



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98548
509 427-9458 FAX: 509 427-4339

FILED FOR RECORD
SKAMANIA CO. WASH
BY *William Richards*

APR 18 3 35 PM '96

P. Olson
AUDITOR
GARY M. OLSON

125061

Director's Decision

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APPLICANT: William Richards
FILE NO.: NSA-95-99
PROJECT: Construct 48' x 40' equipment storage/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 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 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.
- 2) The equipment storage/shop shall be setback 75 feet from the edge of the pavement of Cook-Underwood Road.
- 3) The equipment storage/shop shall be finished in non-reflective materials of dark and either natural or earth-tone colors, including doors. Prior to issuance of a building

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The applicant shall submit color samples to the Department in order to verify the coloration.

Equipment shall be checked, disassembled and sited, hooded and shielded such that it is not visible from key viewing areas. Shielding and hooding materials shall be of non-reflective, opaque materials.

A buffer zone between the building site and Cook-Underwood Road is required for screening. Existing tree cover shall be retained and maintained. Dead or dying trees, or trees taken out for logging shall be replaced on the same location with fir trees that are at least 6 feet tall at the time of removal.

A site plan showing the existing trees between the building site and Cook-Underwood Road shall be submitted to the Planning Department prior to the issuance of a building permit. The site plan shall show the trees and the distance from at least two

trees shall be planted on the side of the equipment storage/shed that faces Cook-Underwood Road. The trees shall be 4 feet in height at the time of planting and spaced on 12 foot centers extending in an east/west direction. At least 50% of the trees shall be of native species and at least 4 of the trees planted shall

measures shall be effected when cultural resources are discovered during construction activities.

Construction activities shall cease. All construction activities within 100 feet of the discovered resources shall cease. The cultural resources shall remain as found; removal is prohibited.

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

Evaluations: The Corps Commission shall arrange for the cultural resources evaluation.

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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)(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

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

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Skamania County
Department of Planning and
Community Development

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Skamania County Courthouse Annex
Post Office Box 799
Slevenson, 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 be 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:

1. The earth berm 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 side of the berm.
4. All of the screening trees shall be planted within 15 feet of the back 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 509-427-9458.

Sincerely,


Ginger Meyers-Davidson
Planner