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BOOK 213 PAGE 713

Return Address: Tyler Barnes
1344 Lincoln Avenue
Hood River, OR 97031

FILED FOR RECORD
SKAMANIA CO. WASH
BY Tyler Barnes

AUG 21 12 01 PM '01

Glasry
AUDITOR
GARY H. 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

Reviewed	_____
Reviewed	_____
Reviewed	_____
Reviewed	_____
Reviewed	_____

Director's Decision

APPLICANT: Tyler Barnes

FILE NO.: NSA-00-50

PROJECT: Single-family residence with detached garage.

LOCATION: Lot 7 of the Townsite of Underwood; Section 23, T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-23-2-413.

LEGAL DESCRIPTION: Lot 7 of Townsite of Underwood, Book 177/Page 916.

ZONING: General Management Area, Residential (R-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Tyler Barnes, 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.

Skamania County Planning and Community Development
File: NSA-00-50 (Barnes) Director's Decision
Page 2

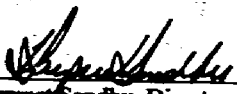
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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 development shall proceed according to the site plans in the wildlife management plan.
- 2) All conditions of the wildlife management plan shall be strictly adhered to.
- 3) The wildlife management plan shall be recorded, along with this Decision, in the Skamania County Auditor's office.
- 4) Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 5) Prior to issuance of a building permit, color samples shall be submitted to verify compatibility with the setting.
- 6) 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 6 day of April, 2001, 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 April 24, 2007. Notice of Appeal forms are available at the Department Office.

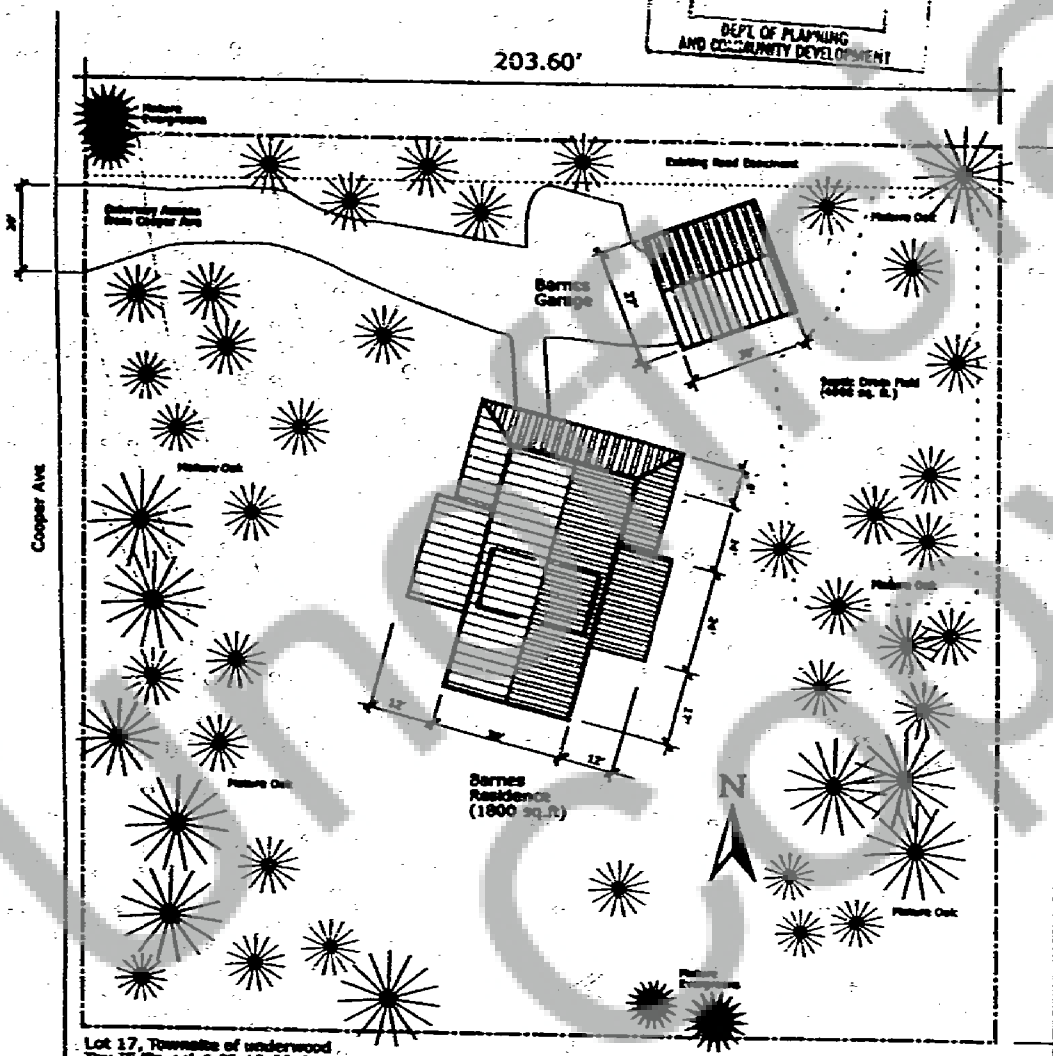
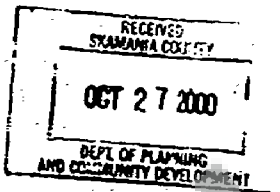
A copy of the Decision was sent to the following:

