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Return Address: Terry Steeves  
2925 NE 45<sup>th</sup> Street  
Portland, OR 97213

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FILED  
SKAMANIA  
BY *Don Richards*

OCT 12 1 17 PM '99  
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Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 750  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4839

Director's Decision

**APPLICANT:** Terry Steeves

**FILE NO.:** NSA-98-06

**PROJECT:** Single-family residence, accessory building, electrical service and cleanup

**LOCATION:** Approximately 1 mile up Woodard Creek Road off of SR-14, in Skamania; Section 27 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-27-3-102.

**ZONING:** General Management Area, Residential (R-10)

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

Proposed ☒  
Reviewed by ☒  
Contract ☒  
Time ☒  
Value ☒

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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) 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 primitive access road off of Tucker Road North is **DENIED** for residential purposes. If the applicants plan to continue use of that access road for forest management then the Department of Natural Resources has jurisdiction over its construction and maintenance and all other conditions that were placed on the forest practices permit for roads.
- 4) All existing vegetation screening the development from key viewing areas shall be retained except that which needs to be removed for construction of access roads, building pads, leach fields, etc. All dead or dying trees shall be replaced in kind and place.
- 5) A continuous row of six foot tall screening trees shall be planted at no less than 15 foot centers to screen the proposed development from key viewing areas. At least half of the trees shall be native to the setting and half shall be coniferous to provide winter screening. Staggering the required screening trees may be allowed to create a more natural appearance. The required screening trees shall be planted no further than 50 feet from the home site. See Page 5 of the Staff Report for further details.
- 6) All existing and new cut banks or fill areas shall be re-seeded with native vegetation to minimize visibility.
- 7) The exterior of the proposed building shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, applicant shall be required to submit color samples to the Department.
- 8) 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 nonreflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.



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- 9) A grading plan shall be submitted if more than 100 cubic yards of grading will occur.
- 10) Prior to issuance of an occupancy permit for the home, all conditions to achieve visual subordination shall be completed.
- 11) A 100 foot undisturbed setback from the stream and pond on the subject property shall be maintained.
- 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 11<sup>th</sup> day of June, 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.

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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 7-2-98. 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:

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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EXHIBIT "A"

A tract of land in the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of Section 27; thence East along said North line 1200 feet more or less to the Northeast corner of a tract of land conveyed to Linda Melton, by instrument recorded in Book 85, Page 126 and the true point of beginning; thence South 28 degrees 59' 33" East 386 feet more or less to the Southeast corner of the Melton tract, which is also the Northeast corner of Lot 1 of the Ketchmark Short Plat, as recorded in Book 2 of Short Plats, Page 16; thence Southerly along said East line to the Southeast corner of said Lot 1 of the Ketchmark Short Plat; thence South 28 degrees 16' 44" West to the Northwest corner of a tract of land conveyed to Suzanne Taylor-Moore by instrument recorded March 2, 1990 in Book 118, Page 17; thence South 88 degrees 55' 59" East 769.53 feet to the West line of Woodard Creek Road and the Northeast corner of the said Taylor-Moore tract; thence Northerly along the West line of said Woodard Creek Road to the North line of the Southwest Quarter of said Section 27; thence North 89 degrees 08' 43" West 607 feet more or less to the true point of beginning.