

Return Address: William Neburka
524 E Burnside, Suite 320
Portland, OR 97214

Skamania County Community Development Department

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 866 266-1534

Administrative Decision

APPLICANT: William Neburka, Works Partnership Architecture, LLC

PROPERTY OWNER: Mike Quinn

FILE NO.: NSA-09-62

PROJECT: Application to construct a new single-family dwelling with attached garage, carport, pool, decking, pergola, driveway, and associated utilities.

LOCATION: 62 Beacon Highlands Road E., Skamania; Section 26 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-26-3-0-0201-00.

LEGAL: Lot 2 of Friedrich Short Plat, recorded on April 7, 2004 in Auditors file no. 2004152506.

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

DECISION: Based upon the record and the Staff Report, the application by William Neburka for Mike Quinn, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved as conditioned.**

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These

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issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Environmental Health Division.

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:** 50 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. No development is allowed within any easements. **A variance to the 200 foot forest siting setback from the east property line has been granted to allow the proposed development to be sited approximately 150 feet from the east line.**
- 4) The Fire Safety Guidelines as stated in Section 22.14.050(A) shall be conditions of approval:
 - a. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and

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- pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b. Hazardous fuels shall be removed within the fuel break area.
 - c. Buildings with plumbed water systems shall install at least one (1) standpipe at a minimum of fifty (50) feet from the structure(s).
 - d. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - e. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a finished grade of twelve percent (12%). 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. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
 - f. Within one (1) year of the occupancy of a dwelling, the Administrator shall conduct a review of the development to assure compliance with this section.
 - g. Telephone and power supply shall be underground whenever possible.
 - h. Roofs of structures should be made of fire-resistant materials, such as fiberglass, shingle, or tile. Roof materials such as cedar shake and shingle should not be used.
 - i. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j. 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.
 - k. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The combined footprint of all accessory buildings on the subject parcel shall not exceed 1,500 square feet, and the height of any individual accessory building shall not exceed twenty-four (24) feet.
 - 6) 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 Community Development Department.
 - 7) 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

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new trees, which shall be at least 5 feet in height at planting. Limbing or topping of screening trees is prohibited.

- 8) The applicant and/or future owner shall retain the existing screening trees located on the subject parcel to provide screening from KVAs and maintain visual subordination, except for site development or safety purposes.
- 9) The applicants and/or future owner shall plant a total of eight (8) screening trees in the areas shown on the 'Staff Revised Site Plan.' The screening trees shall be at least five feet in height at the time of planting and shall reach a mature height of at least 10 feet or more.
 - a. The eight screening trees shall be planted according to the guidelines in the "Recommended Plants for Screening" brochure for properties in the Coniferous Woodland landscape setting (see attached). The screening trees shall be planted prior to final inspection and/or issuance of occupancy by the Community Development Department.
 - b. At least half (1/2) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include Douglas Fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak, and various native willows (for riparian areas).
 - c. At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 10) The exterior of the proposed buildings shall be composed of non-reflective materials or materials with low reflectivity. The exterior includes, but is not limited to, sides, doors, garage doors, windows, decks, gutters, roofs, and trim. The applicant has proposed a mixture of sidings including dark stained cedar siding and concrete, metal fascia, and a membrane roof covered with ballast rock. Metal roofing is not approved for use on the carport. All other proposed materials are approved for use.
- 11) The windows on the southern elevation of the single-family dwelling shall have a visible light reflectivity rating of 11% or less. The applicant shall submit the window manufacturer's specification sheet to the Community Development Department so the rating may be verified prior to issuance of a building permit.
- 12) 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. (See attached Lighting Brochure)
- 13) The exterior of all proposed structures shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs, garage doors, pergolas, patio pavers, and trim.

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The following material colors submitted by the applicant are consistent with this condition and are hereby approved: siding – concrete, dark stained cedar, charcoal metal fascia, olive green window trim; and roofing – ballast rock. Concrete, retaining wall, decking and wood features around the house shall be stained or pigmented such that they meet the dark earth-tone color requirements. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

- 14) 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.
- 15) The Community Development 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.
- 16) 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.

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 1101 S. 19th Avenue, Suite 100, Stevenson, WA 99178
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- 17) 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 25 day of May, 2010, at Stevenson, Washington.



