

137906

BOOK 198 PAGE 435

Return Address: George and Susan Gross
P.O. Box 670
Cascade Locks, OR 97014

FILED FOR RECD
SKAMANIA
BY *Susan Gross*

APR 10 3 41 PM '00

P. Olson
AUDITOR
GARY H. 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

By: _____
Indexed: <input checked="" type="checkbox"/>
Filed: <input checked="" type="checkbox"/>
Time: _____
Date: _____

Director's Decision

APPLICANT: George and Susan Gross

FILE NO.: NSA-99-50

PROJECT: Barn and deck reconstruction, construction of a new deck and an addition to an existing home, conversion of a carport into a three car garage with a room above the garage, additional stall to existing barn, wood siding to the home, window replacement, increase in width of driveway and removal of trees.

LOCATION: 941 Orchard Lane, in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-1400. Full legal description is on page 7.

ZONING: General Management Area, Large-Scale Agriculture (Ag-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by George and Susan Gross, 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:

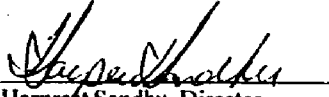
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) No new fencing shall be allowed until the landowner submits to this Department a new National Scenic Area application that proposes new fencing.
- 3) 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.
- 4) In order to comply with the agricultural buffer requirements, all existing trees west of the proposed barn site shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species of trees in approximately the same location with the exception of the four dying fruit trees shown to be removed on the applicant's site plan.
- 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) Neither the room above the garage nor the addition to the existing home shall have a microwave, range, hot plate, or anything else used for making food. More importantly, the upstairs of the garage and the addition onto the house shall not be rented out or sub-leased as a separate unit from the home.
- 7) The applicant's shall be required to maintain a 150 feet undisturbed buffer around all wetlands on the property.
- 8) All trees that do not need to be removed for site development shall be retained to the maximum extent practicable. Site development includes the building pad, septic drainfield and well along with all underground utilities. All trees that are not within these specific areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species of trees in approximately the same location with the exception of the four dying fruit trees shown to be removed on the applicant's site plan.

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- 9) 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.
- 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 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 4th day of January, ²⁰⁰⁰~~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 1/24/00. Notice of Appeal forms are available at the Department Office.

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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
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

941 Orchard Lane
Underwood WA 98651

George E. & Susan J. Gross
PO Box 670
Cascade Locks OR 97014-0670
509-427-7911 until 8-30-99
509-493-1113 after 8-30-99
541-374-8134 work (Sue)

Attachment *revised 8-18-99

Project description: Describe your proposed project including details on use, size, height, color, and construction materials of all structures.

