

134405

Return Address: Tom Sapere
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BOOK 186 PAGE 932

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Lynne Sapere

FEB 26 3 31 PM '93

D. Johnson
ADMINISTRATOR
GARY H. OLSON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

By: *[Signature]*
Noted, OK ☒
Direct ☒
Filed ☒
Served ☒

**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

Director's Decision

APPLICANT: Tom Sapere for Hugh and Janet Van Swearingen
FILE NO.: NSA-98-60
PROJECT: Single-family residence and accessory structure
LOCATION: Lot 2, Block 2 of the Woodard Marina Estates off of Skamania Landing Road, in Skamania; Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-34-14-690.
ZONING: General Management Area, Residential (R-1).
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Tom Sapere, 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-98-60 (Sapere for Van Swearingen) 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) Front yard setback shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line whichever is greater.
- 3) Side yard setbacks shall be at a minimum 5' from side lot lines. Rear yard setbacks shall be at a minimum 15' from rear yard lot lines.
- 4) The proposed house shall be finished in nonreflective dark earth-tone colors. Prior to issuance of a building permit for the proposed house, applicant shall submit color samples to verify consistency with the above criterion.
- 5) 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 nonreflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 6) Applicant shall be required to submit a grading plan if grading will exceed 100 cubic yards.
- 7) Four trees shall be planted north of the proposed development on the subject lot. Two of these trees shall be species native to the setting and two shall be coniferous to provide winter screening. The trees shall be planted at 15 foot centers and shall be six feet tall at the time of planting.
- 8) All above conditions relating to visual subordination shall be complied with prior to issuance of an occupancy permit for the residence.
- 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.

Skamania County Planning and Community Development
File: NSA-98-60 (Sapere for Van Swearingen) Director's Decision
Page 3

- 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 30 day of November, 1998, 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 11-24-98. 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

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

BOOK 186 PAGE 935

Skamania County Planning and Community Development
File: NSA-98-60 (Sapere for Van Swearingen) Director's Decision
Page 4

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

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