

138862

BOOK 201 PAGE 697

Return Address: Eva and Jim DeWolfe  
422 Wess Road  
Underwood, WA 98651

FILE  
37  
Eva DeWolfe  
Aug 15 3 29 PM '00  
P. Lawry  
GARY CLISON

**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

**Director's Decision**

**APPLICANT:** Eva and Jim DeWolfe  
**FILE NO.:** NSA-00-22  
**PROJECT:** Construct In-Ground Pool, Fence, Foundation Wall and Build Shed on Existing Foundation  
**LOCATION:** 422 Wess Road, Underwood; Section 21 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-21-20-209  
**LEGAL:** See attached Page 5  
**ZONING:** General Management Area - Small Scale Agriculture (AG-2)  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Eva and Jim DeWolfe, 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.

Signed: \_\_\_\_\_  
Initialed: \_\_\_\_\_  
Dated: \_\_\_\_\_

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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) Setbacks shall be as follows: To the south, 15 feet. To the east, 100 feet. To the north, 15 feet (with vegetative buffer). To the west, 15 feet for the shed (vegetation buffer), 100 for the pool. Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question.
- 3) If over 100 cubic yards are moved, a grading plan, following the guidelines set out in Section 22.10.020(B)(20) of the Staff Report, shall be submitted to the Planning Department prior to issuance of a building permit. Graded areas shall be re-seeded with native vegetation prior to final inspection by the Building Department. The applicant shall also back fill around the lowest edge of the pool and re-seed the fill prior to final inspection.
- 4) The shed shall not exceed 14 feet in height from the top of the footer, set at existing grade.
- 5) The applicant and future owners shall retain all existing vegetation on the parcel, excluding the fir wooded eastern portion of the parcel. Only the most western two rows of continuous firs are required to be retained.
- 6) The applicant shall also plant 2 rows of 7 coniferous (Ponderosa pine or Douglas fir) trees on the east facing side of the shed as well as 2 rows of 50% coniferous trees along the eastern and southeastern edge of the pool. Plantings shall be alternating rows, on 12 foot centers, and at 8 feet tall for the shed and 6 feet tall for the pool. The trees shall be no further than 25 feet from the shed and no further than 30 feet from the pool's edge.
- 7) Planted trees shall be all coniferous for year round screening of the shed and 50% coniferous for the pool. At least half of the plantings should be native.
- 8) The applicant and future owners shall be responsible for the proper maintenance and survival of any required vegetation. Dead and dying trees shall be replaced in approximately the same location, in kind. Trees shall be planted prior to final inspection by the Building Department.
- 9) Only non-reflective materials (wood, low-gloss paints and stains) shall be permitted.



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- 10) Exterior lighting shall follow the guidelines set forth in the "Zoning News" article, page attached to the Staff Report. Exterior lighting shall be hooded/shielded downward at a 90° angle. Hoods/shields shall be made of non-reflective and opaque materials that do not allow light to pass through.
- 11) The applicant shall match the shed to the existing brown house and brown roof. The stone retaining wall shall match the existing dark-stained stone wall on the house. If the applicant chooses not to match, the applicant shall submit dark and either natural or earth-tone color samples to the Planning Department for approval, prior to final inspection.
- 12) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall also contact the Planning Department so staff can complete their final inspection. Staff shall conduct a final inspection site visit within three business days.
- 13) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the house as stated by this approval. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 14) 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 15 day of August, 2000, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.



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#### 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 Sept. 5, 1998. 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

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129202

After recording return to:

Joseph A. Field  
Attorney at Law  
PO Box 1609  
Hood River, OR 97031  
(541) 386 1600

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FILED FOR RECORD  
SKAMANIA CO, WASH  
BY Joseph A. Field

SEP 12 3 10 PM '97

CLERK  
AUDITOR  
GARY M. OLSON

### QUITCLAIM DEED

Donald James DeWolfe, as his separate estate, Grantor, conveys and quickens to Donald James DeWolfe and Eva C. DeWolfe, Trustees of the Trust of James and Eva DeWolfe, dated April 1, 1997, Grantee, the following described real property situated in the County of Skamania, State of Washington:

A tract of land in the Southwest quarter of the Northwest quarter of the Northwest quarter in Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 21; thence North 1°23'13" East 410.29 feet to the most Southwest corner of Lot 3 of Short Plat No. 3-117; thence South 70°21'32" East 666.27 feet to the Southeast corner of said Lot 3; thence South 1°07'42" West 182.95 feet to the Southwest corner of the Southwest Quarter of the Northwest quarter of the Northwest quarter of said Section 21; thence North 89°22'10" West 633.62 feet to the point of beginning.

