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Return Address: Stan Andersen
251 Sprague Landing Road
Stevenson, WA 98648

FILED
SKAMANIA COUNTY
BY Stan Andersen
Dec 27 4 31 PM '02
J. MICHAEL GUNVISON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Proposed
Revised
Revised
Revised
Revised

Director's Decision

APPLICANT: Stan Andersen

FILE NO.: NSA-98-57

PROJECT: Installation of windows on existing residence and construction of a storage room onto existing carport.

LOCATION: Intersection of SR-14 and Wind River Highway, just south of SR-14, in Carson, Section 29 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-29-2001, Lot 1 of the Patricia Andersen Short Plat Bk 3 Pg 143

ZONING: General Management Area, Residential (R-10) *Shd.*

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Stan Andersen, 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) Front yard setbacks shall be 45 feet from the centerline of public or private roads or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet. Sprague Landing Road is the subject property's southern boundary, therefore the above front yard setback shall be used for the southern boundary as well.
- 3) A variance shall be granted to allow development within the 100 foot setback required for SR-14. Development shall be constructed to comply with the requirements of Condition # 2, above.
- 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 nonreflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) Applicant shall be required to comply with visual subordination conditions to ensure consistency the County's National Scenic Area Ordinance.
- 6) A continuous row of six foot tall trees extending from 20 feet east of the shed and continuing west of the storage room for a total of 6 trees. They shall be planted and maintained in a healthy condition, just south of SR-14, to screen the development from key viewing areas. The trees shall be planted at 12 foot centers and be six feet tall at the time of planting. Half of these trees shall be species native to the setting which includes Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas). Dead or dying trees shall be replaced in kind and place. These trees may be staggered so as to appear natural.
- 7) At least half of the above required screening trees in Condition # 6 shall be coniferous to provide winter screening.
- 8) Existing trees may be used in the planting sequence described above in Conditions # 6 and # 7.

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- 9) 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 29th day of October, 1998, at Stevenson, Washington.

Harpreet K. Sandhu by mmm
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 11-19-98. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department

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Skamania County Assessor's Office

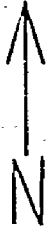
A copy of this Decision, including the Staff Report, was sent to the following:

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

1/1/98/NSA/Andersen/Dec

SITE PLAN:

Scale: _____ inches = _____ feet



WIND RIVER ROAD

STATE #14

RESTAURANT
(CLOSED)

13 1/2'

EXISTING HOUSE

62'

2 ACRES

EXISTING
CARPORT

PROPOSED STORAGE
BUILDING
12' x 14'

LARGE
OAK & FIR

20' TO 1"

Additional pages must have 1" margins

Site plan must be completed in ink.