

138640

Return Address: Mark Prussing
P.O. Box 70
Underwood, WA 98651

BOOK 200 PAGE 948

FILED
SCOTT
Mark Prussing
JUL 20 4 08 PM '00
GARY A. CLON

**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: Mark Prussing
FILE NO.: NSA-00-09
PROJECT: Construct two-level deck addition with attached stairs
LOCATION: 91 Circle Drive in Underwood; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-22-14-600.
ZONING: General Management Area-Residential (R-1) and Open Space
LEGAL: See attached page 5.
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Mark Prussing, 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 jurisdiction of Skamania County's Building Department and the Washington State Health District.

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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) Front yard setbacks shall be 45 feet from the center of the nearest road or 15 feet from the property line, whichever is greater. The side yard setbacks shall be 5 feet and the rear yard setbacks shall be 15 feet.
- 3) The applicant shall be required to keep grading to a minimum. All areas shall be re-seeded prior to final inspection being completed by the Building Department. See page 4 of the Staff Report.
- 4) Only non-reflective materials shall be permitted for use on this development, such as wood, low-gloss paints or stains.
- 5) The applicant shall be required to follow the exterior lighting guidelines to limit intensity, shield and hood, lighting from key viewing areas. See attached Zoning News article entitled "Shedding Light on the Urban Landscape", page 10 of the Staff Report.
- 6) Compliance with specific approval conditions to achieve visual subordination shall be achieved prior to final inspection by the Building Department and Planning staff. See page 4 of Staff Report.
- 7) All vegetation shall be retained except the vegetation that must be removed for development purposes.
- 8) If the applicant chooses not to match the deck and stairs to the dark gray color of the house, then the applicant shall be required to submit color samples, that are dark and either natural or earth-tones, to the Planning Department for approval.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 9 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.

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 June 30, 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

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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
Skamania County Assessor
Building Department

From: "Mark W. Prussing" <prussing@gorge.net>
To: "burdette@co.skamania.wa.us" <burdette@co.skaman
Subject: Prussing Legal Description
Date sent: Wed, 15 Mar 2000 11:14:49 -0800

In response to your request for information regarding my NSA application on file in your office, please include the following legal description of my property in Underwood. Thank you.

Mark Prussing
prussing@gorge.net

Physical Address:

91 Circle Drive
Underwood, Washington

Legal Description:

Lot 25, SOOTER TRACTS, according to the recorded plat thereof, recorded in Book A of plats, page 138, of the County of Skamania, State of Washington

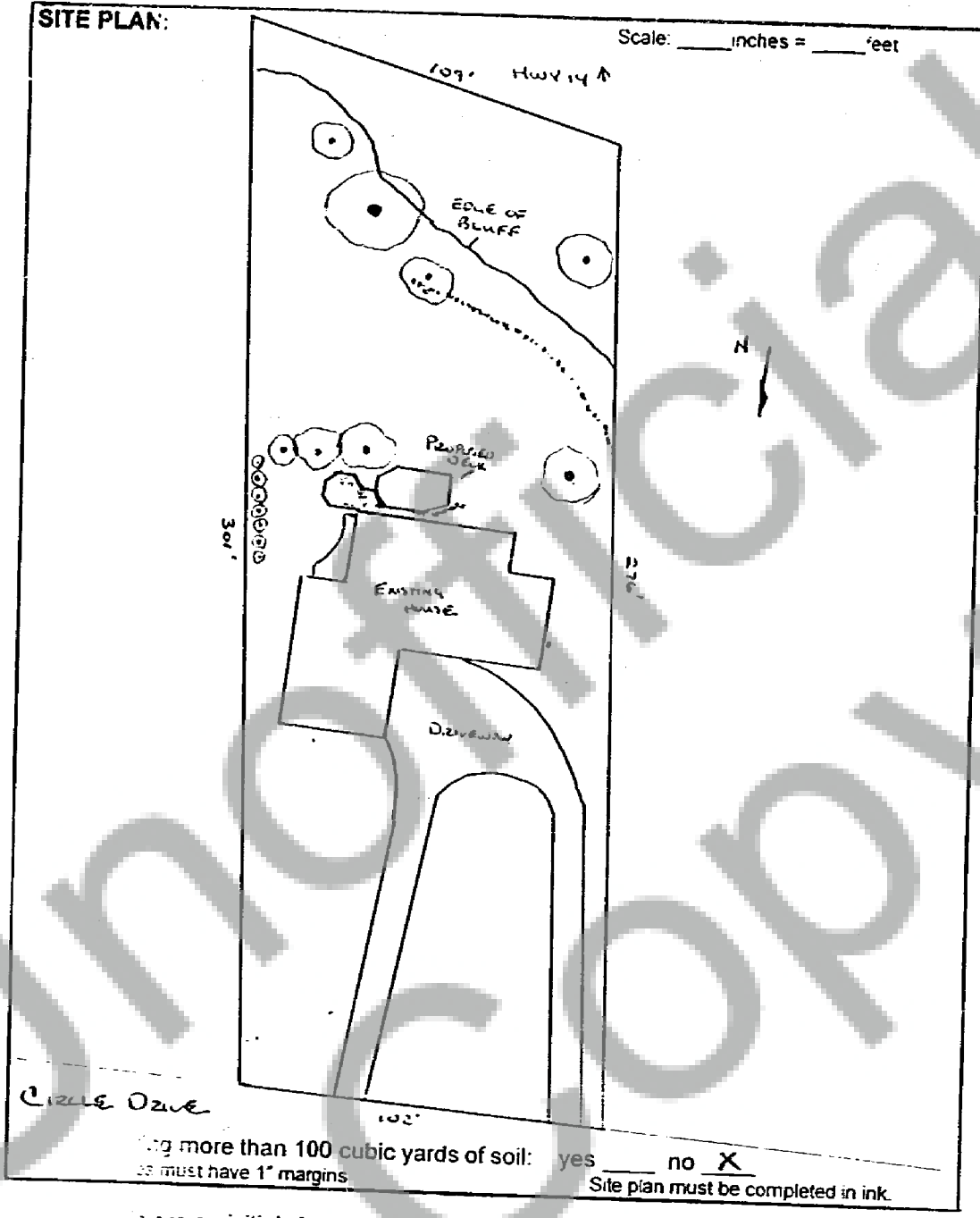
Branin Burdette

-- 1 --

Wed, 15 Mar 2000 11:24:25

SITE PLAN:

Scale: _____ inches = _____ feet



dig more than 100 cubic yards of soil: yes _____ no X
must have 1" margins. Site plan must be completed in ink.

As is an initial site plan, it may be revised throughout the application process.