

136511

BOOK 794 PAGE 45

Return Address: David Clark
591 Little Buck Creek Road
Underwood, WA 98651

FILED FOR RECORD
SKAMANIA COUNTY
BY *David Clark*

OCT 8 11 29 AM '99

O'Leary
AUDITOR
GARY M. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Sevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

Reviewed ☒
Approved ☒
Indirect ☒
Cited ☒
Noted ☒

APPLICANT: David Clark
FILE NO.: NSA-98-78
PROJECT: Accessory structure
LOCATION: 591 Little Buck Creek Road, off of Cook Underwood Road in Underwood; Section 16 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-16-800. *See Legal Description on Page 6*
ZONING: General Management Area, Large-scale Agriculture (Ag-1(60))
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by David Clark, 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-98-78 (Clark) 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) Front yard setbacks shall be at least 45 feet from the centerline of a public or private road or 15 feet from the front lot line, side yard setbacks shall be at least 5 feet and rear yard setbacks shall be at least 15 feet.
- 3) All structures shall be finished in nonreflective or low reflective materials of dark, and either natural or earth-tone colors, including roof, doors and window trim. Prior to issuance of either a building permit, the applicant shall submit color samples to the Department for approval as the blue color indicated by the applicant is not consistent with the above requirement.
- 4) 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.
- 5) The applicant shall locate the proposed structure either 100 feet from the existing orchard to the north and west in conjunction with a vegetative screen or 75 feet from the existing orchard to the north and west in conjunction with an earth berm. Prior to issuance of a building permit, the applicant shall implement either the vegetative screen or the earth berm. Staff shall be notified and within 72 hours conduct a site visit to determine if the vegetative screen or earth berm is adequate.
- 6) If the applicant chooses to create an earth berm, it shall be along the northern property line and be a minimum of eight feet in height, and contoured at 3:1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of 15 feet.
- 7) If the applicant chooses to plant a vegetative screen, the trees shall be planted along the northern property line and be at least six feet high when planted and reach an ultimate height of at least 15 feet. One half of the required trees shall be species native to the setting or commonly found in the area (i.e. black locust, maple). One-quarter of the trees shall be coniferous for winter screening. The vegetative screen shall be planted along the appropriate parcel line(s), and be continuous. Existing trees may be used in the planting sequence.
- 8) Two additional trees shall be planted south of the existing barn to create a vegetative screen as an agricultural buffer and screen the proposed garage from key viewing areas. These two trees shall be

Skamania County Planning and Community Development
File: NSA-98-78 (Clark) Director's Decision
Page 3

six feet tall when planted and placed at 15 foot centers. These trees shall both be coniferous to provide winter screening from key viewing areas.

- 9) All existing vegetation on the subject property shall be retained and maintained in a healthy condition as no vegetation needs to be removed for site development. Dead or dying trees shall be replaced in kind and place.
- 10) All new fencing shall be prohibited until such time that the applicant submits a new application requesting fencing.
- 11) Applicant shall comply with specific approval conditions for visual subordination prior to issuance of a building permit for the accessory structure.
- 12) 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 8th day of February, 1999, at Stevenson, Washington.

Harpreet Sandhu
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.

Skamania County Planning and Community Development
File: NSA-98-78 (Clark) Director's Decision
Page 4

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 March 1, 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:

