



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

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Linnard Simpkins*

Nov 8 2 22 PM '96

P. Johnson

AUDITOR
GARY H. OLSON

126653

Director's Decision

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APPLICANT: Linnard and Velma Simpkins

FILE NO.: NSA-96-28

PROJECT: Construction of an 8' x 15' x 12' addition to an existing home, and a 27' x 35' x 18' detached garage.

LOCATION: 201 Lakeshore Drive, in Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-14-700 and 800.

ZONING: General Management Area, Residential (R-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Linnard and Velma Simpkins, 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:

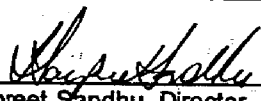
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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 structures shall be setback five feet from the side lot lines, fifteen feet from the rear lot line and fifteen feet from the front lot line or forty-five feet from the centerline of the road, whichever is greater.
- 3) The existing vegetation shall be maintained and retained as landscape screening and as erosion control.

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- 4) The garage shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.
- 5) The addition shall either be colored consistent with the existing home or shall be painted in a non-reflective, dark, earth-tone color. If the addition is not painted the same color as the existing home, the applicant shall submit color samples to the Department prior to issuance of a building permit.
- 6) 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.
- 7) All conditions to achieve visual subordination shall occur prior to issuance of an occupancy permit.
- 8) The applicant shall contact the Washington State Department of Fish and Wildlife to ensure that the structure is constructed using best management practices.
- 9) The applicant shall contact the Washington State Department of Fish and Wildlife to ensure that the proposal complies with all other applicable laws.
- 10) 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 24th day of October, 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