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Return Address: Scott Walker
4634 N.E. 38th Street
Portland, OR 97211

BOOK 189 PAGE 658

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by Larry Nultquist

May 24 4 13 PM '99

U. Bartels

GARY H. OLSON

RECORDER'S NOTE
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Skamania County
Department of Planning and
Community Development

Stamanta County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-0458 FAX 509 427-4839

Director's Decision

APPLICANT: Scott Walker

FILE NO.: NSA-99-66

PROJECT: Single family residence

LOCATION: 142 Big Fir Road, just 1/4 mile east of Woodard Creek Road, in Skamania, Section 27 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-27-4-108.

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

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

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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) The proposed house shall not exceed 28 feet in height from the top of the footer at existing grade.
- 3) The home site shall be no further north than the existing house foundation. Prior to any land disturbing activities, the applicant shall stake the home site and staff shall complete a site visit within 3 business days to verify the location.
- 4) Front yard setbacks shall be 15 feet from the front lot line or forty-five feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be five feet and rear yard setbacks shall be 15 feet.
- 5) All trees, with the exception of the three trees shown to be removed for site development, shall be retained and maintained in a healthy condition, especially during development of the site. Dead or dying trees shall be replaced with the same species of trees in the same place.
- 6) The exterior of all proposed buildings shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements. The color samples shall include siding, roof, doors, and window trim.
- 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 8) Prior to issuance of a building permit, if more than 100 cubic yards of grading will occur, applicant shall be required to submit a grading plan (See Staff Report for specific details on grading plan information).
- 9) All graded areas shall be re-seeded with native vegetation.

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- 10) Eight additional trees shall be planted north of the existing fir trees (labeled "X" on the attached site plan) on 12 foot centers. These trees shall be 6 feet tall at the time of planting (not including root wad) and be planted no further than 30 feet west of the home site. They shall be planted in a manner that allows a continuous screen along the entire west side of the home. A gap of no more than 12 feet from the crown shall occur between the existing trees and the new trees to be planted.
- 11) Eight additional trees shall be planted south and east of the existing fir trees (labeled "X" on the attached site plan) on 12 foot centers. These trees shall be 6 feet tall at the time of planting (not including root wad) and be planted no further than 30 feet south of the home site. They shall be planted, as described above, so that a gap of no more than 12 feet from the crown occurs between existing trees and the new trees to be planted.
- 12) Half of the above required trees shall be species native to the setting (Douglas fir, Hemlock, Vine Maple) and half shall be coniferous to provide winter screening. If any deciduous trees, which are native to the setting, are planted, they shall be interspersed evenly among the coniferous trees to allow a vegetative screen year round (i.e. Douglas fir, Vine Maple, Hemlock, Big Leaf Maple).
- 13) Prior to issuance of an occupancy permit, the Department shall conduct a follow-up site visit to ensure compliance with all of the above requirements.
- 14) 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 11th day of June, 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 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 11-24-99. 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

12-28-99

Scale: 1 inches = 50 feet



Additional pages must have 1" margins

Site plan must be completed in ink.