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

BOOK 213 PAGE 716



Lot 17, Townsite of Underwood
Tax ID/Parcel # 03-10-23-2-0-0413-00

We expect that septic system and foundation excavation plus driveway access WILL require us to move more than 100 cubic yards of soil.

BARNES RESIDENCE

LOT 17, TOWNSITE OF UNDERWOOD : TAX ID# 03-10-23-2-0-0413-00

SITE PLAN
REVISED

OCT 27, 2000

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BARNES RESIDENCE
WILDLIFE MANAGEMENT PLAN

Lot 7, Townsite of Underwood
Tax ID/Parcel # 03-10-23-2-0-0413-00
NSA-00-50

Barnes Contact Info:
1344 Lincoln Avenue
Hood River, OR 97031
Tel: 541/387-4550

BARNES RESIDENCE

EXISTING, UNIMPROVED, 1 ACRE LOT

This 1-acre parcel is located on the north east corner at the intersection of Cooper Avenue and Sooter Road, in Underwood, Washington. It is adjacent to several other single family residences with similar, existing development (i.e. residences with detached garage).

The unimproved property is populated primarily with Oak Trees with the exception of four conifer trees including 3 Pine and 1 Doug Fir as indicated on the site map (Page A-2).

LANDSCAPE FEATURES / PAGE A-2



Primary Oaks
(trunk larger than 36" in circumference)



Secondary Oaks
(trunk from 16" to 35" in circumference)



Tertiary Oaks
(trunk less than 16" in circumference)



Mature Conifers
(trunk diameter unspecified)

