

132066

BOOK 178 PAGE 861

Return Address: Leroy and Tina Anderson
162 Bylin Road
Home Valley, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Tina Anderson*

JUL 1 8 47 AM '98
Olson
AUDITOR
GARY H. OLSON

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

FILED
JUL 1 1998
JUL 1 1998
JUL 1 1998
JUL 1 1998

Director's Decision

APPLICANT: Leroy and Tina Anderson

FILE NO.: NSA-98-21

PROJECT: Replacement home and two accessory buildings

LOCATION: 162 Bylin Road off of Berge Road in Home Valley; Section 23 of T3N, R8E and identified as Skamania County Tax Lot # 3-8-23-3000.

ZONING: General Management Area, Small Woodland (F-3) and Special Management Area, Forest.

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Leroy and Tina Anderson, 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.

Skamania County Planning and Community Development
File: NSA-98-21 (Anderson) Director's Decision
Page 2

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:

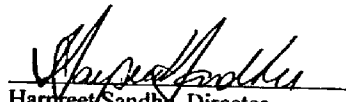
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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 existing home shall be de-commissioned within 30 days of the issuance of an occupancy permit for the replacement home. All kitchen facilities shall be removed and the County Building Inspector shall assure that all modifications to the existing residence to de-commission it as a residence are completed in accordance with all State and County Building Codes.
- 3) 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.
- 4) The exterior of all proposed buildings, including window frames, doors and the roof shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements.
- 5) All existing trees south of the proposed replacement home screening it from key viewing areas shall be retained. Dead or dying trees shall be replaced in kind and place. Prior to issuance of an occupancy permit for the replacement home, a site visit shall be completed to ensure all of the above mentioned trees have been retained.
- 6) The replacement home shall not exceed 30 feet in height from the top of the footer at existing grade prior to any filling and grading.
- 7) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 8) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:

Skamania County Planning and Community Development
File: NSA-98-21 (Anderson) Director's Decision
Page 3

- 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 28th day of May, 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 6-18-98. 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

Skamania County Planning and Community Development
File: NSA-98-21 (Anderson) Director's Decision
Page 4

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

