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To: Tim Huberd
3404 SW Kelly
Portland, OR 97201

FILED
SKAMANIA COUNTY
Michael O'Gorman
Mar 23 2 03 PM '00
GARY L. JOHNSON

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: Tim Huberd for Michael O'Gorman

GRANTEE: Skamania County

FILE NO.: NSA-99-58

PROJECT: Construction of a single family home with attached garage and driveway.

LOCATION: 302 Ashley Drive off of Kollock-Knapp Road and north of Cook-Underwood Road in Underwood: Lot 1 Shambo Short Plat Book 3, Page 10; Section 20 of T3N, Range 10E, W.M. Legal Description attached as Page 5 of this Decision.

TAX LOT: #3-19-20-14-209

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

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Tim Huberd, 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.

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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).

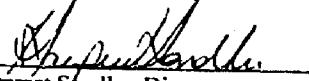
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The proposed house shall not exceed 18 feet in height above the elevation of Ashley Drive. The daylight basement shall be constructed so as the daylight basement height is below the existing grade of Ashley Drive. The total height of the house shall not exceed 28' from the top of the footing at existing grade.
- 3) Front yard setbacks shall be 15 feet from the front lot line or forty-five feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be five feet and rear yard setbacks shall be 15 feet.
- 4) All trees, except for those 4 outlined in the staff report to be removed, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and place.
- 5) The drainfield shall be moved approximately 15' east in order to retain the three trees that were scheduled to be removed.
- 6) The exterior of all proposed buildings shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, the applicant shall provide the Department with color samples to verify consistency with above requirements. Color samples shall include doors, window frames, siding and roof materials.
- 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 8) In order to comply with the agricultural buffer requirements, the applicant shall be required to plant a continuous vegetative buffer along the northwest corner of the property. These trees shall extend approximately 40' to the east along the northern boundary and approximately 40' south on the west boundary. These trees shall be six feet tall at the time of planting, be placed at 10 foot centers and reach an ultimate height of no less than 15 feet (not including root wad). Half of the trees shall be coniferous and half shall be deciduous, interspersing the coniferous and deciduous trees (i.e. Douglas Fir, maple, pine, oak, etc.). Existing trees may be used in the planting sequence.

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- 9) The applicant shall be required to plant 2 continuous rows of screening trees. One of the screens shall be located along the southern property line, another shall be located along the eastern property line, starting at approximately 50 feet south of Ashley Drive and running south until the screen reaches the southern property line. All of the trees shall be 6' high (not including root wad), be dispersed in a natural looking pattern and be spaced so their centers are 10' apart. None of the trees shall be planted any further than 50' from the house.
- 10) The applicant shall be required to plant a continuous row of coniferous trees along the south and east sides of the driveway in order to adequately screen the reflectivity of cars from Key Viewing Areas. All of the trees shall be 6' high when planted, not including root wad and be spaced so their centers are 10' apart. Any existing trees may be used in the planting sequence. Existing trees may be used in the planting sequence.
- 11) *1999?* Before issuance of a Building Department permit, the applicant shall be required to submit to this Department a final landscape plan. This landscape plan shall include all existing trees, those trees proposed for removal, the three vegetative buffers and the one agricultural buffer described above in conditions 4, 8, 9, and 10.
- 12) All dirt removed for the daylight basement shall be either removed from the property or used to backfill around the daylight basement. No dirt shall be sidecast to the south of the home.
- 13) The applicant shall be required to submit a grading plan to this department prior to issuance of any building permits, see page 6, in the Staff Report for detailed requirements of the grading plan.
- 14) 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.

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Dated and Signed this 6th 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 3/27/00. 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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LEGAL DESCRIPTION

Property owners - Michael and Paula O'Gorman

A tract of land in the east half of the southeast quarter of section 20, township 3 north, range 10 east of the Willamette meridian, in the county of Skamania, state of Washington, described as follows: Lot 1 of the Shambo Short plat, recorded in book 3 of short plats, page 10, Skamania county records.