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BOOK 176 PAGE 838

FILED RECORD
SKAMANIA COUNTY WASH
BY Elaine Kapinos

Return Address: Larry and Elaine Kapinos
771 Skamania Landing Road
Skamania, WA 98648

MAY 12 3 27 PM '98

Elaine Kapinos
AUCTIONEER

GARY M. CLSON

**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:

Larry and Elaine Kapinos

FILE NO.:

NSA-98-02

PROJECT:

Addition to existing house (extension of rear patio)

LOCATION:

771 Skamania Landing Road; Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-35-23-1601.

ZONING:

General Management Area, Residential (R-1)

DECISION:

Based upon the entire record before the Director, including particularly the Staff Report, the application by Larry and Elaine Kapinos, 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.

3 MAY 14 1998
FILED, LG
CLERK
COUNTY OF SKAMANIA
WASHINGTON

Skamania County Planning and Community Development
File: NSA-98-02 (Kapinos) Director's Decision
Page 2

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 proposed development shall be set back 45' from the centerline of a public or private road or 15' from the front lot line whichever is greater, 5' from the side yard lot line and 15' from the rear yard lot line.
- 3) The exterior of the proposed structures shall be dark earth-tone colors composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall submit color samples to the Planning Department to verify consistency with the above criterion.
- 4) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) All existing tree cover shall be retained and maintained in a healthy condition. All dead and/or dying trees shall be replaced in kind and in place.
- 6) Prior to project completion, applicants shall achieve visual subordination requirements.
- 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.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 9th day of March, 1998, 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 3/30/98. 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 Percé Tribe

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

BOOK 174 PAGE 84(1)

