

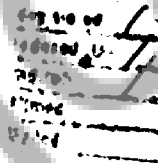
141109

Return Address: Gordon Mayer
1342 Reliez Valley Rd
Lafayette, CA 94549

BOOK 209 PAGE 916
FILED FOR RECORD
SKAMANIA CO. WASH
BY *Gordon Mayer*
MAY 17 12 35 PM '01
Amoser
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: Gordon Mayer
FILE NO.: NSA-00-57
PROJECT: Construct 12 x 20 Shed with attached 12 x 10 Covered Storage Area
LOCATION: 141 Mt. Meadow Drive: Section 21 of T3N. Range 10E. W.M. and identified as Skamania County Tax Lot #3-10-21-2-0-600
LEGAL: Lot 1, Cassell Short Plat, Book 3, Page 36.
ZONING: General Management Area - Large Scale Agriculture (AG-1)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Gordon Mayer, 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 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) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: front yard: 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater; side yard: 20 feet; rear yard: 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) To ensure that the shed is not visible, the southern corner of the shed shall be located no further to the south than it is proposed: lining up with the edge of the existing house and deck, and at no taller than the 15 feet it is proposed at.
- 4) For screening, the juniper trees stretching from the west most juniper to the south corner of the existing house, shall be retained and maintained.
- 5) For an agricultural buffer, plantings shall be installed along the dirt road that runs east of the house, in a continuous row stretching from the west edge of the shed to the northeast corner of the house. The vegetative barrier, in compliance with this provision shall be planted at least 6 feet high on 12 foot centers, reaching an ultimate height of at least 15 feet, and completed prior to final inspection by the Planning Department. The existing fir trees on the north edge of the property, shall also be retained and maintained, extending from the west edge of the shed to the east edge of the house.
- 6) The applicant and future owners shall be responsible for retaining and maintaining the trees. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 7) All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 8) The shed shall match the brown exterior and roof of the existing house. Dark and either natural or earth-tone color samples for the roof and for the shed shall be submitted to the Planning Department for approval prior to issuance of a building permit, if the applicant chooses not to match the shed to the house.

- 9) Only non-reflective or materials with low reflectivity shall be used for the structure (including the roof), such as wood and low-gloss paints and stains.
- 10) Any 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, which do not allow light to pass through. See "Zoning News" article attached to the Staff Report.
- 11) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. A final inspection can not be completed until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 12) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the shed as stated by this approval. Another will be conducted after all foundation excavation has been completed. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 13) 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 19th day of April, 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 5/9/01. 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

BOOK 209 PAGE 920

A tract of land in the Northwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Cossell Short Plat I, recorded in Book 3 of Short Plats, Page 36, Skamania County Records.

SUBJECT TO:

1. Utility Easement over the East 5 feet and the South 10 feet as shown on the recorded Short Plat recorded in Auditor's File No. 94793, Skamania County Records.
2. Declaration of Reciprocal Easement, including the terms and provisions thereof, recorded March 13, 1990, in Book 118, Page 141, in Auditor's File No. 108295, Skamania County Deed Records.



Scale is
Changed; site
plan reduced.
for copying purposes
scale 1/4" = 5' 11"

proposed storage building

- 15' high (house is approx 10')
- 240 sq ft enclosed building
- 120 sq ft. covered and storage
- structure to be built on existing lot lines down off property
- structure to match house architecture
- color is dark brown
- most or little grading necessary
- no underground property

STAFF ADDITIONS

SSS = VEGETATION
FOR RETENTION