above required trees shall be planted.



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- 9) Conditions to achieve visual subordination shall occur prior to an occupancy permit being issued for the residence.
- 10) 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 July, 1999, 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 a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment,

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P.O. Box 790, Stevenson, WA 98648, on or before 7-27-99. 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



