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Return Address: Vancouver Roofing and Sheet Metal Co.  
PO Box 8951  
Vancouver, WA 98668

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Vancouver Roofing*

RECEIVED  
MAY 29 2001

JUN 1 2 12 PM '01  
*G. Bartels*  
AUDITOR  
GARY M. OLSON

Vancouver Roofing & Sheet Metal

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

Administrative Decision

APPLICANT: Vancouver Roofing and Sheet Metal Co.

FILE NO.: NSA-01-20

PROJECT: Re-roof existing radio site building.

LOCATION: End of Strunk Road on Mt. Zion; Section 9 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-9-900.

LEGAL DESCRIPTION: See page 5.

ZONING: Special Management Area, Agriculture (Ag)

DECISION: Based upon the Staff Report, the application by Vancouver Roofing and Sheet Metal Co., 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.

Registered ☒  
Indexed ☒  
Filed ☒  
Searched ☒  
Serialized ☒  
Listed ☒

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**CONDITIONS OF APPROVAL:**

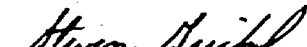
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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 shall be 45 feet from the centerline of a public or private road or 15 feet from the lot line, whichever is greater, from the West property line. The setbacks from the Northern and Southern property lines shall be 5 feet and from the Eastern property line the setbacks shall be 15 feet.
- 3) Prior to issuance of a building permit, color samples shall be submitted to the Planning Department to verify compatibility with the setting.
- 4) 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.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) The exposed surface of the new development shall be composed of non-reflective or low reflective materials.
- 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 25 day of May, 2001, at Stevenson, Washington.

  
Steve Grichel, Associate Planner  
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), this Administrative Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative Decision 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

This Administrative Decision 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 June 14, 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 Administrative 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

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U.S. Forest Service - NSA Office  
Board of County Commissioners

Unofficial Copy

009862



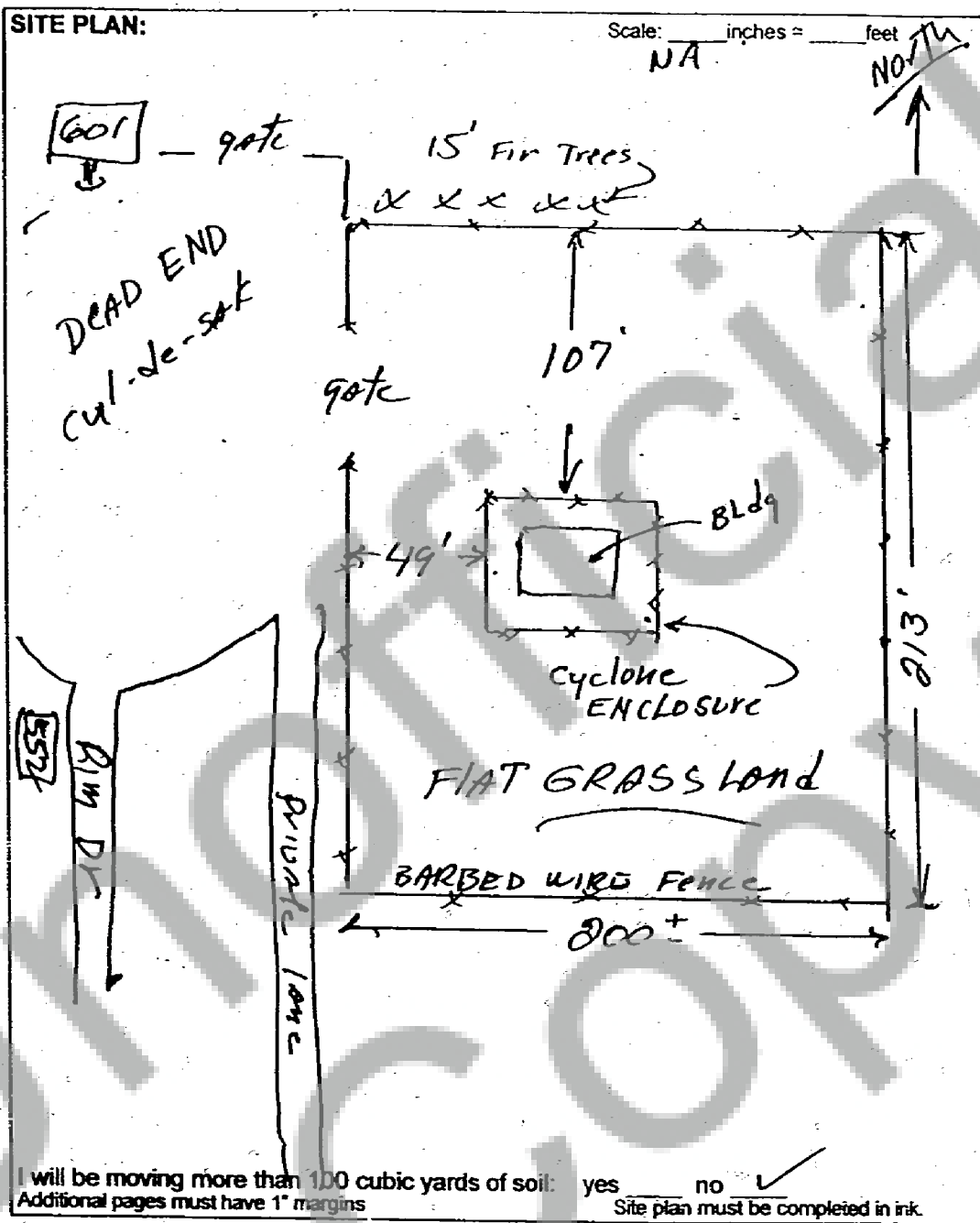
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The westerly 223.7 feet of the north 208.7 feet of the Northwest Quarter of Southeast Quarter of Section nine (9), Township 1 North, Range Five (5) East, Willamette Meridian, EXCEPT County Road and private road lying within the westerly 15 feet of the above described tract.

009863

SITE PLAN:

Scale: \_\_\_\_\_ inches = \_\_\_\_\_ feet  
NA



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

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