



Skamania County  
Department of Planning and  
Community Development

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FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY Susan Smith

JUN 26 9 29 AM '95

R. Johnson  
AUDITOR  
GARY H. OLSON

122886

DIRECTOR'S DECISION

**APPLICANT:** Jack Derryberry and Susan Smith

**FILE NO.:** NSA-94-15

**PROJECT:** Construction of a 1700 square foot single-story, frame home and an 800 square foot accessory structure on a .76-acre parcel.

**LOCATION:** The subject parcel is located on the west side of Woodard Creek Road at MP 0.27, in the Northwest Quarter of the Southwest Quarter of Section 34, Township 2 North, Range 6 East W.M., Skamania County Tax Lot No. 2-6-34-A-1800.

**NSA ZONING:** General Management Area, Residential-5.

**DECISION:** Based upon the entire record before the Director, including the Staff Report, the application of Jack Derryberry and Susan Smith, described above, subject to 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. This decision, including the following conditions of approval, must be recorded in the deed records of the Skamania County Auditor's Office to ensure notice of the conditions of approval to successors in interest. Section 22.06.050(C)(2) SCC.

1. Grading of the upper bench on the property and of the sloped area between the upper and lower benches shall be limited to that which is absolutely necessary to prepare the site for construction. Grading shall include no cut banks or steep fill slopes. The final grade and all fills and cuts should be smoothed so as to blend with with the existing topography. In the event that grading exceeds 100 cubic

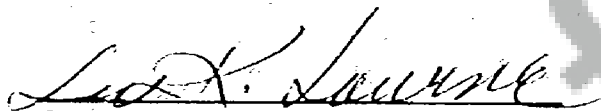
Aug. 2000  
Indexed, Dir. ✓  
Indirect ✓  
Filmed ✓  
Filed ✓

yards, the applicants shall first provide a grading plan as required in Section 22.10.020 B.20 SCC.

2. No driveway shall be built on the steep slope between the upper and lower benches. A new site plan that does not include the driveway up that steep slope shall be submitted prior to issuance of a building permit. If the lower driveway approach off of Woodard Creek Road is not approved by the County Engineer, then all structures must be located on the upper bench. In this case, a new site plan and additional review shall be required.
3. The steep area that separates the lower bench from the upper bench shall be planted with a minimum of 10 trees at least 3 feet in height. The trees shall be scattered throughout the steep slope. At least 5 of the trees shall be Douglas fir, western hemlock, western red cedar or grand fir. The other 5 trees shall be any of those types or maple, red alder, black cottonwood or a species of willow. The 10 screening trees shall be planted prior to issuance of an occupancy permit.
4. An additional 10 trees shall be planted along the east side of the house to screen the development from Beacon Rock, a key viewing area. At least 5 of the trees shall be Douglas fir, western hemlock, western red cedar or grand fir. The other 5 trees shall be any of those types or maple, red alder, black cottonwood or a species of willow. The 10 screening trees shall be planted prior to issuance of an occupancy permit.
5. A new site plan shall be submitted that shows the placement and type of trees planted to comply with conditions 1 through 3, above. The site plan shall be submitted prior to issuance of a building permit.
6. If any of the trees which must be planted to comply with the conditions set out above die or are otherwise destroyed, they shall be replaced in kind.
7. Siding on the home and accessory structure and the roofs of both structures shall be dark, earth-tones.
8. All exterior surfaces of structures and all windows shall be made of non-reflective and non-glare materials.
9. 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.

10. The following procedures shall be effected when cultural resources are discovered during construction activities:
- 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.

Dated and signed this <sup>24</sup>~~20~~ day of June, 1994, at Stevenson, Washington.



Susan K. Loume, 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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Notice of this Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property  
Skamania County Building Department

Notice of this Decision, including a copy of 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 Percé Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office