

Skamania County Department of Planning and Community Development

Stemania County Courted the Annex Post Office Box 79() Stevenson, Washington 98:548 509 427-9458 FAX: 509 427-4839

FILED FOR RECORD SKANANIA CO. WASH BY William Richards

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Director's Decision

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APPLICANT:

William Richards

FILE NO .:

NSA-95-99

PROJECT:

Construct 48' x 40' equipment otorage/shop

LOCATION:

Mile post 10.53 on Cook-Underwood Road, in Underwood, in Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-

20-34-500.

ZONING:

Residential (R-5)

DECISION:

Based upon the entire record before the Director, including particularly the Staff Report, the application by William Richards, 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

CONDITIONS OF AFPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, cutlining the conditir is 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 suspessors in interest. SCC §22.06.050(C)(2).

- The building shall be built into the hillside with the north wall of the structure being a retaining wall of at least 7 feet in height. The north wall shall be backfilled to a height of no less than 6 feet.
- The equipment storage/shop shall be setback 75 teet from the edge of the pavement of Cook-Underwood Road.
- The equipment storage/shop shall be finished in non-reflective materials of dark and 3) either natural or earth-tone colors, including doors. Prior to issuance of a building

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This stock submits solar assemble to the Department in order to verify this stock district.

similities the clientest during and sited, hooded and shielded such that bististe from key clawing areas. Shielding and hooding materials shall of mancollection, opeque mass lais.

control between the building site and Cook-Underwood Fload is pascreaning. Existing the cover shell be rateined and maintained than. Board or dying troop, or trees taken out for logging shall be same took on with its trees hat are at least 6 feet tall at the time of

to existing trees between the building site and Cook-Underwood tred to the Flanning Department prior to the issuance of a building many shall show the iness and the distance from at least two

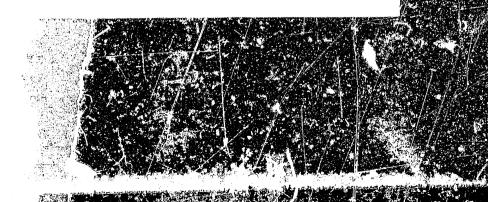
record Prod. The tree's shall be 4 feet in height at the time of according to active species, and at least 4 of the trees planted shall

cadures shall be offected when cultural resources are discovered in activities.

ration. All construction activities within 100 feet of the discovered tree shall ceese. The cultural resources shall remain as found; area is packabled.

The project applicant shall notify the Planning Department and the maketen within 24 hours of the discovery. If the cultural resources the or otherwise associated with Native Americans, the project of also notify the indian tribal governments within 24 hours.

itestications. The Carge Commission shall arrange for the cultural



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Dated and Signed this 18th day of March, 1993, 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.

As per SCC §22.06.050(C)(C), the Cirector's Decision shall be repulsed 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 Yakema Indian Nation Confederated Tribes of the Umatilia Indian Reservation Confederated Tribes of the Warm Springs

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Nez Perce Tribe Columbia Fliver Gorge Commission U.S. Forest Service - NSA Office

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Skamania County BOOK 156 PAGE 663 Department of Planning and Community Development

Skamenia County Courthouse Annex Post Office Box 792 Stevenson, Washington 98648 509 427-9458 FAX: 509 427-4839

March 25, 1996

William Richards P.O. Box 361 Underwood, WA 98651

Re: Amendment to Scenic Area application NSA-95-99

Dear Mr. Richards:

This letter is in response to your request to modify the approved equipment/storage shop substituting an earth berm for the retaining wall. Approval condition #1 required that the north side of the building he built into the hillside with a 7 foot retaining wall to help screen the structure from key viewing areas. The earth berm, if constructed correctly, will accomplish the same purpose. Your request is hereby granted and approved, subject to the following conditions:

- The earth bern shall measure 4 feet in height, 8 feet in width, and shall extend 15 feet beyond the east side of the building and 15 feet beyond the west side of the building or to the driveway.
- 2. The berm shall be replanted with native ground cover.
- 3. 4 of the 8 screening trees shall be placed on the north size of the warm.
- 4. All of the screening trees shall be planted within 15 feet of the pack of the berm.

All other conditions in your original approval are still applicable for the revised structure. If you have any questions, please give me a call at 509-427-9459.

Sincerely,

Ginger Meyers-Davidson

Planner