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Return Address: Faye Shepard
2181 Belle Center Road
Washougal, WA 98671

BOOK 210 PAGE 22

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Faye Shepard*

MAY 21 11 39 AM '01

G. Olson
AUDITOR
GARY H. OLSON

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Wenatchee, Washington 98808
509 427-9458 FAX 509 427-8288

Director's Decision

APPLICANT: Faye Shepard
FILE NO.: NSA-01-12
PROJECT: Change-of-use: shop to guest room with interior remodeling, and enclosure and finishing of existing carport for the guest room
LOCATION: 2181 Belle Center Road in Washougal; Section 8 of T1N, Range 8E, W.M. and identified as Skamania County Tax Lot #1-5-8-501
LEGAL: Lot 1 Blankenship Short Plat, Book 2, Page 148
ZONING: General Management - Residential (R-10)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Faye Shepard, 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.

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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).

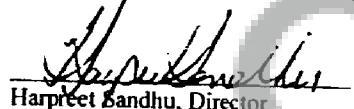
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Setbacks (including roof eaves, decks/ porches) for all structures shall be as follows: **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) Further intrusion towards the wetland area is prohibited. Materials shall not be side cast in the direction of the wetland, north of the accessory building. Silt fencing, straw bales or other means of erosion control shall be installed on the sides closest to the wetland during construction.
- 4) A cooking area or kitchen is prohibited in the accessory building, nor may the accessory building be rented out or sub-leased separate from the existing dwelling.
- 5) Any exterior lighting shall be directed downward and sited, hooded and shielded. Shielding and hooding materials shall be composed of non-reflective, opaque materials, that do not allow light to pass through. See the "Zoning News" article attached to the Staff Report.
- 6) The applicant and future owners shall retain and maintain a continuous swath of trees at least four rows deep, beginning at the edge of the parking area, extending from the southeast edge of the accessory structure to the southwest corner of the house for screening, see staff additions on site plan. Dead and dying trees shall be replaced with the same species in approximately the same location.
- 7) The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter. Dead and dying trees shall be replaced with the same species in approximately the same location. Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 8) 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

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within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.

- 9) The Planning Department will conduct at least two site visits during construction. 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.
- 10) 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 27th 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.

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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 5/17/01. 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

