



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

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Dan Haight*

Dec 10 1 48 PM '96

O. Lowry
AUDITOR
GARY H. OLSON

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Director's Decision

APPLICANT: Dan Haight
FILE NO.: NSA-96-43
PROJECT: 1100 square foot single-family residence with daylight basement and driveway.
LOCATION: 282 Hudson Road, in Washougal
Section 7 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-7-700.
ZONING: General Management Area, Small-Scale Agriculture (AG-2)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Dan Haight, 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 home shall be placed at least 100 feet from the north property line, unless a vegetative screen is planted. If a vegetative screen is planted, then the home shall be placed at least 15 feet from the north property line.
- 3) If a vegetative screen is necessary to meet setback requirements, then it shall conform to the following:

Trees shall be at least six feet high when planted and reach an ultimate height of at least 15 feet. The vegetation screen shall be planted along the appropriate parcel line(s), and be continuous. The vegetative screening must be completely planted during the first phase of development and maintained in good condition.

- 4) The existing fir grove, west of the home site, shall be retained and maintained as landscape screening.

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- 5) The home shall be finished in non-reflective materials of **DARK**, earth-tone colors. The applicant shall submit color samples to the Planning Department prior to issuance of a building permit.
- 6) 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.
- 7) At least 8 trees shall be planted to screen the southern facing side of the home, and at least 4 trees to screen the eastern facing side of the home (See enclosed site plan). The trees shall be six feet tall at the time of planting and shall be spaced on 12 foot centers.
- 8) All screening trees shall be native and coniferous.
- 9) 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 10th day of December, 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.