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Return Address:

Rick Hart
212 HART RD
SKAMANIA WA 98648

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FILED FOR RECORD
SKAMANIA, WASH
BY Rick Hart

MAY 15 4 43 PM '98

P. Johnson

AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director Decision
- 2.
- 3.
- 4.

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

1. HART Rick L
2. Brickley Randal
- 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: IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 22 of Township T2N Range 6E

☐ Complete legal on page _____ of document

REFERENCE NUMBER(S) Of Documents assigned or released:

#2-

☐ Additional numbers on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

#2-6-22-604

☐ 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.



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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-4839

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Susan K. Loume
Director
Harpreet Sandhu
Long-Range Planner
Mark J. Mazzeo
Senior Current Planner
Wayne A. Nelson
Associate Current Planner
Kathy Pearson
Staff Assistant

Director's Decision

APPLICANT: Rick Hart and Randy Brickley

FILE NO.: NSA-94-71

PROJECT: Replacement of a home destroyed by fire and reconstruction of an existing carport. A mobile home is to be temporarily placed during construction.

LOCATION: On Woodard Creek Road, north of the Duncan Creek Road intersection, in Section 22 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-22-604.

ZONING: Forest (Special Management Area).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Rick Hart and Randy Brickley for a home and carport, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Approval of the 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. The mobile home must be removed from the subject property within 30 days of issuance of an occupancy permit for the new single-family residence. Furthermore, all utilities servicing the mobile home are to be abandoned at that time.

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Conditions Continued:

2. The exteriors of structures, including the roof and trim, shall be dark earth-tone colors. Prior to issuance of a building permit, the applicant must submit color samples to the Department to verify compliance with this criterion.
3. The height of the new single-family residence is not to exceed 35 feet above average grade.
4. The dimensions of the reconstructed carport are not to exceed those of the existing carport.
5. No existing vegetative screening shall be removed, except that which is necessary for site development.
6. 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.
7. Seasonal lighting displays are permitted on a temporary basis, not to exceed three months.
8. Buildings are encouraged to have a vertical overall appearance. Therefore, prior to issuance of a building permit, the applicant shall submit building plans to the Department to verify consistency with this criterion.
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.

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Dated and Signed this 6th day of March, 1995, at Stevenson, Washington.


Susan K. Lourie, 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 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
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

