

Return Address: Marc Medlin
271 Snowberry Lane
Washougal, WA 98671

**Skamania County
Community Development
Department**

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

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

Marc Medlin and Cynthia Dominik-Medlin

FILE NO.:

NSA-08-51

PROJECT:

Application review includes construction of a covered deck addition (12'x20') onto an existing structure and to approve the use of the existing structure as a single-family dwelling. (Replacement of flooring, roofing, windows, insulation, wiring, plumbing, doors, and interior stairs on a structure that is 50-years old or older with no structural modifications are uses allowed outright in the National Scenic Area under Section 22.10.040(A)(4)).

LOCATION:

1342 Riverside Drive, Washougal; Section 11 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-11-1-0-1500-00.

LEGAL:

See attached page 10.

ZONING:

General Management Area – Residential 10 (R-10).

DECISION:

Based upon the record and the Staff Report, the application by Marc Medlin, 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

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jurisdiction of Skamania County's Building Division and the Health Division of the Skamania County Community Development 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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) The project applicants and/or future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter. Any vegetation that dies shall be replaced in-kind within the first available growing season. The only exception is that replacement trees may be the same size as that specified for new trees, which shall be at least 5 feet tall in height at planting.
- 6) The applicant shall be required to retain all on-site trees for screening purposes.
- 7) The exterior of the existing and proposed structure shall be composed of non-reflective materials or materials with low reflectivity. The exterior includes, but is not limited to, sides, doors, windows, decks, gutters, roofs, and trim. The applicant has proposed to use the same materials of the existing single-family dwelling, cedar siding, and composition shingle roofing. The applicant is approved to use the proposed materials.

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- 8) 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. The applicant did not show outdoor lights in his application materials. If the applicant decides to install outdoor lights, information showing the location and design of the lights shall first be submitted for review and approved by the Community Development Department
- 9) The exterior of the existing and 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 –dark grey stained cedar; and roofing – black composite asphalt. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 10) Except as is necessary for site development or safety purposes the existing tree cover screening the development from key viewing areas shall be retained. All existing tree cover shall be retained as much as possible.
- 11) Conditions of Approval to ensure protection of resources shall include:
 - a. The 50 foot water resource buffer shall be retained in its natural condition. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
 - b. All areas disturbed during construction shall be revegetated with native vegetation to the maximum extent practicable.
 - c. The applicant/owner shall contact applicable Federal and State agencies to ensure compliance with Federal and State regulations.
 - d. Erosion control measures and Best Management Practices shall be used during all construction activities.
 - e. All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
 - f. Temporary and permanent control measures shall be applied to minimize erosion and sedimentation, including slope netting, berms and ditches, tree protection, sediment barriers and Best Management Practices.
- 12) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development 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.
- 13) The Community Development Department will conduct one site visit during construction to verify the location of the structure as stated by the Administrative Decision. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the

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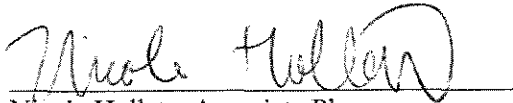
time of calling for the inspection. Inspections should be arranged by calling the Building Division at 509-427-3920.

- 14) 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 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.
- 15) 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

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conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 12 day of January, 2008, at Stevenson, Washington.



Nicole Hollatz, Associate Planner
Skamania County Planning and Community Development.

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 and mailing lists are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee and the certificate of mailing.

