

148308

BOOK 240 PAGE 378

Return Address: Randy Franks
141 North State Street # 129
Lake Oswego, OR 97034

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY *Randy Franks*

Apr 11 3 32 PM '03

Q. Lavy
J. MICHAEL STEVENSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

Prepared	/
Reviewed By	/
Approved	/
Filed	/

APPLICANT: Randy Franks

FILE NO.: NSA-99-02

PROJECT: Single-family residence in conjunction with an agricultural operation

LOCATION: Northeast Corner of Cook-Underwood and Asplund Roads, north of Cook-Underwood Road, in Underwood; Section 19 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-19-703. *SEE PAGE 5 FOR LEGAL DESCRIPTION.*

ZONING: General Management Area, Large-Scale Agriculture (Ag-1).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Randy Franks, 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 the issuance of a building permit for the proposed residence, the applicant shall have planted at least 2 acres of Echinacea (as shown on the submitted Exhibits attached to Staff Report) in order to meet the income test. Furthermore, staff shall complete a site visit to determine whether the 2 acres have been planted on the subject property.
- 3) A 100 foot buffer shall be established from the pasture land to the east of the proposed home site or a 15 foot vegetative barrier shall be retained to buffer the proposed home from pasture land to the east.
- 4) Tree removal shall be limited to home site preparation which includes the building pad, well and water line, septic, septic drainfield and electric lines. Damaged or dying trees shall be replaced with the same species of trees and in approximately the same place. Any additional trees may be planted as noted on the landscaping plan and narrative as long as the above condition is met.
- 5) At least half of the trees planted for screening purposes, especially trees within Planting Area B and C, shall be species native to the setting or commonly found in the area. These trees include fruit trees, maple trees and black locust trees. These trees shall be six feet tall when planted (excluding root wad) and shall be planted on 12 foot centers. Trees may be staggered to create a more natural appearance and existing trees may be used in the planting sequence.
- 6) At least one-quarter of any trees planted for screening purposes, specifically trees within Planting Areas B and C, shall be coniferous to provide winter screening. These trees shall be six feet tall when planted (excluding root wad) and shall be planted on 12 foot centers. Trees may be staggered to create a more natural appearance and existing trees may be used in the planting sequence.
- 7) Planting Area B (see attached site plan and narrative) shall be planted prior to issuance of an occupancy permit for the residence.
- 8) Front yard setbacks shall be approximately 650 feet from Cook-Underwood Road and approximately 300 feet from Asplund Road. The home shall be located approximately 850 feet

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south of the northern property line. The final home location shall be within 100 feet of the stated setbacks. These setbacks shall apply for the lot lines that do not have agricultural buffers in place.

- 9) All structures shall be finished in nonreflective materials of dark, earth-tone colors, including siding, roof, doors, gutters and window trim. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.
- 10) 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.
- 11) If grading will exceed 100 cubic yards, the applicant shall be required to submit a grading plan that complies with the above criteria.
- 12) All conditions relating to visual subordination shall be complied with prior to issuance of occupancy for the residence.
- 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 21st day of May, 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.

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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 10-11-99. 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

138206

BOOK 199 PAGE 475

FILED
35
Randy & Dianne Franks

MAY 24 1997 PM 1:00

Q. Lawry

FILED

BOOK 240 PAGE 382

AFTER RECORDING MAIL TO:

Name Randy & Dianne Franks
Address 41 N. State St. PMB #129
City/State Lake Oswego, Or. 97034

Quit Claim Deed

THE GRANTOR

Randy Franks

for and in consideration of

Love & Affection

conveys and quit claims to

Randy Franks - Dianne Franks

the following described real estate, situated in the County of _____ State of Washington,
together with all after acquired title of the grantor(s) therein:

Lot 4 of Crego-fest, short plat book 3/page 74



REAL ESTATE EXCISE TAX

20854

MAY 24 2000

PAID exempt

Gary H. Martin, Assessor
SKAMANIA COUNTY TREASURER

Page no. 1
Recorded in 7
Book 7
Date 5-24-00
Filed PM

Assessor's Property Tax Parcel/Account Number(s): 3-10-19-703

Date 05/24/00 : 19

Gary H. Martin, Skamania County Assessor

Date 5-24-00 Parcel # 3-10-19-703

Randy Franks
(Individual)
(if individual)








