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BOOK 180 PAGE 280

## Return Address:

KEN BENNETT  
332 LAKESHORE DR  
STEVENSON, WA 98648  
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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Karen Bennett

AUG 13 10 02 AM '98

GARY  
AUDITOR  
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. NOTICE OF FINAL DECISION
- 2.
- 3.
- 4.

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

1. KEN BENNETT
- 2.
- 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: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

WOODARD MARINA ESTATES BLK 2 LOT 7

☐ Complete legal on page \_\_\_\_\_ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

15A-98-23

☐ Additional numbers on page \_\_\_\_\_ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

2-6-35-23-1700

☐ 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  
509 427-9458 FAX: 509 427-4839

**NOTICE OF FINAL DECISION**

Notice is hereby given that the Skamania County Board of Commissioners took the action described below on July 27, 1998:

**ACTION:** Final approval of File No. NSA-98-23 approving a 52 x 36 accessory building

**APPLICANT:** Ken Bennett

**LOCATION:** 332 Lakeshore Drive, in Skamania; in Section 35, T2N, R6E, W.M., Skamania County Tax Lot No. 2-6-35-23-1700

**ZONING:** General Management Area, Residential (R-1)

**DESCRIPTION:** Final approval of the Planning Commission's recommendation was granted by a Motion to Approve with the following conditions:

- 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 accessory building shall not be constructed solely for use as a home occupation/cottage industry and is prohibited until such time that the applicant applies for such a use through the Skamania County Planning Department.
- 3) Lot # 7 of Tax Parcel # 1700 shall not be separated and/or sold separately from Lot # 15 of Tax Parcel # 1700 until a residence has been placed on Lot 7 in compliance with the above requirement
- 4) The proposed accessory building shall be limited in size to 52 x 36 feet with a height of 16 feet in order to assure the proposed building will be incidental and subordinate to the main use of the property.
- 5) 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.
- 6) The exterior of the proposed structures shall match existing color of the home and be 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.



- 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. 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.
- 8) All existing tree cover on the east side of Lot # 7 of Tax Parcel # 1700 shall be retained and maintained in a healthy condition. All dead and/or dying trees shall be replaced in kind and in place.
- 9) Screening trees shall be planted north of the proposed structure to effectively screen development from SR-14. These trees shall be six feet tall at the time of planting and be placed no further than 12 feet on center. Half of the trees shall be coniferous to provide winter screening and half shall be species native to the setting or commonly found in the area. Applicants may stagger the required screening trees to allow for a more natural appearance.
- 10) Prior to project completion, applicants shall achieve visual subordination requirements.
- 11) 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.

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).

Appeals of this decision must be filed with the Columbia River Gorge Commission within 30 days of the date of this notice. Please contact the Gorge Commission for their rules of appellate procedure.

Documents may be examined during regular business hours at Skamania County Department of Planning and Community Development, Courthouse Annex, Room P-11, 170 Vancouver Avenue, Stevenson, WA. Telephone number (509) 427-9458.

7-29-98  
Date

Kari R. Fagermess  
Kari Fagermess, Planner

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(5), the decision 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 one continuous year or more.

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