

Return Address:

Dave & Debra Brown
PO Box 36
North Bonneville, WA 98639

<i>Document Title(s) or transactions contained herein:</i> Director's Decision NSA-97-37
<i>GRANTOR(S) (Last name, first name, middle initial)</i> Brown, Dave etux <input type="checkbox"/> Additional names on page _____ of document.
<i>GRANTEE(S) (Last name, first name, middle initial)</i> Skamania County <input type="checkbox"/> Additional names on page _____ of document.
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</i> Section 7 T1N R5EWM <input checked="" type="checkbox"/> Complete legal on page 6,7 of document.
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i> <input type="checkbox"/> Additional numbers on page _____ of document.
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i> 01-05-07-0-0-0104-00 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers 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.

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North Bonneville, WA 98639

**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: Dave and Debra Brown

FILE NO.: NSA-97-37

PROJECT: Single-family residence, access drive and accessory building

LOCATION: 2461 Belle Center Road, Washougal; in Section 7 of T1N, R5E and identified as Skamania County Tax Lot # 1-5-7-104 (including lots 100, 101 and 103 for the access road)

ZONING: General Management Area, Small-scale agriculture (Ag-2)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Dave Brown, 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).

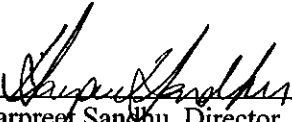
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) A 100 foot setback from all property lines shall be required for the proposed development.
- 3) The proposed barn does not appear to be setback 100 feet from the eastern property line. The applicant shall be required to either move the barn to comply with the 100 foot setback or plant a continuous vegetative barrier, along the eastern property line, that consists of trees six feet tall at the time of planting with an ultimate height of at least 15 feet, at least one-quarter of which shall be coniferous for winter screening and at least half of which shall be species native to the setting or commonly found in the area. Such species include fruit trees, maple and black locust.
- 4) Applicant shall be required to submit an appropriate grading plan prior to the issuance of any building permits. See page 7 of the Staff Report for grading plan details.
- 5) Prior to the issuance of any building permits, applicant shall submit a landscaping plan showing the location, type and number of trees and/or shrubs to be planted for screening purposes.
- 6) Prior to the issuance of any building permits, applicant shall be required to submit elevation drawings showing the appearance of proposed buildings (height, shape, color) and surrounding final ground grades for all buildings over 400 square feet in area.
- 7) Applicant shall be allowed to clear the portion of the subject property where the proposed buildings and access road will be located. Within five days of completing the access road to the barn and home site, the applicant shall notify the Planning Department. All vegetation south of the proposed building sites shall be retained until the Planning Department can conduct a second site visit to re-evaluate potential visibility to key viewing areas. At the time of the second site visit department staff may require additional conditions for screening purposes.
- 8) If the applicant chooses to employ the vegetative barrier rather than move the barn to comply with the 100 foot setback, he shall include the type, location and number of trees to be planted for the vegetative barrier in the above required landscaping plan.

- 9) The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity of dark earth-tone colors. Prior to the issuance of any building permits, applicant shall submit color samples verifying consistency with the above criterion.
- 10) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 11) Prior to any disturbance/modification to the existing access road, applicant shall be required to contact the Department of Fish and Wildlife and obtain a Hydraulics Project Approval (HPA) due to the possible disturbance to Lawton Creek. Applicant shall submit a copy of the attached staff report to the DFW to aid in their review of this development.
- 12) Due to the submission of detailed comments from the Yakama Indian Nation, prior to any land disturbing activities, the applicant shall contact the Yakama Indian Nation and set up a meeting or discussion period to allow the Yakama Indian Nation to address to the applicant possible areas of concern for cultural resources. The Planning Department shall either be present at the meeting or receive written notification from the Yakama Indian Nation to verify the subject of the meeting and/or conversation to show that all concerns have been adequately addressed.

