

137267

BOOK 196 PAGE 239

Return Address: Vernon Ellison
291 Cooper Ave.
P.O. Box 45
Underwood, WA 98651

FILED
SECT
Vernon Ellison

JAN 25 10 52 AM '00

D. Bartels

GARY H. 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: Vernon Ellison

FILE NO.: NSA-99-57

PROJECT: Construction of a workshop

LOCATION: 291 Cooper Ave., in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-1000.

ZONING: *Full legal description on page 6*
General Management Area, Residential (R-5) and (R-2). The portion of the property that the proposed activity would occur is zoned R-2.

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Vernon Ellison, 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 Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

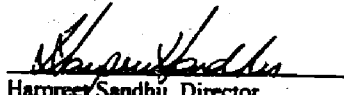
Skamania County Planning and Community Development
File: NSA-99-57 (Ellson) Director's Decision
Page 2

- 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 the nearest road or 15 feet from the property line, whichever is greater. The side yard setbacks shall be 5 feet and the rear yard setback shall be 15 feet.
- 3) The applicant shall not employ more than three outside employees.
- 4) No part of the business shall be located within any existing dwelling.
- 5) No more than 500 square feet of the workshop shall be utilized for the cottage industry.
- 6) There shall be no outside, visible evidence of the cottage industry, including storage.
- 7) No retail sales shall occur on the premises.
- 8) One non-animated, non-illuminated sign which does not exceed two square feet shall be allowed on the workshop or within the yard containing the cottage industry.
- 9) Exterior structural alterations to the residence for the cottage industry shall not be permitted.
- 10) Fencing shall not be allowed until such time as it is applied for and approved.
- 11) Applicant shall submit color samples for the siding and color samples for the final roof color, to be approved by the Planning Department prior to issuance of a building permit if found to be compatible with the surrounding development.
- 12) 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.

BOOK 196 PAGE 241

Skamania County Planning and Community Development
File: NSA-99-57 (Ellson) Director's Decision
Page 3

Dated and Signed this 4th day of January, ~~1999~~ ²⁰⁰⁰, 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 1/24/00. 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

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

BOOK 196 PAGE 242

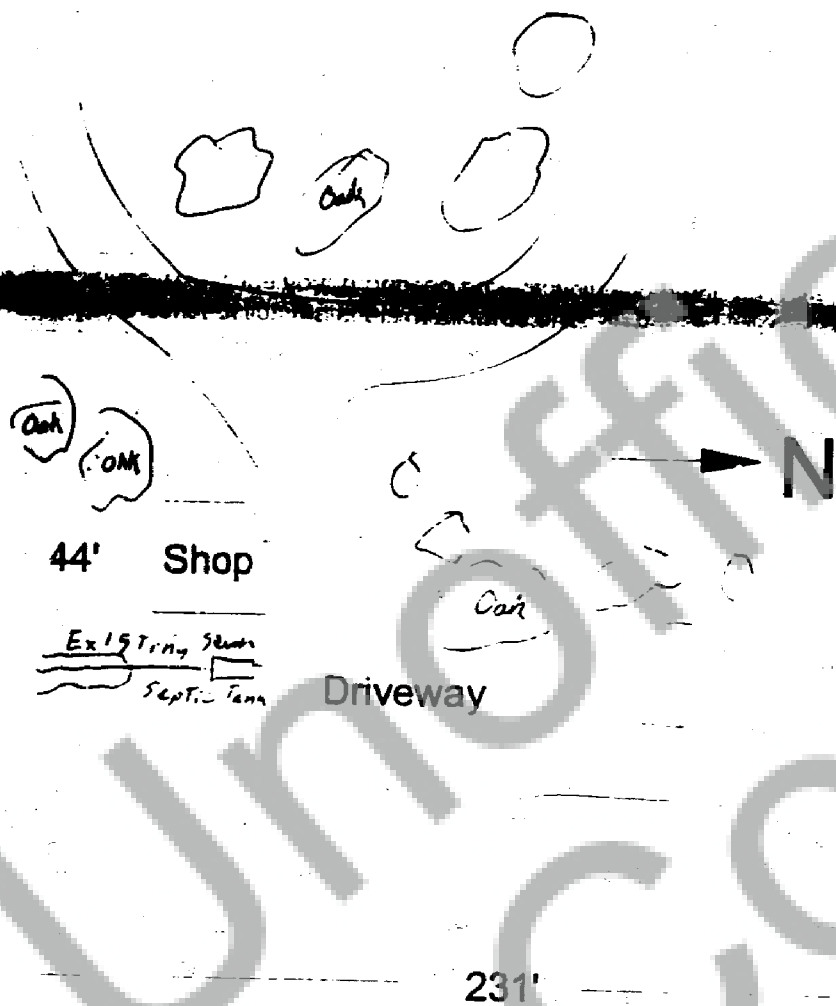
Skamania County Planning and Community Development
File: NSA-99-57 (Ellson) Director's Decision
Page 4

Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SITE PLAN:

Scale: 1 inches = 40 feet

Mobile Home



I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

Additional pages must have 1" margins

Site plan must be completed in ink.

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

BOOK 196 PAGE 244

The north 231 feet of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22, Township 3 North, Range 10 E. W. M.;

SUBJECT TO easements and rights of way for public road known and designated as Cooper Avenue.