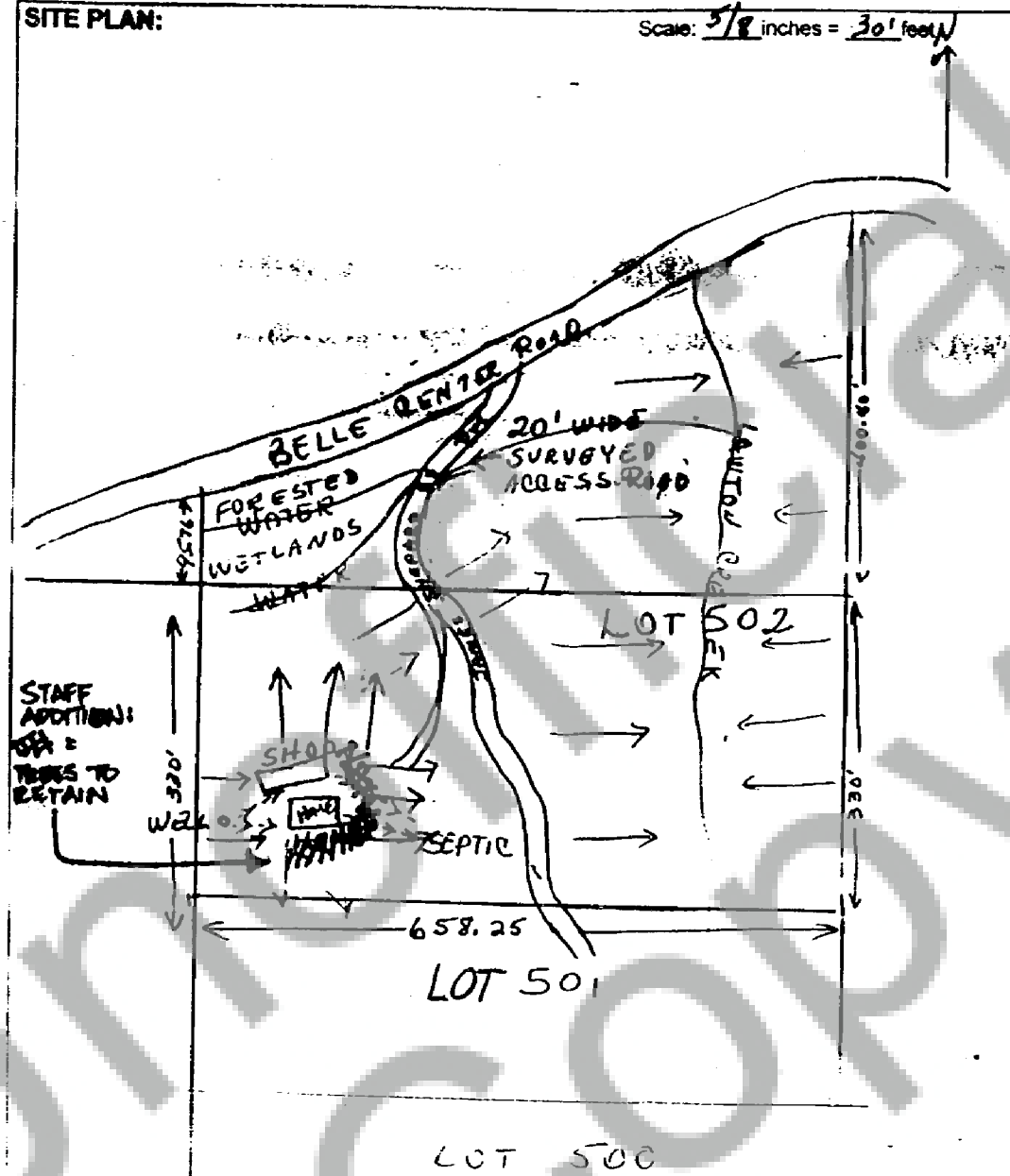
A copy of this Decision, including the Staff Report, was sent to the following:

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

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SITE PLAN:

