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Return Address: Lew and Sue Farber  
714 Highline Road  
Hood River, OR 97031

FILED IN RECORD  
SKAMANIA COUNTY WASH  
*Sue Farber*  
FEB 17 4 25 PM '00  
*U. O. Davis*  
CLERK OF COUNTY

**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:** Lew and Sue Farber

**GRANTEE:** Skamania County

**FILE NO.:** NSA-99-65

**PROJECT:** Single-family home with deck and attached garage, RV Shed, expansion of both the existing road and the level area to be used for site development.

**LOCATION:** Corner of School House Road and Cook-Underwood Road; Section 21 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-21-10-110.

**LEGAL:** See attached legal on page #5.

**ZONING:** General Management Area-Residential 5 (R-5)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Lew and Sue Farber, 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 shall be 5 feet and the rear yard setback shall also be 15 feet.
- 3) Only those 25 trees indicated on the site plan shall be removed for site development. All other trees shall be retained and maintained in a healthy condition to the maximum extent practicable. Dead or dying trees shall be replaced with the same species of trees in approximately the same location.
- 4) The applicant shall be required to submit color samples to this Department before a building permit is issued. These samples shall consist of dark, earth-tone colors that blend in with the surrounding landscape. Color samples shall be submitted for the roof, siding, window trim, doors, door frames and trim.
- 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) The applicant shall be required to submit a grading plan to this Department before a building permit is issued. See Pages 6 and 7 of the Staff Report for detailed regulations of the grading plan.
- 7) All new fencing should be prohibited until such time that the applicant submits a new National Scenic Area application requesting fencing.
- 8) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection by the building department.
- 9) Compliance with the above conditions of approval to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 10) 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



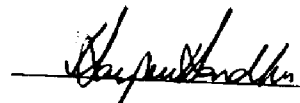
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otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

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

Dated and Signed this 15<sup>th</sup> day of March, 2000, 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 4/4/00. 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

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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



EXHIBIT "A"

That portion of the Northeast Quarter of the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter; thence Westerly along the South line thereof a distance of 195 feet to the West line of that certain tract as conveyed to Douglas W. McCulstion, et ux by deed recorded in Book 65 of Deeds, page 377, under Auditor's File No. 76230; thence Northerly along the West line of the McCulstion Tract to the Northeast Corner of that certain tract of land as conveyed to Kenneth A. Barstow, et ux, by deed recorded in Book 73 of Deeds at page 93, under Auditor's File No. 84494, said point being 425.50 feet Northerly of the centerline of county road known as School House Road (County Road No. 3371) as deeded to Skamania County by deed recorded in Book 66 of Deeds, page 398, under Auditor's File No. 77192; thence Westerly along the North line of said Kenneth A. Barstow Tract a distance of 458.63 feet to the true point of beginning of the tract herein described; thence Southerly along the Westerly line of said Kenneth A. Barstow Tract 120.00 feet; thence Westerly on a line that is parallel with the South line of the Northeast Quarter of the Northeast Quarter of said Section 21 a distance of 274 feet, more or less, to its intersection with the East line of School House Road (County Road No. 3371); thence Northwesterly along said Easterly road right of way line 230.00 feet, more or less, to its intersection with the Easterly right of way line of Cook-Underwood Road (County Road No. 3041) said point being 80.29 feet Southerly of the South line of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence Northeasterly along said Easterly right of way line 80.29 feet to its intersection with said South line; thence Easterly along the South line of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 21, 295 feet, more or less, to the Southeast corner of that certain tract of land as conveyed to Myron R. Woody, by deed recorded in Book 71 of Deeds, page 132, under Auditor's File No. 82382; thence Southerly on a line a distance of 190 feet, more or less, to the true point of beginning.

SUBJECT TO easements and rights of way of record.

This deed is given to correct the legal description in that certain Real Estate Contract of Sale by and between PETER H. GROVE and AVA E. GROVE, husband and wife, as Sellers and GLEN A. BEERS and M. TERESA BEERS, husband and wife, dated October 20, 1980, recorded February 23, 1981, in Book 79 of Deeds, pages 367-372, under Auditor's File No. 92044 wherein the South boundary line of the herein described property shall be altered to contain two (2) full acres.

