

129248

Return Address: Peter Wilson  
882 Skamania Landing Road  
Skamania, WA 98648

FILED FOR RECORD  
SKAMANIA CO. WASH.

B. Sandra Wilson

SEP 17 12 05 PM '97

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:** Peter Wilson

**FILE NO.:** NSA-97-34

**PROJECT:** Additions and maintenance to existing residence

**LOCATION:** 882 Skamania Landing Road, Skamania; in Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-35-23-2002.

**ZONING:** General Management Area - Open Space (OS)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Peter Wilson, 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 ☒  
Advised, Dir ☒  
Indirect ☒  
Filed ☒  
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).

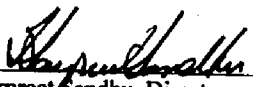
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The addition to the existing home shall still comply with the required Uniform Building Code setbacks. Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line. Rear yard setbacks shall be 15 feet and side yard setbacks shall be 5 feet.
- 3) Applicant shall retain and maintain all the existing vegetation.
- 4) The applicant shall plant a continuous row of trees to the east of the proposed addition, to be 12 feet on center and to be six feet tall at the time of planting. The trees should be planted between the existing dogwood and willow tree shown on the submitted site plan. At least half of the required screening trees should be species native to the setting and half should be coniferous to provide winter screening.
- 5) The exterior of the proposed structures shall be dark earth-tone colors composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall submit color samples to the Planning Department to verify consistency with the above criterion.
- 6) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) Applicant shall be required to achieve visual subordination conditions prior to project completion.
- 8) 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 18 day of August, 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 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 9/8/97. 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

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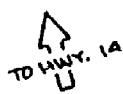
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

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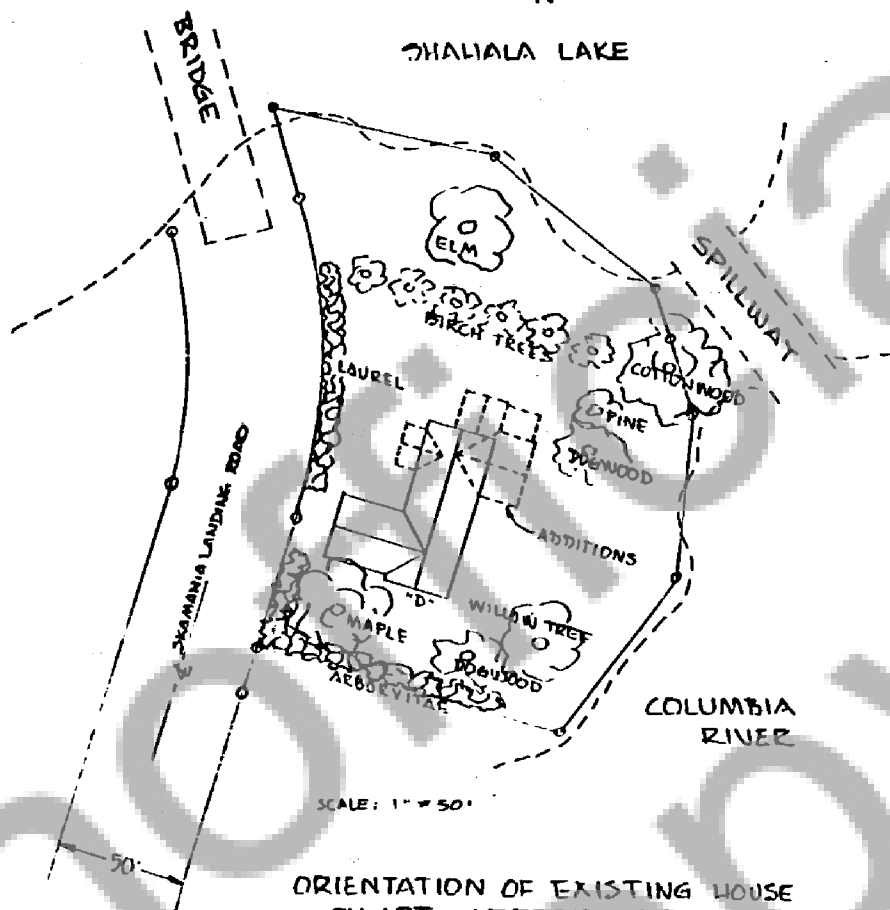


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SITE PLAN:



SHALALA LAKE



ORIENTATION OF EXISTING HOUSE  
ON LOT. APPROX. 65 ACRES.

NATIONAL SCENIC AREA LAND USE APPLICATION

P.C. WILSON 5/20/97