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 Division

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

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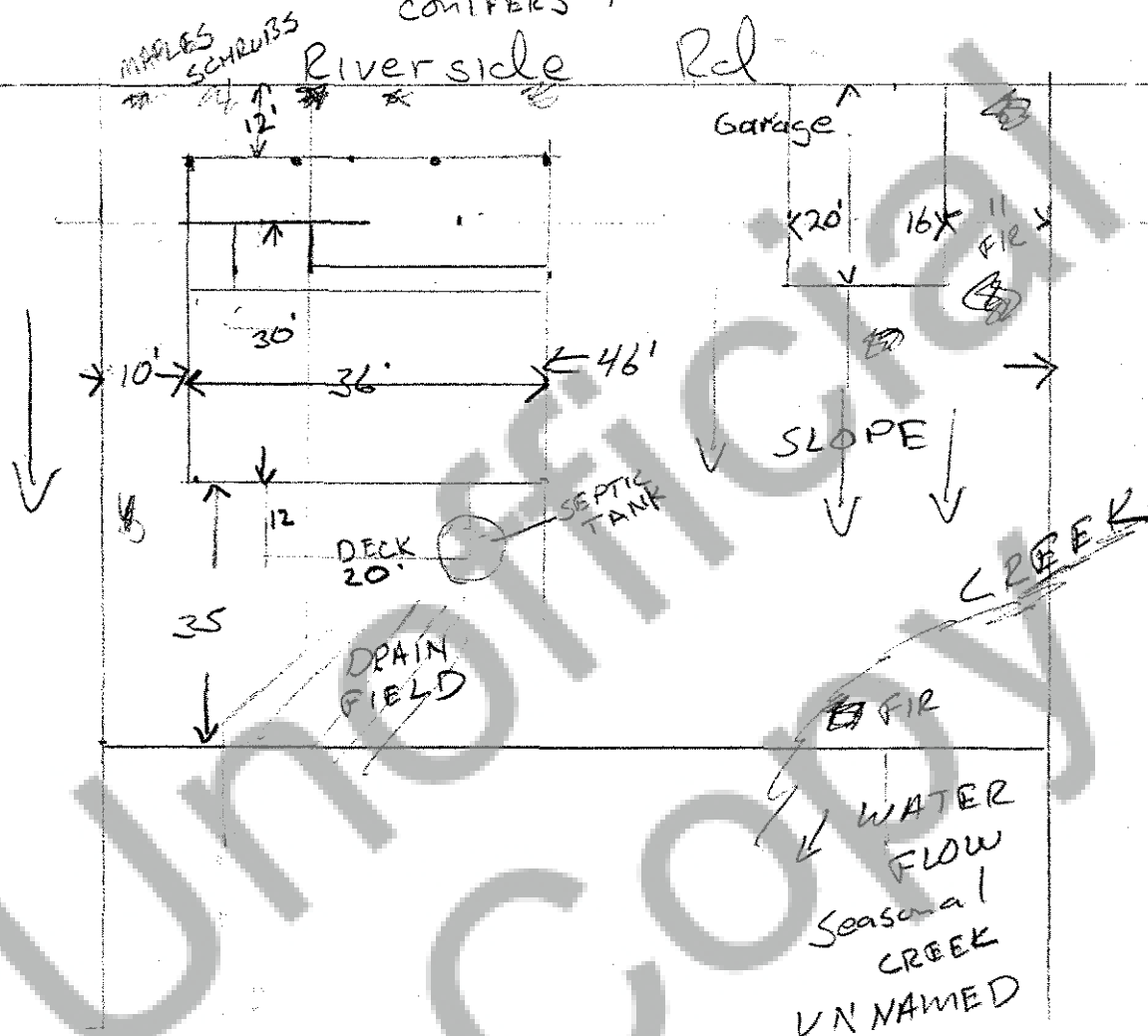
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development – Valerie Grigg Devis
Department of Fish and Wildlife

SITE PLAN:

North: ↑

Scale: 1 inches = 20 feet

WOULD LIKE TO ADD CONIFERS TO shield from HWY 14



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.