Nicole Hollatz, Associate Planner
 Skamania County Community Development Department.

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.

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EXPIRATION

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

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 Community Development Department and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

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.

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A copy of the Decision was sent to the following:

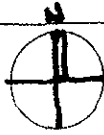
Skamania County Building Division

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
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 – electronic
State of WA Department of Commerce – electronic
Department of Fish and Wildlife (Anne Friesz)

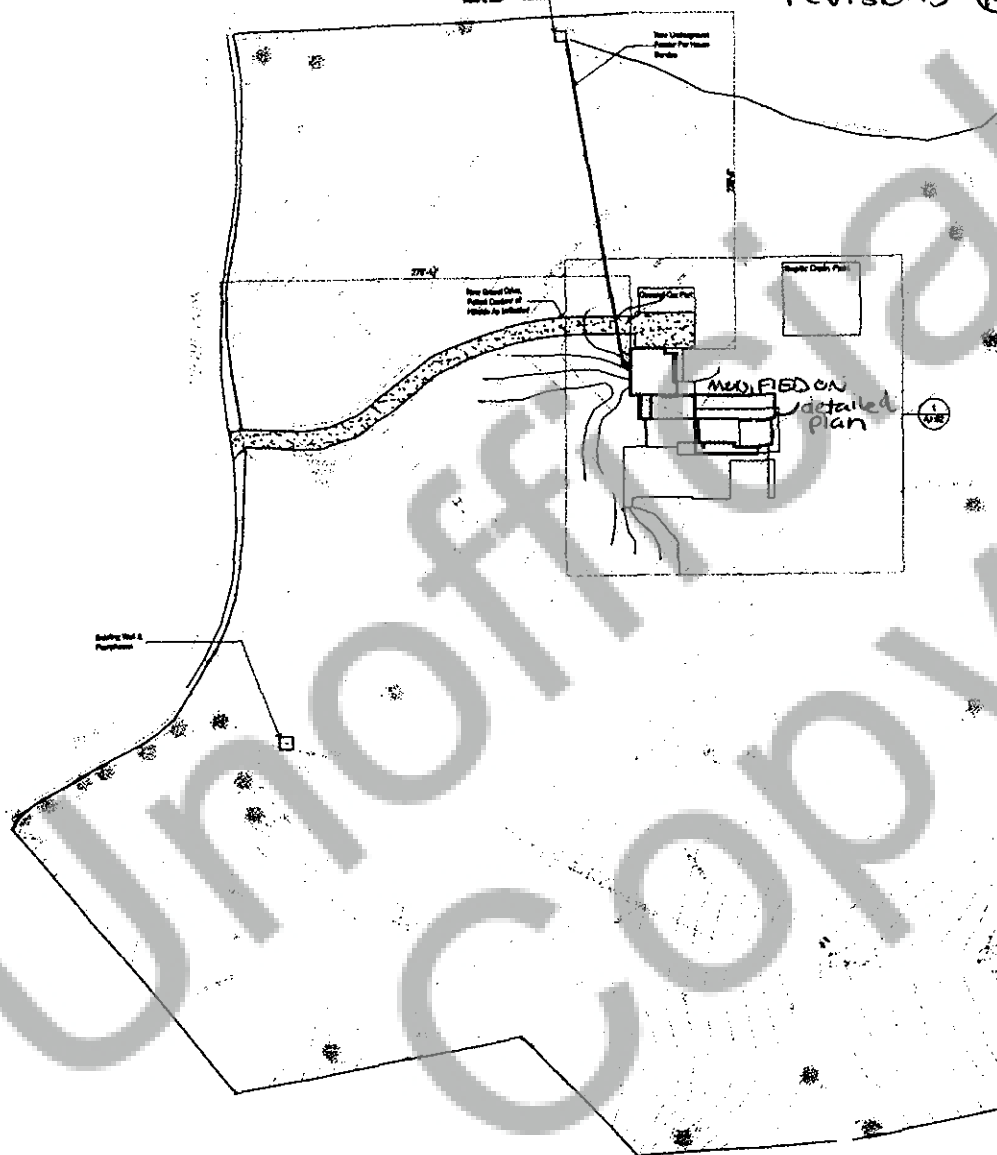
SITE PLAN:

North:



Scale: 1 inches = 100 feet

* See detailed site plan for approved revisions (N.H.)



