



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 William Harvey

DEC 6 9 26 AM '96

P. Johnson
AUDITOR
GARY H. OLSON

126856

Director's Decision

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RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

APPLICANT: William and Edna Harvey
FILE NO.: NSA-96-34, part 2
PROJECT: Replacement garage/barn
LOCATION: Located at the end of Bergen Road, in Section 36, Township 3 North, Range 8 East, of the Willamette Meridian, and identified as Skamania County Tax Lot #3-8-36-102.
ZONING: Special Management Area, Forest
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by William Harvey, 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 exteriors of structures shall be composed of non-reflective, dark, earth-tone colors. The applicant shall submit color samples to the Planning Department prior to issuance of a building permit.
- 3) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. The lighting shall be approved by the Planning Department before the occupancy permit will be issued. In order to avoid future delays in the release of the occupancy permit, the applicant is advised to contact the Planning Department to discuss lighting options.
- 4) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 5) A row of coniferous screening trees shall be planted along the eastern property line east of the existing road. These trees shall be six feet tall at the time of planting, be planted on 12 foot centers, and

Reviewed ✓
Examined, Dir ✓
Correct ✓
Signed
Date

development shall occur during periods when fish and wildlife are least sensitive to activities. These would include, among others, nesting and brooding periods (from nest building to fledging of young).

- d) The applicant shall meet with WDFW to determine adequate thermal cover.
- 12) Those trees within the established thermal cover area shall be maintained and retained. Dead or dying trees shall be replaced in kind and in place.
- 13) 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 4th day of November, 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.

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SEAMAN COUNTY
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AND COMMUNITY DEVELOPMENT

ATTN Kathy: 9/6/96

Site plan update for

Bill HARVEY 621 Bergen Rd.

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