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BOOK 194 PAGE 274

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FILED
SEALED
BY *Richard Haggerty*
OCT 16 9 25 AM '99
Olavry
GARY NELSON

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: Richard Haggerty for Edith Zeigler

FILE NO.: NSA-99-41

PROJECT: Structural addition to a single-family residence

LOCATION: 82 Loop Road, north of SR-14, in Stevenson: Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-26-4-1201. *Complete Legal Description on Page 6.*

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

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Richard Haggerty for Edith Zeigler, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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 Planning and Community Development
File: NSA-99-41 (Haggerty/Zeigler) Director's Decision
Page 2

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) Side yard setback from structural addition shall be 31 feet. The three remaining setback dimensions shall remain unchanged.
- 3) The proposed addition of 336 square feet shall be no higher than the height of the current structure.
- 4) All cut banks and fill slopes shall be re-seeded with native vegetation prior to a final inspection by the Skamania County Building Department.
- 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 non-reflective, opaque materials. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff. Additionally, lighting shall not illuminate any portion of adjacent properties.
- 6) Prior to issuance of a building permit, a grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.
- 7) A continuous row of 3 screening trees shall be planted just east of the proposed structural addition. These trees shall be six feet tall at the time of planting (not including root wad). They shall be spaced 12 feet on center and one of the trees shall be species native to the setting or commonly found in the area and two shall be coniferous to provide winter screening. The trees may be staggered to create a more natural appearance and existing trees may be used in the planting sequence. The property owner is required to maintain these trees in a healthy condition. Furthermore, if any of these trees die, they shall be replaced with similar trees.
- 8) All of the above conditions relating to visual subordination shall be satisfied prior to a final inspection by the Skamania County Building Department for the addition as there are not any special conditions that would require additional time to achieve compliance.
- 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-99-41 (Haggerty/Zeigler) Director's Decision
Page 3

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 24th day of SEPTEMBER 1999, at Stevenson, Washington.

Harpreet K. Sandhu by MM
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 10/14/99. Notice of Appeal forms are available at the Department Office.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

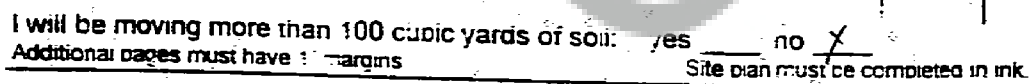
BOOK 194 PAGE 277

Skamania County Planning and Community Development
File: NSA-99-41 (Haggerty/Zeigler) Director's Decision
Page 4

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

Scale: 1 inches = 25 feet



NOTICE: This is an initial site plan. It may be revised throughout the application process.

BOOK 194 PAGE 279

A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 967.27 FEET NORTH AND 205.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 26; THENCE NORTH 70° 40' EAST 100 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS LITTLE STREET; THENCE NORTH 19° 20' WEST 240 FEET; THENCE NORTH 70° 40' EAST 100 FEET; THENCE SOUTH 19° 20' EAST 240 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 70° 40' WEST 100 FEET TO THE INITIAL POINT. ---