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BOOK 188 PAGE 48

Return Address: David Green
122 Country View Drive
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH

BY *David Green*

APR 6 3 55 PM '99

G. M. Olson
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: David Green

FILE NO.: NSA-98-31

PROJECT: Addition to existing accessory structure

LOCATION: 122 Country View Drive off of Belle Center Road in Washougal; Section 6 of
T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-6-4-704.

ZONING: General Management Area, Residential (R-5)

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

347 134777
NSA-98-31
Project
122
122
122

Skamania County Planning and Community Development
File: NSA-98-31 (Green) Director's Decision
Page 2

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 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.
- 3) The accessory structure shall not contain a cooking area or kitchen, nor shall the necessary utilities for a kitchen be installed.
- 4) The use of any of this structure as a home occupation/cottage industry is prohibited until such use is reviewed and approved.
- 5) All structures shall be finished in nonreflective or low reflective materials of dark, and either natural or earth-tone colors, including doors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department.
- 6) 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.
- 7) Applicant shall comply with specific approval conditions for visual subordination prior to completion of the project.
- 8) 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.

Skamania County Planning and Community Development
File: NSA-98-31 (Green) Director's Decision
Page 3

- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 18th day of June, 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 7-9-98. Notice of Appeal forms are available at the Department Office.

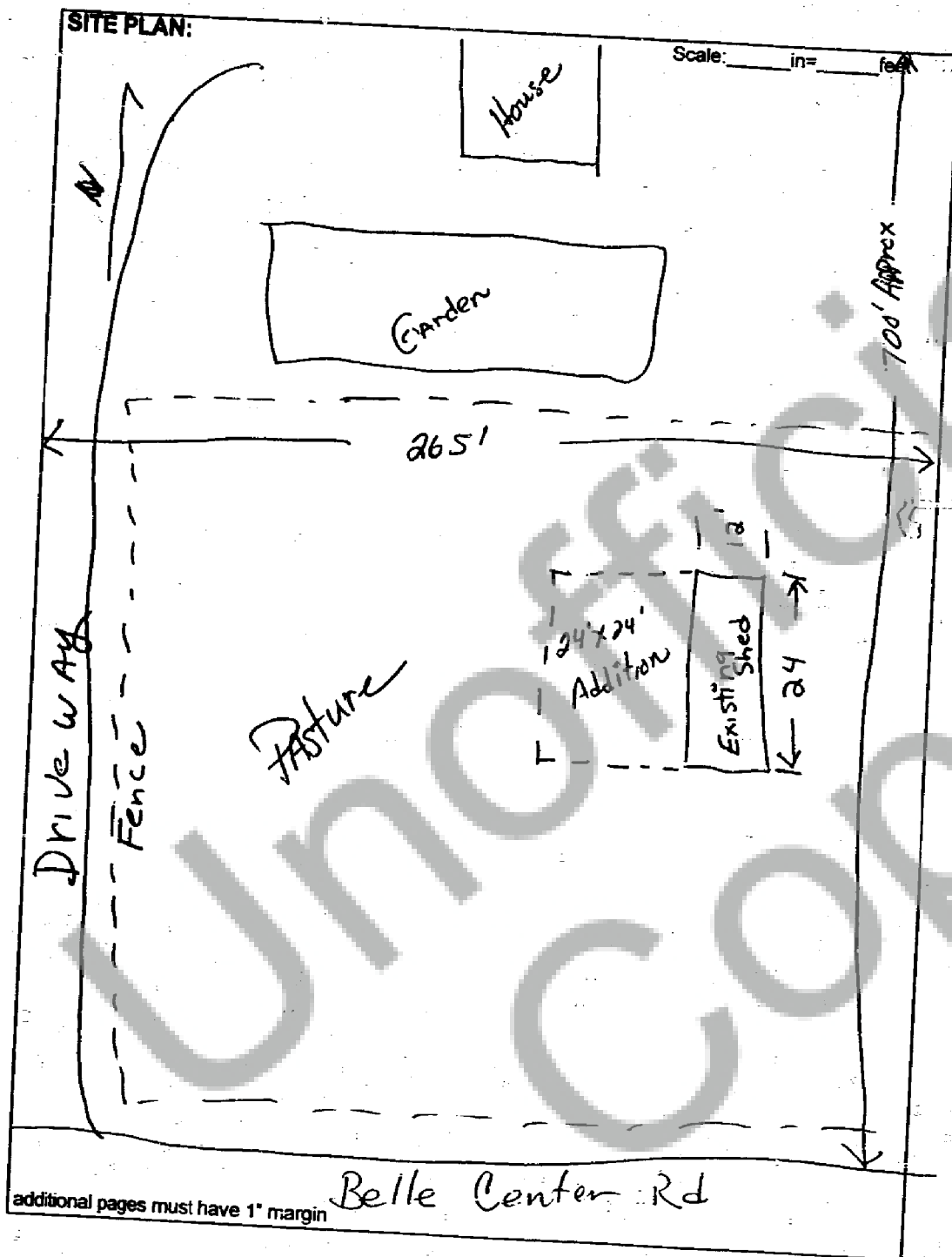
A copy of the Decision was sent to the following:

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
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:



S. 164
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