This consultation period shall not occur more than ten calendar days after the date this decision is rendered. However, both parties (the applicant and Yakama Indian Nation) may agree on an extension if a meeting date cannot be set within the ten calendar days required above.

- 13) 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 18th day of August, 1997, 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 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 9-8-97. 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

<nsa-brown.dd>

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SITE PLAN:

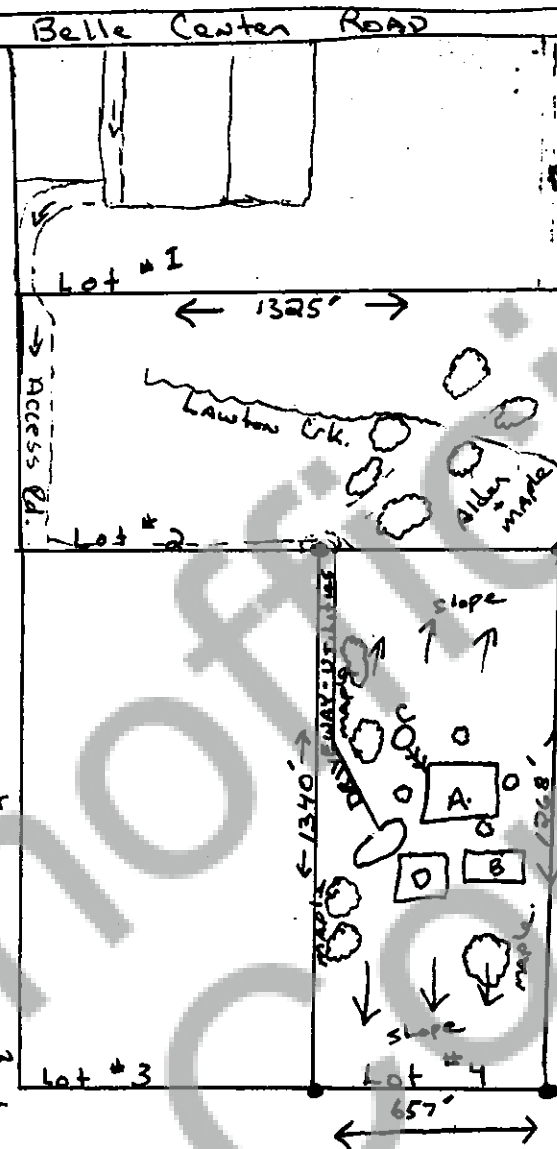
Scale: $1\frac{1}{2}$ inches = 640 feet

Driveway on Lot #4 to be approx 450' long 20' wide

All Trenching for Power + Phone would be at required 3' ±. Through Lot #1, #2 And Lot #4 to House site utilities Trench will follow proposed Access Rd + Driveway.

Scarification would involve Removal of Blackberry + other ground vegetation in A effort to support + Enhance growth of seedlings to be planted.

NATIONAL SCENIC AREA LAND USE APPLICATION



A = House - 2500 sq ft. Approx.

B = BARN - 20x30

C = Well

D = Septic

Additional Decorative Trees Consisting of Cherry, Apple and Dogwood To be planted Around The house.

Slope Areas To Be Replanted with Fir After Scarification. Seedlings 3 will be Planted with Existing sparsely populated maple.



LAWSON
Surveying & Engineering, Inc.
JOHN G. LAWSON, P.E., PLS

- Land Development Services
- Land Surveying
- Professional Engineering

1idge Business Park Bldg. 2, Suite 280 11800 N.E. 95th Street Vancouver, WA 98682 (206) 256-8008

**SMYSER
LEGAL DESCRIPTION
TRACT 4**

As Surveyed By Lawson Surveying & Engineering

The East half of the South half of the East half of the Northeast quarter of Section 7, Township 1 North, Range 5 East Willamette Meridian;

TOGETHER with and subject to an easement for ingress, egress, and utilities described as follows:

