



Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
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Staff Assistant

123516

Director's Decision

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**APPLICANT:** Charles Seward

**FILE NO.:** NSA-95-65

**PROJECT:** Single-family residence.

**LOCATION:** M.P. 48.3R State Highway 14, in Section 29 of T3N, R8E, W.M., and identified as Skamania County Tax Lot #3-8-29-1400.

**ZONING:** Residential (R-10).

**DECISION:**

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Charles Seward*

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

Oct 12 3 49 PM '95

*G. M. Olson*  
AUDITOR

GARY M. OLSON

**CONDITIONS OF APPROVAL:**

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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 exterior of the residence, including the roof and trim, must be finished in dark and either natural or earth-tone colors. The applicant shall submit color samples to the Department prior to issuance of a building permit.
- 2) A 75 foot buffer from the delineated areas of Wetland A and Wetland B shall be established. Furthermore, a 100 foot setback from the ordinary high water mark of Carson Creek shall be established. No development or land disturbance of any kind shall occur within either specified buffer or setback.

By *Susan K. Lounie* ✓  
Indexed, Uir ✓  
Indirect ✓  
Filed ✓  
Noted ✓

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- 3) Except for construction purposes, all existing screening shall be retained and maintained in a healthy condition.
- 4) The height of the residence shall not exceed 30 feet above finished grade.
- 5) All 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) 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 14<sup>th</sup> day of September, 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 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.

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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

<nsa-sewr.dd>