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Return Address: Vassar Byrd and Theodore Claussen  
1534 S.E. 40th Ave.  
Portland, OR 97214

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SKAMANIA COUNTY  
CLERK  
Ted Claussen

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GARY M. 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:** Vassar Byrd and Theodore Claussen

**FILE NO.:** NSA-99-46

**PROJECT:** Remodel existing home by changing the roof pitch from 4/12 to 10/12 and adding a 20' long 5/12 pitch shed dormer, replace two aluminum framed windows with French doors and replace an existing aluminum sliding glass door with an exact replica.

**LOCATION:** Mile Post 46.78 SR 14; Section 31 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #3-8-31-600.

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

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Vassar Byrd and Theodore Claussen, 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).

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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 the closest 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. Dead or dying trees will be replaced in kind and place.
- 4) The exterior of the proposed development, including doors, roof and trim shall be composed of non-reflective dark and either natural or earth-tone materials or materials with low reflectivity. Prior to the issuance of any building permits, the applicant shall submit color samples to the Department to verify consistency with the above criteria.
- 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.
- 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) If more than 100 cubic yards of grading or ditching is needed for site construction, the applicants shall be required to submit a grading plan to this department.
- 8) 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 28<sup>th</sup> day of December, 1999, at Stevenson, Washington.

Harpreet K. Sandhu by mjm  
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 1-17-00. 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

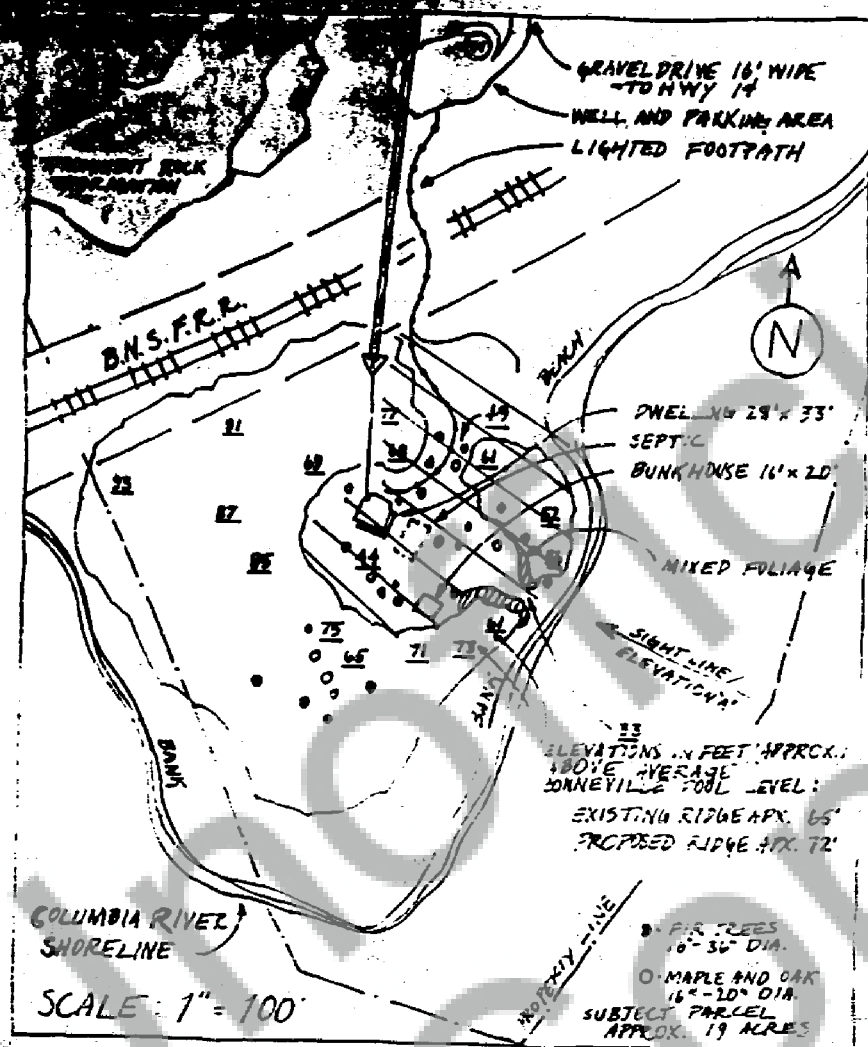
A copy of this Decision, including the Staff Report, was sent to the following:

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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: MP. 46.78 HWY 14, STEVENSON, WA.  
BYRD/CLAUSSEN TAX LOT NO. 03-08-3100-500

III AREA EXAMINED.

## EXHIBIT 'A'

## PARCEL I

Commencing at a point on the Government Meander Line on the North shore of the Columbia River where the North and South line between Sections 31 and 32, Township 3 North, Range 8 East of the Willamette Meridian, intersects with said Meander Line; thence North on said Section line to the right of way of the Spokane, Portland and Seattle right of way; thence Westerly along the South line of said right of way a distance of 1024 feet; thence South 22° 30' East to said Government Meander Line on said North shore of the Columbia River; thence on said Meander Line Easterly to the point of beginning.

## PARCEL II

That part of the Northwest Quarter of the Northeast Quarter and Government Lot 6 in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, lying South of State Highway No. 8 and North of Spokane, Portland and Seattle Railway tracks and lying East of a line 200 feet East of a line running parallel with the Meander Line of Smith Creek.

Excepting therefrom the following for both parcels:

1. That portion conveyed to the Trust For Public Land recorded July 9, 1998 in Book 83, Page 665.
2. That portion lying within State Highway.

Gary H. Martin, Stenslie County Assessor

Date 6-21-99 Parcel # 3-P-31-610

Ghm