Return Address: Robert Sheffield
2211 Kueffler Road
Skamania, WA 98648

Skamania County

Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790

Director's Decision

Stevenson, Washington 95648 509 427-9458 FAX 509 427-8288

APPLICANT:

Robert Sheffield

FILE NO.:

NSA-00-36

PROJECT:

Re-roof an existing goat shed and an existing garage, add two dormers to garage

roof.

LOCATION:

2211 Kueffler Road in Skamania: Section 23 of T2N, R6E, W.M. and identified as

Skamania County Tax lot #2-6-23-20-100.

LEGAL

DESCRIPTION:

See page 5.

ZONING:

Special Management Area-Forest (F).

DECISION:

Based upon the entire record before the Director, including particularly the Staff Report, the application by Robert Sheffield, 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 lick 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 from compliance with all other applicable local, state, and federal love a

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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).

- 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 garage shall not be converted into a separate dwelling, containing a kitchen/cooking area, nor be rented out or sub-leased separate from the existing dwelling.
- Only materials with low reflectivity and a dark earth-tone color shall be used. Color and building material samples shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 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.
- For screening purposes, the applicant shall retain and maintain in a healthy condition all existing trees to the south of the development location. Dead or dying trees shall be replaced in kind and place.
- All of the above conditions relating to visual subordinance shall be satisfied prior to final inspection by the Planning Department as there are not any special conditions that would require additional time to achieve compliance. The applicant shall also contact the Building Department in order to arrange for the Planning Department to conduct our final inspection. Staff shall conduct a final inspection site visit within three business days.
- Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- Setbacks (including roof) eaves, decks: porches) for all structures shall be as stated on the attached site plan. 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.
- Front yard setbacks shall be tifteen feet from the front lot line or ferty-five feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be fifteen feet. All structures, including eves, evernangs and decks, shall meet these setback requirements.

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- 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.
 - Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 2 day of 2001, at Stevenson, Washington

Mark J. Mazesla, Acting 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.

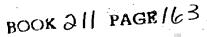
As per SCC §22.06.050(CX5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

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 22, 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



Skamania County Planning and Community Development File: NSA-00-36 (Sheffield) Director's Decision Page 4

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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A tract of land in Section 22 and 23, Township 2 North, Range 6 East

Tract No. 11 of COLUMBIA RIVER ESTATES as more particularly shown on a survey thereof recorded at Page 364 of Book "J" of Miscellaneous records under Auditor's a portion of the Northeast Quarter of the Northeast Quarter of Section 22, and the Range 6 East of the W.M.

BOOK 211 PAGE 165

SITE PLAN:

NORTH SOUTH AND COMMENT CORPORATE:

NORTH SINED

NORTH SINE

SHAKE SIDE

NAME

NORTH SIDE

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

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BOOK 211 PAGE 160

Return Address: Robert Sheffield

2211 Kueffler Road Skamania, WA 98648 SKAMANIA CO. WASH BY HUYA Shelled

JUN 14 3 07 PM '01

VINUSER

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

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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.