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BOOK 212 PAGE 276

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Kielpinski & Woodrich*

JUL 11 4 44 PM '01

*P. Olson*  
AUDITOR  
GARY M. OLSON

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich  
P.O. Box 510  
Stevenson WA 98648  
(509) 427-5665

Document Title(s) or transactions contained therein:

1. Director's Decision, Skamania County Department of Planning and Community Development.

Grantor(s): [Last name first, then first name and initials]

1. N/A *GOZDOWSKI, JAMES*

☐ Additional names on page \_\_\_\_\_ of document

Grantee(s): [Last name first, then first name and initials]

1. N/A *SKAMANIA COUNTY*

☐ Additional names on page \_\_\_\_\_ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/A/A]

Tax Lot No. 03-10-20-34-1100, Lot 13 of Scenic Heights No. 1, According to the Official Plat thereof on file and of record at page 133 of Book A of Plats.

☒ Complete legal description is on page 4 of document (*Letter Amendment*)

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Declaration of Restrictive Covenants Book 197, Page 223

Notice of Final Order on Appeal of the Director's File NSA 98-88 Book 197 Page 227

☐ Additional numbers on page \_\_\_\_\_ of document

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

3-10-20-34-1100

☐ Property Tax Parcel ID is not yet assigned

*Sup. Clerk*  
*Indexed by*  
*Initialed*  
*Signed*  
*Dated*

Return Address: James Gozdowski  
950 Highway 141  
White Salmon, WA 98672

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

Skamania County Courthouse Annex  
Post Office Box 799  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4839

**Director's Decision**

**APPLICANT:** James Gozdowski  
**FILE NO.:** NSA-98-88  
**PROJECT:** Single-family residence and garage  
**LOCATION:** South of Scenic Heights Road off of Cook-Underwood Road, in Underwood;  
Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-  
10-20-34-1100.  
**ZONING:** General Management Area, Residential (R-5)  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff  
Report, the application by James Gozdowski, 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) The proposed house shall not exceed 28 feet in height from the top of the footer at existing grade.
- 3) The proposed house shall be sited 30 feet north of Tree # 29.
- 4) The garage shall not exceed the footprint shown on the site plan nor exceed the 18-20 foot height shown on the elevation drawings submitted by the applicant.
- 5) Front yard setbacks shall be a minimum of 15 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 a minimum of five feet and rear yard setbacks shall be a minimum of 15 feet.
- 6) The exterior of all proposed buildings shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements. Color samples must also include colors proposed for the doors, window frames, gutters and roof.
- 7) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 8) Prior to the issuance of any building permits, the applicant shall indicate in writing whether or not grading will exceed 100 cubic yards. If grading will exceed 100 cubic yards, a grading plan shall be submitted prior to the issuance of a building permit ( see Staff Report for details on the grading plan criteria). No structural improvements for the house, including the framing of footers/pads shall occur until the Department approves, if necessary, the submitted grading plan.
- 9) Prior to issuance of any building permits the approved building sites shall be staked. The applicants shall notify the Planning Department who shall be given 3 business days notice to complete a site visit and verify the home and garage have been sited appropriately. No structural improvements for

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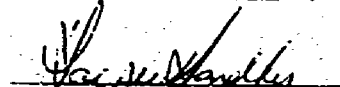
the house, including the framing of footers/pads shall occur until the Department approves the siting.

- 10) All trees proposed for removal shall be allowed in addition to the removal of trees # 15, 23, and 24 and the trees labeled # 17-20, as site development requires their removal. All other existing trees shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species at the same location.
- 11) The applicant may remove the scotch broom, hazel and blackberry south of the proposed home site, however, as stated in Condition # 10 above, all existing trees (Big leaf maple and Douglas fir) shall be maintained.
- 12) No existing or planted trees shall be pruned/limbed at any time.
- 13) All trees proposed by the applicant and required by this Decision to be planted shall be Douglas fir trees for winter screening due to the visibility of the subject parcel.
- 14) A continuous row of screening trees shall be planted south of the proposed home along the entire length of the property. These trees shall be no further than 30 feet south of the home site and be six feet tall at the time of planting (not including the root wad). These trees shall be planted at 12 foot centers and may be staggered to create a more natural appearance. Existing trees within 30 feet of the home site may be used in the planting sequence.
- 15) The septic drainfield shall be located in a manner that allows all of the above required trees to be planted as specified above. If, due to the required screening trees, it appears unfeasible to both maintain screening trees and the septic system, the drainfield should be located north of the proposed development.
- 16) Prior to issuance of an occupancy permit, the Department shall conduct a follow-up site visit to ensure compliance with all of the above requirements.
- 17) 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.



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Dated and Signed this 1<sup>st</sup> day of March, 1999, 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 3-31-99. Notice of Appeal forms are available at the Department Office.

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