Also known as Lots 1 and 2 of Short Plat recorded in Book 3 of Short Plat, Page 117, Skamania County Records.

Lot 1 & 2 Combined Tax Parcel Number: 03-10-21-2-0209-00 (4.50 acres)

This conveyance and quicken is made for the good and valuable consideration of Love and Affection.

Dated this 5th day of September, 1997.

Donald James DeWolfe  
Donald James DeWolfe  
Grantor

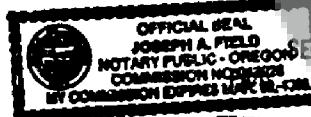
Gary M. Martin, Skamania County Auditor

Date 9/9/97 Parcel # 3-10-21-2-0209-00

STATE OF Oregon  
County of Hood River

Signature  
Noted, Or  
Noted  
Noted  
Noted

This instrument was acknowledged before me this 5th day of September, 1997, by Donald James DeWolfe. I certify that I know or have satisfactory evidence that Donald James DeWolfe is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



ESTATE EXCISE TAX  
19023

SEP 12 1997

EXEMPT

Notary Public for G. Martin

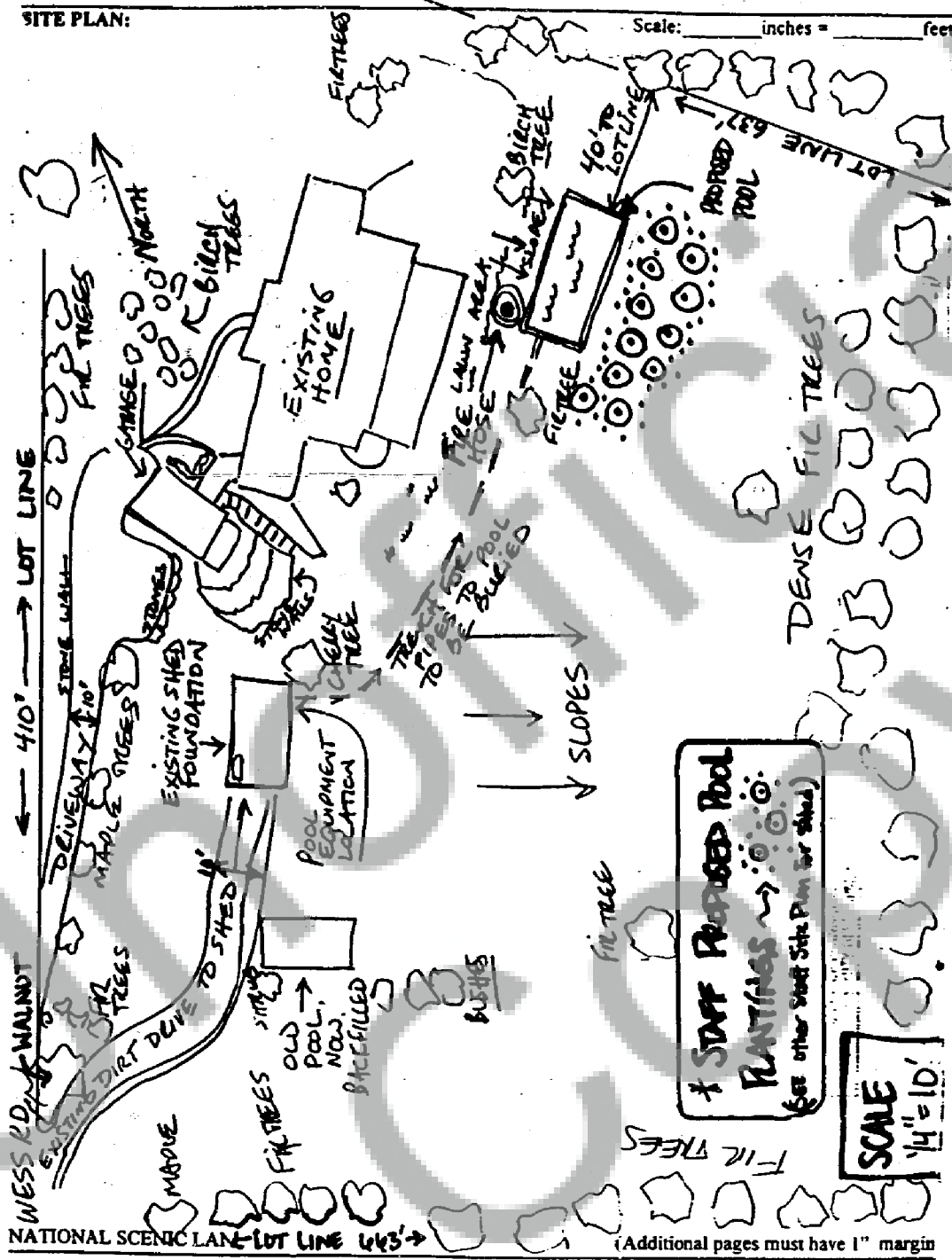
My commission expires 12-31-99

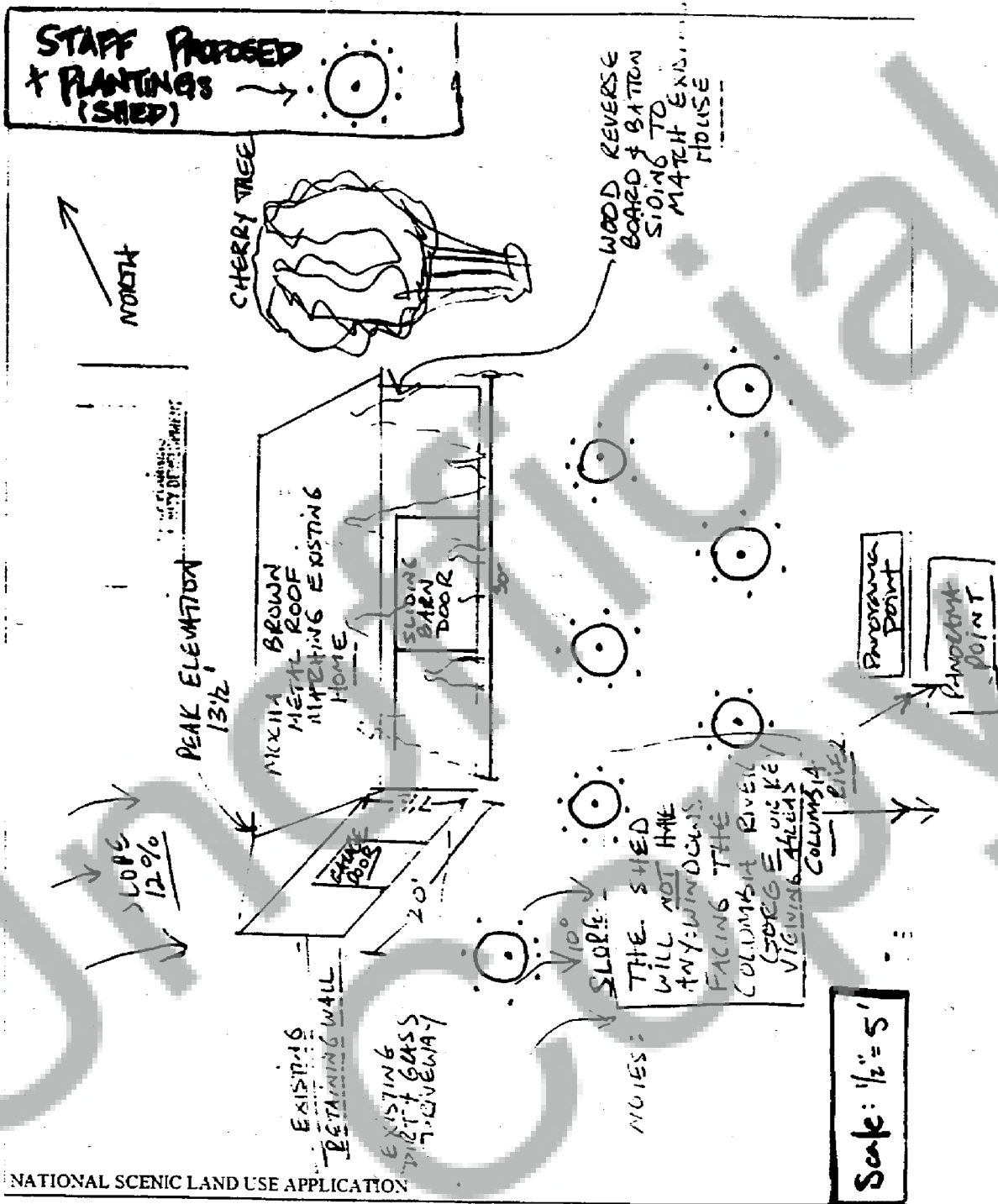
SKAMANIA COUNTY TREASURER



SITE PLAN:

