



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

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Roger Erickson*

APR 17 9 03 AM '96

P. Lavery
AUDITOR

GARY M. OLSON

BOOK 156 PAGE 607

125039

Director's Decision

APPLICANT: Louis and Eileen Jansky

FILE NO.: NSA-95-106

PROJECT: Construction of a 700 square foot addition on the side of an existing dwelling.

LOCATION: Located on Skamania Landing Road, in Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-35-23-600.

ZONING: Residential (R-10)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Louis and Eileen Jansky, 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).

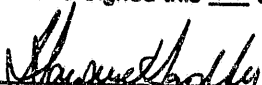
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The building footer for the addition shall be no closer to the top of the existing bank/bluff than 12 feet. No decking or impermeable ground covering surfaces, such as a concrete patio, shall be placed south of the structure.

If a deck or patio is desired on the south side of the addition then the addition shall

Registered
Indexed, Dir
Indirect
Filmed
Mailed

- be set back far enough from the edge of the existing bank/bluff so that the dock or patio will be more than 12 feet from the edge of the top of the existing bank/bluff.
- 3) The addition shall be finished in nonreflective materials of dark earth-tone colors, including doors (the current color of the existing home is acceptable). In order to verify consistency, the applicant shall submit color samples to the Department prior to issuance of a building permit, unless the applicant chooses to paint the addition the same color as the existing home.
 - 4) All new 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.
 - 5) All existing vegetation south of the home and addition, including trees and bank vegetation, shall be retained and maintained in a healthy condition.
 - 6) At least two shrubs with a minimum height of four feet shall be planted south of the addition. The shrubs shall be native and coniferous.
 - 7) 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 8th day of April, 1996, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

BOOK 156 PAGE 609

Skamania County Planning and Community Development
File: NSA-85-106 (Jansky) Director's Decision
Page 3

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 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. 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

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