



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Dianna Myers*

SEP 4 11 37 AM '96

P. Olsson
AUDITOR
GARY H. OLSON

126156

BOOK 159 PAGE 339

Director's Decision

APPLICANT: Linn & Dianna Myers

FILE NO.: NSA-96-24

PROJECT: 38' x 76' x 24' single-family residence, 25' x 30' x 20' barn, 20' x 30' x 12' garage, and 14' x 14' x 10' tool shed.

LOCATION: Located on Ward Road, approximately mile post 3, in Section 6 of T1N, R5E, W.M., and identified as Skamania Tax Lot #1-5-6-4-703.

ZONING: General Management Area, Residential (R-5) zone

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Linn and Dianna Myers, 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 accessory structures shall not contain a cooking area or kitchen, nor shall the necessary utilities for a kitchen be installed. Prior to issuance of an occupancy permit for the residence, the Department shall conduct a site visit to confirm that the accessory structures do not contain cooking facilities.
- 3) The use of any of these structure as a home occupation/cottage industry is prohibited until such use is reviewed and approved.

Signature _____
Indexed, Dir _____
Indexed _____
Filed _____
Dated _____

Skamania County Planning and Community Development
File: NSA-96-24 (Myers) Director's Decision
Page 2

- 4) All structures shall be finished in nonreflective materials of dark, earth-tone colors, including doors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.
- 5) 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) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition. The trees south of the proposed single-family home shall be maintained as landscape screening. Dead or dying trees shall be replaced in kind and in place.
- 7) 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 29th day of July, 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

Skamania County Planning and Community Development
File: NSA-96-24 (Myers) Director's Decision
Page 3

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

11-11-96

LINN + DIANNA MYERS

1 INCH = 55 FEET

NORTH

SITE PLAN - 2

WARD ROAD

BOOK 159 PAGE 342

POWER BOX

GRADING OF
EXISTING DIRT ROAD
8" TO DEVELOP
GRAVEL DRIVEWAY

FIRST
700'
NOT TO
SCALE

TOTAL LENGTH
1270' OF
LOT

DITCH BESIDE
DRIVEWAY FOR POWER
+ PHONE 3' DEEP

BARN
25' x 30' x 20' Hi

GARAGE
20' x 20' x 12' Hi

GRADING AT
HOUSE SITE
2' AT HIGHEST
POINT TO FILL
LOW POINT.

WATER WELL

TOOL SHED
14' x 14' x 10' Hi

SEPTIC TANK
3' DEEP

HOUSE
38' x 76' x 24' Hi
2-STORY

SEPTIC
DRAIN FIELD
4' DEEP

LAST 350'
NOT TO SCALE

BELLE CENTER ROAD

NATIONAL SCENIC AREA
LAND USE APPLICATION