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Return Address:  
Albert McKee  
P.O. Box 337  
Carson, WA 98610

BOOK 195. PAGE 763

FILED  
SKAMANIA COUNTY  
AL McKee

Dec 23 2 01 PM '99

GARY E. 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:** Albert McKee  
**FILE NO.:** NSA-99-55  
**PROJECT:** Enclosure of a carport  
**LOCATION:** 311 Sprague Landing Road, in Carson: Section 29 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-29-2100. SW<sup>1</sup>SW<sup>4</sup> Section 29 T3N R8EWM Complete Legal on Page 6.  
**ZONING:** General Management Area, Residential (R-10)  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Albert McKee, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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).

Reviewed \_\_\_\_\_  
Indexed \_\_\_\_\_  
Filed \_\_\_\_\_  
Date \_\_\_\_\_

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- 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 Sprague Landing Road or 15 feet from the property line, whichever is greater. The side yard setbacks will be 5 feet and the rear yard setback will also be 15 feet.
- 3) All existing tree cover on the applicant's property shall be retained and maintained in a healthy condition. Topping or limbing of the existing trees south of the proposed development shall be prohibited as those trees provide essential screening from Key Viewing Areas. Dead or dying trees shall be replaced with the same species.
- 4) The applicant shall maintain a 50 feet buffer from the creek that runs along the eastern portion of the property.
- 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff. Additionally, lighting shall not illuminate any portion of adjacent properties.
- 6) All of the above conditions relating to visual subordination shall be satisfied prior to a final inspection by the Skamania County Building Department for the addition as there are not any special conditions that would require additional time to achieve compliance.
- 7) 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.



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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 2<sup>nd</sup> day of December, 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 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 12/22/99. Notice of Appeal forms are available at the Department Office.

#### WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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:

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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



**SITE PLAN: 311 Sprague Landing Rd, Hydrox, Scale: 1" = 40 feet**

House is Approximately 24 ft. on River Side

RECEIVED  
STAFFORD COUNTY, VA  
SEP 29 1999

Water Elec / T.V. / Gas Line

Property Line

Township 14

Road

Driveway

Pump house

Shop

House

Deck

Septic Drain Field

Proposed Project on East End of House (Enclosure of Existing Carport Garage) 24x24x15

Slopes to South toward Columbia River

Property is surrounded by Forest (Primarily Fir + Oak)

Railroad Broom

No vegetation to be removed or planted

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

Additional pages must have 1" margins

Site plan must be completed in ink

NOTICE: This is an initial site plan, it may be revised throughout the application process.

70528

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## WARRANTY DEED

THE GRANTORS, JON L. DEGROOTE and NORA B. DEGROOTE, husband and wife, residing at Stevenson, Washington, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, convey and warrant to ALBERT E. MCKEE and JUDY F. MCKEE, husband and wife, the grantees, the following described real estate, to-wit:

A tract of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4) of Section 29, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at the center of a culvert under the main track of the Spokane, Portland and Seattle Railway Co.'s right of way (culvert no. 56 + 78); thence in a northwesterly direction following the center of said culvert and the center of the channel of an unnamed creek 362 ft., more or less, to the center of the county road known and designated as the Mason Road; thence in a southwesterly direction following the center of said road 354 feet, more or less, to a culvert at an unnamed creek; thence S 40° east to the center of the main track of the railway right of way aforesaid; thence following the center of said track in a northeasterly direction to the point of beginning; EXCEPT the right of way acquired by the Spokane, Portland and Seattle Railway Company.

SUBJECT to easements and rights of way for public roads;

TOGETHER with the right and privilege to use and occupy in common with the grantors, their heirs and assigns, all that portion of the Southwest Quarter of the Southwest Quarter of the said Section 29 lying southerly of the railway company right of way aforesaid and fronting upon the Columbia River;

AND, TOGETHER with an easement and right of way for a water pipeline 1 inch in diameter and the right to take water from a certain spring located approximately 400 feet northeasterly from said premises; provided, however, that said easement and right to take water shall terminate and revert to the grantors whenever a public water supply is available for the premises first above described.

situated in the County of Skamania, State of Washington.  
Dated this 24<sup>th</sup> day of August, 1973.

No. 2101TRANSACTION EXCISE TAX Here

STATE OF WASHINGTON AUG 28 1973

Amount Paid \$10.00  
County of Skamania Michael O'Donnell  
Skamania County Treasurer

I, the undersigned, a Notary Public in and for the State of Washington, residing at Stevenson, do hereby certify that on this 24<sup>th</sup> day of August, 1973, personally appeared before me JON L. DEGROOTE and NORA B. DEGROOTE, husband and wife, to me known to