By _____

By _____

LPB-12 (11/96)

SITE PLAN:

MAP LEGEND

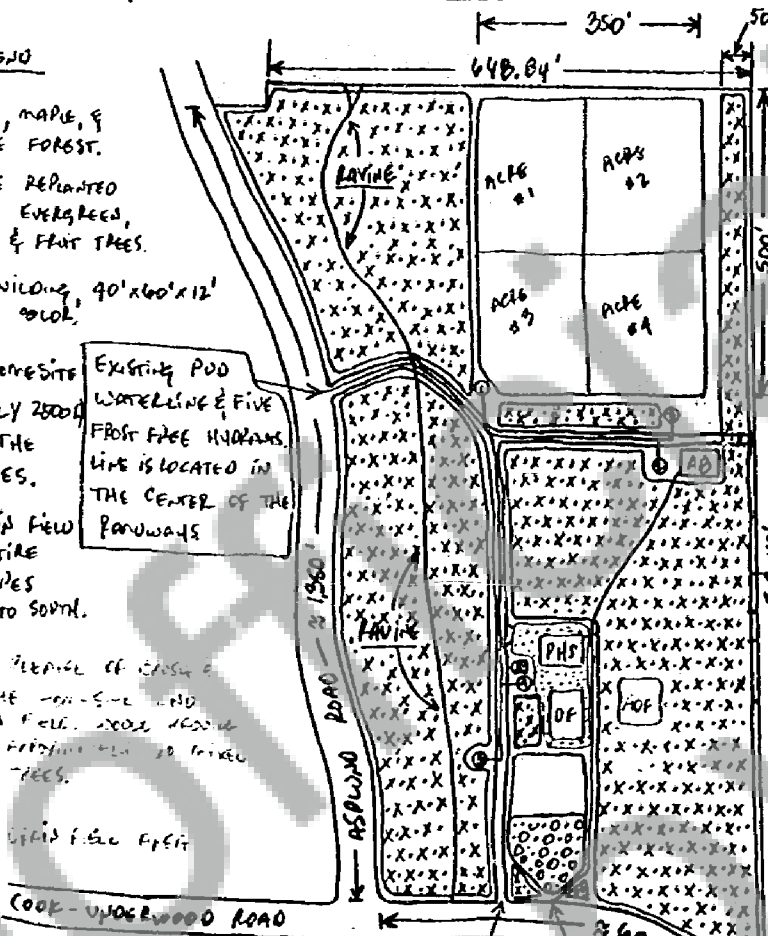
-  - DOUGLAS FIR, MAPLE, & MIXED TREE FOREST.
-  - AREA TO BE REPLANTED WITH MIXED EVERGREENS, ORNAMENTAL, & FRUIT TREES.
-  - AGRICULTURAL BUILDING, 40'x60'x12' DARK GREEN COLOR.
-  - PROPOSED HOME SITE APPROXIMATELY 2500'. HOME IS IN THE DESIGN STAGES.
-  - SEPTIC & DRAIN FIELD LOCATION. ENTIRE PROPERTY SLOPES FROM NORTH TO SOUTH.
-  - AREA TO BE CLEARED OF BRUSH & TREES FOR THE HOME SITE AND SEPTIC DRAIN FIELD. 2000' ACROSS. REMOVAL OF FRUITING TREES TO INCLUDE FIR & MAPLE TREES.
-  - ALTERNATIVE LAND USE AREA

EXISTING POD WATERLINE & FIVE FOOT FREE HYDRANTS. LINE IS LOCATED IN THE CENTER OF THE ROWWAYS

EXISTING DRIVEWAY & ROWS. ALL ARE APPROXIMATELY 8' WIDE

PROPOSED 3 POD ELECTRICAL LINES, SERVICE TO HOME & AGRICULTURAL BLDG. ALL LINES ARE TO BE BOXED

Scale: 1" inches = 200' feet



NATIONAL SCENIC AREA LAND USE APPLICATION