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Return Address: Karl Kanthak
51 Oregon View Lane
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Karl Kanthak*

OCT 13 4 29 PM '00
Gary M. Olson
AUDITOR
GARY M. 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: Karl Kanthak

GRANTEE: Skamania County

FILE NO.: NSA-99-60

PROJECT: Construction of a workshop/garage

LOCATION: 51 Oregon View Lane, in Washougal; Section 16 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-16-800.

LEGAL: See attached legal description on page 5.

ZONING: Special Management Area, Forest (F).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Karl Kanthak, 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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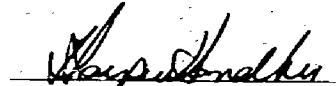
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Front yard setbacks shall be 45 feet from the centerline of the nearest road or 15 feet 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) Applicant shall submit color samples for the siding and color samples for the final roof color, and these samples shall be approved by the Planning Department prior to issuance of a building permit.
- 4) The applicant shall be required to maintain all existing trees in a healthy and viable condition. Any dead or dying trees shall be replaced in kind and place.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) The applicant shall be required to maintain a 200 foot undisturbed buffer from the pond.
- 7) The applicant shall also be required to stake the final location of the proposed garage/workshop and staff shall conduct a site visit to verify the 200 foot buffer before an excavation inspection is completed by the Building Department.
- 8) The proposed garage/workshop shall not exceed 1,443 square feet. See pages 2-3 of the Staff Report for further details.
- 9) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.
- 10) No material removed for excavation of the accessory structure shall be sidecast within the 200 undisturbed buffer of the pond.
- 11) 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.

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- 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.

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:

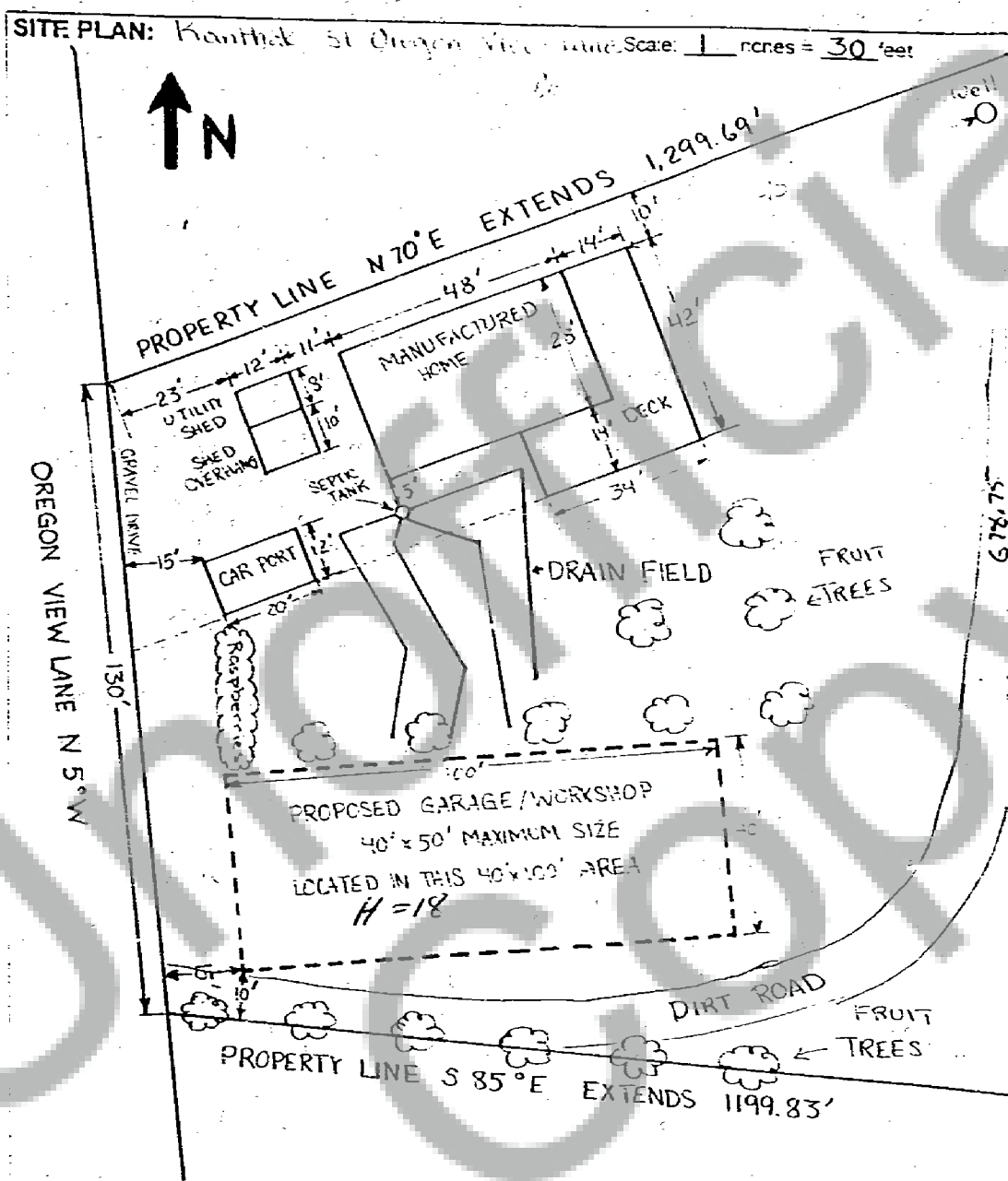
Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

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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



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.