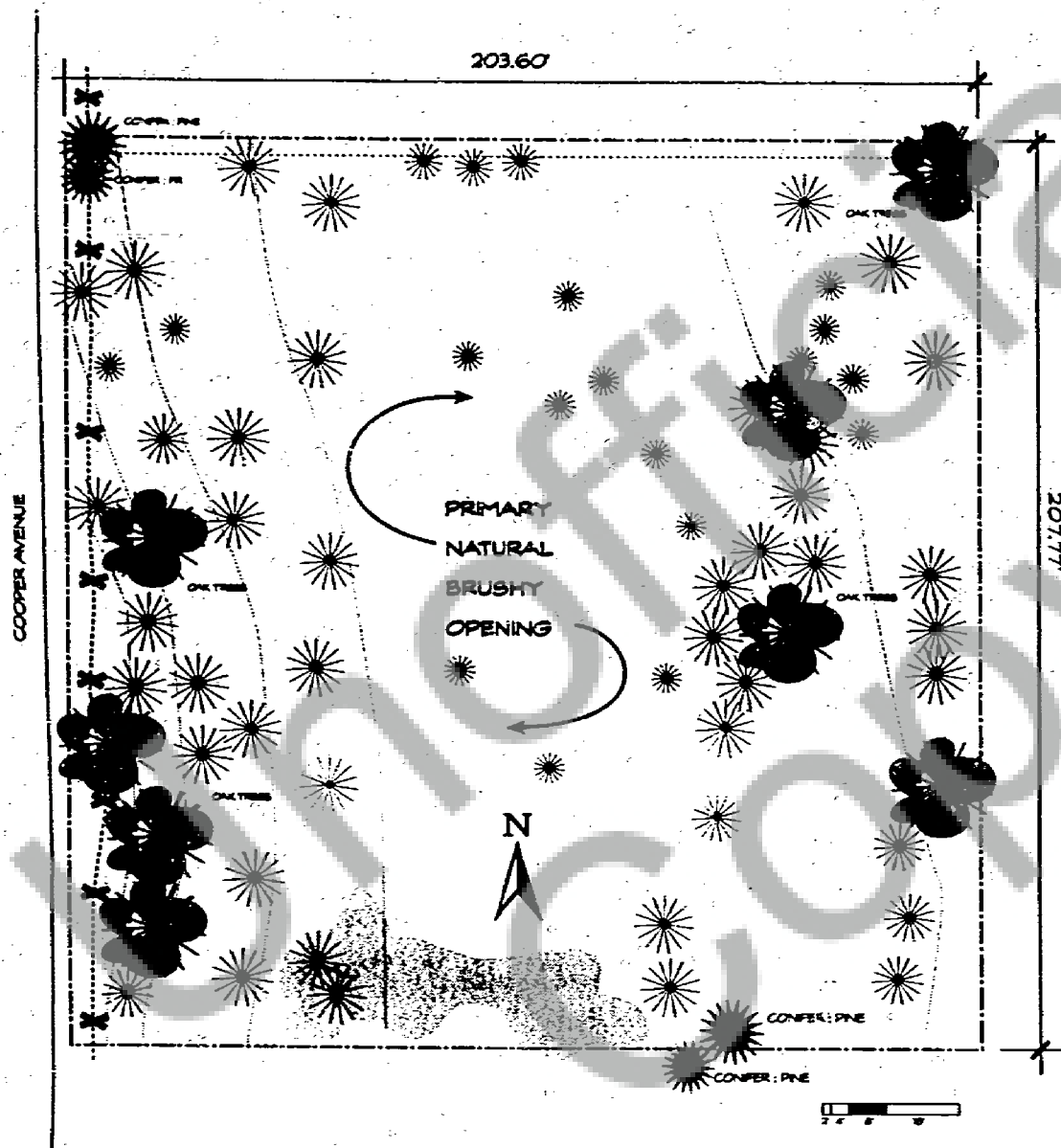


Existing Barbed Wire Fence

EXISTING, UNIMPROVED, 1 ACRE PARCEL

Lot 7, Townsite of Underwood, Tax ID/Parcel # 03-10-23-2-0-0413-00, NSA-00-50

A-1



EXISTING, UNIMPROVED, 1 ACRE PARCEL

Lot 7, Townsite of Underwood, Tax ID Parcel # 03-10-23-2-0-0413-00, NSA-00-50

A-2

BARNES RESIDENCE

PROPOSED IMPROVEMENTS STRUCTURES, SEPTIC SYSTEM, DRIVEWAY

Proposed development on this 1-acre parcel includes a residence with an overall site footprint of roughly 1,680 ft², detached garage with an overall site footprint of roughly 768 ft², and a septic system large enough to accommodate the requirements of the residence and garage, which has been approved for the current location per Southwest Washington Health District ID# 00-71.