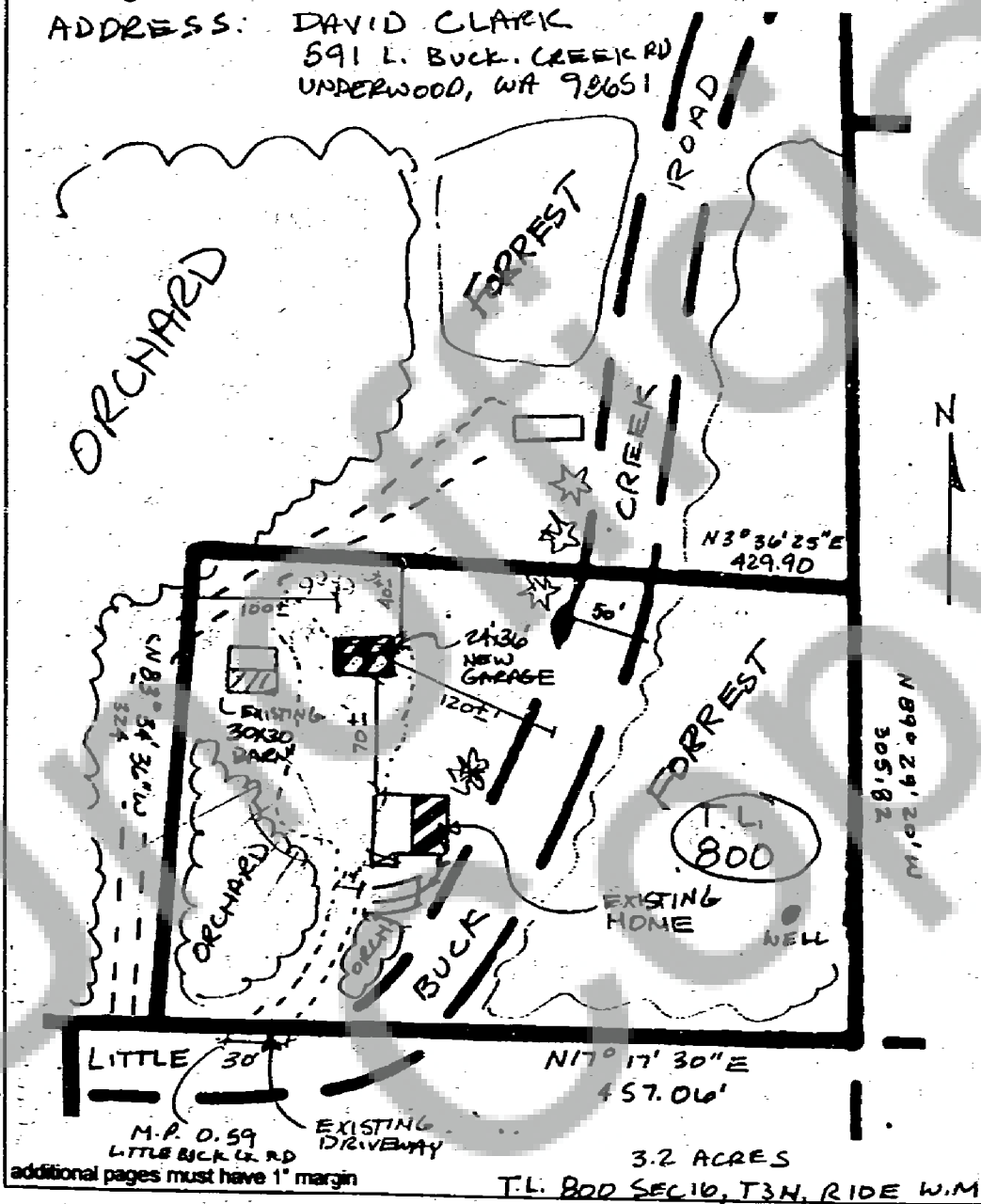
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

F:\figeracs\clarkdd.doc

SITE PLAN:

Scale: 1 in = 100 feet

493-2485
ADDRESS: DAVID CLARK
591 L. BUCK CREEK RD
UNDERWOOD, WA 98061



BOOK 194 PAGE 50

Beginning at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 16, Township 3 North, Range 10 East of the N.M., thence South along the East line of said subdivision 457.06 feet; thence North $85^{\circ} 02'$ West 324 feet; thence North $02^{\circ} 16'$ East 429.9 feet to intersect the North line of the Southeast quarter of said Section 16; thence East along the North line of said Southeast quarter 305.82 feet to the point of beginning.

000191