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Return Address: Michael Rieger
4215 SW Stephenson Street
Portland, OR 97219

BOOK 214 PAGE 567

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Dwight Wilson*

SEP 10 1 19 PM '01

Olson
AUDITOR
GARY H. OLSON

Planning Dept.
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Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Sedro-Woolley, Washington 98288
509 427-9458 FAX 509 427-4829

Director's Decision

APPLICANT: Michael Rieger for Daniel and Candace Peyton
FILE NO.: NSA-98-65
PROJECT: Single family residence
LOCATION: Elk Run Road, 1/2 a mile east of Woodard Creek Road, in Skamania, Section 27 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-27-4-104. Lot 2 Landerholm Short Plat Book 3 Page 96.
ZONING: General Management Area, Residential (R-10)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Mike Rieger, 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.

Reviewed	☒
Edited	☒
Indexed	☒
Filed	☒

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CONDITIONS OF APPROVAL:

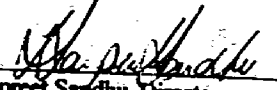
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) The proposed house shall not exceed 21 feet in height from the site shown as 0' contour on the approved site plan (attached). Prior to any land disturbing activities, the applicant shall stake the home site and staff shall complete a site visit within 3 business days to verify the location.
- 3) Front yard setbacks shall be 15 feet from the front lot line or forty-five feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be five feet and rear yard setbacks shall be 15 feet.
- 4) All trees, with the exception of the two trees shown to be removed for site development, shall be retained and maintained in a healthy condition, especially during development of the site. Dead or dying trees shall be replaced in kind and place.
- 5) The ridge south to southwest of the proposed home site shall be scarified due to soil compaction and shall be re-seeded and planted with native shrubs and trees in order to promote healthy growth of existing trees. Half of these trees shall be native to the setting and half shall be coniferous. These trees shall be six feet tall at the time of planting (not including root wad) and be planted on 12 foot centers.
- 6) The exterior of all proposed buildings shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements.
- 7) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 8) Prior to issuance of a building permit, if more than 100 cubic yards of grading will occur, applicant shall be required to submit a grading plan (See Staff Report for specific details on grading plan information).

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- 9) Prior to issuance of an occupancy permit, the Department shall conduct a follow-up site visit to ensure compliance with all of the above requirements.
- 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 5th day of April, 1999, 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 May 5, 99. Notice of Appeal forms are available at the Department Office.

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A copy of the Decision was sent to the following:

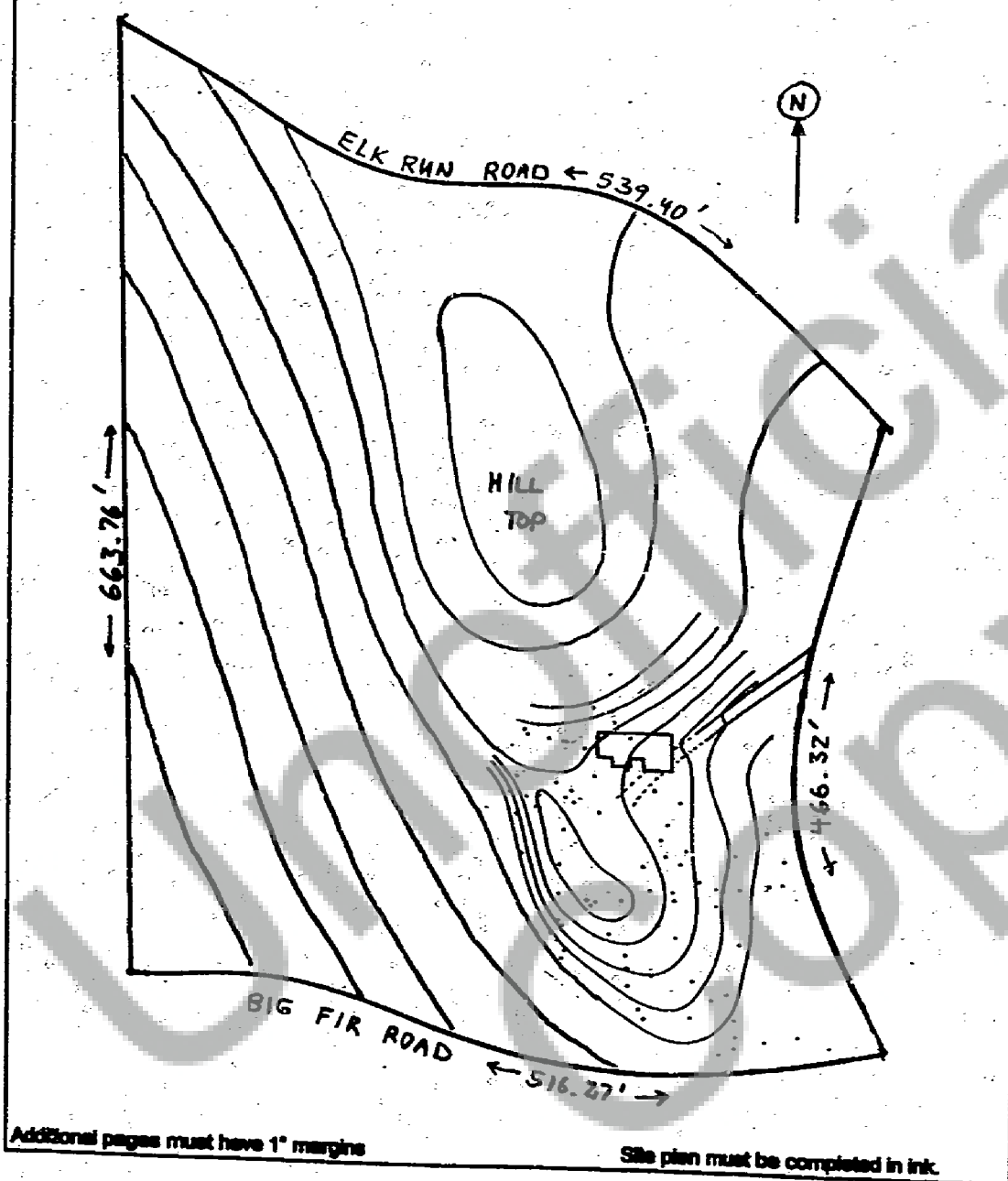
Skamania County Building Department
Skamania County Assessor's Office