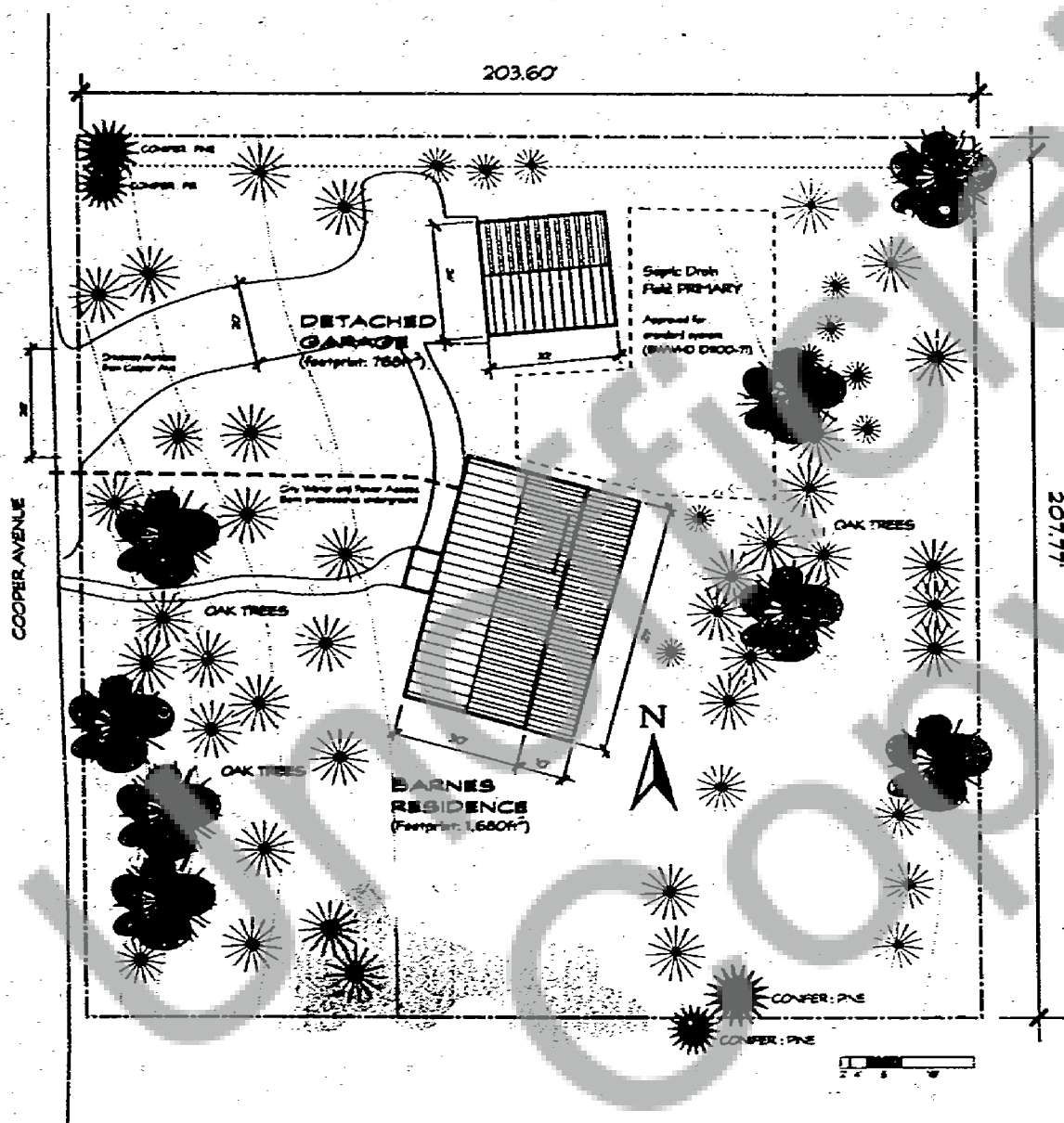
A gravel driveway with access off of Cooper Avenue and foot paths from garage to house and house to road as well as additional pathways for egress around the residence are noted on page B-2.

