



Skamania County
Department of Planning and
Community Development

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122800

Director's Decision

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APPLICANT: Tim Fortenbury

FILE NO.: NSA-95-02

PROJECT: Construction of a single-family residence with an attached garage, tool shed, and fence.

LOCATION: On Tiny Drive, near Beacon Rock, in Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-26-4-1004.

ZONING: Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Tim Fortenbury to construct a single-family residence and accessory structures, described above, 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 *Dianna Fortenbury*

JUL 18 12 19 PM '95

J. Laury
AUDITOR
GARY M. OLSON

Approval of the 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).

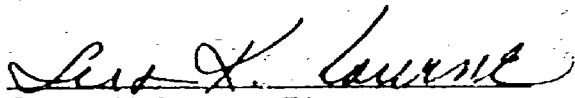
1. No buildings are to be placed within 50 feet of the ridge on the southern side of the property, and the deck is to be no closer than 30 feet to said ridge.
2. The exteriors of all structures, including the fence, shall be **dark** and either natural or earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify that the colors are consistent with this criterion.

Signed	✓
Indexed, Dir.	✓
Indexed	✓
Filed	
Mailed	

3. 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.
4. Except for the two fir trees specified for removal on the site plan, all existing tree cover shall be retained and maintained in a healthy state.
5. The two fir trees removed must be replaced in kind and in place. The replacement trees shall be coniferous, at least six feet in height when planted, and located as shown on the attached site plan.
6. The knolls upon which the two fir trees to be removed are located shall be graded to a level consistent with the remainder of the lot.
7. No structures are to exceed 35 feet in height above the existing grade.
8. Two additional trees shall be planted east of the homesite. The trees are to be coniferous, at least six feet in height when planted, and located as shown on the attached site plan.
9. All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
10. 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.
 - c) **Survey and Evaluations.** The Gorge Commission shall arrange for the cultural resources survey.

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Dated and Signed this ^{4th} 30 day of March, 1995, at Stevenson, Washington.



Susan K. Lorne, 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 the 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.

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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
Washington State Department of Fish and Wildlife

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