

Return Address: Robert Nuckoles
P.O. Box 537
White Salmon, WA 98672

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: Robert Nuckoles

PROPERTY OWNER: Robert Nuckoles and Elizabeth Petrick

FILE NO.: NSA-08-03

PROJECT: To construct a single-family dwelling (24' x 48' x 24' (height)), a detached garage (24' x 32') with lean-to (8' x 32'), porches, private road, driveway, walkways, patios and utilities.

LOCATION: Located off of Cooper Avenue, Underwood; Section 23 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-23-2-0-0200-00.

LEGAL: See attached page 7.

ZONING: General Management Area-Residential (R-2).

DECISION: Based upon the record and the Staff Report, the application by Robert Nuckoles, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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

Skamania County Planning and Community Development
File: NSA-08-03 (Nuckoles) Administrative Decision
Page 2

jurisdiction of Skamania County's Building Division and the Skamania County Health Department.

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 Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) 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. (See attached)
- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 20 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 4) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 5) Planted vegetation shall be maintained to ensure survival.
- 6) The structure shall be composed of nonreflective materials or materials with low reflectivity. The submitted samples, metal siding, Hardi Plank, and gray composition roof are approved for use. However if the applicant chooses to use different materials, new samples shall be submitted to the Planning Department prior to issuance of a building permit.
- 7) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 8) The house shall not exceed 22 feet in height as measured from slab on grade to roof peak or 24 feet as measured from the top of the footer to the roof peak.

Skamania County Planning and Community Development
File: NSA-08-03 (Nuckoles) Administrative Decision
Page 3

- 9) The height of the detached garage shall not exceed 24 feet in height as measured from the top of footer to roof peak or 22 feet as measured from top of slab on grade to roof peak.
- 10) The existing tree cover shall be retained as much as possible except as is necessary for site development, safety purposes or as part of forest management practices.
- 11) The exterior of the proposed structure shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, decks, gutters, roofs and trim.

The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls – Durango (Benjamin Moore 2137-30); trim – Black Bean Soup (Benjamin Moore 2130-10) and River Rock (Benjamin Moore 2139-10); and roofing – Pabco Pewter Gray composite shingles. Any proposed changes to these colors shall be submitted for review by the Planning Department prior to construction.

- 12) New oak seedlings shall be planted in a 5:1 replacement ratio for the removal of oak trees. (20-30 new oak seedlings are required depending on actual tree removal for access road).
- 13) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
- 14) The Planning Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. 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 Division at 509-427-3920.
- 15) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate

Skamania County Planning and Community Development
File: NSA-08-03 (Nuckoles) Administrative Decision
Page 4

the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

- d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 16) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a) Halt of Activities. All survey, excavation and construction activities shall cease.
 - b) Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c) Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 17th day of April, 2008, at Stevenson, Washington.


Jessica Davenport, Associate Planner
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-08-03 (Nuckoles) Administrative Decision
Page 5

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.150(A), this Administrative Decision 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 Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee.

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 Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Health Department

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
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development -- Dee Caputo

Skamania County Planning and Community Development
File: NSA-08-03 (Nuckoles) Administrative Decision
Page 6

Department of Fish and Wildlife

Unofficial
Copy

LEGAL DESCRIPTION

The Northwest Quarter of the Northwest Quarter of the Northwest Quarter, Section 23, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the South 100 feet of the West half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 23.

ALSO EXCEPT that portion lying within roads.

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 52, Page 342.

SITE PLAN:

North: 

Scale: ~~1 inch = 100 feet~~
Reduced *gg*

376.39'

410.34'

7.28 ACRES

COOK UNDERWOOD RD.
608.6'

113.58'

319.43'

100'

293.83'

156.16'

COOPER AVENUE

PRIVATE ROAD

52'

30'

24'

24'

24'

60'

58'7"

PAVEMENT

SEE DETAIL SHEET

Bodies of water or watercourses on property: yes ☐ no ☐

I will be removing on-site plants, trees, or other vegetation: yes ☒ no ☐

-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes ☐ no ☐

Additional pages must have 1" margins

Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.