All structures will be contained within the naturally less wooded portions of the parcel which run primarily North to South dissecting the middle of the parcel. The primary structure (the residence) will be situated in the natural brushy opening located near the center of the lot, as outlined in Item #2, Page C-1 and as indicated on the Site Map on Page B-2.

PROPOSED IMPROVEMENTS

Lot 7, Townsite of Underwood, Tax ID/Parcel # 03-10-23-2-0-0413-00, NSA-00-50

B-1



PROPOSED IMPROVEMENTS

Lot 7, Townsite of Underwood, Tax ID/Parcel # 03-10-23-2-0-0413-00, NSA-00-50

B-2

BARNES RESIDENCE POST DEVELOPMENT ENHANCEMENTS

SPECIFIC WILDLIFE MANAGEMENT PLAN

ITEM #1. Our management plan for the building site will minimize the impacts to the forest community by retaining the "primary" oaks with trunk circumferences of 36" or more, removal of less than 12 "secondary" oaks with trunk circumferences between 15" and 36", and removal of "tertiary" oaks with trunk circumferences less than 15" as necessary for access and buildings. All mature conifer trees will be retained, while small conifer trees in the immediate building site will be transplanted, where possible, to appropriate locations on the lot. While removal of some "secondary" oaks will reduce canopy connectivity, the canopy will be virtually left unchanged. As well we will retain standing snags and will relocate any downed trees to appropriate locations on the lot, retaining a more natural habitat for wildlife.

ITEM #2. The total square footage of building impacts and land clearing will be minimized by keeping vegetation removal to a minimum facilitated by the natural openings running North to South on the parcel with the primary building site located in the natural brushy opening located approximately in the center of the parcel, which is populated primarily with "tertiary" oaks and underbrush. The perimeter of the parcel will remain virtually unchanged maintaining natural habitat for wildlife.

ITEM #3. Enhancements to the western gray squirrel habitat that remains following development will be undertaken including enhancements that focus on improving squirrel habitat. Continuity of habitat with regards to the forest canopy and the planting and transplanting of ponderosa pine in any available openings will be undertaken. We will improve foraging opportunities by planting and transplanting Oregon white oak and hazelnut trees.

ITEM #4. Enhancements to the blacktail deer winter-range habitat prior to and following development will be undertaken as well. These enhancements will focus on improving foraging opportunities available on the parcel by planting and transplanting 6 to 10 of the following known blacktail deer food sources: red and blue elderberry, snowberry, redstem ceanothus, serviceberry, oceanspray and/or trailing blackberry. The septic system drain field will be replanted with grass and white clover in a 50/50 mix vegetation that will not interfere with the operability of the system and simultaneously provide food for wildlife.

ITEM #5. Fencing established on the parcel will meet the specifications outlined in the Columbia River Gorge National Scenic Area Ordinance and the existing, dilapidated barbed-wire fence that runs along the western edge of the parcel will be removed.

ITEM #6. The detailed Site Plans provided illustrate each of the above components of the wildlife management plan. The Site Plan include the locations of significant existing features including property lines, large conifer trees, stands of larger oaks, the existing dilapidated barbed wire fence, as well as proposed features including the house, driveway, detached garage, and foot paths. Additionally, the Site Plan on Page C-2 shows the locations of proposed plantings that will mitigate development.

