

137983

Return Address: Robert and Beverly Miller
P.O. Box 644
White Salmon, WA 98672

BOOK 198 PAGE 687

FILED FOR RECORD
SKAMANIA COUNTY
BY Robert Miller

Apr 25 4 04 PM '00

JAMOR

AUDITOR
GARY L. OLSON

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

Director's Decision

APPLICANT: Robert and Beverly Miller

FILE NO.: NSA-99-33

PROJECT: Approximately 3,200 feet of fencing

LOCATION: 791 Kollock Knapp Road, off of Cook-Underwood Road, in Underwood; Part of the NW 1/4 and part of the NE 1/4 of the SW 1/4 and partially within the SW 1/4 of the NW 1/4 of Section 20 of T3N, R10E, W.M., and identified as Lot 1 of the Markuson Short Plat. Legal Description attached on Page # 5.

TAX LOT: # 3-10-20-700.

ZONING: General Management Area, Large-scale Agriculture (Ag-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Robert and Beverly Miller, 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

Reviewed	/
Approved	/
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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 §22.06.050(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) Any additional fencing, other than the fencing needed to protect the existing orchard and the orchard expansion shown on the attached site plan, shall require a separate National Scenic Area review and would need to meet the following requirements at that time:
 - i) The top wire shall not be more than 42 inches high to make it easier for deer to jump over the fence.
 - ii) The distance between the top two wires shall be at least 10 inches to make it easier for deer to free themselves if they become entangled.
 - iii) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - iv) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
- 3) 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

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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 24th day of July, 2000, at Stevenson, Washington.


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 3/15/00. Notice of Appeal forms are available at the Department Office.

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 Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

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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

Adopted by Resolution No. 99-001, 1/11/99

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Filed for Record at request of:

JOSEPH L. UDALL
Attorney at Law
PO Box 858
Stevenson, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH
BY Robert Miller

APR 22 4 35 PM '96

GARY M. OLSON
AUDITOR

125098

Quit Claim Deed

BOOK 156 PAGE 772

THE GRANTOR, ROBERT J. MILLER, a married person as his separate estate,

for and in consideration of love and affection,

conveys and quit claims to ROBERT J. MILLER and BEVERLY J. MILLER, husband and wife,

the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantors therein:

Lot 1 of the Arthur Markuson Short Plat filed December 14, 1993, under file No. 118227 in Book 5, Page 233, located in the South Half of the Northwest Quarter the North Half of the Southwest Quarter of Section 20, Township 3 North, Range East of the Willamette Meridian.

REAL ESTATE EXCISE TAX

APR 23 1996

PAID Exempt
JW
SKAMANIA COUNTY TREASURER

DATED this 11th day of April, 1996.

Robert J. Miller
ROBERT J. MILLER

STATE OF WASHINGTON)

ss.

County of)

On this day personally appeared before me ROBERT J. MILLER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my official seal this 11th day of April, 1996.



Signature ☒
Reviewed, OK ☒
Index ☒
Filed ☒
Mailed ☒

Notary Public for the State of Washington
Residing at Stevenson
My commission expires 9-26-97