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

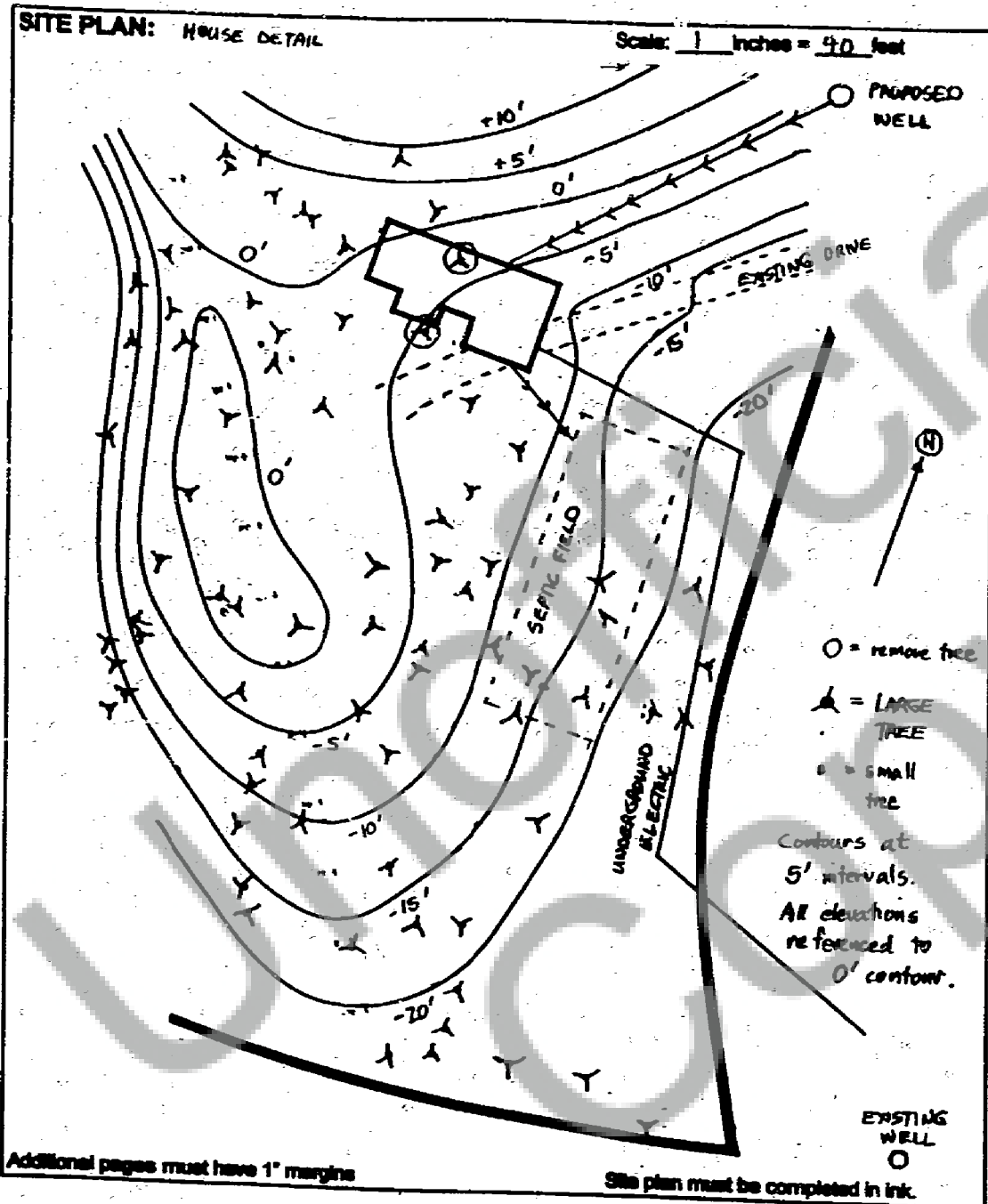
SITE PLAN: PARCEL TOPOGRAPHY

Scale: 1 inch = 100 feet