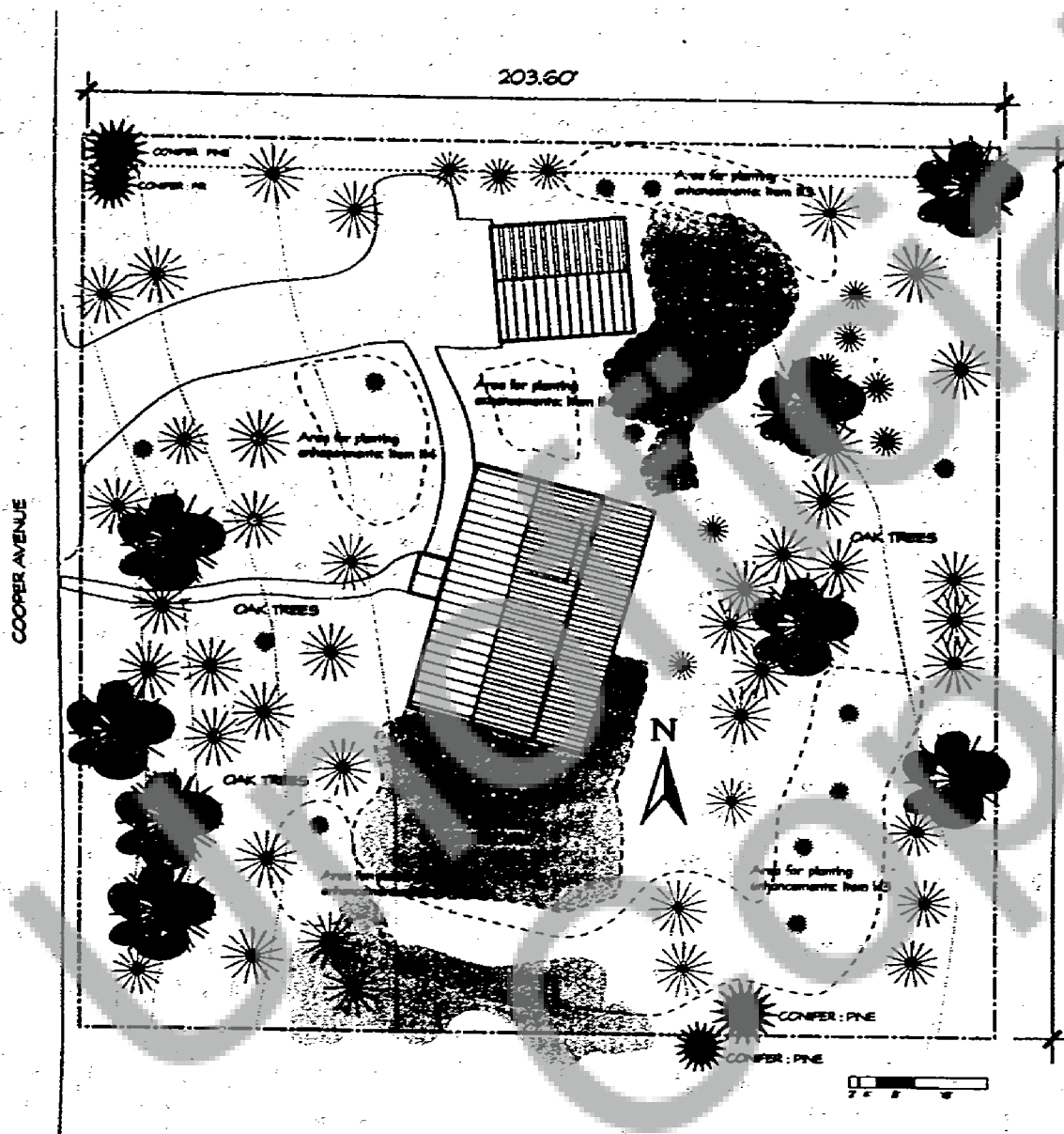
ITEM #7. Domestic livestock will NOT be raised on this parcel.

ITEM #8. Plants established as wildlife enhancements will be watered and cared for a minimum of 3 years by the property owner to assure establishment and perpetuate value to wildlife.

POST DEVELOPMENT ENHANCEMENTS

Lot 7, Townsite of Underwood, Tax ID/Parcel # 03-10-23-2-0-0413-00, NSA-00-50

C-1



POST DEVELOPMENT ENHANCEMENTS

Lot 7, Townsite of Underwood, Tax ID/Parcel # 03-10-23-2-0-0413-00, NSA-00-50

C-2