Bodies of water or watercourses on property: yes _____ no ☒

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


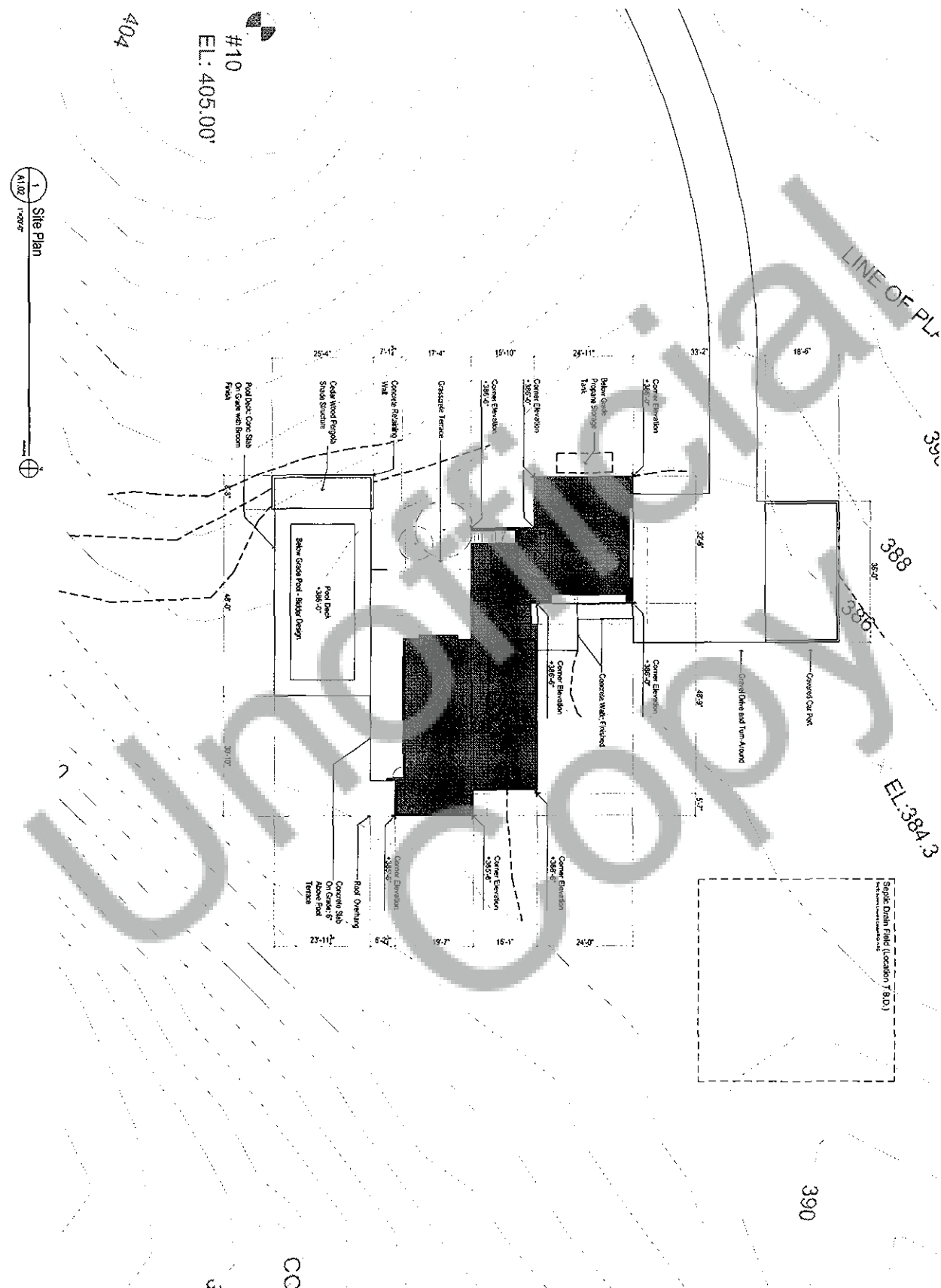
-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes X 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.



