

128205

BOOK 165 PAGE 504

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Ernest Roberts*

MAY 22 10 34 AM '97

P. Strong
AUDITOR
GARY M. OLSON

RETURN ADDRESS:

Ernest C Roberts Jr. & Lea M. Roberts
PO Box 506
Washougal, WA 98671

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Director's Decision NSA 96-50*
- 2.
- 3.
- 4.

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

1. *Ernest C. Roberts & Lea M. Roberts*
2. *John Collins*
3. *Paul & Cheri Smyser*
- 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 _____ 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

1-5-7-100

☐ 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.

Indexed ☒
Filed ☒
Filed ☒
Filed ☒



Skamania County
Department of Planning and
Community Development

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

Director's Decision

APPLICANT: John Collins
FILE NO.: NSA-96-50
PROJECT: Construction of a 3600 square foot home, 26' x 36' attached garage, 40' x 80' equipment and hay barn, 26' x 36' hay and cattle barn, and driveway.
LOCATION: 2461 Belle Center Road, Washougal
Section 7, T1N, R5E W.M., To be Lot 3 of Tax Lot No. 1-5-7-100
ZONING: General Management Area, Small-Scale Agriculture zone
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by John Collins, 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.

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 §22.08.050(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) Accessory structures shall not be used as dwelling units.

Skamania County Planning and Community Development
File: NSA-98-50 (Collins) Director's Decision
Page 2

- 3) The use of the accessory structures as a home occupation/cottage industry is not authorized. If such a use is desired in the future, the applicant may apply for authorization.
- 4) All structures shall be finished in nonreflective materials of dark, earth-tone colors. Prior to obtaining a building permit, the applicant shall submit color samples to the Department for review and approval.
- 5) 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.
- 6) The home shall either be constructed at least 100 feet from the southern half of the western property line (starting 670 feet from the NW property corner), or a continuous vegetative barrier shall be planted along the southern half of the western property line.
- 7) If a continuous vegetative barrier is planted, then it shall be at least 6 feet tall at the time of planting, and shall reach an ultimate height of at least 15 feet.
- 8) 6 screening trees shall be planted on the south side of the home. The trees shall be spaced 15 feet apart.
- 9) 3 screening trees shall be planted on the south side of the most southern pole barn. The trees shall be spaced 15 feet apart.
- 10) 3 screening trees shall be planted on the west side of the pole barns. These trees can be spaced further than 15 feet apart, but shall be spaced no closer than 15 feet.
- 11) All screening trees shall be planted within 30 feet of the structure they are screening.
- 12) All screening trees shall be 6 feet tall at the time of planting.
- 13) At least half of the trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, maple, and black locust.
- 14) At least one-quarter of the trees planted for screening shall be coniferous.
- 15) 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

Skamania County Planning and Community Development
File: NSA-95-50 (Collins) Director's Decision
Page 3

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 13th day of February 1997, at Stevenson, Washington.


Harriet Smith, 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 a written Notice of Appeal is 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

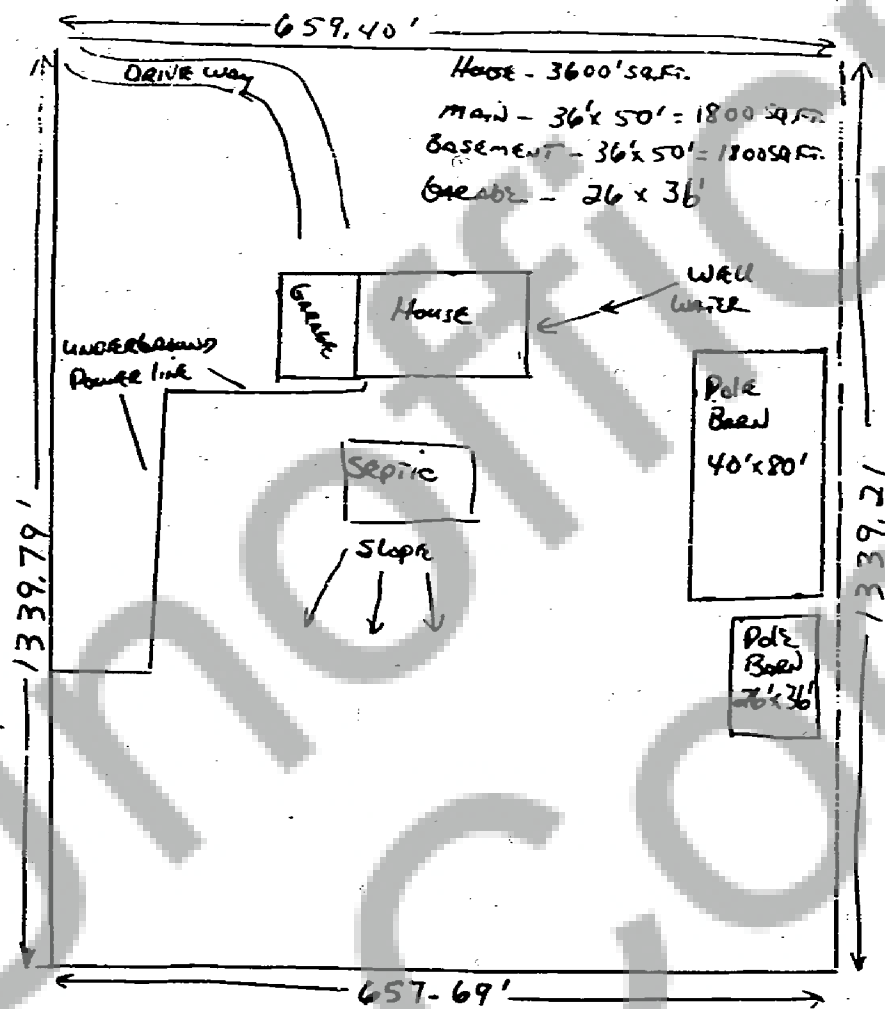
Agencies requesting notice
Skamania County Building Department
Skamania County Assessor's Office

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

Persons submitting written comments in a timely manner
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

.. SITE PLAN:

Scale: $\frac{1}{4}$ inches = 10 feet



NATIONAL SCENIC AREA LAND USE APPLICATION