

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:

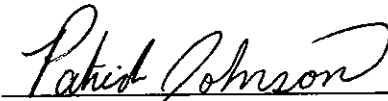
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project.
- 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.
- 3) Setbacks (including roof/ eaves, decks/ porches and overhangs) 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.
- 4) Only the grading which is necessary for site development (i.e. building pads, access roads, leach fields, etc.) is permitted. All graded areas shall be reseeded with native vegetation.
- 5) The owner and future owners shall be required to retain existing tree cover to screen the development, except as is necessary for site development (i.e. building pads, drainfield, access roads) or safety purposes. Limbing or topping of existing screening trees is prohibited, except within the 50-foot fuel break, which may be limited to no more than 8 feet. Dead and dying trees shall be replaced in kind.
- 6) The exterior of the proposed fire station shall be composed of non-reflective material or materials with low reflectivity for the Northern side of the structure facing Cook-Underwood Road. The planning department shall review the building plans when submitted to ensure this criterion has been met.
- 7) If metal is used on the side facing Cook-Underwood the metal shall be treated/repainted to reduce reflectivity.
- 8) Any 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, which do not allow light to pass through. See "Lighting Brochure" article attached to the Staff Report.

- 9) All signs shall meet the requirements stated in 22.10.050(A)(1).
- 10) At least half of any trees planted for screening purposes shall be species native to the setting and commonly found in the area. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening. All screening trees shall be 6 feet tall, not including root wad, at the time of planting and in a healthy condition.
- 11) White Oak trees shall be retained to the maximum extent practicable.
- 12) All removed trees shall be replanted at a 5:1 ratio. Replanted trees shall be planted and maintained in a healthy condition. Any trees that are used both as replacement trees and screening trees shall be six feet tall, not including root wad, and the time of planting.
- 13) 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 within four business days from the time of calling for the inspection. A final inspection can not be completed until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 14) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the pool as stated by this approval. Another will be conducted after all excavation has been completed. 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.
- 15) Once construction has begun, the applicant shall submit annual reports of the construction activities to the Planning Department until completion of the project so the county can verify that the development action has not been discontinued. If there is a break in construction activities longer than one-year a new application will be needed for any future development.
- 16) The development shall have 10-foot buffers on the east side of the rock wall and 3 foot buffers through the existing breached areas.
- 17) Archeological Monitor must be present during ground disturbing activities such as excavation of footings, roads, parking areas, septic systems, and buried utilities. The archaeological monitor shall submit a letter to the County, and the Office of Historic Preservation. The letter report shall disclose the days that the monitor was present on site, the types of construction that were monitored and the results of the monitoring.
- 18) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.
  - A) Halt of activities. All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.

- B) Notification. Local law enforcement officials the local government, the Gorge Commission, and the Indian Tribal governments shall be contacted immediately.
- C) Inspection. The County Coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian Tribal governments shall have an opportunity to monitor the inspection.
- D) Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.
- E) Treatment. In Washington, the procedures set forth in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/historic.

Dated and Signed this 30 day of Sept., 2004, at Stevenson, Washington.

  
Patrick Johnson, 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)(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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

#### 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  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Dee Caputo, CTED

Unofficial  
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