Scale: $\frac{5}{8}$ inches = 30' feet

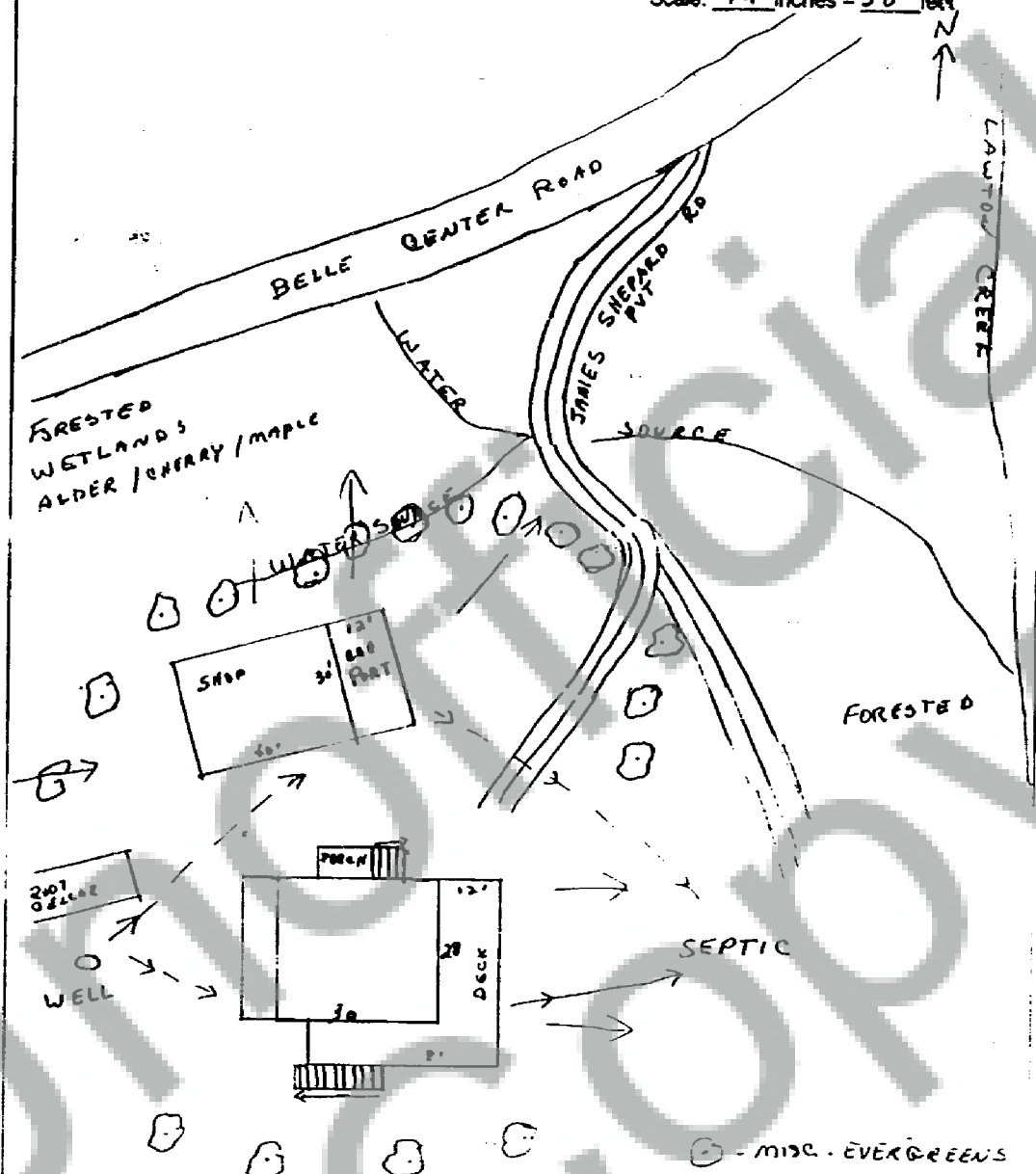


I will be moving more than 100 cubic yards of soil: yes ☐ no ☒ X
 Additional pages must have 1" margins Site plan must be completed in ink.

