

128367

BOOK 166 PAGE 82

FILED FOR RECORD
SKAMANIA CO. WASH
BY William Harvey

JUN 12 9 06 AM '97

O'Leary
AUDITOR
GARY M. OLSON

RETURN ADDRESS:

681 Bergen Rd.
Home Valley, Wa. 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Directors Decision
2. NSA 96-34 part 1
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Harvey, William & Edna
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Skamania County
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: 1E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 36, T3N, R8E, W.M.

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-8-36-102

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel #'s on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Searched, Eir ✓
Indexed ✓
Filed ✓
JUN 12 1997



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Saverton, Washington 98648
509 427-9458 FAX 509 427-5539

Director's Decision

APPLICANT: William and Edna Harvey
FILE NO.: NSA-96-34, part 1
PROJECT: Replacement home
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 §22.05.050(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 neighboring 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

Skamania County Planning and Community Development
 File: NSA-96-34, part 1 (Harvey) Director's Decision
 Page 2

bridge the gap between the two existing deciduous trees along the eastern property line. In addition, the trees shall be species native to the landscape setting, such as pine or fir.

- 6) Adding any fill or draining of wetlands is prohibited.
- 7) Prior to obtaining a building permit, the following water requirements shall be completed:
 - a) A water resource mitigation plan shall be developed. The plan shall address rehabilitation for the disturbed pond areas, and shall include a complete evaluation of the replacement home. The plan shall:
 1. Include existing natural and cultural features.
 2. Include proposed activities within and adjacent to the water resource zone.
 3. Include mitigation measures as necessary to comply with the minimum water resources protection standards and to protect water resources from adverse effects.
 4. Be prepared by a water resource specialist.
 5. Demonstrate mitigation measures which would offset the adverse effects of the proposed new use or development and which would ensure long-term viability and function of the resource being protected by the buffer.
 - b) The natural resource mitigation plan shall be reviewed to ensure that the proposed mitigation is adequate and that it complies with minimum natural resource protection standards. The plan shall be reviewed by the Forest Service and WDFW in consultation with appropriate state or federal agencies. A copy of the approved plan shall be submitted to the Planning Department.
 - c) The applicant shall determine the exact location of the ordinary high water mark of the pond.
- 8) All development shall be setback 200 feet from the pond, unless a variance is approved.
- 9) A setback variance for the proposed gravity fed water ram for irrigation shall only be issued if the water resource mitigation plan demonstrates that no practical alternatives exist and no adverse effects would result.
- 10) The shoreline of the pond shall be maintained. Any disturbed areas shall be restored with natural vegetation.
- 11) Prior to obtaining a building permit, the following wildlife requirements shall be completed:
 - a) The applicant shall work with WDFW to identify sensitive wildlife sites within the project area.
 - b) A buffer zone shall be established for areas with sensitive wildlife. The buffer zone shall be defined by species requirements and determined by a Forest Service biologist in consultation with other state or federal agency biologists.
 - c) The applicant shall discuss with WDFW appropriate timing for the new development. New

Skamania County Planning and Community Development
File: NSA-96-34, part 1 (Harvey) Director's Decision
Page 3

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.

BOOK 166 P. 86

Skamania County Planning and Community Development
File: NSA-96-31, part 1 (Harvey) Director's Decision
Page 4

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

