



Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
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Stevenson, Washington 98648  
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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Mark Stonick*

MAR 27 2 10 PM '96

*D. Johnson*  
AUDITOR  
GARY M. OLSON

124886

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Director's Decision

RECORDER'S NOTE:  
NOT AN ORIGINAL DOCUMENT

**APPLICANT:** Mark Stonick

**FILE NO.:** NSA-95-100

**PROJECT:** 2200 square foot home with garage, 8'x12' shed, 8'x12' playhouse, and 18'x50' pole building

**LOCATION:** Near mile post 1.0 Riverside Drive, in Washougal, in Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-11-B-100 and 200.

**ZONING:** Residential (R-10).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Mark Stonick, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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) The issuance of a building permit shall be contingent on the proposed boundary line adjustment being completed.
- 2) 10 screening trees shall be planted in an interspersed pattern on the south side of the home site. The trees shall be six feet tall at the time of planting.

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Indirect ☒  
Filmed ☐  
Mailed ☐

- 3) All trees, except that which is necessary for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place. Brush may be removed as long as it is not reduced to the point of rendering the house visible from key viewing areas.
- 4) At least half of the trees planted for screening purposes shall be native.
- 5) All ten trees planted for screening purposes shall be conifers.
- 6) All development activity shall take place outside of the stream buffer, which is 100 feet from the ordinary high water mark.
- 7) The home shall not exceed 25 feet in height above average grade.
- 8) The earth berm east and west of the existing cement pad shall be retained including those near the road. Also, the side walls of the 18'x50 pole building shall be designed as retaining walls, and the dirt shall be backfilled against the walls. The side/retaining walls should have sufficient height to generally maintain the existing topography.
- 9) All structures shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 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) All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 12) All structures shall be setback 15 feet from the front lot line or 45 feet from the centerline of the private or public road, whichever is greater; 15 feet from the rear lot line; and 5 feet from the side lot lines.
- 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.

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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this \_\_\_\_ day of March 1996, 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 the 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 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 780, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property  
Skamania County Building Department  
Skamania County Assessor's Office

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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

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