

138695

BOOK 201 PAGE 131

Return Address: Paul Cole  
2765 Wallace Hills Ct. NW  
Salem, OR 97304

Paul Cole

JUL 27 10 16 AM '03

Lowry

SALEM, OREGON

**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:** Paul Cole

**FILE NO.:** NSA-00-01

**PROJECT:** Construction of a single family residence.

**LOCATION:** Lot 26 along Lakeshore Drive in Skamania Landing; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax lot #2-6-34-14-2100. *Full legal on Page 6.*

**LEGAL DESCRIPTION:** Lot 26, Block 3 Woodard Marina Estates

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Paul Cole, 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.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Supervisor	<input checked="" type="checkbox"/>
Deputy	<input checked="" type="checkbox"/>
Director	<input checked="" type="checkbox"/>
Planned	<input type="checkbox"/>
Filed	<input type="checkbox"/>

**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

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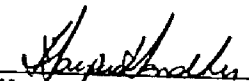
Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest.  
SCC §22.06.050(C)(2).

- 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 issuance of an occupancy permit 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.
- 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 grading will exceed 100 cubic yards. 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) For screening purposes, two trees and two shrubs shall be planted on the east side of the driveway and two trees and two shrubs shall be planted on the west side of the driveway. At least half of the plants on either side shall be coniferous, and at least half of the plants shall be native to the area. All trees planted shall be at least six feet tall at the time of planting (not including root wad). All shrubs shall be three to four feet tall at the time of planting.
- 7) Two of the twenty-two trees which were requested to be removed were found not to be necessary. These two trees, the most north-west tree and the tree closest to the south edge of the walkway, and all other trees to be retained shall be flagged. Prior to issuance of a building permit planning staff shall conduct a site visit to verify that these trees have been flagged.
- 8) All of the above conditions relating to visual subordination shall be satisfied prior to the issuance of an occupancy permit for the home as there are not any special conditions that would require additional time to achieve compliance.
- 9) 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.
- 10) 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 22 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 July 15, 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.



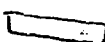
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A copy of the Decision was sent to the following:

Skamania County Building Department  
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

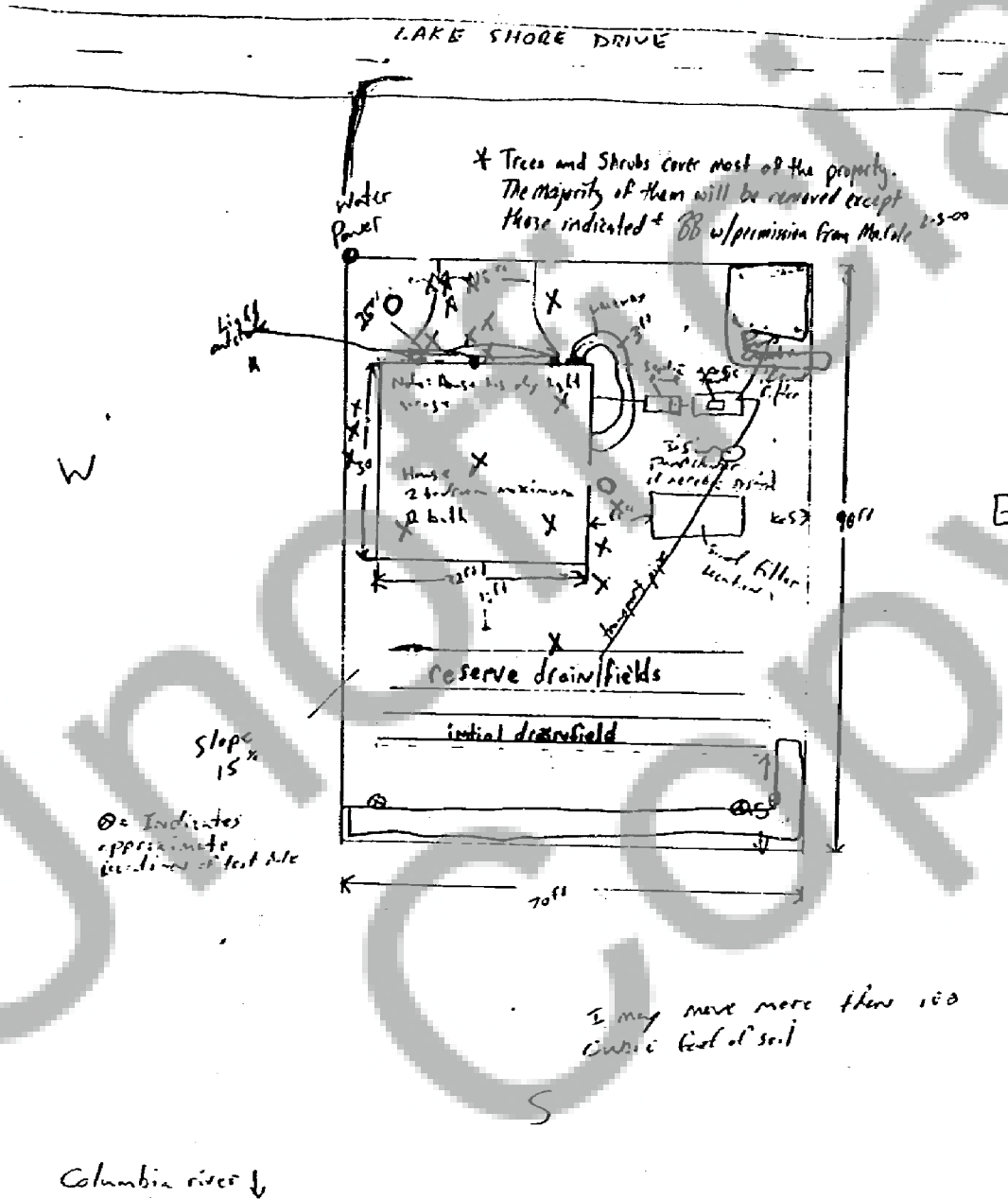
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

 = trees " it will remain on the lot

Lake ↑



Scale: 1 inch = 20 feet



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137178

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FILED  
SKAMANIA CO. TITLE

JAN 7 3 06 PM '00

Garrett

**AFTER RECORDING MAIL TO:**

Name Paul & Margaret Cole  
Address 2765 Wallace Hills Ct. N.W.  
City/State Salem OR. 97304

RA 27084

**Statutory Warranty Deed**

THE GRANTOR DAVID C. L'HOMMEDIU & GRETCHEN H. L'HOMMEDIU, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to PAUL E. COLE & MARGARET A. COLE, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:  
Lot 26 Block 3, WOODARD MARINA ESTATES, according to the recorded plat thereof, recorded in Book A of Plats, Page 114, in the County of Skamania, State of Washington.

Gary M. Morris, Skamania County Assessor

Date 1-7-00 Parcel 02-06-34-14-2100-00

SEE ATTACHED FOR SPECIAL EXCEPTIONS

REAL ESTATE EXCISE TAX

20623

JAN - 7 2000

PAID 432.40

SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel/Account Number(s):

02-06-34-1-4-2100-00

Dated 1-7, 2000

David C. L'Hommiedieu  
David C. L'Hommiedieu

Gretchen H. L'Hommiedieu  
Gretchen H. L'Hommiedieu

LF8-10 (11/96)