

150596

BOOK 251 PAGE 701

FILED FOR RECORD
STATE OF WASH

BY *Jerry Osborne*

OCT 6 1 40 PM '03

J. M. OSBORN

J. MICHAEL SARVISON

RETURN ADDRESS:

*Jerry Osborne
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Washougal, WA 98671*

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Directors Decision*
2. *NSA 97-26*
3. *Signature page*
4. *Signature page*

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

1. *Jerry E. Osborne*
- 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: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 10&11, T1N, R5E

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

NSA - 97-26

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

TL# 01-05-10-0-0-000-008 01-05-11-2-0

☐ 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
Sisters, Washington 98648
509 427-9458 FAX: 509 427-8288

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NOTICE OF FINAL DECISION

Notice is hereby given that the Skamania County Board of Commissioners took the action described below on February 28, 2000:

ACTION: Final approval of File No. NSA-97-26 approving a cluster development for 3 parcels on a 46.91 acre parcel.

APPLICANT: Jason and Christa Norvell

LOCATION: Miller Road off of Krogstad Road just north of SR-14, in Washougal, Section 10 and 11, T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-10-100 and 1-5-11-2-1301.

ZONING: General Management Area, Small Woodland F-3 (20).

DESCRIPTION: Final approval of the Planning Commission's recommendation was granted by a Motion to Approve with the following conditions:

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval.
- 2) The following statement shall be placed on the cluster division mylar:

"No further division of any resulting parcel for residential purposes shall be allowed until such time as the subject parcel is included within the boundary of an Urban Area."
- 3) At least 75% of land subject to a cluster development shall be permanently protected as undeveloped land. The 35+ acres of the large lot shall remain undeveloped. The County shall ensure permanent protection for open areas created by cluster development by having the undeveloped area shown on the mylar and mapped as such.
- 4) The final lot configuration of the dwelling sites shall be designated by a survey and the final cluster division mylar shall conform to the conditions established in this Director's Decision and the Skamania County Short Plat Ordinance.
- 5) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to

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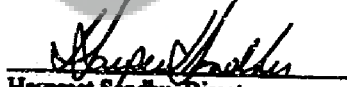
remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.

- 6) Hazardous fuels shall be removed within the fuel break area.
- 7) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
- 8) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
- 9) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
- 10) Telephone and power supply shall be underground.
- 11) Roof of structures should be made of fire-resistant materials, such as metal, fiberglass shingle or tile. Roof material such as cedar shake and shingle should not be used.
- 12) Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
- 13) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
- 14) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant.
- 15) The Department shall conduct a review of the development for compliance with the above, prior to the issuance of the occupancy permit for the home. This review need to be completed prior to the issuance of an occupancy permit due to administrative difficulties (related to time constraints) with completing this review one year after occupancy has been granted.
- 16) Applicants shall be allowed to remove vegetation needed for site development which only includes the actual building pads, septic tank, septic drainfield, well and access. All other vegetation shall be retained and/or altered to comply with Condition #5, above.
- 17) The applicant is advised to contact the assessor's office regarding changes in the tax status from classified forest to current use or regular use taxation.
- 18) A variance shall be allowed to locate the dwellings within 200 feet of the property lines due to the small lot sizes.

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- 19) The proposed development for both parcels should be limited to 28 feet in height from the top of the footer at existing grade.
- 20) All fill and grade material from all building sites shall not be sidecast to the south of the building sites in order to reduce visibility from Key Viewing Areas.
- 21) Color samples that are non-reflective or have low reflectivity and consist of natural or earth-tone colors shall be submitted to this Department for review and approval prior to the issuance of a building permit.
- 22) A condition of approval should require all new lighting to comply with the above provision. Opaque means that it does not allow light to pass through the shield or hood. See attached page form Zoning News. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 23) Compliance with specific approval conditions required to achieve visual subordination shall occur prior to issuance of a building permit.
- 24) 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 10th day of March, 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.

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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).