SITE PLAN: HOUSE DETAIL

Scale: 1 inch = 40 feet

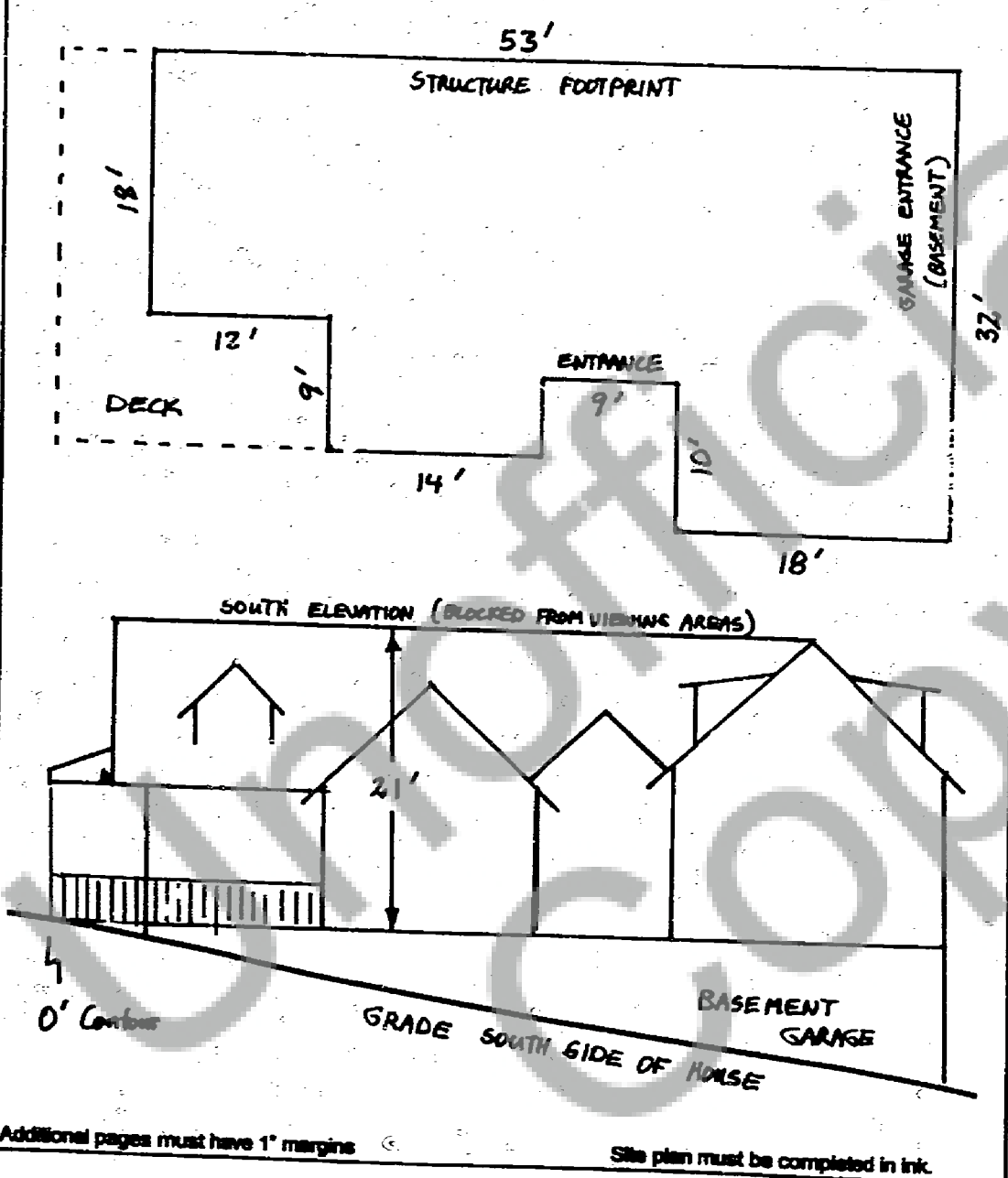


Additional pages must have 1" margins

Site plan must be completed in ink.

