

130859

Return Address: Wally Clauson  
481 Salmon Falls Road  
Washougal, WA 98671

BOOK 174 PAGE 428

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Wally Clauson*

MAR 18 11 30 AM '98  
*D. Johnson*  
AUDITOR  
GARY M. OLSON

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

**APPLICANT:** Wally Clauson

**FILE NO.:** NSA-98-03

**PROJECT:** Replacement and modification to an existing roof

**LOCATION:** 481 Salmon Falls Road in Washougal; Section 3 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-3-3-1100.

**ZONING:** General Management Area, Residential (R-10) and Small Woodland (F-3); the proposed development will occur west of Salmon Falls Road on lands designated Small Woodland.

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Wally Clauson, 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.



Skamania County Planning and Community Development  
File: NSA-98-03 (Clauson) Director's Decision  
Page 2

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 proposed structures shall be finished in non-reflective materials of dark, earth-tone colors. Prior to issuance of a building permit, applicant shall submit color samples with the Department to verify consistency.
- 3) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 4) All existing vegetation screening the proposed development from key viewing areas shall be retained and maintained in a healthy state.
- 5) 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 11th day of March, 1998, at Stevenson, Washington.

Wayne K. Kneller



Skamania County Planning and Community Development  
File: NSA-98-03 (Clauson) Director's Decision  
Page 3

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 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 April 16, 1998. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

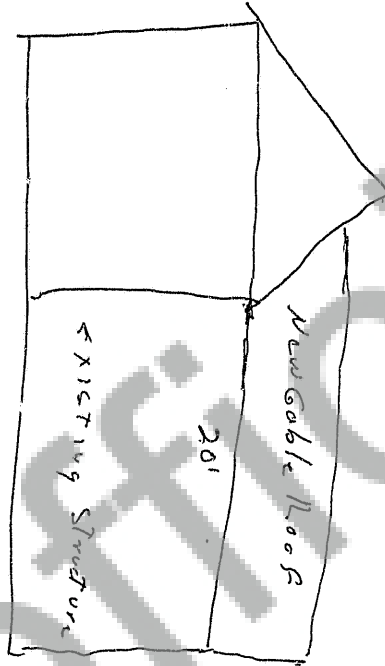
Skamania County Building Department  
Skamania County Assessor's Office

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

SITE PLAN:

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet



NATIONAL SCENIC LAND USE APPLICATION

(Additional pages must have 1" margin)



ELEVATION DRAWINGS:

Drive Way

Existing Home

Salmon Falls Rd