



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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Susan K. Lounne
Director

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DIRECTOR'S DECISION

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Gary Peters, II*

SEP 13 10 43 AM '95

P. Johnson

AUDITOR

GARY M. OLSON

BOOK 152 PAGE 369

123297

APPLICANT: Paul Dembiczak

FILE NO.: NSA-94-40

PROJECT: Construction of a two-story, single-family residence approximately 1700 square feet in area, with a cement or gravel driveway. By letter dated August 9, 1994, the applicant asked to amend this application to include temporary placement of a mobile home on the lot. The mobile would be used for no longer than one and a half years while the applicant is building the permanent home.

LOCATION: The proposed development would occur on Beverly Road, off Riverside Drive, in Section 11, Township 1 North, Range 5 East W.M., Skamania County Tax Lot No. 1-5-11-B-404.

NSA ZONING: General Management Area, Residential 10 (R-10)

DECISION:

Based upon the entire record before the Director, including particularly the Director's Report, the application by Paul Dembiczak, 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.

1. Any party entitled to notice of the decision on the original application shall have the right to appeal that portion of this Decision addressing the temporary placement of a mobile home without having submitted prior written comments.

Reviewed, Ltr ☒
Indirect ☒
Filed ☒
Mailed ☒

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

2. Within seven (7) days after issuance of an occupancy permit on the permanent home, the temporary mobile home shall be removed.
3. The temporary mobile home shall be either self-contained or use the septic system and drainfield which will be used for the permanent home.
4. The exterior of both the permanent home and the temporary mobile shall be composed of nonreflective materials or materials with low reflectivity. *
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. Neither substantial grading nor excavation shall be allowed in conjunction with placing the temporary mobile home. For purposes of this review, substantial grading and excavation shall mean removal, placement or displacement of greater than 50 cubic yards of earth or rock.
7. The existing cluster of firs southeast of the proposed temporary mobile home site shall be retained. Only those trees which are absolutely necessary for site development shall be removed to allow placement of the mobile.
8. No additional deciduous trees greater than 8" in width at breast height or conifers shall be removed in conjunction with development of the permanent home site, except as is necessary to protect the home from tree and limb fall.
9. Prior to any tree removal undertaken in conjunction with site development for either the permanent home or the mobile, the applicants shall tag the trees they wish to remove. No tree removal shall occur prior to approval by the Director. Approval by the Director should be granted by letter and only after on-sight evaluation for consistency with Chapter 22.10 SCC.
10. Existing trees which remain after site preparation and approval by the Director, as required under Paragraphs 8 and 9, above, shall be retained, and shall be replaced in kind and in place in the event that they fall or otherwise die. Prior to issuance of an occupancy permit for the mobile home, the applicant shall submit a final site plan, showing all retained screening trees and their kind.

11. All exterior surfaces, including the roofs, of both the temporary and permanent structures shall be dark earthtone in color. *
12. If cultural resources are discovered during construction, the following procedures shall be effected:
 - 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 16th day of September, 1994, at Stevenson, Washington.



Susan K. Loume, Director
Skamania County Department of 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.

A copy of this Decision was sent to the following:

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

A copy of this Decision, including the Director's 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