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FILED FOR RECORD
SKANWAS WASH
BY Matthew Bronson

Return Address:

Matthew Bronson

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98651

APR 6 10 23 AM '98

G. G. G. G. G.
AUDITOR

GARY M. OLSON

Please Print or Type Information

Document Title(s) or transactions contained therein:

1. Directors Decision
- 2.
- 3.
- 4.

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

1. Matthew Bronson
- 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)

100, 21 T3N R10E

☐ 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

Lot # 3-10-21-4-700

☐ 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.



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

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

Director's Decision

APPLICANT: Matthew Bronson

FILE NO.: NSA-96-67

PROJECT: Construct a shop.

LOCATION: 62091 Highway 14, in Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #3-10-21-4-700.

ZONING: General Management Area, Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Matthew Bronson, 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 §22.06.050(C)(2).

- 1) All developments shall be consistent with the enclosed site plan and grading 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 development shall be five feet from side lot lines, fifteen feet from rear lot lines, and fifteen feet from front lot lines or forty-five feet from the centerline of a public or private road, whichever is greater.
- 3) Applicant shall retain existing 18" (dbh) oak tree south of the proposed shop and the pine tree to the northeast of the existing garage.
- 4) The proposed development shall be constructed not to exceed the height of the existing 18" (dbh) oak tree located just south of the proposed development site.

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- 5) The proposed development shall be finished in non-reflective materials of 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.
- 6) All 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 should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 7) All development shall achieve visual subordination prior to final approval.
- 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 1st day of May 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(CX2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

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As per SCC §22.06.050(CX5), 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 21st 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
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-bron.dd>

