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Return Address: Thomas Marineau
2380 SW 84th
Portland, OR 97225

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Thomas Marineau

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Answer

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 509 427-8288

Director's Decision

APPLICANT: Thomas Marineau

FILE NO.: NSA-00-52

PROJECT: Addition of a new room onto an existing house.

LOCATION: Lot number 13 of the Wauna Lake Club; Section 15 of T2N, R7E, W.M., and identified as Skamania County Tax Lot #32-7-15-1513.

LEGAL DESCRIPTION: Lot 13, Wauna Lake Club.

ZONING: General Management Area-Large Woodland (F-2).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Thomas Marineau, 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:

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

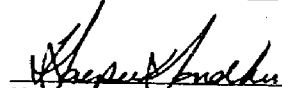
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the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 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) All graded areas shall be re-seeded with native vegetation upon project completion.
- 3) Prior to issuance of a building permit, the applicant must notify the Planning Department in writing whether or not the development will require 100 cubic yards of grading or more. If the amount of grading is going to exceed 100 cubic yards then the applicant shall submit a grading plan to the Planning Department. For specifics on what is required in the grading plan see §22.10.020(B)(20) in the Staff Report.
- 4) All existing vegetation shall be retained except that which must be removed for site development or safety purposes.
- 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.
- 6) All conditions placed on the proposed development relating to visual subordination shall occur upon project completion.
- 7) 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.

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Dated and Signed this 7 day of March, 2001, 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 March 27, 2001. 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:

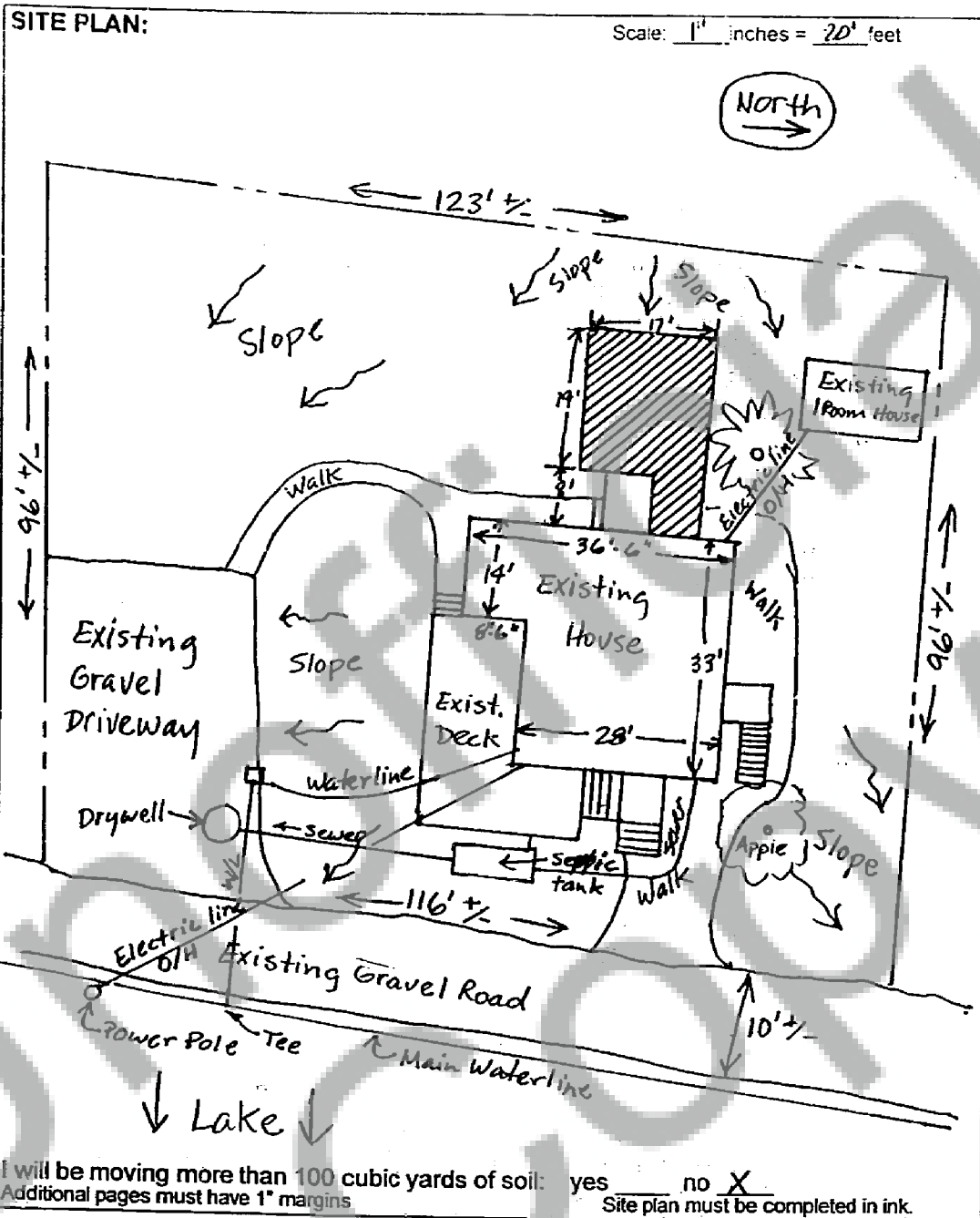
Friends of the Columbia Gorge
Washington Department of Fish and Wildlife
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs

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

UNOFFICIAL
COPY



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

RECEIVED
SYAMAM'S
NOV - 2 2000
DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT