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BOOK 174 PAGE 60.

FILED
SEARCHED
BY *Jody Bea*

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Beaury
AUDITOR
GARY H. OLSON

RETURN ADDRESS:

Brian and Jody
262 Miller Road
Washougal, WA 98671

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Director's Decision Part #1, WSA-96-81

2.
3.
4.

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

1. Bea, Brian & Jody

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: IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 11, T14N, R5E

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

1-5-11-2-1300

☐ 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.



Skamania County
Department of Planning and
Community Development

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

Director's Decision

APPLICANT:

Brian and Jody Bea

FILE NO.:

NSA-96-81 (Part #1)

PROJECT:

Division of a 40.47 acre parcel into two lots of 20+ acres each.

LOCATION:

Miller Road off of Krogstad Road, in Washougal, in Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-11-2-1300.

ZONING:

General Management Area, Small Woodland (F-3) zone

DECISION:

Based upon the entire record before the Director, including particularly the Staff Report, the application by Brian and Jody Bea, 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.

- 1) All land divisions 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) No building structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development. (See Part #2 of NSA-96-81)

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- 3) Applicants shall be required to submit a surveyor's certificate, providing written verification that each parcel meets the minimum lot size of 20 acres as required in the Small Woodland zone, prior to the issuance of a building permit for a single-family residence.
- 4) No ground disturbing activities are allowed until further review is conducted consistent with the County's NSA Ordinance.

Dated and Signed this 9th day of May, 1997, at Stevenson, Washington.


Hilfre 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(CX2), 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(CX5), 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, on or before June 4, 1997. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

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

- Persons submitting written comments in a timely manner
- Yakima Indian Nation
- Confederated Tribes of the Uniatilla 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

<nsa-lbea.dd>

Official Copy

