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BOOK 207 PAGE 477

Return Address: Jim and Billie Davis
352 Mount Pleasant Road
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO WASH
BY *Jim Davis*

MAR 9 12 05 PM '01
D. Laury
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: Jim and Billie Davis

FILE NO.: NSA-98-22

PROJECT: Replacement of an accessory building

LOCATION: 352 Mount Pleasant Road, off of Belle Center Road, in Washougal; Section 8 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-S-8-1304.
See Page 5.

ZONING: Special Management Area, Agriculture

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Jim and Billie Davis, 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:

Skamania County Planning and Community Development
File: NSA-98-22 (Davis) 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) The exterior of all proposed buildings shall be visually subordinate to the natural and cultural patterns in the landscape setting. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with this criterion.
- 3) The structure height shall remain below the average tree canopy level.
- 4) Only materials with low reflectivity shall be used for the proposed development.
- 5) 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.
- 6) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 7) Front yard setbacks shall be 15 feet from the front lot line or forty-five feet from the centerline of a public or private road. Side yard setbacks shall be five feet and rear yard setbacks shall be fifteen feet.
- 8) The proposed development shall be placed no closer than 200 feet from the spring/stream on the northern portion of the lot.
- 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.
 - 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.

Skamania County Planning and Community Development
File: NSA-98-22 (Davis) Director's Decision
Page 3

Dated and Signed this 5th day of May, 1997, at Stevenson, Washington.

Harpreet Sandhu
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 5/26/97. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

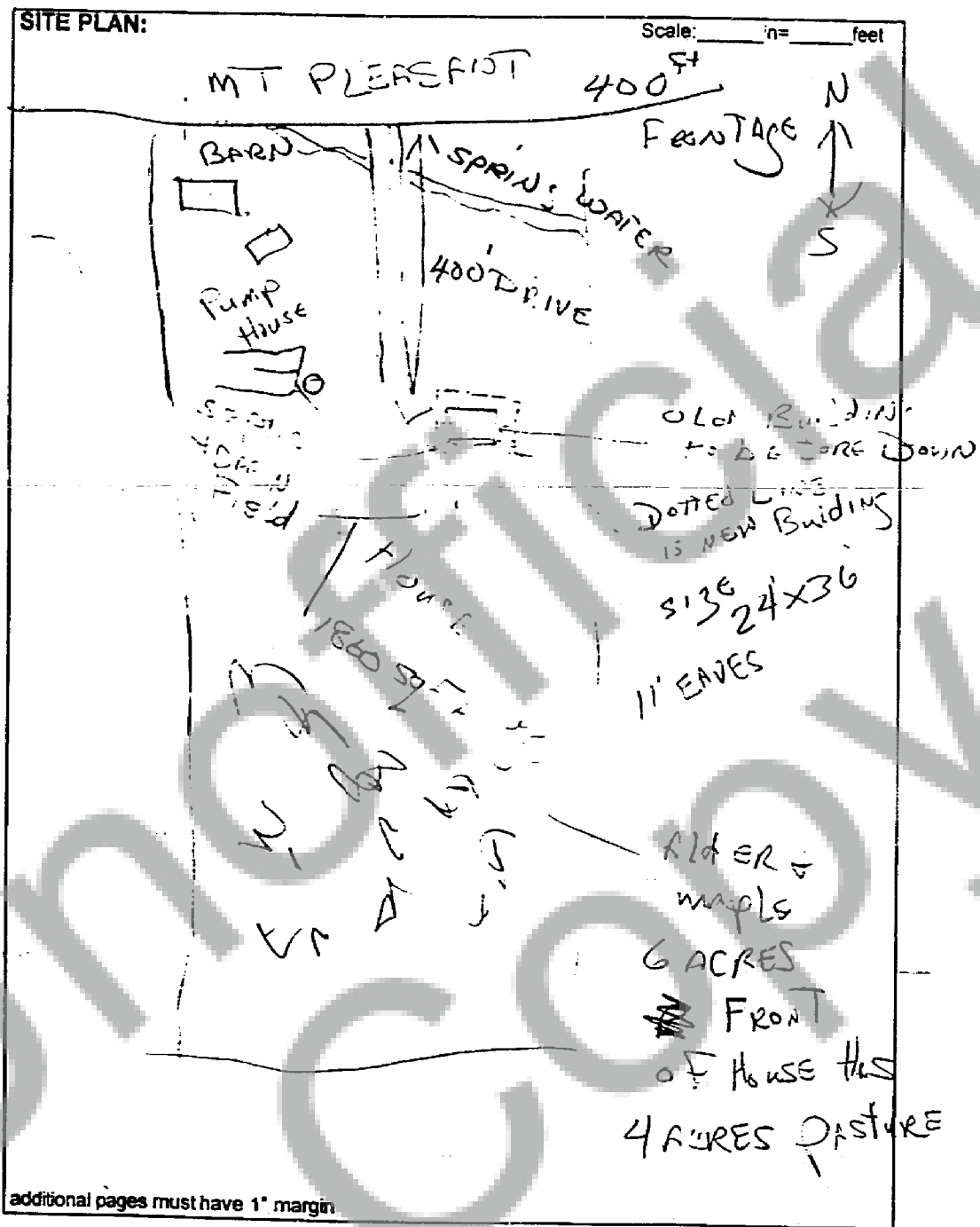
Skamania County Building Department
Skamania County Assessor's Office

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

SITE PLAN:

Scale: _____ in = _____ feet



A tract of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 8, Township 1 North, Range 5 E. W. M., described as follows:

Beginning at the south quarter corner of the said Section 8, said point being a brass monument in the right of way of Bell Center Road; thence north 01° 58' 31" east 1399.64 feet to the northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the said Section 8; thence north 88° 00' 00" east along the north line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the said Section 8 a distance of 2026.63 feet to the true point of beginning; thence north 02° 00' 51" east a distance of 1188.31 feet to the center of Mt. Pleasant Road; thence south 76° 03' 08" east a distance of 155.79 feet to the beginning of a curve to the left; thence along the arc of the curve a distance of 214.83 feet through a central angle of 21° 29' 00" with a radius of 572.96 feet (the long chord of which bears south 86° 47' 38" east and has a length of 213.58 feet); thence north 82° 27' 52" east a distance of 14.92 feet along the center of Strunk Road; thence south 02° 00' 51" west 1127.41 feet to the north line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the said Section 8; thence south 88° 00' 00" west 381.60 feet to the point of beginning; said tract containing 10.01 acres, more or less; SUBJECT TO easements and rights of way for county roads; AND SUBJECT TO an easement for a water pipeline granted to Eugene E. Howard and Zola M. Howard, his wife.