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John Collins
CARTER NELSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98644
509 427-9438 FAX 509 427-4839

Director's Decision

APPLICANT: John Collins
FILE NO.: NSA-98-70
PROJECT: Single-family residence, accessory building and improvements to an existing access road.
LOCATION: Located at the Southeast corner of Belle Center Road and Hudson Road, in Washougal, Section 7 of T1N, R5E, W.M., and identified as Skamania Tax Lot #1-5-7-400.
ZONING: General Management Area, Residential (R-5) zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by John Collins, 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.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County

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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) All proposed structures shall be located, at a minimum, 100 feet from adjacent agriculturally zoned land to the north and west of the subject property.
- 4) The proposed structures shall not exceed 14 feet in height as shown on the elevation drawings submitted by the applicant.
- 5) Both proposed structures shall be placed, as shown on the submitted site plan, at the bottom of the slope to ensure that development is completely screened from all key viewing areas by existing terrain features.
- 6) Prior to issuance of a building permit for the accessory structure and prior to issuance of a placement permit for the mobile home, the applicant shall stake both building sites. The applicant shall notify the Planning Department once the building sites have been staked and Department staff shall conduct a site visit within 72 hours of notification to verify the locations are consistent with the site plan submitted and with Condition #4, above.
- 7) All existing tree cover, except that which is necessary for site development, shall be retained and maintained in a healthy condition. The trees and terrain feature just south of the proposed single-family home and accessory structure shall be maintained as landscape and visual screening as the existing trees and terrain feature should not need to be disturbed for site development. Dead or dying trees shall be replaced in kind (same species) and in place.
- 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.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey and evaluation of significance.

Dated and Signed this 1st 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 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 2-22-99. 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

