



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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
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FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *John Holland*

MAR 12 1 35 PM '96  
*G. H. Olson*  
AUDITOR  
GARY H. OLSON

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Director's Decision

**APPLICANT:** John Holland and Penny Paynter  
**FILE NO.:** NSA-95-96  
**PROJECT:** 24'x20' detached garage/storage building  
**LOCATION:** 52 Constant Drive, in Underwood, in Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-22-DA-103.  
**ZONING:** Residential (R-2)  
**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by John Holland and Penny Paynter, 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) All new fencing shall be prohibited. If in the future the lot owner decides that fencing is necessary, new fencing can be approved if it meets the standards listed in the staff report, upon a written request submitted to the Planning Department.
- 2) All structures shall be setback 15 feet from the front line or 45 feet from the centerline of the private or public road, whichever is greater; 15 feet from the rear lot line; and 5 feet from the side lot lines.

By \_\_\_\_\_  
Auditor \_\_\_\_\_  
Filed \_\_\_\_\_  
Mailed \_\_\_\_\_

- 3) 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 11<sup>th</sup> day of March, 1996, 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.

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.



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#### 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

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