



122929

BOOK 151 PAGE 468

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 750
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

Susan K. Lourie
Director

Harpreet Sandhu
Long Range Planner

Mark J. Mazeski
Senior Current Planner

Wayne A. Nelsen
Associate Current Planner

Kathy Pearson
Staff Assistant

APPLICANT: Ann Baxter
FILE NO.: NSA-94-81
PROJECT: Replacement of two adjacent sheds with a 12' x 16' shed.
LOCATION: On Little Road, near Beacon Rock, in Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-26-1300.
ZONING: Residential (R-10).

DECISION:
FILED FOR RECORD
SKAMANIA CO. WASH
BY Edith Ziegler

Based upon the entire record before the Director, including particularly the Staff Report, the application by Ann Baxter to construct a shed, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Jul 31 1 10 PM '95
P. Lowry
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. The shed, including the roof, must be finished in dark, earth-tone colors. Prior to issuance of a building permit, the applicant must 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.
3. The height of the structure shall not exceed 18 feet above average grade.
4. Any trees that are removed for construction purposes of the proposed shed shall be

**RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT**

Registered	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Filed	<input type="checkbox"/>
Noted	<input type="checkbox"/>

Skamania County Planning and Community Development
File: NSA-94-81 (Baxter) Director's Decision
Page 2

replaced in kind. Replacement trees shall be, at minimum, six feet in height when planted and reach an ultimate height of no less than 15 feet. Also, all replacement trees are to be planted within 15 feet of the new shed.

- a) At least half of any trees planted for screening purposes shall be species native to the setting.
 - b) At least half of any trees planted for screening purposes shall be coniferous to provide for winter screening.
5. One additional coniferous tree, at least four feet in height, shall be planted on the western side of the building site.
6. 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.

Dated and Signed this ^{4th} 6 day of March, 1995, at Stevenson, Washington.


Susan K. Lourie, Director
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-94-81 (Baxter) Director's Decision
Page 3

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

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