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Return Address:

KEN BENNETT 332 LAKESHORE DR STEVENSON, WA 98648 FILED FOR RECORD SKAHARIA (2. WASH BY Karen Bennett

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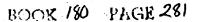
AUDITOR O

GARY M. OLSON

Please Print or Type Information.

Time of Type Information.	
Document Title(s) or transactions contained therein:	
1. NOTICE OF FINAL DECISION	P 7
2. 3. 4.	4.0
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. SKAMALIA COUNTY 2. 3. 4. [] Additional Names on page of document.	
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Rar WOODARD MARINA ESTATES BLK 2 [] Complete legal on page of document.	oge, Quarter/Quarter)
REFERENCE NUMBER(S) Of Documents assigned or released: ### 15A-98-23 [] Additional numbers on page of document.	Pay 105 107 V Pade C J. Use V *Srect V
ASSESSOR'S PROPERTY TAX PARCEUACCOUNT NUMBER 2-4-35-23-/700 [] Property Tax Parcel ID is not yet assigned. [] Additional parcel #'s on page of document.	43.33
The Auditor/Recorder will rely on the information provided on the form. The document to verify the accuracy or completeness of the indexing information provided on the form.	ne Staff will not read nation.

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Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex Post Office Box 750 — 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:

- 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 eccupation/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.
- 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.

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Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not 7) highly visible from key viewing areas. Shielding and hooding materials shall be composed of nonreflective, 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

- All existing tree cover on the east side of Lot # 7 of Tax Parcel # 1700 shall be retained and 8) maintained in a healthy condition. All dead and/or dying trees shall be replaced in kind and in
- Screening trees shall be planted north of the proposed structure to effectively screen development 9) 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 subordinance requirements.
- The following procedures shall be effected when cultural resources are discovered during 11) construction activities:
 - Halt Construction. All construction activities within 100 feet of the discovered cultural a) resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - Notification. The project applicant shall notify the Planning Department and the Gorge b) 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.
 - Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources c) 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 Fagemess, Manner

