



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH

BY Harel Reude

AUG 15 11 07 AM '96

P. Johnson
AUDITOR
GARY M. OLSON

126019

Director's Decision

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APPLICANT: Rick Reude
FILE NO.: NSA-96-21
PROJECT: 30' x 50' equipment/storage shed
LOCATION: 12 Reude Road, in Washougal, in Section 3, Township 1 North, Range 5 East, W.M., and identified as Skamania County Tax Lot #1-5-3-700.
ZONING: Special Management Area Forest.
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Rick Reude, 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 developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Prior to issuance of the building permit, the applicant shall submit a water resource mitigation plan to the Planning Department for review. The plan shall:
 1. Include existing natural and cultural features.
 2. Include proposed activities within and adjacent to the water resource zone.
 3. Include mitigation measures as necessary to comply with the minimum water

Supervise ☒
Reviewed ☒
Indirect ☒
Filmed ☒
Mailed ☒

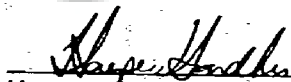
resources protection standards and to protect water resources from adverse effects.

4. Be prepared by a water resource specialist.
5. Demonstrate mitigation measures which would offset the adverse effects of the proposed new use or development and which would ensure long-term viability and function of the resource being protected by the buffer.

The water resource mitigation plan shall be reviewed to ensure the proposed mitigation is adequate and for compliance with minimum water resource protection standards by the United States Forest Service in consultation with appropriate federal, state, tribal and local agencies.

- 3) The structure shall be finished in non-reflective, dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department in order to verify consistency with this condition.
- 4) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents them from noticeably contrasting with the surrounding landscape setting.
- 5) 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 17th day of June, 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.

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