

Return Address: Michael and Brandy Audette
101 Stable Way
Washougal, WA 98671

129172

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Michael Audette*

SEP 10 11 30 AM '97

P. Johnson
AUDITOR
GARY M. OLSON

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**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: Michael and Brandy Audette

FILE NO.: NSA-97-49

PROJECT: Replacement of an existing residence and new access way

LOCATION: 101 Stable Way, Washougal; in Section 8 of T1N, R5E and identified as Skamania County Tax Lot #1-5-8-812.

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 Michael and Brandy Audette, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Reviewed ☒
Reviewed, on ☒
Indirect ☒
Signed ☒
Noted ☒

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.

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 residence shall be set back 100 feet from the north, west and south property lines or create a vegetative barrier to reduce the setbacks from 100 feet to 15 feet. The vegetative barrier, if planted, shall extend at least 50 feet beyond the east and west sides of the home.
- 3) If the proposed residence meets the 100 foot setback requirements on the north, west and south property lines, applicants shall still be required to plant vegetation on the south property line for screening purposes (see Condition #5).
- 4) All existing vegetation on the subject property (mostly on the southeast and eastern parcel boundaries) shall be retained and maintained in a healthy condition.
- 5) A continuous row of screening trees shall be planted south of the proposed residence, to be six feet tall at the time of planting and placed 12 feet on center. Half of the required screening trees shall be species native to the setting such as fruit trees, maple and black locust. At least ¼ of the required screening trees shall be coniferous to provide winter screening.
- 6) The continuous row of screening trees shall extend at least 50 feet beyond the proposed home on both the west and east sides. Existing trees may be used in the planting sequence.
- 7) Applicants have submitted appropriate color samples. However, prior to issuance of a placement permit, they shall notify the Planning Department when a final decision is made between the 2nd and 3rd color samples as both are acceptable.
- 8) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 9) All conditions to achieve visual subordination shall occur prior to issuance of a placement permit for the residence, as there are not any special conditions that would require additional time to achieve compliance.

- 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 5 day of September, 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

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be 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 9-26-97.

Notice of Appeal forms are available at the Department Office. Applicants may proceed with the approved development. However they proceed at their own risk prior to the expiration of the appeal period or if appealed prior to the exhaustion of all appeals.

A copy of the Decision was sent to the following:

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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

<nsa-audette.dd>