BEGINNING at a point on the West line of the East half of the Northeast one quarter of Section 7, Township 1 North, Range 5 East, said point bears South 01°31'51" West, 422.00 feet from the Northwest corner of said East one half;

THENCE South 31°31'51" West, 140.00 feet;

THENCE South 03°05'51" West, 119.00 feet;

THENCE South 19°29'09" East, 47.00 feet;

THENCE South 37°47'09" East, 89.01 feet to a point on said West line of said East one half;

THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of the Northeast quarter of said Northeast one quarter;

THENCE South 88°27'36" East, along the South line of said Northeast one quarter of said Northeast one quarter 60.00 feet;

THENCE North 01°31'51" East, parallel with said West line 586.29 feet;

THENCE North 37°47'09" West, 100.78 feet;

THENCE North 19°29'09" West, 25.36 feet;

THENCE North 03°05'51" East, 92.04 feet;

THENCE North 31°07'36" East, 91.79 feet;

THENCE North 85°01'29" East, 125.91 feet to the Southwest corner of that tract established in boundary line adjustment recorded in Book 135, page 260 of Deeds, Skamania County records;

THENCE South 88°24'38" East, parallel with said North line of said Northeast one quarter and also along the South line of that tract established in said boundary line adjustment 30.00 feet;

THENCE North 01°31'51" East, parallel with said West line of said East one half 435.60 feet to a point on the South of said Bell Center Road;

THENCE North 88°24'38" West, along said South line 30.00 feet to the Northeast corner of the Waterman tract recorded in Book 66, page 532 of Deeds, Skamania County records;

THENCE South 01°31'51" West, along the East line of said Waterman tract 390.00 feet to the Southeast corner thereof;

THENCE North 88°24'38" West, along the South line of said Waterman tract 160.00 feet to a point on said West line of said East one half;

THENCE South 01°31'51" West, along said West line 2.00 feet to the POINT OF BEGINNING.

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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



October 6, 1997

Dave and Debra Brown
P.O. Box 36
North Bonneville, WA 98639

Re: Amendment to National Scenic Area application NSA-97-37 (parcel #1-5-7-104)

Dear Mr. and Mrs. Brown:

The Director's Decision issued for your proposed development contained a condition that stated:

"Applicant shall be allowed to clear the portion of the subject property where the proposed buildings and access road will be located. Within five days of completing the access road to the barn and home site, the applicant shall notify the Planning Department. All vegetation south of the proposed building sites shall be retained until the Planning Department can conduct a second site visit to re-evaluate potential visibility to key viewing areas. At the time of the second site visit department staff may require additional conditions for screening purposes."

Thank you for notifying us within 5 days of the clearing allowed in the above condition. I conducted a second site visit on September 19, 1997 and have determined that it is necessary to add the following conditions to the original approval.

14. Existing trees to the west of the proposed development, along the existing fence line, shall be retained and maintained in a healthy condition for screening purposes. Dead or dying trees shall be replaced in kind and place.
15. The applicant shall plant a continuous row of screening trees no further than 30 feet south from the proposed barn. The required screening trees shall be six feet tall at the time of planting and be placed 12 feet on center and shall extend across the entire width of the property. At least ½ of the screening trees to be planted shall be coniferous to provide winter screening, the other ½ shall be species native to the setting. Existing trees may be used in the planting sequence.
16. Prior to any further clearing south of the proposed building sites, applicant shall plant the above required screening trees (Condition # 15) to screen the proposed development from the south.

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All other conditions of approval stated in the original Director's Decision (see attached) are still valid and shall remain in effect.

Also, as a reminder, Conditions # 4, 5, 6 and 9 from the original Director's Decision must be completed prior to the issuance of any building permits for the proposed development.

If you have any further questions, please give me a call at 509-427-9458.

Sincerely,



Kari R. Fagerness
Land Use Planner

Enclosure

APPEALS

This Administrative Decision 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 10-27-97. Notice of Appeal forms are available at the Department Office.

A copy of the Administrative Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office
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