

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
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Director's Decision

APPLICANT: Scott Anderson

FILE NO.: NSA-95-31

PROJECT: Replacement mobile home.

LOCATION: MP 34.11R of State Highway 14, in Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-35-900.

ZONING: Forest in the Special Management Area.

DECISION:

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Richard Bassett

JUL 6 2 50 PM '95

Gary M. Olson  
AUDITOR  
GARY M. OLSON

Based upon the entire record before the Director, including particularly the Staff Report, the application by Scott Anderson for a comprehensive scenic review for an existing mobile home park, 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 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) The exterior of the mobile home shall be ~~dark~~ and either natural or earth-tone colors. Prior to issuance of a placement permit, the applicant shall submit color samples to the Department to verify consistency with this criterion.
- 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.


RECORDER'S NOTE:  
NOT AN ORIGINAL DOCUMENT

Registered ☒  
Indexed, Cir ☒  
Indirect ☒  
Filed ☒  
Noted ☒

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- 3) All existing vegetation shall be retained and maintained in a healthy condition. Limbing of existing trees is prohibited, except as is necessary to alleviate the danger posed by broken or damaged limbs.
- 4) One additional screening tree shall be planted within 15 feet of the mobile home site, between the east half of the site and State Highway 14. The tree shall be at least six feet in height when planted and shall be coniferous to provide for winter screening.

Dated and Signed this 1st day of June, 1995, at Stevenson, Washington.



Susan K. Loune, 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

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