

142120

BOOK 213 PAGE 939 Lev Bell

Return Address: Devry Bell  
1051 Little Buck Creek Road  
Underwood, WA 98651

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Devry Bell

AUG 24 12 05 PM '01

GARY H. OLSON  
AUDITOR

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

Proposed	<input checked="" type="checkbox"/>
Revised	<input type="checkbox"/>
Withdrawn	<input type="checkbox"/>
Other	<input type="checkbox"/>

Director's Decision

**APPLICANT:** Devry Bell

**FILE NO.:** NSA-00-47

**PROJECT:** Construct 24 x 20 wood shed, 12 x 8 sauna and 12 x 8 chicken house

**LOCATION:** 1051 Little Buck Creek Road at MP 1.05; Section 16 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-16-500

**LEGAL:** The southwest quarter of the southwest quarter of the northwest quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, except that portion thereof lying northerly of the County road (Little Buck Creek Road).

**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 Devry Bell, 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 §22.06.050(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) Setbacks shall be as follows: From the north 50 feet from the centerline of the street or road, or 20 feet from the front property line, whichever is greater; and 100 feet from the south, east and west lot lines.
- 3) Only non-reflective or materials with low reflectivity shall be used for the structures, such as wood and low-gloss paints and stains. Metal roofing for the wood shed may be allowed so long as the roof is sited with its peak facing south, to avoid reflective surfaces facing key viewing areas.
- 4) Any exterior lighting shall be directed downward and sited, hooded and shielded. Shielding and hooding materials shall be composed of non-reflective, opaque materials, that do not allow light to pass through. See the "Zoning News" article attached to the Staff Report.
- 5) The exteriors of the structures shall be of either a dark and natural or earth-tone color. Exterior color samples, including roofing, shall be submitted to the Planning Department for approval, prior to issuance of a building permit.
- 6) All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 7) To satisfy agricultural setbacks and screening requirements, the applicant and future owners shall retain (planting within where needed) 1) a continuous swath of trees at least two rows deep, extending north to south from the northern property line to the edge of the proposed chicken coop, and 2) a continuous swath of trees at least two rows deep, extending from the south side of the barn to the southwest corner of the proposed chicken coop.
- 8) Plantings needed for a continuous swath shall be at least 50% native to the setting (i.e. Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, Oregon white oak), 50% coniferous, at least 6' high when planted, reaching at least 15' in ultimate height.



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- 9) 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. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 10) The Planning Department will conduct at least two site visits during construction. 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.
- 11) 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.

Dated and Signed this 29 day of March, 2001, at Stevenson, Washington.

*Mark J. Mayeski for*  
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.

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As per SCC §22.06.050(C + S), 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 4/10/01. 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:

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



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T. 3 N. 12. 10 E. SEC. 16

### LEGAL DESCRIPTION

The Southwest Quarter of the  
Southwest Quarter of the  
Northwest Quarter of  
OF Section 18, Township 3  
North, Range 10 East of the  
Winnemucca Meridian, in the  
County of Silvernada, State  
of Washington.

EXCEPT THAT PORTION  
THEREOF LYING NORTHERLY OF  
THE COUNTY ROAD. (1 mile  
Buck Creek Road)

ALSO EXCEPT THAT PORTION  
LYING WITHIN THE COUNTY RD  
Approximately 8.5 acres 17%

LAURIE & DEY BELL RESIDENCY  
SITE PLAN



