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FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Fred Cloe*

APR 30 10 41 AM '02

*J. Lowry*  
AUDITOR

J. MICHAEL GARVISON

**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
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Reviewed ☒  
Approved ☒  
Filed ☒  
Indexed ☒  
Searched ☒  
Filed ☒  
Indexed ☒

**Director's Decision**

**APPLICANT:** Fred Cloe

**FILE NO.:** NSA-98-49

**PROJECT:** Land division of a 20-acre parcel into three smaller parcels.

**LOCATION:** Between Woodard Creek Road and Butler Loop Road off of SR-14, in Skamania, in Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-1-1900. *Legal description on Page 5.*

**ZONING:** Rural Center and Residential (R-5) (See Staff Report for further details)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Fred Cloe, 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.



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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) A note shall be placed on the Short Plat for this land division which states:  
"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."
- 3) Prior to sale, lease or transfer of ownership of the approved lots within this land division, the property shall be reviewed and approved under the County's Short Plat Ordinance.
- 4) Each lot, as shown by the survey to be submitted in conjunction with the County's Short Plat review, shall contain at least 1 acre.
- 5) The applicant is advised that a change in tax status from current use agriculture to regular use taxation may be required before creating new lots. Please contact the Assessor's Office.
- 6) The applicant is advised to contact Washington State Department of Transportation to address their concerns with this land division.
- 7) The applicant/property owner is advised that all future development shall be required to comply with all appropriate water resource buffers, if applicable.

Dated and Signed this 21<sup>st</sup> day of September, 1998, at Stevenson, Washington.

*Harpreet K. Sandhu by msm*  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development

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#### 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 10-12-98. 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

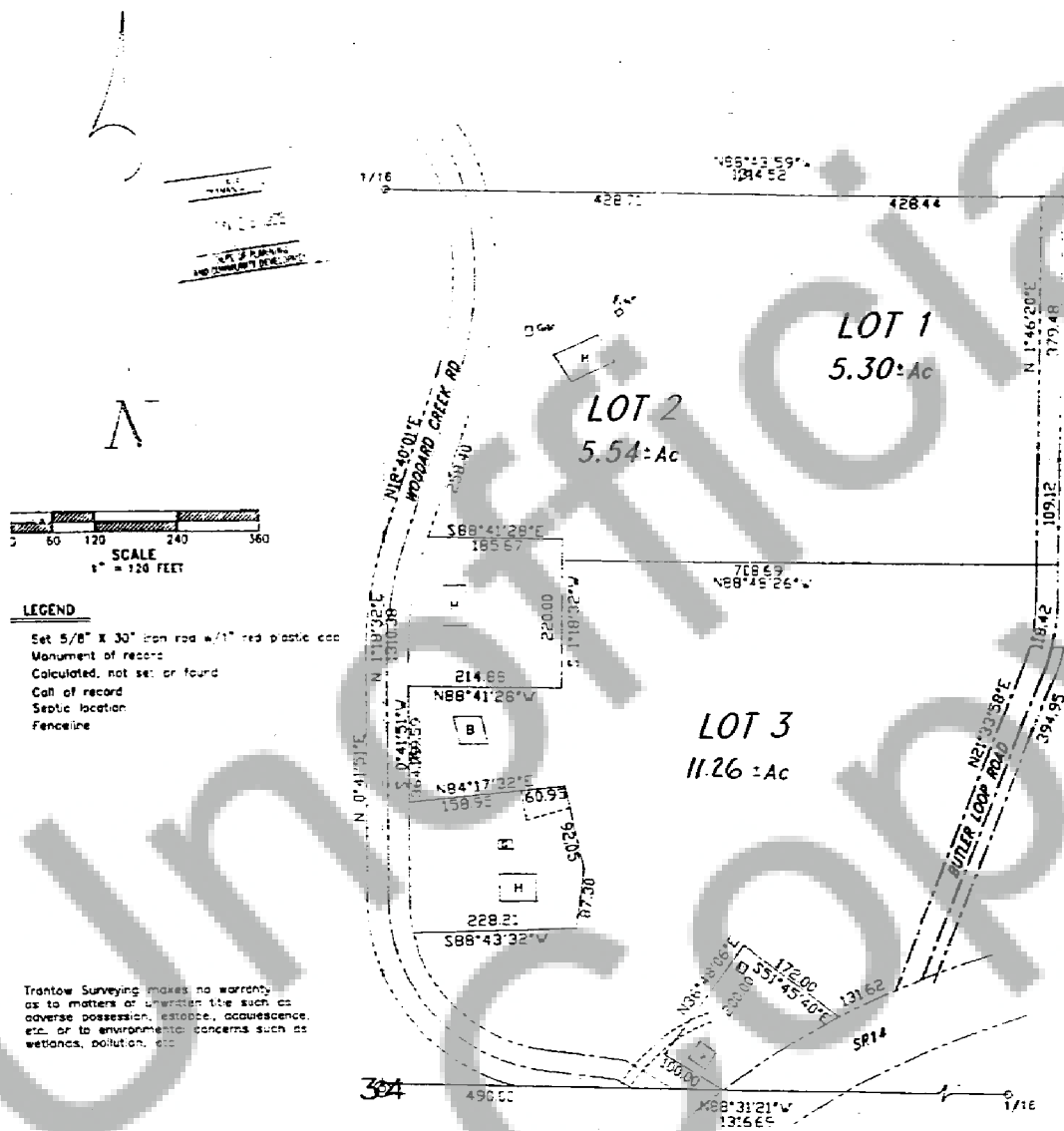
A copy of this Decision, including the Staff Report, was sent to the following:

