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Skamania County
**Department of Planning and
Community Development**

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Director

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Long Range Planner

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Staff Assistant

Director's Decision

APPLICANT: Paul and Sherilyn Holman

FILE NO.: NSA-95-77

PROJECT: Replacement of existing mobile home with a framed residence and construction of a fence.

LOCATION: North side of Cook-Underwood Road, east of the Newell Road/Cook-Underwood Road intersection, in Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-15-2003.

ZONING: Small-Scale Agricultural (AG-2).

DECISION:

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Paul Holman*

OCT 3 10 45 AM '95
P. Lowry
AUDITOR
GARY M. OLSON

Based upon the entire record before the Director, including particularly the Staff Report, the application by Paul and Sherilyn Holman, described above, 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. Prior to issuance of an occupancy permit for the framed residence, the existing mobile home shall be removed from the subject parcel.
2. Prior to issuance of a building permit, the applicant shall arrange for an on-site visit to be conducted by Department staff in order to verify compliance with the following vegetative screening requirements:

For Review	✓
Agreed. Lit	✓
Other	✓
Filed	
Noted	

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Trees shall be at least six feet high when planted and reach at least 15 feet, but not to exceed 20 feet. Trees in excess of 20 feet, located on the northern property line, will have an adverse effect on the neighboring vineyard, as they will influence wind currents and obstruct sunlight. Therefore, it shall be established that it is the continued duty of the applicant to maintain all screening on the northern boundary of the subject parcel as not to exceed a height of 20 feet. A continuous row of vegetation shall be planted, beginning 50 feet east of the northwest corner and continuing along the property line for a distance of 150 feet to the east. Coniferous trees, such as hemlock, fir, or pine, and deciduous trees, such as Russian Olive, shall be planted no further than 12 feet apart; deciduous trees, such as poplars, dogwood, or cottonwood shall be planted no further than three feet apart.

3. A building permit shall not be issued until such a time that the Department has found that the state of the property is in full compliance with the requirements listed in (2), above. All vegetative screening that is missing, has died, or is otherwise damaged, shall be replaced in kind.
4. All existing trees on the property shall be retained and maintained in a healthy condition.
5. The exterior of the residence, including the roof and trim, 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 Planning Department in order to verify compliance with this criterion.
6. 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.
7. All conditions to achieve visual subordination shall occur prior to an occupancy permit being issued for the residence, as there are not any special conditions that would require additional time to achieve compliance.
8. Construction of the fence shall comply with the following provisions:
 - a) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - b) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.

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- c) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - d) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
9. 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 3rd day of October, 1995, at Stevenson, Washington.


Harpreet Sandhu, 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.

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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