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FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Gary Sarault

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APR 14 12 34 PM '98

Gary
AUDITOR

GARY H. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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FILED
APR 14 1998
CLERK

Director's Decision

APPLICANT: Gary Sarault

FILE NO.: NSA-97-77

PROJECT: Additions and remodel to a single-family residence

LOCATION: Located at 5210 Highway 14, in Home Valley; Section 36 of T3N, R8E, W.M.,
and identified as Skamania County Tax Lot #3-8-36-700.

ZONING: Special Management Area; Forest.

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.

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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 development 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 5 feet and rear yard setbacks shall be no less than 8 feet for the addition to the north of the existing home and no less than 12 feet for the addition to the east of the existing home (See condition of approval for VAR-97-09).
- 3) The exterior of all proposed buildings shall be visually subordinate to the natural and cultural patterns in the landscape setting. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with the this criterion.
- 4) Only materials with low reflectivity shall be used for the proposed development.
- 5) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.
- 6) Existing tree cover screening the development from key viewing areas shall be retained and maintained in good condition as no trees were removed for site development. All dead or dying trees shall be replaced in kind and place.
- 7) Applicant shall be required to plant four additional coniferous trees no further than 50 feet south of the proposed addition to screen the new development from key viewing areas. The trees shall be placed directly south of the home and shall be planted at 12 foot centers.
- 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.

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

Dated and Signed this 19 day of February, 1997, at Stevenson, Washington.

[Signature]
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 3-12-98. Notice of Appeal forms are available at the Department Office.

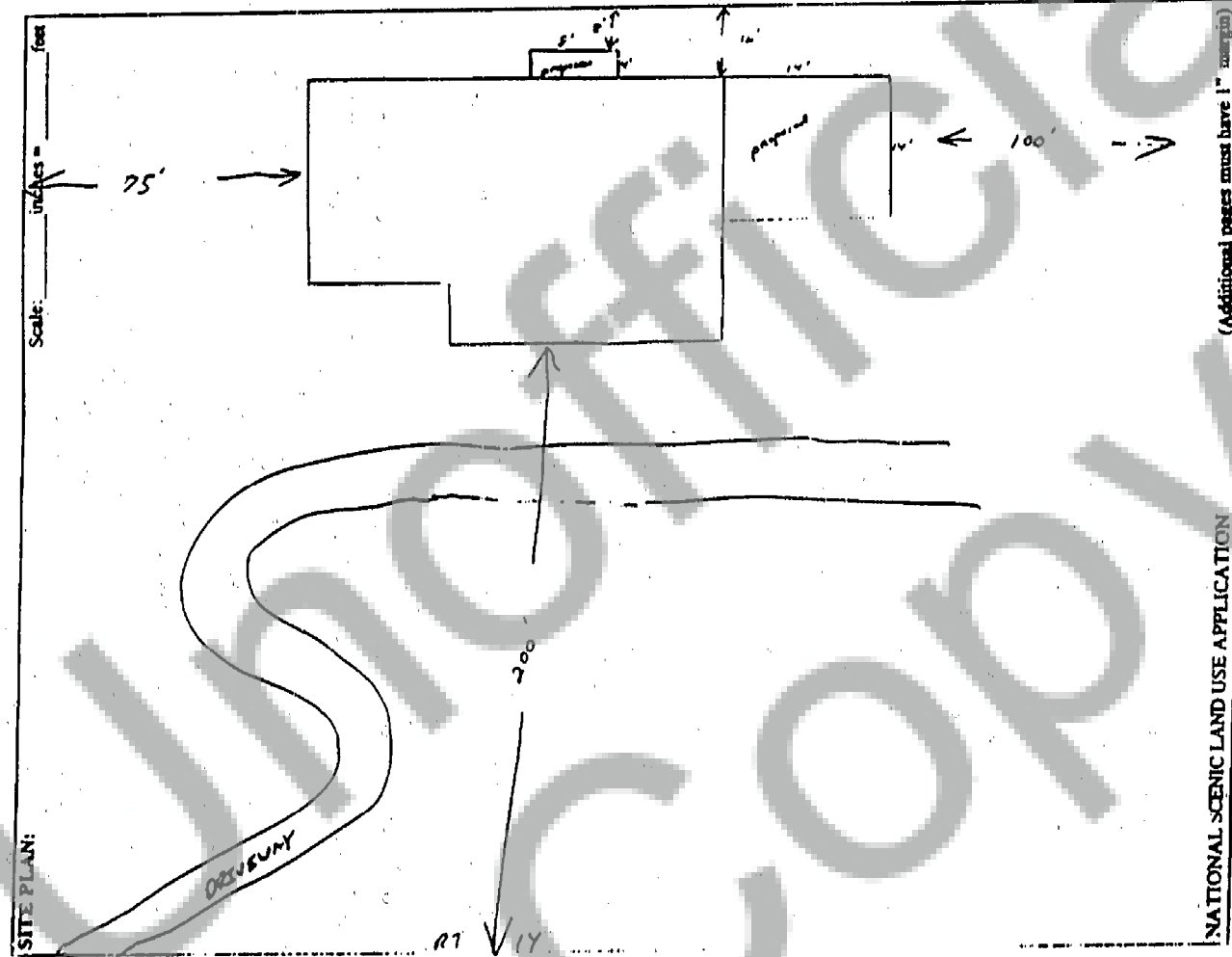
A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

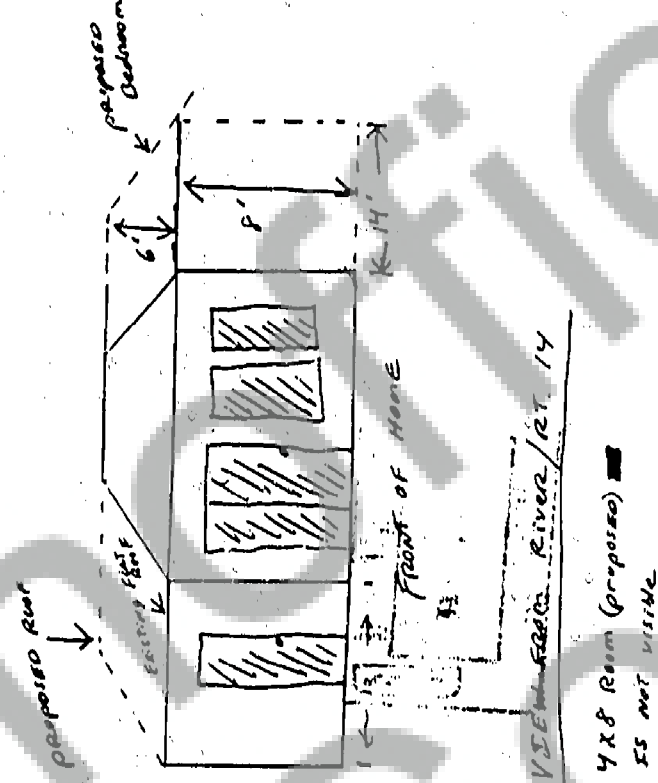
A copy of this Decision, including the Staff Report, was sent to the following:

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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ELEVATION DRAWINGS:



NATIONAL SCENIC LAND USE APPLICATION