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FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY Jan Boldt
Mar 1 1 03 PM '98
AUDITOR
GARY H. OLSON

UNOFFICIAL DOCUMENT

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: Jan Boldt for Shelly Buckley

FILE NO.: NSA-97-52

PROJECT: Single-family residence and accessory building.

LOCATION: Located off of Belle Center Road, just east of the intersection between Belle Center Road, Hudson Road and Martin Road, in Section 6 of T1N, R5E, W.M., and identified as Skamania Tax Lot #1-5-6-4-501.

ZONING: General Management Area, Residential (R-5) zone

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:

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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) Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line, side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.

3) The accessory structure shall not contain a cooking area or kitchen, nor shall the necessary utilities for a kitchen be installed. Prior to issuance of an occupancy permit for the residence, the Department shall conduct a site visit to confirm that the accessory structure does not contain cooking facilities.

4) The use of any of this structure as a home occupation/cottage industry is prohibited until such use is reviewed and approved.

5) All structures shall be finished in nonreflective materials of dark, earth-tone colors, including doors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.

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.

7) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition. The trees south of the proposed single-family home shall be maintained as landscape screening. Dead or dying trees shall be replaced in kind and in place.

8) Applicant shall notify Tom Turck, Archaeologist for the US Forest Service, one week prior to excavation of the proposed building sites for a follow-up review of the subject parcel. If further review indicates the presence of cultural resources. Proceed to Condition # 9, below.

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 and evaluation of significance.

Dated and Signed this 1st day of Dec., 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 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 12-22-97. 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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office

Unofficial Document

Board of County Commissioners

<nsa-boldt.dd>

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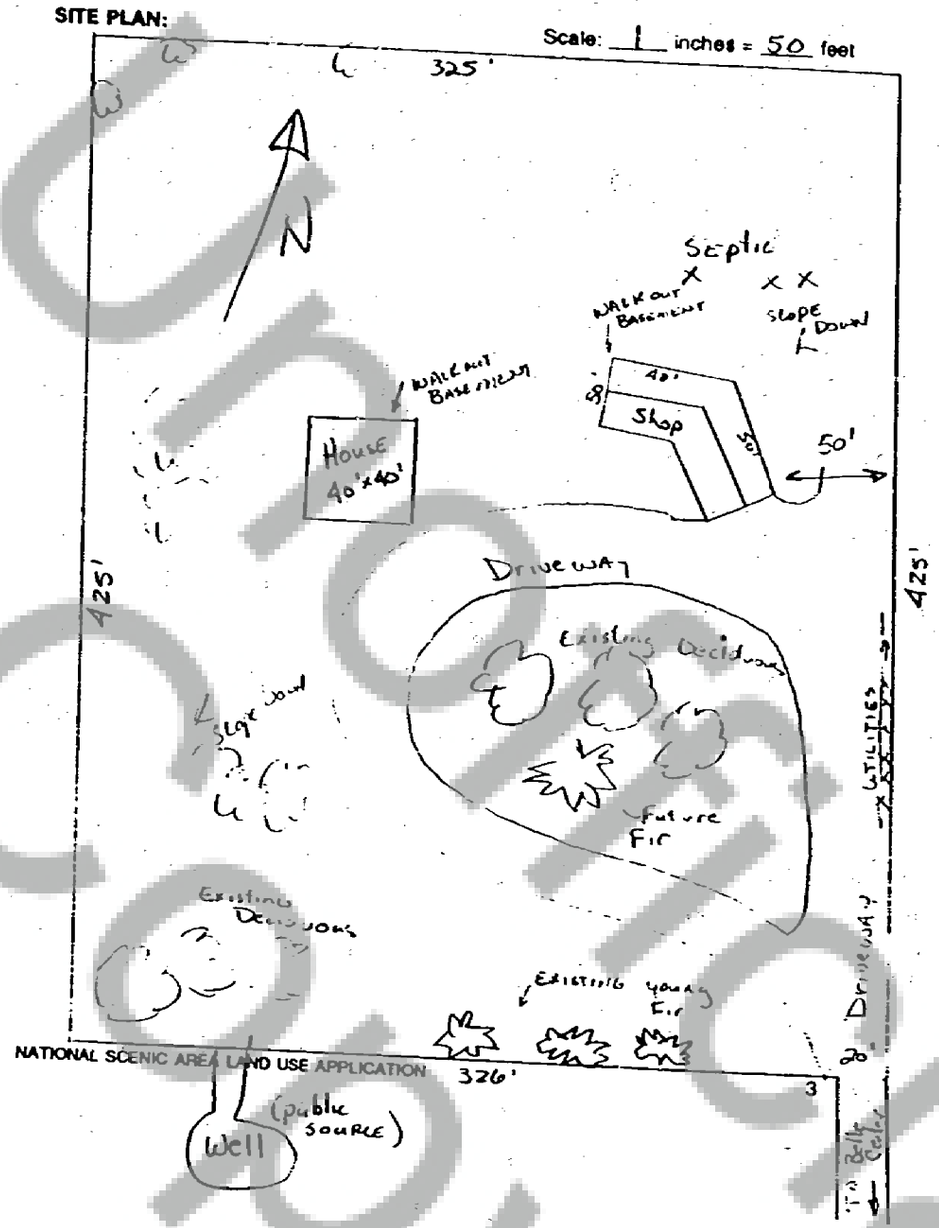
SITE PLAN:

Scale: 1 inches = 50 feet