



Skamania County
Department of Planning and
Community Development

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Director's Decision

BOOK 151 PAGE 988
FILED FOR RECORD
SKAMANIA CO. WASH
BY Paul Karlson

AUG 24 9 27 AM '95
P. Johnson
AUDITOR

RECORDER'S NOTE
NOT AN ORIGINAL DOCUMENT

APPLICANT: Ron and Julia Holbrook
FILE NO.: NSA-95-29
PROJECT: Single-family residence and accessory structures
LOCATION: Ward Road, in Section 6 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-6-4-706.
ZONING: Residential (R-5).
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Ron and Julia Holbrook, 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 garage shall not contain a cooking area or kitchen, nor may the necessary utilities for a kitchen be installed in the garage. Prior to issuance of an Occupancy Permit for the residence, the Department shall conduct a site visit to confirm that the garage has not been constructed to accommodate a cooking area or kitchen.
- 2) The driveway shall not exceed a distance of 50 feet beyond the proposed building site of the barn, as shown on the submitted site plan.
- 3) The County shall not issue an Approach Permit for access to Belle-Center Road.

Deposited ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☐
Mailed ☐

- 4) The exteriors of all structures 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 consistency with this criterion.
- 5) 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.
- 6) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition.
- 7) 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 ²⁴ day of May, 1995, at Stevenson, Washington.



Susan K. Loume, 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.

Skamania County Planning and Community Development
File: NSA-95-29 (Holbrook) Director's Decision
Page 3

BOOK 151 PAGE 990

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