

138632

BOOK 200 PAGE 925

Return Address: John and Mary Lou Deckert
62 Peach Lane
Underwood, WA 98651

FILED
JUL 20 8 32 AM '00
John Deckert
P. L. L. L. L.
GARY L. 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

APPLICANT: John and Mary Lou Deckert
FILE NO.: NSA-99-62
PROJECT: Bedroom and bath addition
LOCATION: 62 Peach Lane, in Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-21-32-108. *See Page 6 for legal*
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 John and Mary Lou Deckert, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

By: [Signature]
[Signature]
[Signature]
[Signature]
[Signature]

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 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.
- 4) Approximately 75' of the row of existing fir trees shown on the applicant's site plan as the southern property line shall be retained and not further topped in order to promote future screening of the addition. This 75' of retention shall be centered on the proposed addition.
- 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) If more than 100 cubic yards of grading or ditching is needed for site construction, the applicants shall be required to submit a grading plan to this department.
- 7) New fencing shall be prohibited until such time as it is applied for and approved.
- 8) Compliance with the above conditions of approval to achieve visual subordination shall occur within a period of not to exceed two years after the date of development approval.
- 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 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.

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

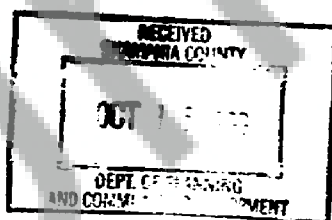
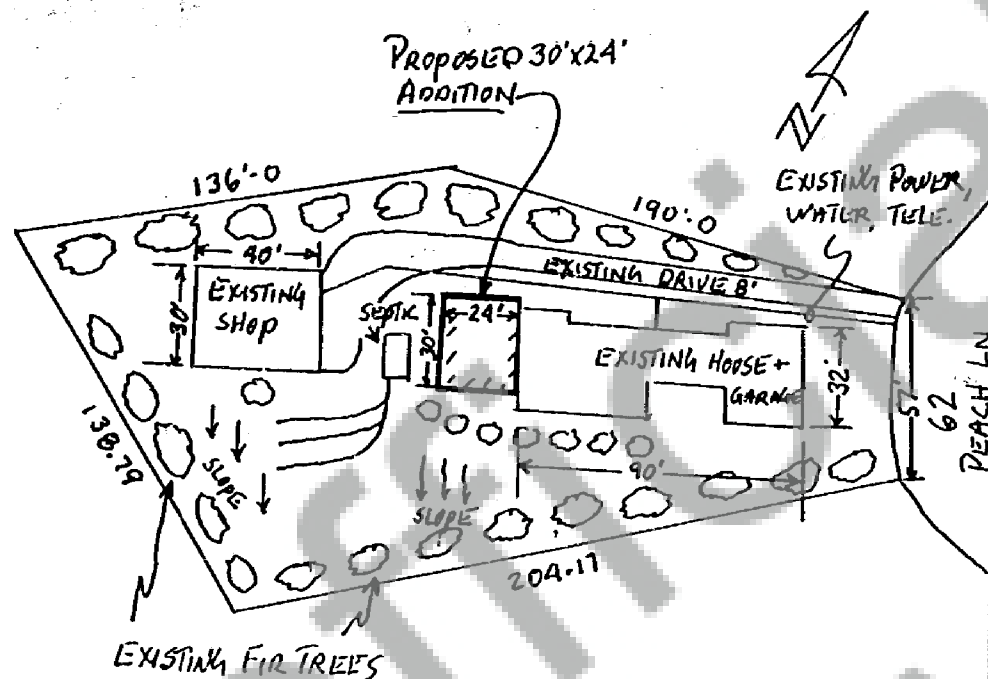
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Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SITE PLAN:

Scale: 1 inches = 50 feet



I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
Additional pages must have 1" margins Site plan must be completed in ink.

NOTICE: This is an initial site plan. It may be revised throughout the application process.



90402

Filed for Record at Request of

NAME JOSEPH L. UDALL, Attorney at Law
ADDRESS P. O. Box 425
CITY AND STATE White Salmon, WA 98672

RECORDED
COMPARED
INDEXED

BOOK 200 PAGE 930
BOOK 77 PAGE 957
SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE	
STATE OF WASHINGTON COUNTY OF SKAMAMIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
<u>Joseph L. Udall</u>	
<u>Attorney at Law</u>	
AT <u>12:30 A</u> <u>3-7</u> <u>1980</u>	
WAS RECORDED IN BOOK <u>77</u>	
ON <u>March</u> AT PAGE <u>957</u>	
RECORDS OF SKAMAMIA COUNTY, WASH.	
<u>W. H. H. H.</u>	
COUNTY CLERK	

QUIT CLAIM DEED

THE GRANTOR, JOHN HENRY DECKERT, a single man,

for and in consideration of love and affection

conveys and quit claims to JOHN HENRY DECKERT, a single man, and MARY LOU BARSKY,
a single woman, as tenants in common,
the following described real estate, situated in the County of Skamania
State of Washington, including any after acquired title.

Lot 16 of Urington Heights according to the official plat thereof
on file and of record at page 146 of Book "A" of Plats, records of
Skamania County, Washington.

No. 70143
TRANSACTION EXCISE TAX

Amount \$2.00
State of Washington
By John Henry Deckert

Dated March 7, 1980

John Henry Deckert
(Individual)

(Individual)

By _____ (President)

By _____ (Secretary)

STATE OF WASHINGTON
COUNTY OF KILLIPITASOn this day personally appeared before me
JOHN HENRY DECKERT

to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowledged
that he
signed the same in his
free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand and official seal this 5th
day of March, 1980.

John Henry Deckert
Notary Public in and for the State of Washington, residing
at White Salmon, therein.

STATE OF WASHINGTON
COUNTY OF

On this _____ day of _____
19____, before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn,
personally appeared _____

and _____
to me known to be the _____ President
and _____ Secretary, respectively, of

the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated that _____
authorized to execute the said
instrument and that the seal affixed is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the day and
year first above written.Notary Public in and for the State of Washington, residing
at _____