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Return Address: Skamania County Fire District #5
33241 State Highway 14
Skamania, WA 98648

FILED
MAR 3 12 57 PM '00
Aud & Paula McCafferty
GARY L. 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

RECORDER'S NOTE
NOT AN ORIGINAL DOCUMENT

Director's Decision

APPLICANT: Dean Nygaard for Skamania County Fire District #5

GRANTEE: Skamania County

FILE NO.: NSA-99-71

PROJECT: Two additions onto an existing fire hall.

LOCATION: 33241 Highway 14 in Skamania, Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-34-1-0-1601.

LEGAL: See attached page #4.

ZONING: General Management Area - Rural Center (RC)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Dean Nygaard for the Skamania County Fire District #5, 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).

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- 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 property line, whichever is greater. The side yard setbacks shall be 5 feet and the rear yard setback shall be 15 feet. Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question.
- 3) All existing tree cover on the applicant's property shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species.
- 4) 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 15th day of March, 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.

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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 4/4/00. 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
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

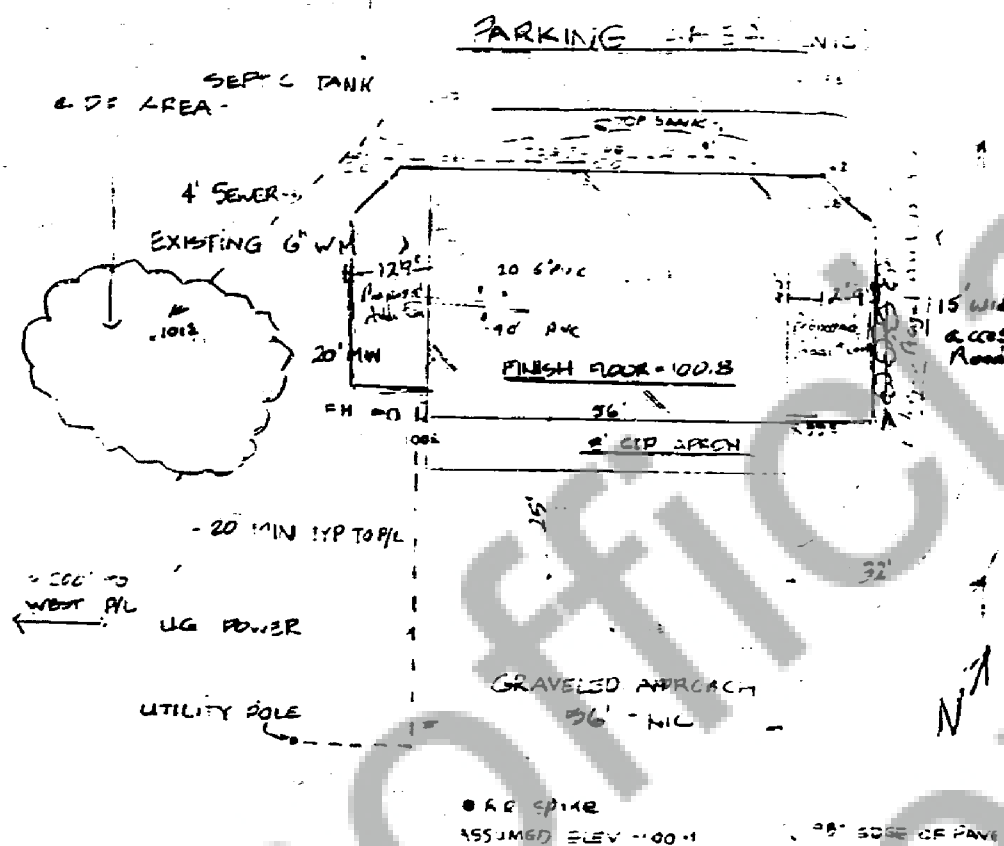
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A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2, NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH ON SUBDIVISION LINE 660 FEET TO THE INITIAL POINT; THENCE FROM SAID INITIAL POINT WEST 330 FEET TO THE COUNTY ROAD KNOWN AS SKELTON CUT-OFF ROAD; THENCE SOUTHERLY ALONG SAID SKELTON CUT-OFF ROAD TO INTERSECTION THEREOF WITH THE NORTHERLY LINE OF STATE HIGHWAY NO. 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF STATE HIGHWAY NO. 8 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 34; THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO WILLIAM R. THOMPSON AND MARION T. THOMPSON, HUSBAND AND WIFE, BY DEED DATED DECEMBER 31, 1946, AND RECORDED FEBRUARY 8, 1947, AT PAGE 293, OF BOOK 31 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FROM NINA P. NELSON TO DISHON OLSEN AND MARY OLSEN, HUSBAND AND WIFE FOR INGRESS AND EGRESS OVER AND ACROSS THE PRESENTLY EXISTING DRIVEWAY LOCATED IN THE SOUTHWEST CORNER OF THE NINA P. NELSON PROPERTY ADJOINING ON THE EAST OF THE CAPTIONED PREMISES RECORDED NOVEMBER 25, 1977 UNDER AUDITOR'S FILE NO. 85346, RECORDS OF SKAMANIA COUNTY, WASHINGTON.



TO VANCOUVER
L.V.V. #14 L.M.P. 33241
SITE PLAN 1020

SKA. CO. FIRE DIST. 5