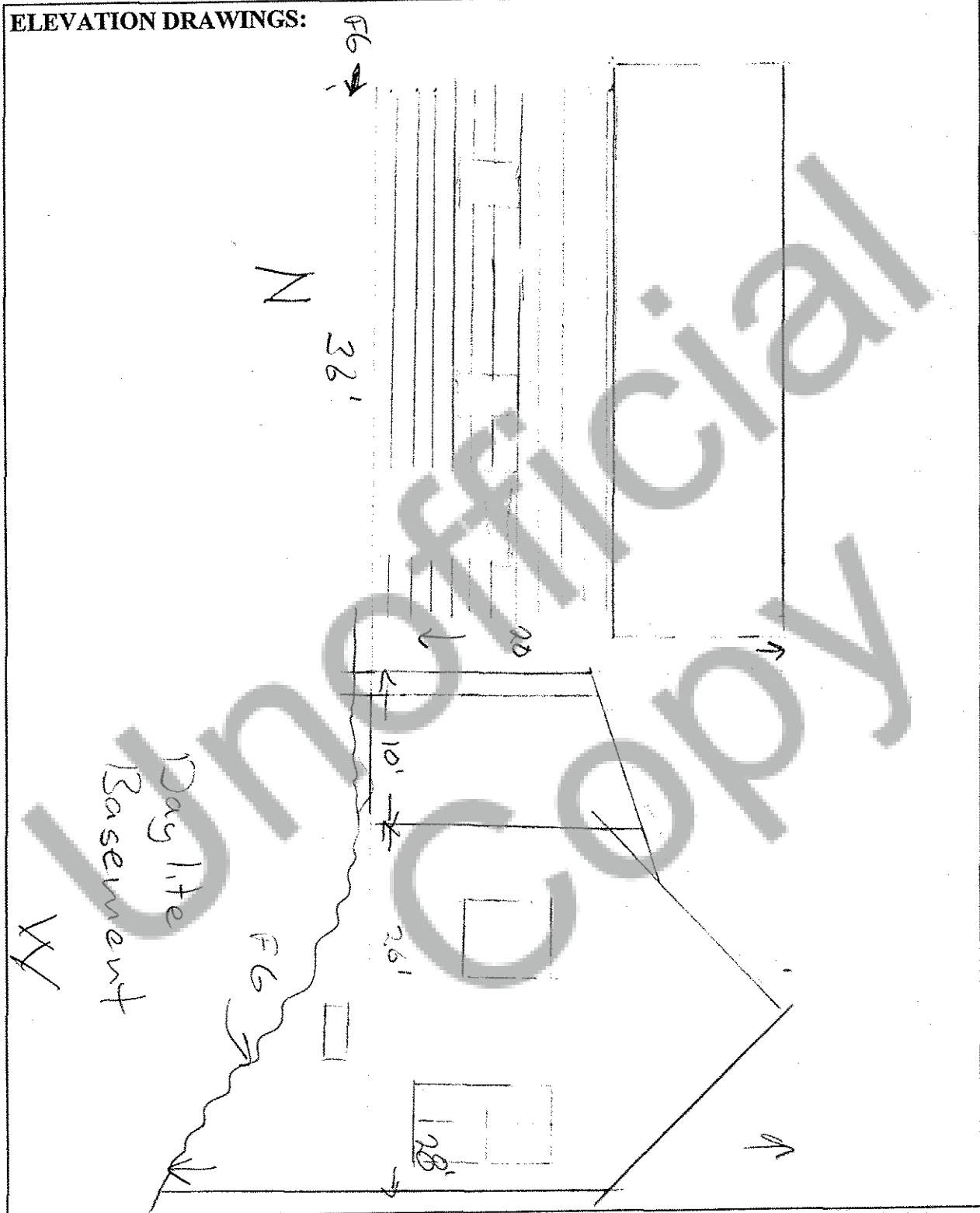
I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

Additional pages must have 1" margins

Site plan must be completed in ink.

