

138633

Return Address: Michal Bukovansky  
Denice Rasmussen  
22 Cooper Avenue Spur  
Underwood, WA 98651

BOOK 200 PAGE 931

FILED  
JUL 20 2 15 PM '00  
Jeffrey Dukes  
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:** Denice Rasmussen for Michal Bukovansky.

**FILE NO.:** NSA-00-11

**PROJECT:** Addition and detached garage.

**LOCATION:** 22 Cooper Spur Ave., Underwood; Section 22 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #3-10-22-11-0183.

**LEGAL DESCRIPTION:** Lot 7 of the Elva Sooter Subdivision, according to the recorded plat thereof, recorded in Book B of Plats, Page 59, in the County of Skamania, State of Washington.

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

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Denice Rasmussen for Michal Bukovansky, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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

Skamania County Planning and Community Development  
File: NSA-00-11 (Bukovansky/Rasmussen) Director's Decision  
Page 2

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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to the final inspection for the home.
- 3) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts. Building materials shall be low reflective or non-reflective. The addition to the house may be painted the same color as the house.
- 4) 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.
- 5) Prior to issuance of a building permit the applicant shall notify the Planning Department in writing whether or not they will be exceeding 100 cubic yards of grading. A grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.
- 6) One fir or pine just east of the entrance to the property and one approximately twelve feet east of the existing pine which is between the proposed garage location and the front property line shall be planted. Also, a row of five fir or pine trees shall be planted along the property edge, starting in the west corner extending towards the back of the property. The trees shall be at least six feet tall at the time of planting (not including root wad). They shall be spaced 12 feet on center. The trees may be staggered to create a more natural appearance and existing trees may be used in the planting sequence.



Skamania County Planning and Community Development  
File: NSA-00-11 (Bukovansky/Rasmussen) Director's Decision  
Page 3

- 7) The oak tree noted on the applicant's site plan may be removed. All other trees shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species and in the same location.
- 8) Front yard setbacks shall be fifteen feet from the front lot line or forty 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 fifteen feet.
- 9) All of the above conditions relating to visual subordination shall be satisfied prior to the final inspection for the home as there are not any special conditions that would require additional time to achieve compliance. The applicant shall notify the Planning Department when ready for a final inspection. Planning staff will perform the inspection within three business days.
- 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 29 day of June, 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.

Skamania County Planning and Community Development  
File: NSA-00-11 (Bukovansky/Rasmussen) Director's Decision  
Page 4

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 July 20, 2000. 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  
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

BOOK 200 PAGE 935



First American Title  
Insurance Company

THIS SPACE PROVIDED FOR RECORDERS USE

FILED FOR RECORD  
SKANANIA CO. WASH  
BY SKANANIA CO. TITLE

JUN 7 12 52 PM '95

GARY  
AUDITOR  
GARY H. OLSON

Filed for Record at Request of

Name Michael Bukovansky

Address 22 COOPER AVENUE SPUR

City and State Underwood, WA 98651

SLATE 20050

125442

Statutory Warranty Deed BOOK 159 PAGE 621

THE GRANTOR ROBERT LARSON, a single person

for and in consideration of EIGHTY SEVEN THOUSAND AND 00/100

in hand paid, conveys and warrants to MICHAEL BUKOVANSKY, an unmarried man

the following described real estate, situated in the County of Skamania

State of Washington

Lot 7, Elva Sooter Subdivision, according to the recorded plat thereof, recorded in Book 8 of Plate, Page 39, in the County of Skamania, State of Washington.

SUBJECT TO:

1. Rights of the public in and to that portion lying within the road.
2. Easement for Right of Way, including the terms and provisions thereof, in favor of Underwood Irrigation District, recorded March 23, 1917 in Book Q, Page 140, Skamania County Deed Records.

18107  
REAL ESTATE EXCISE TAX

JUN 7 1996

PAID 1113.60

SKANANIA COUNTY TREASURER

Dated June 7, 1996

Robert L. Larson

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

Robert L. Larson

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

GIVEN under my hand and official seal this 5 day of June, 1995

James R. Copeland  
Notary Public in and for the State of Washington, residing at STEVENS

STATE OF WASHINGTON

COUNTY OF COPELAND

day of June, 1995  
I, James R. Copeland, Notary Public in and for the State of Washington, duly sworn, do hereby certify that the within and foregoing instrument was executed by the person(s) named therein, and that the seal of said Notary Public is in the corporate seal of said corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at STEVENS

Notary Public in and for the State of Washington, residing at

Signature  
Under Seal  
Notary  
Filed  
Date

LFB-10 (1/93)