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FILED FOR RECORD
SKAMANIA COUNTY
BY *Misty Sanchez*
APR 27 4 17 PM '00
G. Bartels
NOTAR
GARY L. OLSON

Return Address: Isidro and Misty Sanchez
P.O. Box 2134
White Salmon, WA 98672

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: Isidro and Misty Sanchez for Paul Tate

GRANTEE: Skamania County

FILE NO.: NSA-99-68

PROJECT: Single-family residence, accessory structure and related driveway and fencing.

LOCATION: Cooper Avenue south of Cook-Underwood Road, in Underwood; identified as Skamania County Tax Lot # 3-10-22-11-198.

LEGAL: Lot # 1 of the Paul Short Plat recorded in Book 3, Page 351 at the Skamania County Auditor's Office.

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

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Isidro and Misty Sanchez for Paul Tate, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Supervised
Inspected
Approved
Signed
Noted

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the

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jurisdiction of Skamania County's Building Department and the Washington State Health District.

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:

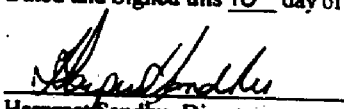
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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.
- 2) A home occupation or cottage industry shall be prohibited until applied for approved by this Department.
- 3) The accessory structure shall not exceed 75% of the square footage of the house or 1,008 square feet in order to remain incidental and subordinate to the residential use of the property.
- 4) All structures shall be setback 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet. These setbacks shall be utilized unless more restrictive setbacks apply.
- 5) All residential development, including fencing, shall be setback at least 50 feet from the Oak Woodland habitat on the southern portion of the property as shown on Exhibit B, attached.
- 6) Color samples shall be submitted prior to issuance of a placement permit to verify compatibility with the setting.
- 7) All existing vegetation/tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and place.
- 8) All proposed development shall be consistent with the Wildlife Management Plan recorded in Book 190, Page 688 and the Amended Wildlife Management Plan recorded in Book 190, Page 704 at the Skamania County Auditor's Office.
- 9) All fencing shall be limited to that which is necessary for containing livestock. The use of barbed wire fences and woven wire fences should be limited in use and only used when absolutely necessary to contain livestock.

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- 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 10th day of April, 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 5/1/00. Notice of Appeal forms are available at the Department Office.

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WARNING

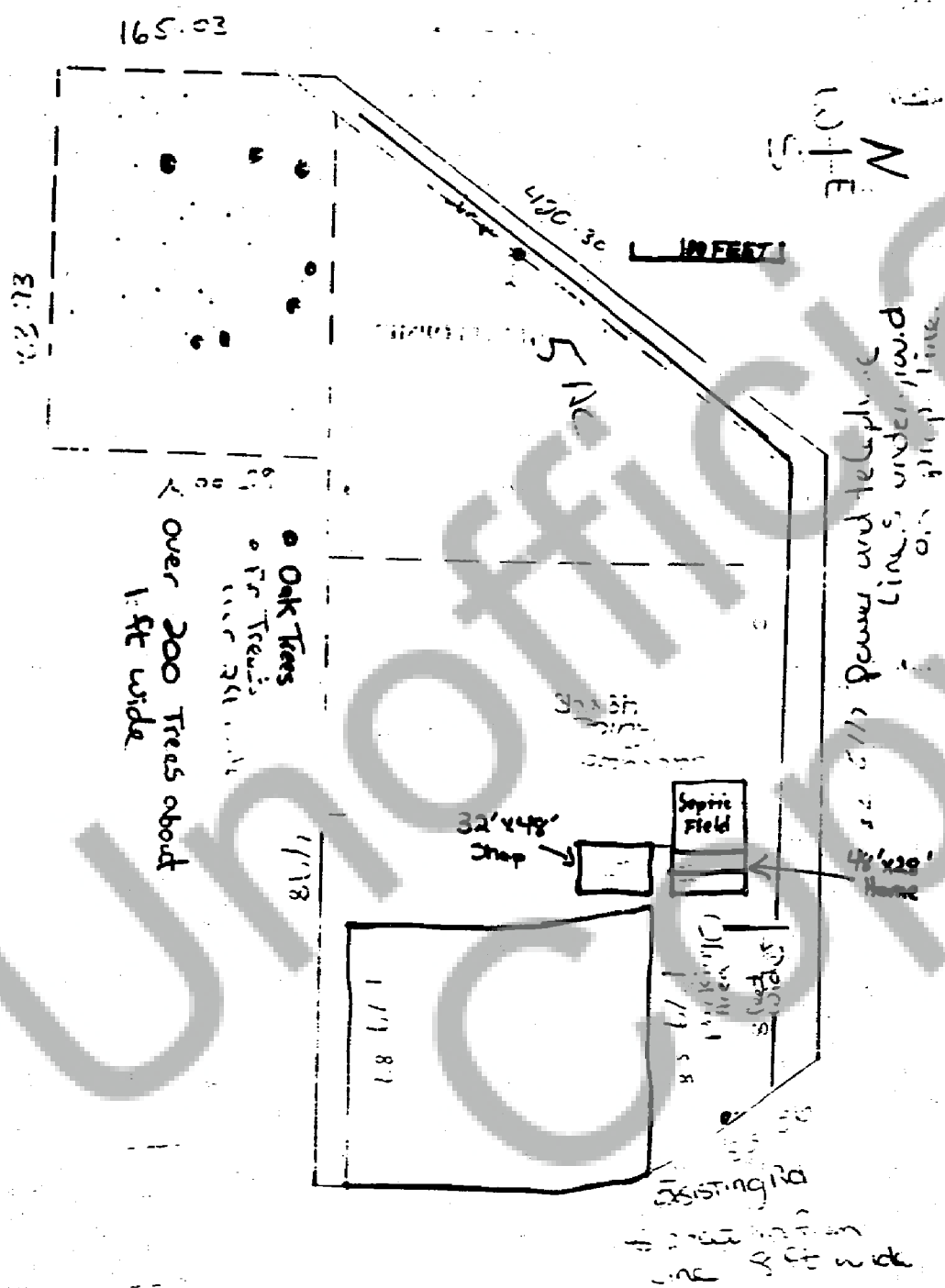
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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



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