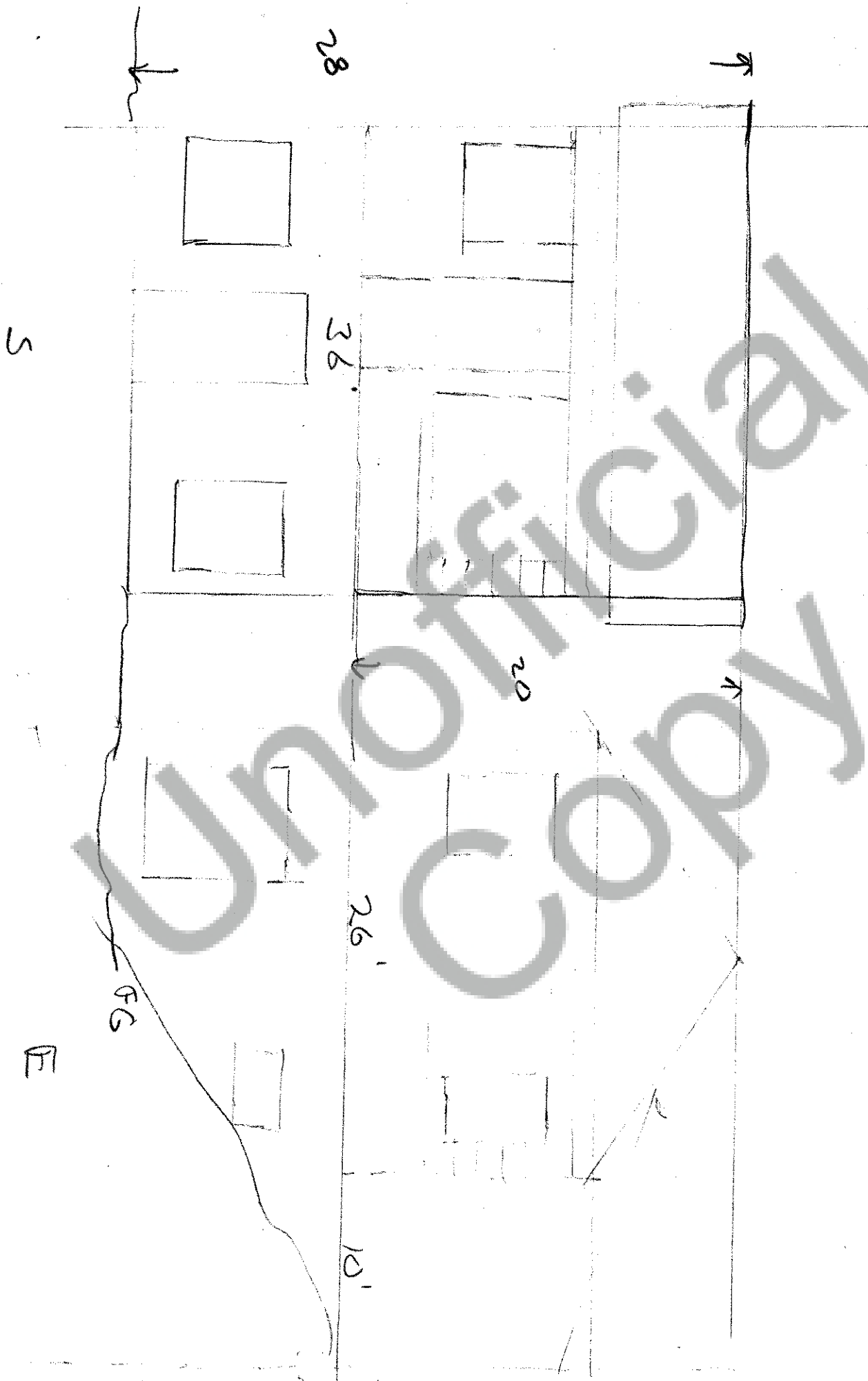
NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.



Transamerica Title Insurance Co

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Transamerica Corporation

72229



REGISTERED	E
INDEXED: C.R.	E
INCIDENT	E
RECORDED	
COMPARED	
MAILED	

BOOK 61 PAGE 808

STATE OF WASHINGTON
THIS INSTRUMENT IS FILED FOR THE RECORDS OF SKAMANIA COUNTY, WASHINGTON.

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Tracy E. Card
OF Stevenson, Wa.
AT 3:35 P.M. June 15, 1970
WAS RECORDED IN BOOK 61
OF Records AT PAGE 808
RECORDS OF SKAMANIA COUNTY, WASH.
COUNTY AUDITOR
E. W. H. H. H.

Statutory Warranty Deed 72229 467-1-REV

THE GRANTOR TRACY E. CARD, a widower,

for and in consideration of Ten Dollars and other Valuable Considerations

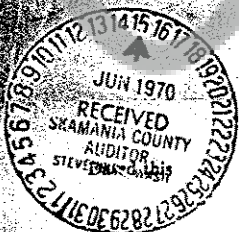
in hand paid, conveys and warrants to LOUIS C. FLETCHER, a single man,

the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lots 16 and 17 of SUNSHINE ACRES according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, described as follows:

Beginning at the northeast corner of the said Lot 17; thence in a southwesterly direction along the northerly line of said Lot 17 a distance of 69 feet to the initial point of the tract hereby described; thence in a southwesterly direction following the northerly lines of the said Lots 17 and 16 a distance of 100 feet; thence at a right angle in a southeasterly direction a distance of 75 feet; thence at a right angle in a northeasterly direction a distance of 100 feet; thence at a right angle in a northwesterly direction a distance of 75 feet to the initial point;

TOGETHER WITH an easement for a water pipeline and all water rights appurtenant to the above described real property.



15th

day of

No. 155
TRANSACTION EXCISE TAX

JUN 15 1970

Amount Paid 65.00

Michael J. Harnett
Skamania County Treasurer

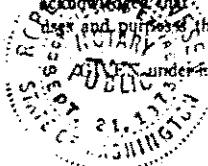
By Tracy E. Card June 15, 1970.

Tracy E. Card (SEAL)

STATE OF WASHINGTON, ss.
County of Skamania

On this day personally appeared before me TRACY E. CARD, a widower

known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



under my hand and official seal this 15th day of June, 1970.

Robert J. Harnett
Notary Public in and for the State of Washington,
residing at Stevenson therein.