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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CLOE SHORT PLAT IN SW $\frac{1}{4}$ NE $\frac{1}{4}$  SEC. 34,



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EXHIBIT "H"

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE BUTLER LOOP ROAD AND SOUTHERLY OF THE NORTH LINE OF PRIMARY STATE HIGHWAY NO. 14, AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE WOODARD CREEK ROAD.

AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT MARKING THE INTERSECTION BETWEEN THE NORTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 8 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 34; THENCE TURNING AN ANGLE NORTHWESTERLY AND RUNNING ON A COURSE HAVING AN ANGLE OF 58° 30' WITH THE NORTHERLY LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY SIDE OF AN OLD ABANDONED COUNTY ROAD A DISTANCE OF 200 FEET TO A POINT WHICH IS 172 FEET DISTANCE NORTHWESTERLY FROM A POINT ON SAID HIGHWAY WHICH IS NORTH 38° 00' EAST 200 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 172 FEET TO THE ABOVE MENTIONED POINT ON SAID HIGHWAY; THENCE SOUTH 58° 01' WEST 200 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN MARKING THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M.; THENCE NORTH 00° 26' WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 34 A DISTANCE OF 227.03 FEET; THENCE NORTH 26° 39' EAST 30.03 FEET TO THE RIGHT OF WAY LINE OF COUNTY ROAD NO. 1014, DESIGNATED AS WOODARD CREEK ROAD, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 00° 26' WEST 191.18 FEET; THENCE NORTH 04° 33' EAST 163.93 FEET; THENCE SOUTH 10° 13' EAST 43.43 FEET; THENCE NORTH 72° 32' EAST 63.23 FEET; THENCE SOUTH 13° 36' EAST 93.05 FEET; THENCE SOUTH 06° 04' WEST 87.50 FEET; THENCE SOUTH 28° 33' WEST 212.33 FEET TO THE INITIAL POINT.

ALSO EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON PIN MARKING THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 E.W.M.; THENCE NORTH 88° 36' WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 390 FEET; THENCE NORTH 89° 34' EAST 30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS WOODARD CREEK ROAD (COUNTY ROAD NO. 1914), SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 89° 34' EAST 770 FEET; THENCE NORTH 00° 26' WEST 220 FEET; THENCE SOUTH 89° 34' WEST 160 FEET MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SAID WOODARD CREEK ROAD; THENCE SOUTHERLY FOLLOWING SAID RIGHT OF WAY TO THE INITIAL POINT.