The proposed project would consist of

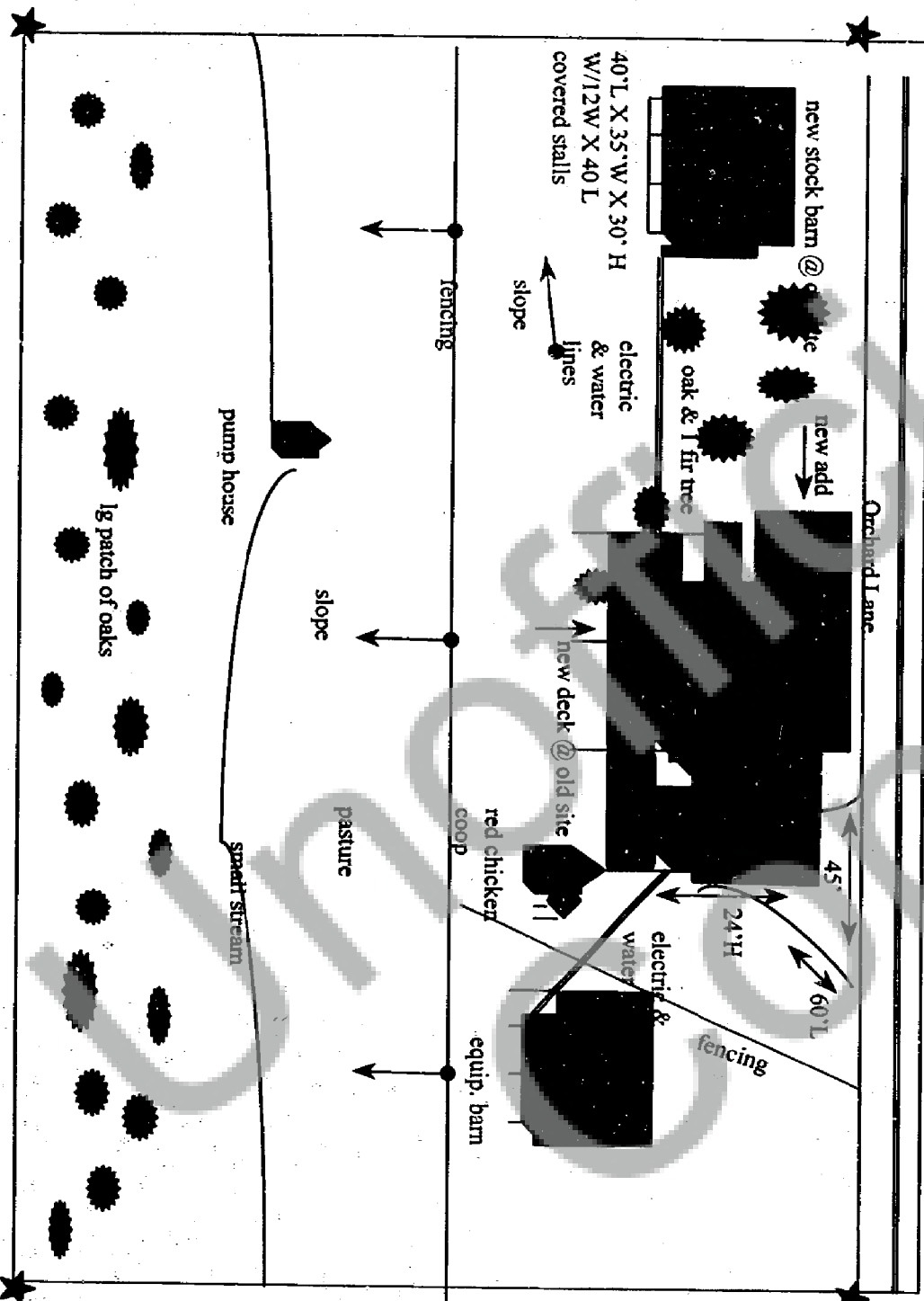
1. Reconstruction of the barn at the old barn site approx. 40' L x 35' W x 30' H with (12' W x 40' L covered stalls added to the east side (*wood, board & bat siding*))
2. Reconstruction of the deck at the old deck site (the full length of the home and carport) 70' L x 12' W (*cedar decking*)
3. Addition to the deck on the south side of the home (covered 47' L x 12' W deck) (*cedar decking*)
4. 12' W x 47' L x 24' H addition to the south side of the home (see drawing)
5. Converting the car port into a three car garage with a extra room above the garage. (40' L x 24' W x 24' H)
6. Addition of three stalls (36' x 24') to the existing pole barn on the east side (*use the same materials & color*)
7. Install electricity and water to the existing pole barn and new barn
8. Install a new lawn surrounding the house
9. Install wood (cedar or fir) siding to the entire home and garage
10. Replace all the existing windows and move the siding glass door to the N approx. 6'. (*insulated vinyl windows, white*)
11. Repair the existing drive way increase width of driveway to 45' (*asphalt*)
12. Remove the 4 fruit trees due to rotting trunks.

941 Orchard Lane

house - approx. 1800 sq. ft.

proposed: repair foundation on south side of house, add a covered deck to the south & east sides
add three horse stalls to the existing barn on the east, close in existing car port with extra room
added on top. * see attachment MAP SCALE IN FT AS SHOWN on page 1

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★ = FENCED BOUNDARIES 7.5 acre parcel revised 8-18-99

EXHIBIT "A"

The South Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter and the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, all in Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Gary M. Marsh, Skamania County Assessor

Due 2/22/99 Parcel 03-10-15-00-1400-00

SUBJECT TO:

Taxes for the year 1999: \$17,537.26 Balance Unpaid \$768.63
Fire Patrol for 1999: \$15.44 Balance Unpaid \$7.72
Parcel No. 03-10-15-0-0-1400-00

Rights of the public in and to that portion lying within road.

Easement for road, including the terms and provisions thereof, recorded February 19, 1913 in Book O, Page 227.

Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded July 7, 1980 in Book 78, Page 397, in Auditor File No. 98937, Skamania County Deed Records.