

142186

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White Salmon, WA 98672

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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Charles Regas*

AUG 30 2 56 PM '01  
*Gary M. Olson*  
AUDITOR  
GARY M. OLSON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Saverson, Washington 98648  
509 427-9456 FAX 509 427-8288

Proposed	<input checked="" type="checkbox"/>
Revised	<input type="checkbox"/>
Reviewed	<input type="checkbox"/>
Final	<input type="checkbox"/>
Filed	<input type="checkbox"/>

Director's Decision

**APPLICANT:** Frank Reichel

**FILE NO.:** NSA-00-29

**PROJECT:** Add a deck to an existing house, and construct a detached, two car garage.

**LOCATION:** 9292 Cook-Underwood Road in Underwood, Section 19 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot #3-10-19-801.

**LEGAL DESCRIPTION:** See page five.

**ZONING:** General Management Area, Large-Scale Agriculture (AG-1) and Open Space.

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Frank Reichel, 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).

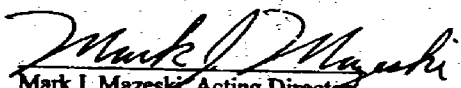
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Prior to issuance of a building permit, the applicant shall notify the Planning Department 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.
- 3) Prior to issuance of a building permit, the applicant shall apply for a County Road Approach Permit from the Public Works Department for the driveway.
- 4) The proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. The applicant shall be required to submit color samples to the department prior to issuance of a building permit to verify consistency with the above criterion.
- 5) 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.
- 6) All existing vegetation shall be retained except that which is necessary for site development or safety purposes.
- 7) The applicant shall re-vegetate, with native vegetation, all cut banks and fill slopes.
- 8) The existing garage shall be removed and the area underneath shall be re-vegetated with native vegetation.
- 9) The Eastern and Western most driveways shall be decommissioned and re-vegetated with native vegetation.
- 10) The row of existing trees along Cook-Underwood Road shall be continued across the entrance to the Eastern driveway which is to be decommissioned. The new trees to be planted shall match the existing trees in kind and spacing, as well as be six feet in height not counting root wad.



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- 11) All of the above conditions shall be met prior to the completion of this project.
- 12) In the past the Planning Department has received several complaints about the existing house on the subject parcel being used as a duplex. The subject dwelling is not to be used as a duplex.
- 13) 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 20<sup>th</sup> day of November, 2000, at Stevenson, Washington.

  
Mark J. Mazeski, 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.

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**APPEALS**

The decision of the Director shall be final unless a written Notice of Appeal is 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 Dec 4, 2000. 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

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All that portion of Lot 12, and the East Half of Lot 11, SEELY'S SUBDIVISION of the Southwest Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, which lies Southerly of the South right of way line of the Cook-Underwood County Road, as conveyed to Skamania County by deed recorded April 2, 1975, in Book 68, page 620, Skamania County Deed Records.

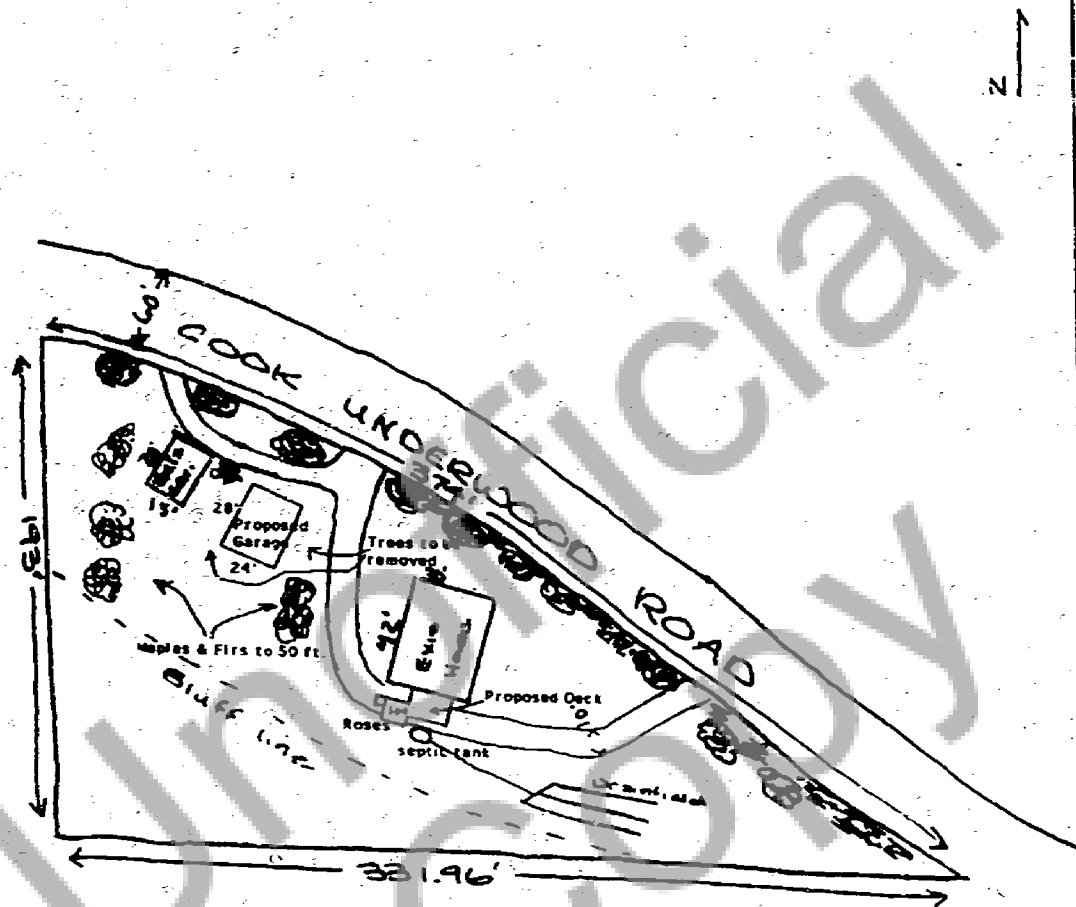
SUBJECT TO easements, declarations, restrictions, reservations, exceptions, covenants, conditions, agreements, slope rights and other matters of record; encroachments or questions of location, boundary or slope.

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**SITE PLAN:**

Scale: 1 inches = 60 feet



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.