

131044

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FILED
SKAMANIA COUNTY
BY Rick Johnston

Mar 2 2 05 PM '98

CLERK

AUDITOR

GARY H. OLSON

RETURN ADDRESS:

SKAMANIA Caves Resort
P.O. Box 1147
STEVENSON, WA. 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. DIRECTOR'S DECISION

2.
3.
4.

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

1. SKAMANIA Caves Resort

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: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

SECTION 31 OF T3N, R2E, 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

3-8-31-1200

☐ 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.



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-4339

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Director's Decision

APPLICANT: Skamania Coves Resort

FILE NO.: NSA-96-74

PROJECT: Replace three single-wide trailers with two double-wide trailers. One of the single wide trailers was located on a space suitable for a double wide trailer.

LOCATION: 772 Riverside Drive, in Section 31 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-31-1200

ZONING: General Management Area, Commercial Recreation "CR"

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by, 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.

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) Existing tree cover shall be retained.

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File: NSA-96-74 (Skamania Coves Resort) Director's Decision
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- 3) Nine additional screening trees shall be planted north of the two building sites. All screening trees shall be interplanted 12 feet on center, and shall be six feet tall at the time of planting. At least half of the screening trees shall be species native to the setting, and at least half of the trees shall be coniferous.
- 4) Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 5) Prior to the final building inspection all screening trees required in Condition (3) shall be planted.
- 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) All conditions to achieve visual subordination shall occur prior to final approval.
- 8) Building setbacks shall be five feet from side lot lines and fifteen feet from rear lot lines. The front yard setback shall be 100 feet due to the proximity of the subject parcel to Highway 14, a Scenic Travel Corridor.
- 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 22nd day of April, 1997, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development

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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 May 12th 1997. 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:

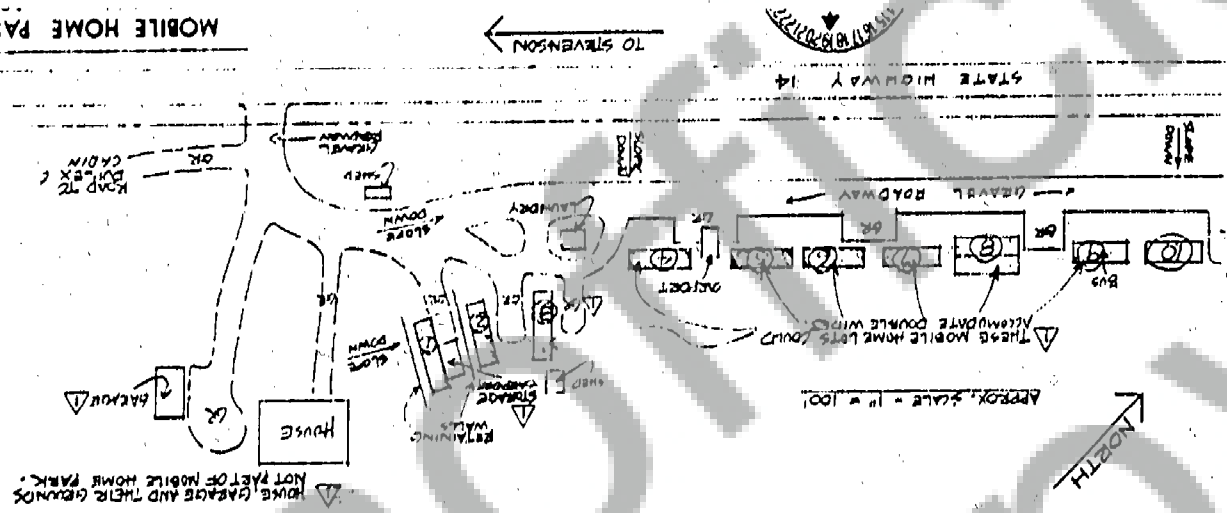
Persons submitting written comments in a timely manner
Yakima Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

<one line only>

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ROOKS TRAILER COURT

MOBILE HOME PARK



APPROX. SCALE - 1" = 100'

△ REVISIONS MADE PER 27, 1974

OWNER - HELEN A. BROOKS
 NO. DOUBLE WIDES | SINGLE WIDES 9
 INDEPENDENTS 10 DEPENDENTS 0

△ REVISIONS MADE PER 27, 1974

MAP NAME - BROOKS TRAILER COURT
 ADDRESS - BOX 24
 LOCATION - SEC. 31 TAN RDE

TRAILING, ALL OWNERS HAVE REAR DRIVABLE

PROCES 1, 2, 3 ARE EQUIPPED WITH 2 DOUBLE WIDES

POWER IS THE ONLY EXISTING PERMANENT