



Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
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Stevenson, Washington 98648  
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Staff Assistant

122778

Director's Decision

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**APPLICANT:** Vernon Ellison

**FILE NO.:** NSA-95-54 and NSA-95-55

**PROJECT:** One-time comprehensive scenic review in order to allow for the replacement of mobile homes without requiring individual National Scenic Area review for each replacement. Placement of a mobile home on each of the 28 sites is allowed provided each replacement complies with the conditions set out below.

**LOCATION:** Off of Cooper Avenue, in Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-22-1000.

**ZONING:** Residential (R-5) in the General Management Area.

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Vernon Ellison for a comprehensive scenic review for Mountain View Trailer Court, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Vernon Ellison

JUL 13 3 53 PM '95

*Gary M. Olson*  
AUDITOR  
GARY M. OLSON

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

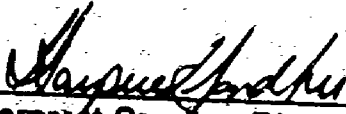
**CONDITIONS OF APPROVAL:**

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) Any future development which does not include the placement or replacement of mobile homes within the park and exceeds the general maintenance and repair of the existing mobile home park is subject to all applicable provisions of the Scenic Area Ordinance.

Registered ☒  
Indexed, Dir ☒  
Indirect ☒  
Filmed ☒  
Serialized ☒

Dated and Signed this 10<sup>th</sup> day of July, 1995, at Stevenson, Washington.

  
Harpreet Sandhu, 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), this Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Decision 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 Department 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

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