



Skamania County
**Department of Planning and
Community Development**

Skamania County Courthouse Annex
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Director

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Living Range Planner

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Staff Assistant

122225

DIRECTOR'S DECISION

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APPLICANT: Robin A. Akers and Katharine A. Sheehan

FILE NO.: NSA-94-13

PROJECT: Replacement of an existing single-wide mobile home with a two-story site-built home with a daylight basement; construction of a 420 square foot guest house; and grading and levelling of an area approximately 1/2 acre in size. The parcel is 2.10 acres.

LOCATION: The subject parcel is located on the north side of Riverside Drive in the Prindle area, in Section 11, Township 1 North, Range 5 East W.M., Skamania County Tax Lot No. 1-5-11-B-402.

NSA ZONING: General Management Area, Residential-10

DECISION: Based upon the entire record before the Director, including the Staff Report, the application 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 proposed development is consistent with Title 22 SCC.

1. Consistent with the application, the siding on the home and guest house shall be cedar and stained a dark, earthtone color. The roofs of both structures shall be metal of a non-glossy, non-reflective flat finish, and dark green in color.
2. All windows shall be nonreflective or have low reflectivity.
3. Exterior lighting shall be directed downward and sited, hooded and shielded so that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

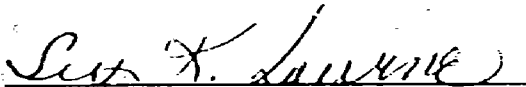
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Indirect	✓
Filmed	
Mailed	

4. Grading shall not disturb existing screening vegetation, including but not limited to three large shrubs, assorted smaller shrubs and the cedar and maple trees along Riverside Drive and the eastern property line. Neither filling nor excavation shall occur within five feet of existing trees and shrubs; nor shall it undercut the existing cedar located approximately half way up the west side of the driveway.
5. Grading shall not include cut banks or steep fill slopes. The final grade and all fills and cuts shall be smoothed to blend with the existing topography.
6. No excavation, fill or grading shall occur within 100 feet of the ordinary high water mark of Duval Creek.
7. If grading exceeds 100 cubic yards, then the applicants shall submit a grading plan to the Department of Planning and Community Development prior to commencing the work.
8. All existing trees and shrubs on the property shall be retained and maintained in a healthy state. Any dead or dying trees shall be replaced in kind.
9. All conditions affecting visual subordination shall be fulfilled upon project completion.
10. The guest house shall use the same septic system, drainfield and electric meter as the main dwelling.
11. The guest house shall be one story in height and all exterior construction materials and colors shall match the main dwelling.
12. The guest house shall not include a kitchen or any kitchen appliances.
13. The guest house may not be rented as a separate unit from the main dwelling.
14. The replacement dwelling and guest house shall both be located at least 100 feet from the ordinary high water mark of Duval Creek.
15. The applicant shall submit a revised site plan, drawn at a scale of 1" = 100' or a scale providing greater detail. The revised site plan shall be consistent with that labeled Plan B and attached to an April 19, 1994 letter from the applicant except to the extent that the revised site plan shall show the location of the replacement dwelling and guest house, Duval Creek and the 100-foot setbacks from Duval

Creek. Upon the Director's review of the final site plan, additional conditions might be required to ensure that the structures will be visually subordinate in their new location.

16. Consistent with said Plan B, the second floor of the main dwelling shall be no greater than one-half the size of the main floor.
17. If cultural resources are discovered during construction, the following procedures shall be effected:
 - a) Halt of 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 with 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.
18. This Director's Decision shall be recorded in the County deed records to ensure notice of the conditions set out herein to successors in interest.

Dated this 26th day of May, 1994, at Stevenson, Washington.



Susan K. Lorne, Director
Skamania County Planning and Community Development.

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 Department offices.



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MEMORANDUM

TO: Robin Akers and Katharine Sheehan
MP 0.82L Riverside Drive
Washougal, WA 98671

FROM: Mark J. Mizeski, Planner

DATE: July 27, 1994

RE: NSA application #94-13

I have reviewed the building plans that you submitted to the Building Department. Those plans show that 1808 square feet of your new 3724 square foot home will be within the 100' setback for Duvall Creek. The area of your new home within the setback is less than 100% larger than the original home that was within the setback. The Director has deemed your plans are consistent with Skamania County Code § 22.14.020(B)(1)(a). You may commence with construction, consistent with the terms of your approval, as modified by your site plan, as soon as the Building Department issues your permit.

cc: All those notified of original decision

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Katharine Sheehan*

MAY 3 8 37 AM '95
P. Lowry
AUDITOR
GARY H. OLSON