

Skamania County Planning and Community Development
File: NSA-01-56 (Hugeback) Administrative Decision
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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 by the applicant 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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection for the shed.
- 3) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of a building permit. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 4) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) Grading shall not exceed 100 cubic yards.
- 6) All existing vegetation that is west of Prindle Road and within 50' of the proposed structure shall be retained and maintained, in a healthy condition. These trees may not be harvested as part of forest management practices. Dead or dying trees should be replaced with the same species in approximately the same location.
- 7) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection for the home as there are not any special conditions that would require additional time to achieve compliance.
- 8) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities: