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FILED FOR RECORD
SKAMANIA CO. WASH
BY David Ferguson

APR 10 1-27 PM '98

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

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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APPROVED	☒
RECEIVED	☒
FILED	☒
INDEXED	☒
SEARCHED	☒

Director's Decision

APPLICANT: David and DeeAnn Ferguson for Paul and Clara Smyser

FILE NO.: NSA-97-84

PROJECT: Replacement of an existing mobile home with a new single-family residence, accessory building and access way

LOCATION: 2461 Belle Center Road (Lot # 1 of the Smyser Survey), in Washougal; Section 7 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-7-101.

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 David and DeeAnn Ferguson, 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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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 applicant shall either de-commission the existing mobile home as a residence or remove it entirely from the property within 30 days of the issuance of an occupancy permit for the replacement home. The County Building Inspector shall assure that all modifications to the temporary residence to de-commission it as a residence are completed in accordance with all State and County Building Codes.
- 3) A condition of approval shall state that the use of any of these structures as a home occupation/cottage industry is prohibited until such use is reviewed and approved.
- 4) The proposed development shall be at least 100 feet from the southern property line (rear property line) or 50 feet from the southern property line in conjunction with the planting of a continuous vegetative screen for agricultural buffers.
- 5) All proposed development shall be setback at least 100 feet from the existing stream on the subject property.
- 6) The front yard setback shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line whichever is greater. Side yard setbacks shall be at a minimum 5' from side lot lines.
- 7) 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.

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- e) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 9th day of February, 1998, at Stevenson, Washington.


Harriet 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 3-2-98. 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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