As per SCC §22.06.050(C)(5), the decision of the County Commissioners 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

Appeals of this decision must be filed with the Columbia River Gorge Commission within 30 days of the date of this notice. Please contact the Gorge Commission for their rules of appellate procedure.

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 was sent to the following:

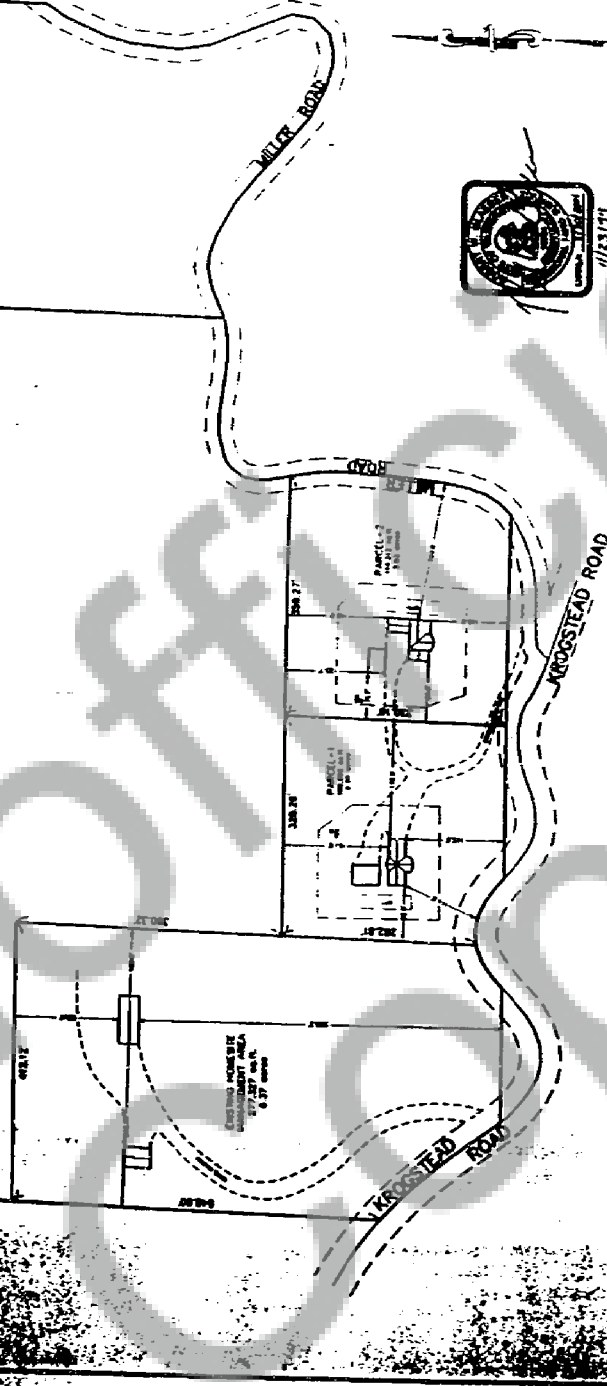
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SKETCH FOR JERRY OSBORNE
 IN A PORTION OF THE NE 1/4
 OF THE SE 1/4 SECTION 10 AND THE
 SW 1/4 OF THE NW 1/4 OF SECTION 11,
 T. 12 N. R. 12 E. S. 2 E.
 WASHINGTON COUNTY, OREGON

TOTAL ACRES: 1.00
 TOTAL PARCELS: 1.00
 TOTAL ACRES: 1.00
 TOTAL PARCELS: 1.00



SCALE 1" = 100'
 NOT TO SCALE



0134

The Northeast quarter of the Northeast quarter of section 10, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly of Cape Horn Depot Road #10050, as the same is established and traveled January 1, 1979;

And that portion of the Northeast quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly and Westerly of Miller Road #11270, as the same is established and traveled January 1, 1979;

ALSO EXCEPTING all timber rights with respect to marketable timber on above described tract.

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