

127279

BOOK 162 PAGE 429

FILED IN RECORDS
SEARCHED INDEXED
BY Dean Mills

FEB 6 9 07 AM '97

G. Lawry
AUDITOR
GARY H. OLSON

RETURN ADDRESS:
Dean and Dicta Mills
3604 SE 144th Court
Vancouver, WA 98683

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Mills, Dean and Dicta
- 2.
- 3.
- 4.

[] Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Skamania County
- 2.
- 3.
- 4.

[] Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 7, T1N R5E

☐ Complete legal on page N/A of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

N/A

[] Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER
01-05-07-0-0-0800-00

01-05-07-0-0-0800-00

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional parcel #'s on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.



BOOK 162 PAGE 430

**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

SKAMANIA COUNTY PLANNING COMMISSION MOTION TO APPROVE

NSA-96-35

**Dean & Dicta Mills
July 2, 1996**

Public hearing held by the Skamania County Planning Commission to review the National Scenic Area application submitted by Dean and Dicta Mills to allow the construction of a single-family residence in conjunction with agricultural use. The parcel is zoned General Management Area, Large-Scale Agriculture (AG1), and is located off of Hudson Road, in Washougal, in Section 7, T1N, R53 W.M., Tax Lot No. 1-5-7-800.

I, Bert Mitchell, do hereby move that the Skamania County Planning Commission adopt by reference and make a part hereof, the Findings of Fact set out in the Staff Report, and if modified, as modified by this hearing, and make the following Conclusion and Decision:

CONCLUSION

With conditions, approval of the application of Dean and Dicta Mills is consistent with SCC Title 22.

DECISION

Based upon the Findings of Fact and Conclusion, I do hereby further move that the Skamania County Planning Commission recommend to the Board of County Commissioners that the application of Dean and Dicta Mills be approved with the following conditions:

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) 4/5 of an acre of ginseng shall be fully planted with shade cloth installed prior to issuance of a building permit.
- 3) The exterior of the home shall be finished in nonreflective materials of dark earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with this condition.
- 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.

Skamania County Planning and Community Development
File: NSA-96-35 (Mills) Motion
Page 2

- 5) 8 screening trees shall be planted to screen the southern facing side of the home, and 7 screening trees shall be planted to screen the southern facing side of the shop. The trees shall be six feet tall at the time of planting. At least half of the trees shall be native (includes fruit trees, maple and black locust), and at least one-quarter shall be coniferous. The trees shall be planted no further than 12 feet apart, and shall be within 75 feet of the structures.
- 6) All structures and any new cultivation shall be setback 75 feet from the high water mark of the ponds.
- 7) All structures and any new cultivation shall be setback 100 feet from the high water mark of the stream.
- 8) 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.

Motion seconded by Jack Hardgrove. Motion carried.

	AYE	NAY
Walt Loehrke	<u> x </u>	<u> </u>
Bert Mitchell	<u> x </u>	<u> </u>
Jack Hardgrove	<u> x </u>	<u> </u>
Tim Comer	<u> x </u>	<u> </u>
Paul Buck	<u>absent</u>	<u> </u>
Dee Bajema	<u> </u>	<u> x </u>
Bob Davis	<u>absent</u>	<u> </u>



BOOK 162 PAGE 432

**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

SKAMANIA COUNTY PLANNING COMMISSION MOTION TO APPROVE

NSA-96-35

**Dean & Dicta Mills
July 2, 1996**

Public hearing held by the Skamania County Planning Commission to review the National Scenic Area application submitted by Dean and Dicta Mills to allow new cultivation on their property and permit the construction of an accessory structure. The parcel is zoned General Management Area, Large-Scale Agriculture (AG1), and is located off of Hudson Road, in Washougal, in Section 7, T1N, R53 W.M., Tax Lot No. 1-5-7-800.

I, Bert Mitchell, do hereby move that the Skamania County Planning Commission adopt by reference and make a part hereof, the Findings of Fact set out in the Staff Report, and if modified, as modified by this hearing, and make the following Conclusion and Decision:

CONCLUSION

With conditions, approval of the application of Dean and Dicta Mills is consistent with SCC Title 22.

DECISION

Based upon the Findings of Fact and Conclusion, I do hereby further move that the Skamania County Planning Commission recommend to the Board of County Commissioners that the application of Dean and Dicta Mills be approved with the following conditions:

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 exterior of the shop shall be finished in nonreflective materials of dark earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department to verify consistency with this condition.
- 3) 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.
- 4) 8 screening trees shall be planted to screen the southern facing side of the home, and 7 screening trees shall be planted to screen the southern facing side of the shop. The trees

Skamania County Planning and Community Development
File: NSA-98-35 (Mills) Motion
Page 2

shall be six feet tall at the time of planting. At least half of the trees shall be native (includes fruit trees, maple and black locust), and at least one-quarter shall be coniferous. The trees shall be planted no further than 12 feet apart, and shall be within 75 feet of the structures.

- 5) All structures and any new cultivation shall be setback 75 feet from the high water mark of the ponds.
- 6) All structures and any new cultivation shall be setback 100 feet from the high water mark of the stream.
- 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.

Motion seconded by Tim Corner. Motion carried.

	AYE	NAY
Walt Loehrke	_____	_____
Bert Mitchell	_____x_____	_____
Jack Hardgrove	_____x_____	_____
Tim Corner	_____x_____	_____
Paul Buck	_____absent_____	_____
Dee Bajema	_____x_____	_____
Bob Davis	_____absent_____	_____

<nas-m12.pc>