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Return Address: George and Gloria Degroote
46592 Hwy 14
Stevenson, WA 98648

FILED
STEVENS
George Degroote
Dec 21 2 17 PM '59
GARY OLSON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

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: The Degroote Family Trust

FILE NO.: NSA-99-44

PROJECT: Structural addition to a single-family residence

LOCATION: 46.58 R SR 14, south of SR-14, in Stevenson; Section 31 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-31-0800.

ZONING: **LEGAL DESC. ON PAGE 6**
General Management Area, Residential (R-10)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by the Degroote Family Trust, 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, SCC Chapter 22.06.050(C)(2).

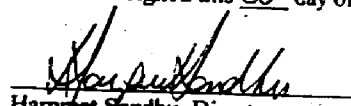
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- 1) This document outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of these conditions of approval to successors in interest. This must be accomplished prior to application for any building permit and after the appeal deadline. A copy of this recorded decision must be submitted to the planning department.
- 2) 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.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to a final inspection by the Skamania County Building Department.
- 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. 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.
- 5) Prior to issuance of a building permit, a grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.
- 6) 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.
- 7) Side yard setback from structural addition shall be 45 feet. The three remaining setback dimensions shall remain unchanged.
- 8) The proposed addition of 72 square feet shall be no higher than the height of the current structure.
- 9) The property owner is required to maintain existing coniferous screening trees in a healthy condition at their current location. Furthermore, if any of these trees die, they shall be replaced with similar trees in the same location.

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- 10) All of the above conditions of approval shall be satisfied prior to a final inspection by the Skamania County Building Department as there are not any special conditions that would require additional time to achieve compliance.

Dated and Signed this 30th day of November, 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 12/20/99. 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:

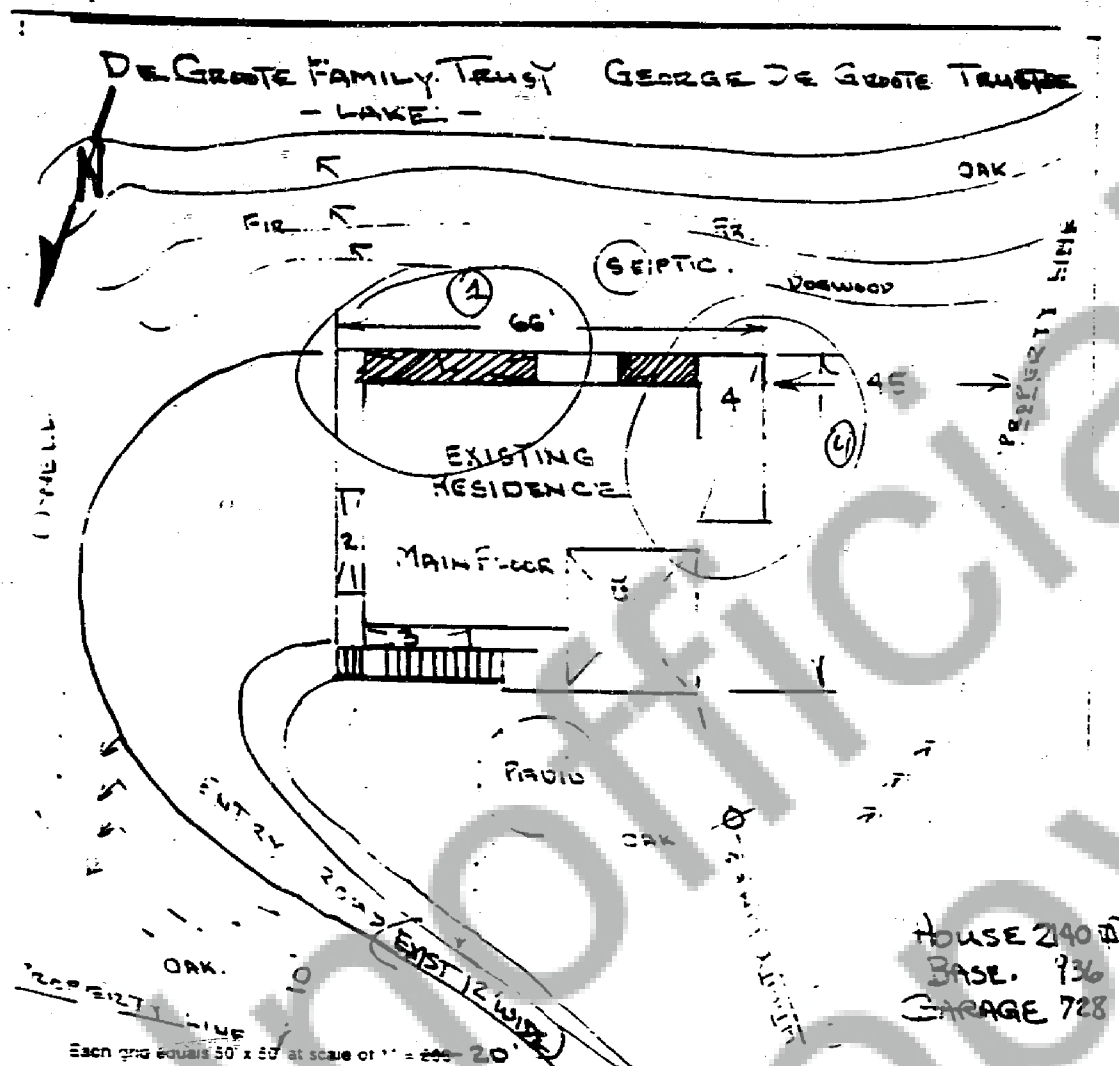
Skamania County Building Department
Skamania County Assessor's Office

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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



- CROSSHATCHING, AREAS 1 & 4, IS AREA OF RECONSTRUCTION
 AREA 1 = 6' X 25' BAY WINDOW ADDITION
 AREA 4 = 6' X 12' BAY WINDOW ADDITION
 ROOF ELEVATION STAYS SAME WITH ADDITION OF
 GABLES OVER BAY WINDOWS

NOTICE. This is an initial site plan. It may be revised throughout the application process.

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ATTACHMENT "A"

A tract of land in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 1,800 feet South of the Quarter corner common to Sections 30 and 31, Township 3 North, Range 8 east of the Willamette Meridian; thence North $55^{\circ}30'$ East 1,007 feet to the Northeast corner of a tract of land conveyed to C.M. Youmans by deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington; thence East 350 feet to the initial point of the Tract hereby described; thence North 180 feet; thence East to the center of the channel of Smith Creek in a Southwesterly direction with the Northerly line of the right-of-way acquired by the Spokane, Portland and Seattle Railway Company, in Book I of Deeds at Page 425, recorded January 27, 1906, and in Book K of Deeds at Page 14, recorded June 9, 1906; thence following the Northerly line of said Railway right-of-way South $69^{\circ}40'$ West to a point due South from the initial point; thence North to the initial point.

Together with an Easement and right-of-way for a private access road 20 feet in width as now located and constructed leading from the Northwest corner of the above described real property Westerly to Primary State Highway No. 8.