



Skamania County Department of Planning and Community Development

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122339

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Director's Decision

APPLICANT: Lois Jemtegaard

FILE NO.: NSA-95-18

PROJECT: Replacement home.

LOCATION: Fitzgerald Road, in Section 18 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-18-204.

ZONING: Large-Scale Agriculture (Ag-1)

DECISION:

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Lois Jemtegaard*

May 17 1995
O Lourne
AUDITOR
GARY M. OLSON

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) No grading shall occur other than that which is necessary for development of the building site and driveway. The small knoll located west of the building site is not to be disturbed.
- 2) 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.

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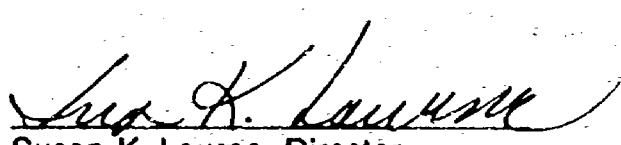
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- 3) All trees within 100 feet of the existing structures and all trees within 100 feet of the proposed building site shall be retained and maintained in a healthy condition.
- 4) Additional screening trees shall be planted to the south and to the west of the proposed building site. The trees shall be arranged as follows: Beginning at a point approximately 150 feet east of the western parcel boundary and approximately 80 feet north of the southern parcel boundary and then continuing to a point approximately 40 feet east of the proposed building site, one tree is to be planted every ten feet, for a total of 14 trees. Each tree may be planted at any point along a line parallel with the western parcel boundary, so that there is one tree per line and each line is ten feet from the other. Six additional trees are to be planted no more than 40 feet west of the building site, beginning at a point approximately 175 feet south of the northern parcel boundary. These trees are also to be planted on ten foot intervals, with each tree planted at any given point along a line that is parallel to the southern parcel boundary, and so that there is only one tree per line and each line is ten feet from the other. See attached Exhibit A for an example.
- 5) All trees planted for screening purposes shall be at least six feet in height when planted.
- 6) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, maple, and black locust.
- 7) At least one-quarter of any trees planted for screening shall be coniferous for winter screening.
- 8) The structure is to be painted "Tyson Street" (green) for the body and "Canvas" (beige) for the trim. Any change in the pre-approved colors will require additional review by the Department.
- 9) 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.

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c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 15 day of May, 1995, at Stevenson, Washington.


Susan K. Lourne, 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

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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

cc:ne-jean dd:

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