SITE PLAN: HOUSE DIMENSIONS

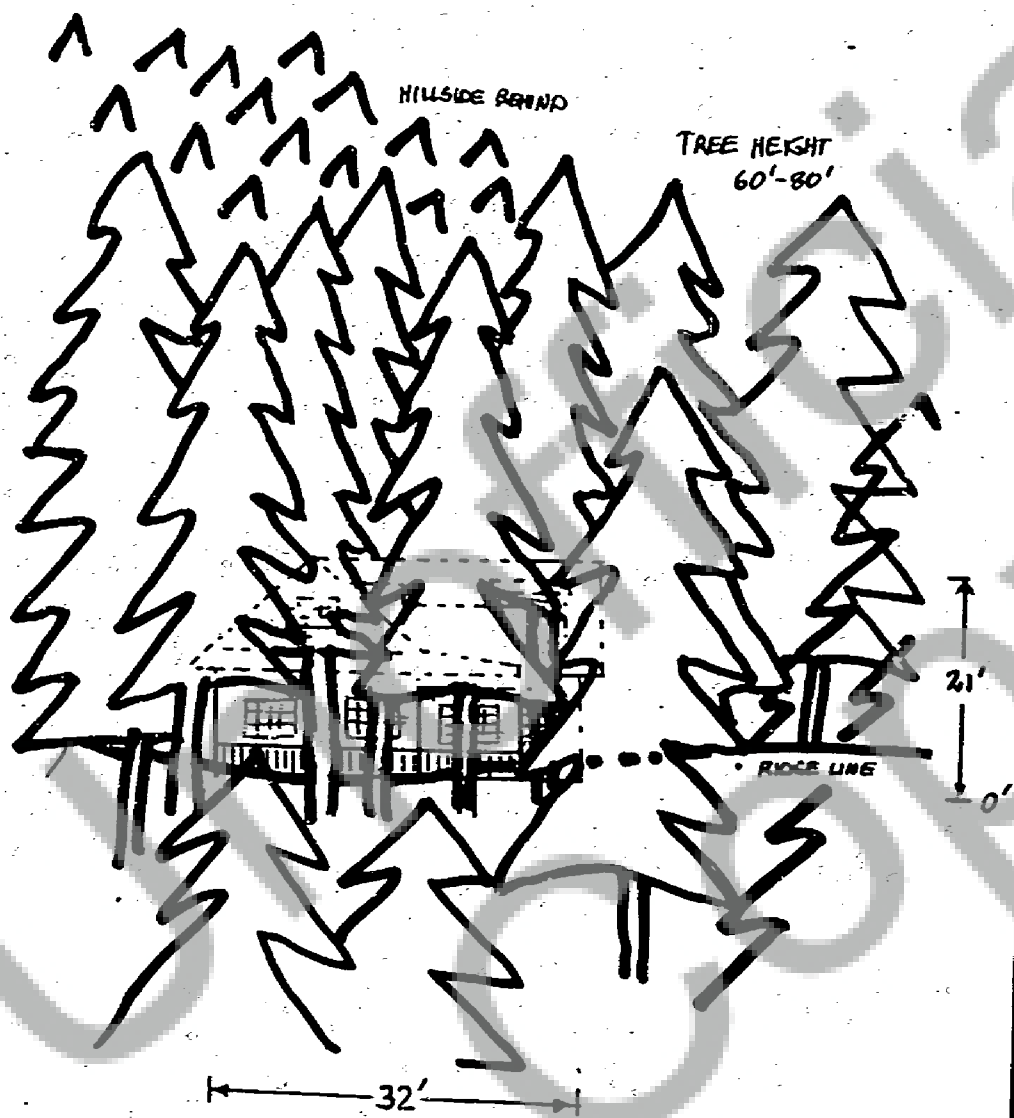
Scale: 1 inch = 10 feet



Additional pages must have 1" margins

Site plan must be completed in ink.

SITE PLAN: HOUSE VISIBILITY FROM WEST Scale: 1 inch = 15 feet



Additional pages must have 1" margins

Site plan must be completed in ink.