

137471

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Return Address: Randall Hopkins  
32 Hopkins Road  
Skamania, WA 98648

FILED  
SEARCHED  
INDEXED  
BY *Randall Hopkins*  
FEB 24 3 42 PM '00  
*P. Lawry*  
GARY W. 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**

<b>APPLICANT:</b>	Randall Hopkins	<input checked="" type="checkbox"/> by title
<b>FILE NO.:</b>	NSA-99-49	<input checked="" type="checkbox"/> indexed
<b>PROJECT:</b>	Addition onto an existing home	<input checked="" type="checkbox"/> direct
<b>LOCATION:</b>	32 Hopkins Road off of Duncan Creek Road just west of Skamania; Section 29 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #2-6-29-200. <i>Complete legal on page 6</i>	<input checked="" type="checkbox"/> timed
<b>ZONING:</b>	Special Management Area-Forest (F)	<input checked="" type="checkbox"/> noted

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Randall Hopkins, 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).

- 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.

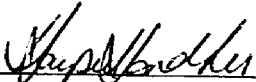
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- 2) Front yard setbacks shall be 45 feet from the centerline of the closest road or 15 feet from the property line, whichever is greater. The side yard setbacks will be 5 feet and the rear yard setback will also be 15 feet.
- 3) All existing tree 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.
- 6) All seasonal lighting displays are permitted on a temporary basis, not to exceed three months.
- 7) 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.
- 8) 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.
- 9) 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 13<sup>th</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 1/3/00. 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:

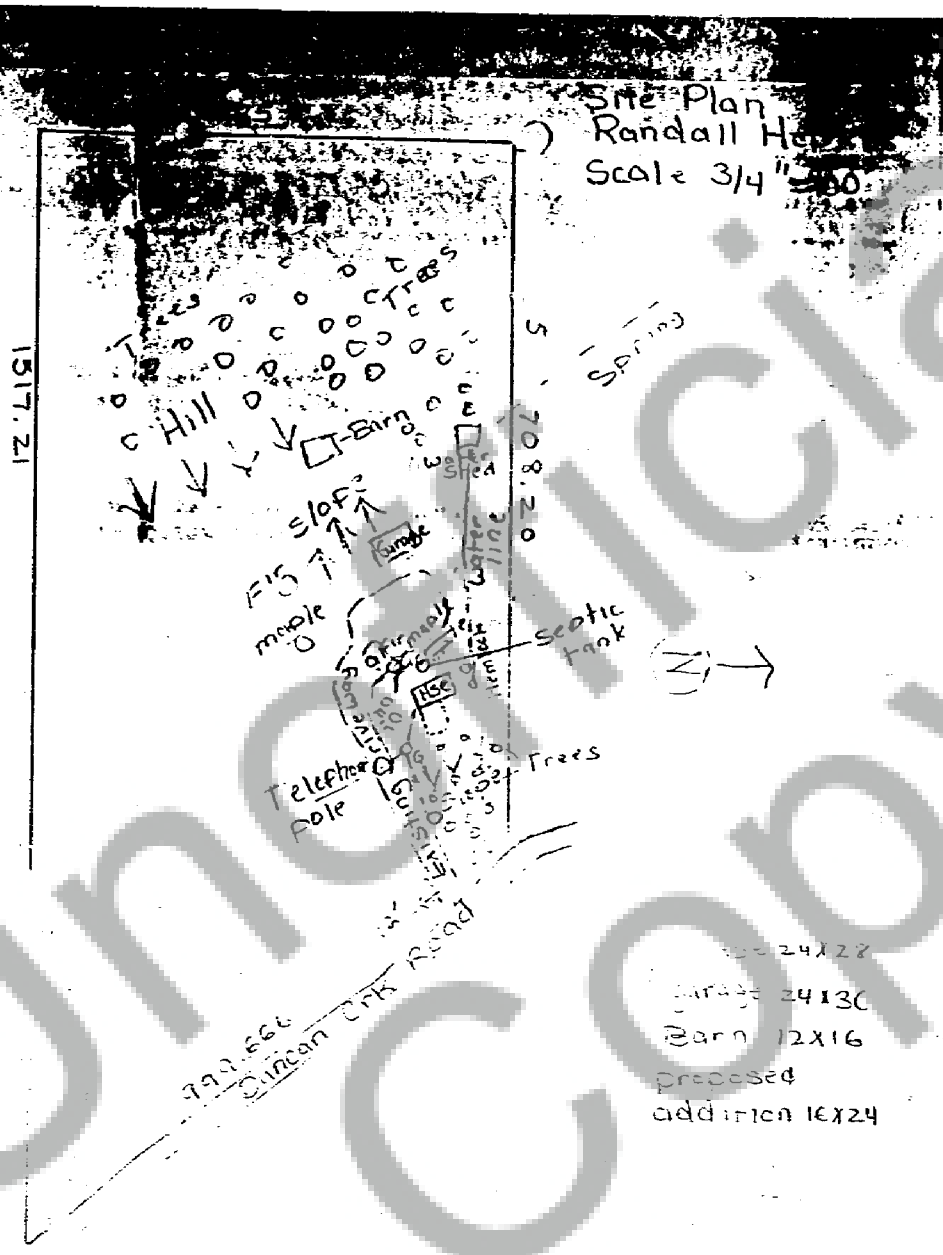
Persons submitting written comments in a timely manner  
Yakama Indian Nation

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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

Unofficial Copy



Site Plan  
 Randall Hill  
 Scale 3/4" = 30'

24122  
 Garage 24130  
 Barn 12x16  
 proposed  
 addition 16x24

98049

EXHIBIT A  
LEGAL DESCRIPTION

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A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 29 and in the Northwest Quarter of the Northwest Quarter of Section 28, Township 2 North, Range 6 E. W. M., described as follows:

Beginning at a point on the west line of the Northeast Quarter of the Northeast Quarter of Section 28 north  $00^{\circ} 29' 00''$  east 321.46 feet from the southwest corner thereof; thence north  $00^{\circ} 29' 00''$  east 500.85 feet; thence south  $87^{\circ} 36' 07''$  east 708.20 feet to the centerline of the Duncan Creek County Road; thence following said centerline along the arc of a 150 foot radius curve to the left (the incoming tangent of which is south  $21^{\circ} 49' 46''$  east) for an arc distance of 110.58 feet; thence along the arc of a 300 foot radius curve to the right for an arc distance of 213.80 feet; thence along the arc of a 100 foot radius curve to the left for an arc distance of 86.42 feet; thence south  $72^{\circ} 44' 54''$  east 171.50 feet; thence along the arc of a 235 foot radius curve to the right for an arc distance of 113.40 feet; thence along the arc of a 183 foot radius curve to the left for an arc distance of 147.24 feet; thence along the arc of a 150 foot radius curve to the right for an arc distance of 156.72 feet; thence north  $88^{\circ} 07' 44''$  west parallel with the south line of said Northeast Quarter of the Northeast Quarter 1517.21 feet to the point of beginning. Containing 11.86 acres, more or less;

EXCEPT County roads.