

128601

Return Address: Raymond Moore
101 Moore Falls Road
Washougal, WA 98671

BOOK 166 PAGE 972

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Raymond Moore*

JUL 8 3 56 PM '97

O'Leary
AUDITOR
GARY M. OLSON

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Raymond Moore, Moore Foundation
FILE NO.: NSA-96-27
PROJECT: Accessory building
LOCATION: 101 Moore Falls Road, in Washougal; in Section 19, Township 1 North, Range 5 East, W.M., and is identified as Skamania County Tax Lot # 1-5-19-800.
ZONING: Special Management Area - Forest Zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Raymond Moore, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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Skamania County Planning and Community Development
File: NSA-96-27 (Moore) Director's Decision
Page 2

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 proposed garage shall not be used as a dwelling unit. The definition of a dwelling unit is stated in Skamania County Code §22.04.010 as "a single unit designed for occupancy by one family and having not more than one cooking area or kitchen."
- 3) The proposed garage shall not be used for a home occupation/cottage industry.
- 4) A 50 foot buffer shall be required for the existing intermittent stream located at the northeast corner of the graded area. No grading, access drives or structures shall be located within this buffer.
- 5) The proposed garage shall be reduced from 30' x 60' x 15' to 35' x 40' x 15' in order to create a vertical overall appearance that is encouraged within the coniferous woodland landscape setting and to comply with the 50' buffer requirements for intermittent streams within special management areas (see Condition # 4).
- 6) All existing trees south of the proposed development shall be retained and maintained in a healthy condition for screening purposes, even if otherwise approved to be logged in a different application. Dead or dying trees shall be replaced in kind and in place.
- 7) A continuous row of six foot, coniferous trees, at 10 feet on center, shall be planted to the south side of the proposed development. This screening buffer shall extend 20' east and west of the building. These trees shall be planted in a 15 foot buffer zone as measured south from the building.
- 8) The required screening trees shall be native to the landscape setting.
- 9) All exterior surfaces shall be finished in dark, earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 10) 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.
- 11) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.

Skamania County Planning and Community Development
File: NSA-96-27 (Moore) Director's Decision
Page 3

- 12) The entire structure, including any glass, shall be finished in non-reflective materials.
- 13) A new site plan needs to be submitted, prior to the issuance of the building permit, that shows the above. The site plan shall include the dimensions of the building, the setbacks from the edge of the fill and the intermittent stream/spring, the new access drive and the screening buffer.
- 14) 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 30th day of June, 1997, 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

BOOK 166 PAGE 974A

Skamania County Planning and Community Development
File: NSA-96-27 (Moore) Director's Decision
Page 4

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, on or before 1/26/97. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

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
Board of County Commissioners

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PAGE 01

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Propose Change / LODG 6 - House

Page 4148

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MOORE FOUNDATION

PAGE 01

Shorelands to Castle & Cooke

$$10\frac{3}{4}'' = \frac{1}{2} \text{ mi} (2640') (1092)$$

1572-1

* BLUE HILLS
 C 250 FORESTED MOUNTAIN. ONE 4 H.R. ON ONE DRIVE
 YOUNG Pigeons available
 PARK PROPERTY BOUNDARIES 16.4 ACRES

11047E EDW

Theresa