



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Peter Jenkins*
Aug 19 8 51 AM '96
P. Johnson
AUDITOR
GARY H. OLSON

126036

AMENDED
Director's Decision

APPLICANT: Peter Jenkins

BOOK 159 PAGE 47

FILE NO.: NSA-95-67

PROJECT: 32' x 24' two-story garage/workshop

LOCATION: Mile post 1.28L on Smith-Cripe Road, in Washougal, in Section 31 of Township 2 North, Range 6 East, W.M., and identified as Skamania County Tax Lot #2-6-31-3-100.

ZONING: Forest within the Special Management Area

DECISION: Based upon the entire record before the Director, including particularly the Amended Staff Report, the application by Peter Jenkins, 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) The building shall not be used as a dwelling unit, nor shall it contain kitchen facilities.
- 3) The building shall not be used for home occupational purposes, until such time as a home occupation is applied for and approved.
- 4) The building height shall not exceed 25 feet above average grade.
- 5) The entire structure, including the attached shed, shall be finished in nonreflective materials.

By _____
Auditor - ☒
Director ☒
Filmed ☒
Noted ☒

- The roof of the garage and shed shall not consist of clear or translucent material. Skylights, however, are permitted.
- 6) The exterior of the building shall be finished in 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.
 - 7) 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.
 - 8) Ten six-foot screening trees shall be planted within 30 feet of the south side of the accessory building.
 - 9) All vegetation, except that which is necessary for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.
 - 10) All 10 trees planted for screening purposes shall be native and coniferous.
 - 11) 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.
 - 12) The Director's Decision signed May 21, 1996, regarding this file, NSA-95-67, is null and void.

Dated and Signed this 14 day of August, 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