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Return Address: James Russo
3403 SE 71st Avenue
Portland, OR 97206

BOOK 186 PAGE 894

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY James Russo

FEB 25 11 09 PM '99

W. Moser
AUDITOR
GARY M. 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

Director's Decision

APPLICANT: James Russo

FILE NO.: NSA-98-80

PROJECT: Single-family residence with deck, septic system, well and electric service along with an accessory structure.

LOCATION: Accessed by Leo Lane just south of Tucker Road, off of Woodard Creek Road in Skamania; in Section 27 of T2N, R6E and identified as Skamania County Tax Lot # 2-6-27-3-117.

ZONING: General Management Area, Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by James Russo, 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.

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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) All existing tree cover south and west of the proposed development shall be retained to ensure that the proposed development is not seen from key viewing areas. All of these trees shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and place.
- 3) All other trees with the exception of the above trees (Condition # 2) shall be retained and maintained in a healthy condition except that which needs to be removed for site development, safety purposes or forest management. Dead or dying trees shall be replaced in kind and place.
- 4) The proposed development shall be five feet from the side lot lines, fifteen feet from the rear lot line and fifteen feet from the front lot line or forty-five feet from the centerline of a private or public road, whichever is greater.
- 5) 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 8th day of February, 1999, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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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, on or before March 1, 1999. 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

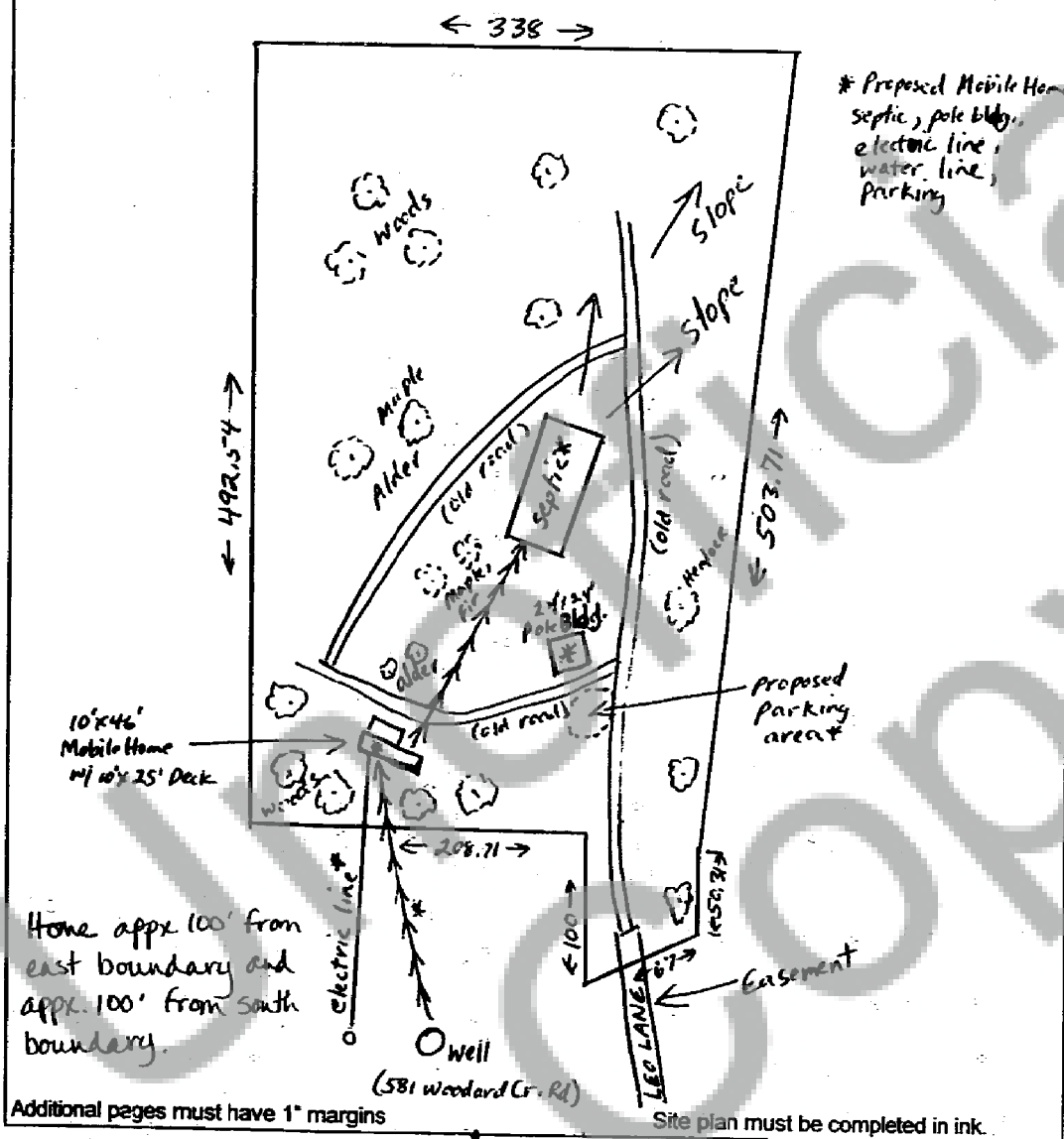
A copy of this Decision, including the Staff Report, was sent to the following:

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 Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SITE PLAN:

Scale: 1 inch = 100 feet

House - Approx 460 sq. ft.
Deck 250 sq. ft.
Pole Bldg. - Approx 576 sq. ft.



601 Woodard Creek Rd.
Skamania, WA 98648