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

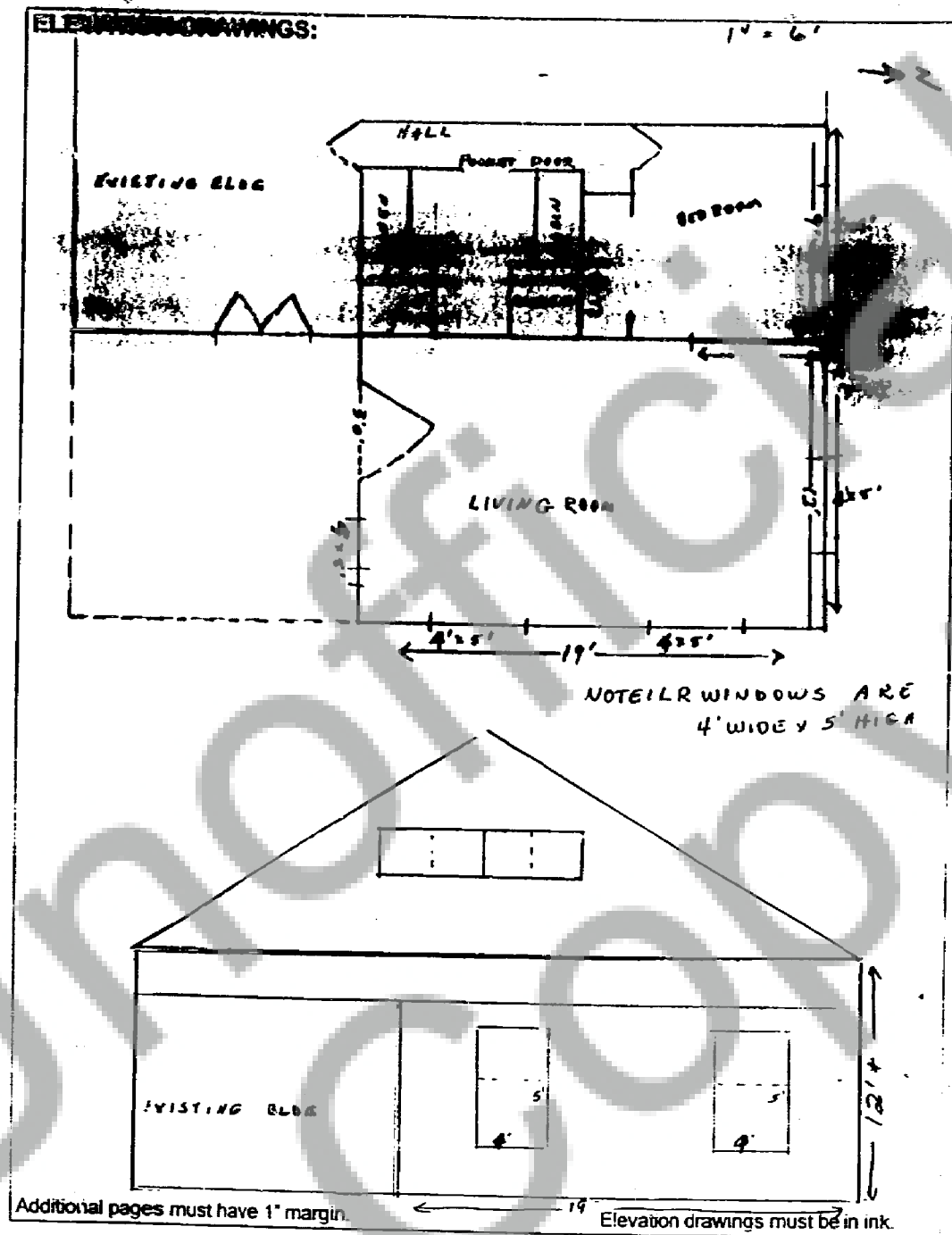
SITE PLAN

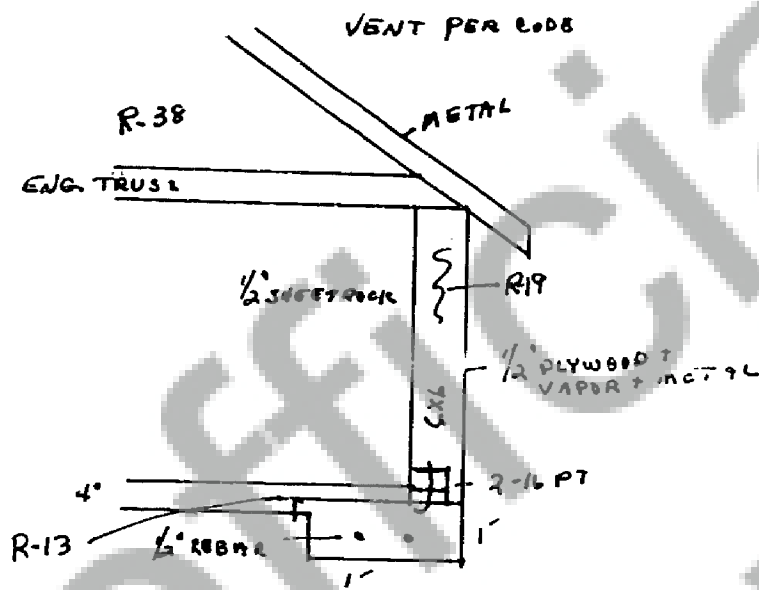
Scale: $\frac{1}{4}$ inches = 30 feet



I will be moving more than 100 cubic yards of soil: yes _____ no X
 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.





1/2" J-BOLTS EVERY 5' CORNER & DOOR OPENINGS
 R-13 INSULATION 2' ON PER M OF BUILDING