

141402

Return Address: Robert Sheffield  
2211 Kueffler Road  
Skamania, WA 98648

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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Hana Sheffield*  
JUN 14 3 07 PM '01  
*GARY M. OLSON*  
AUCTION  
GARY M. OLSON

Skamania County  
Department of Planning and  
Community Development

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

Director's Decision

APPLICANT: Robert Sheffield

FILE NO.: NSA-00-36

PROJECT: Re-roof an existing goat shed and an existing garage, add two dormers to garage roof.

LOCATION: 2211 Kueffler Road in Skamania; Section 23 of T2N, R6E, W.M. and identified as Skamania County Tax lot #2-6-23-20-100.

LEGAL DESCRIPTION: See page 5.

ZONING: Special Management Area-Forest (F).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Robert Sheffield, 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 from compliance with all other applicable local, state, and federal laws.

Reviewed by \_\_\_\_\_  
Reviewed by \_\_\_\_\_  
Reviewed by \_\_\_\_\_  
Reviewed by \_\_\_\_\_  
Reviewed by \_\_\_\_\_

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**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) The garage shall not be converted into a separate dwelling, containing a kitchen/cooking area, nor be rented out or sub-leased separate from the existing dwelling.
- 3) Only materials with low reflectivity and a dark earth-tone color shall be used. Color and building material samples shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 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) For screening purposes, the applicant shall retain and maintain in a healthy condition all existing trees to the south of the development location. Dead or dying trees shall be replaced in kind and place.
- 6) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection by the Planning Department as there are not any special conditions that would require additional time to achieve compliance. The applicant shall also contact the Building Department in order to arrange for the Planning Department to conduct our final inspection. Staff shall conduct a final inspection site visit within three business days.
- 7) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 8) Setbacks (including roof eaves, decks, porches) for all structures shall be as stated on the attached site plan. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 9) Front yard setbacks shall be fifteen feet from the front lot line or forty-five 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. All structures, including eaves, overhangs and decks, shall meet these setback requirements.



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- 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 2 day of January, 2001, at Stevenson, Washington.

  
Mark J. Mazza, Acting 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 January 22, 2001. 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

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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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A tract of land in Section 22 and 23, Township 2 North, Range 6 East of the W.M., described as follows:

Tract No. 11 of COLUMBIA RIVER ESTATES as more particularly shown on a survey thereof recorded at Page 364 of Book "J" of Miscellaneous records under Auditor's File No. 75656, records of Skamania County, Washington; said real property being a portion of the Northeast Quarter of the Northeast Quarter of Section 22, and the Northwest Quarter of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the W.M.

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JUL - 3 2000

**SITE PLAN:**

DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT

Scale: 1" = 30 feet NOT TO SCALE

NORTH  
WEST EAST  
SOUTH

SHED

ROAD

REDOOF

REDOOF

DRIVE WAY

HOUSE SHAKE SIDE

HOUSE SIDE

DECK

SEPTIC

YARD

GARDEN

ORCHARD

BLUE BERRIES

ALDER FIR MAPLE

ALDER FIR

ALDER MAPLE

ALDER MAPLE CHERRY

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.



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