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet



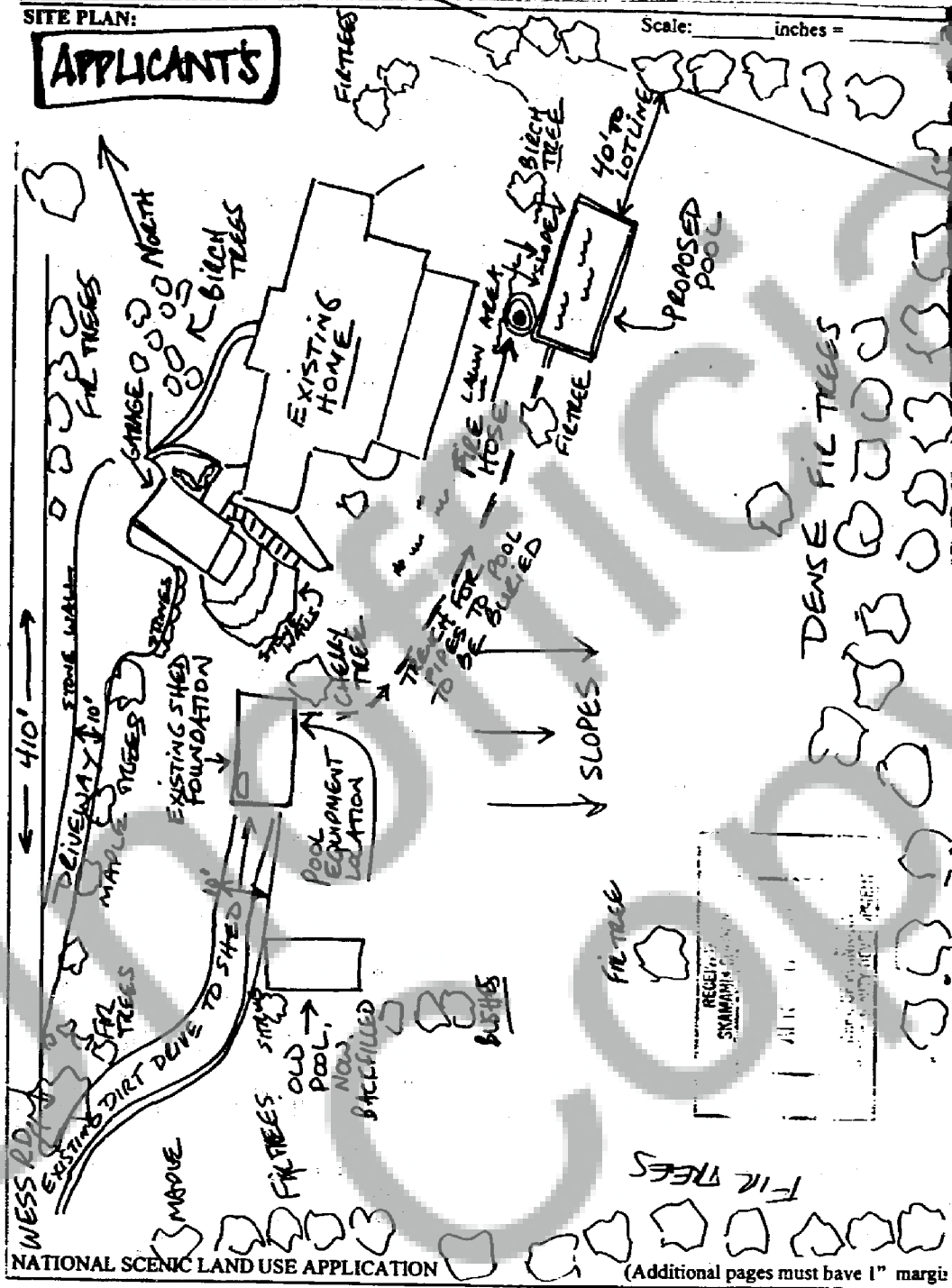




SITE PLAN:

APPLICANT'S

Scale: inches =



NATIONAL SCENIC LAND USE APPLICATION

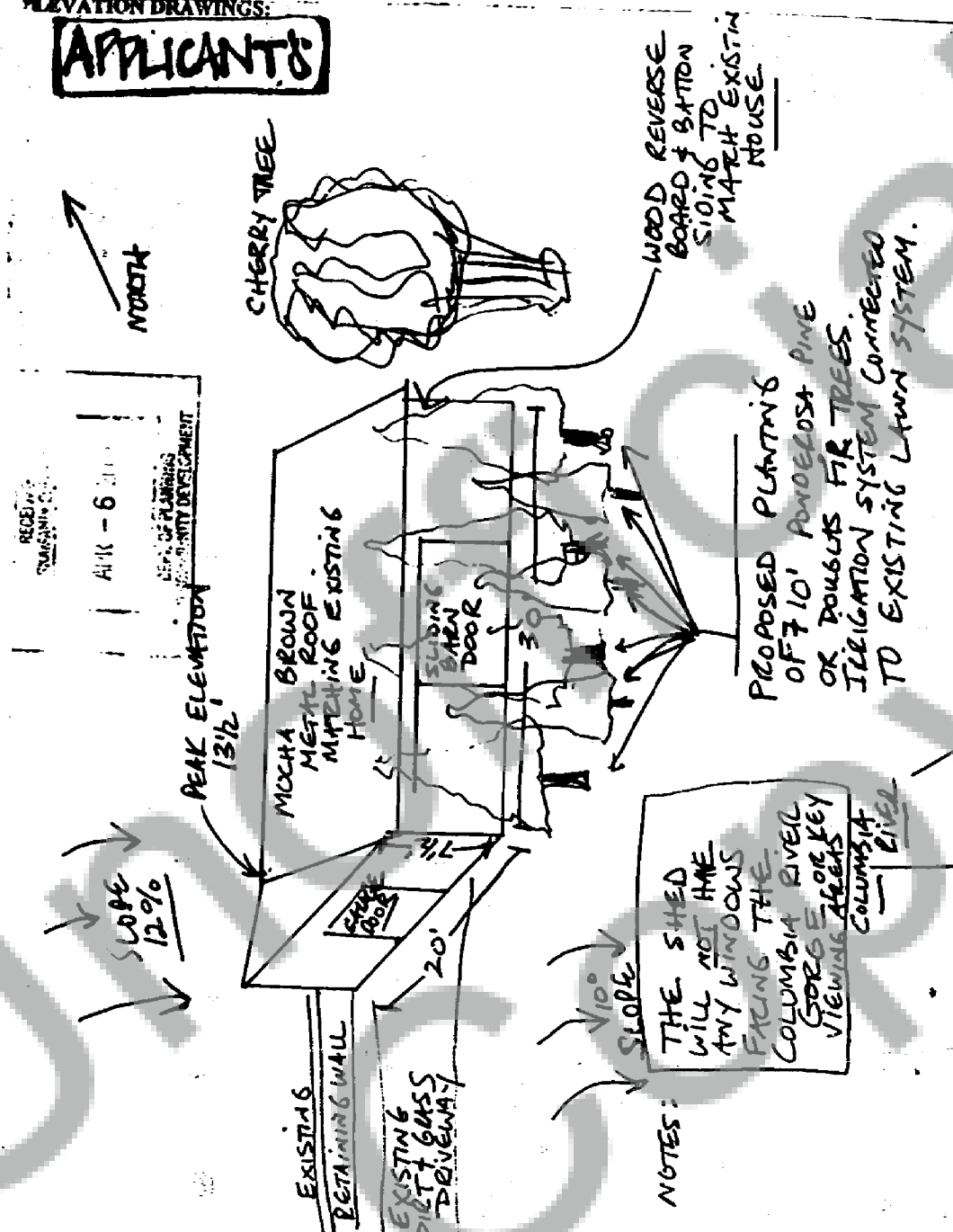
(Additional pages must have 1" margin)

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ELEVATION DRAWINGS:

**APPLICANT'S**



NATIONAL SCENIC LAND USE APPLICATION

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