

Skamania County Planning and Community Development
File: NSA-03-15 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) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to the issuance of a Building Permit.
- 2) 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.
- 3) Setbacks (including roof eaves, decks/porches and overhangs) for all structures shall be as follows: Front yard: 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, Side yard: 20 feet, Rear yard: 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 4) The detached garage (720 square feet) is the only approved accessory structure at this time. If the applicant wishes to construct any other structures over 60 square feet in the future it will require a new application at that time.
- 5) The temporary location of an RV shall be allowed in an un-obtrusive place on the property. The RV shall be removed and unhooked from water, electricity and sewer upon issuance of an occupancy permit for the single-family dwelling.
- 6) The Planning Department shall conduct a site visit to confirm that the accessory structure constructed does not accommodate a cooking area or kitchen, prior to issuance of an occupancy permit for the home. The garage may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 7) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the house and garage, such as wood and low-gloss paints and stains.
- 8) Any exterior lighting shall be directed downward and sided, 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, which do not allow light to pass through. See the Lighting article attached to the staff report.