SmartTrac site plan

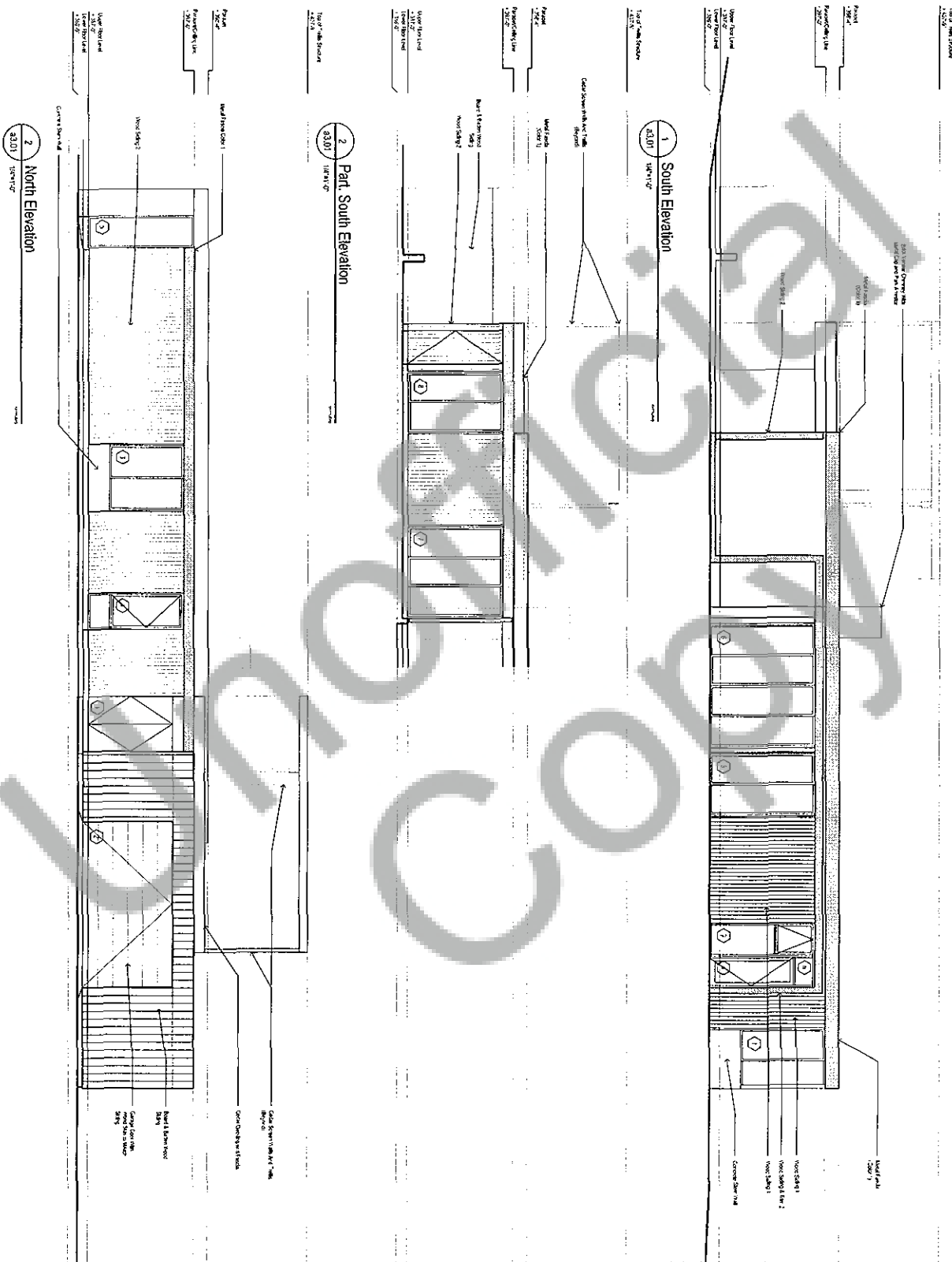
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions:
Date: Issue:

OR Revisions 4.05.10

Quinn Residence
62 Beacon Highlands Road
Skamania, WA
WPA job number: 1070

W.PA
works partnership architecture llc
524 e. Burnside St. suite 320 portland or 97214
503/234.2945 tel
503/234.8583 fax
work.sarchitecture.net



a3.01

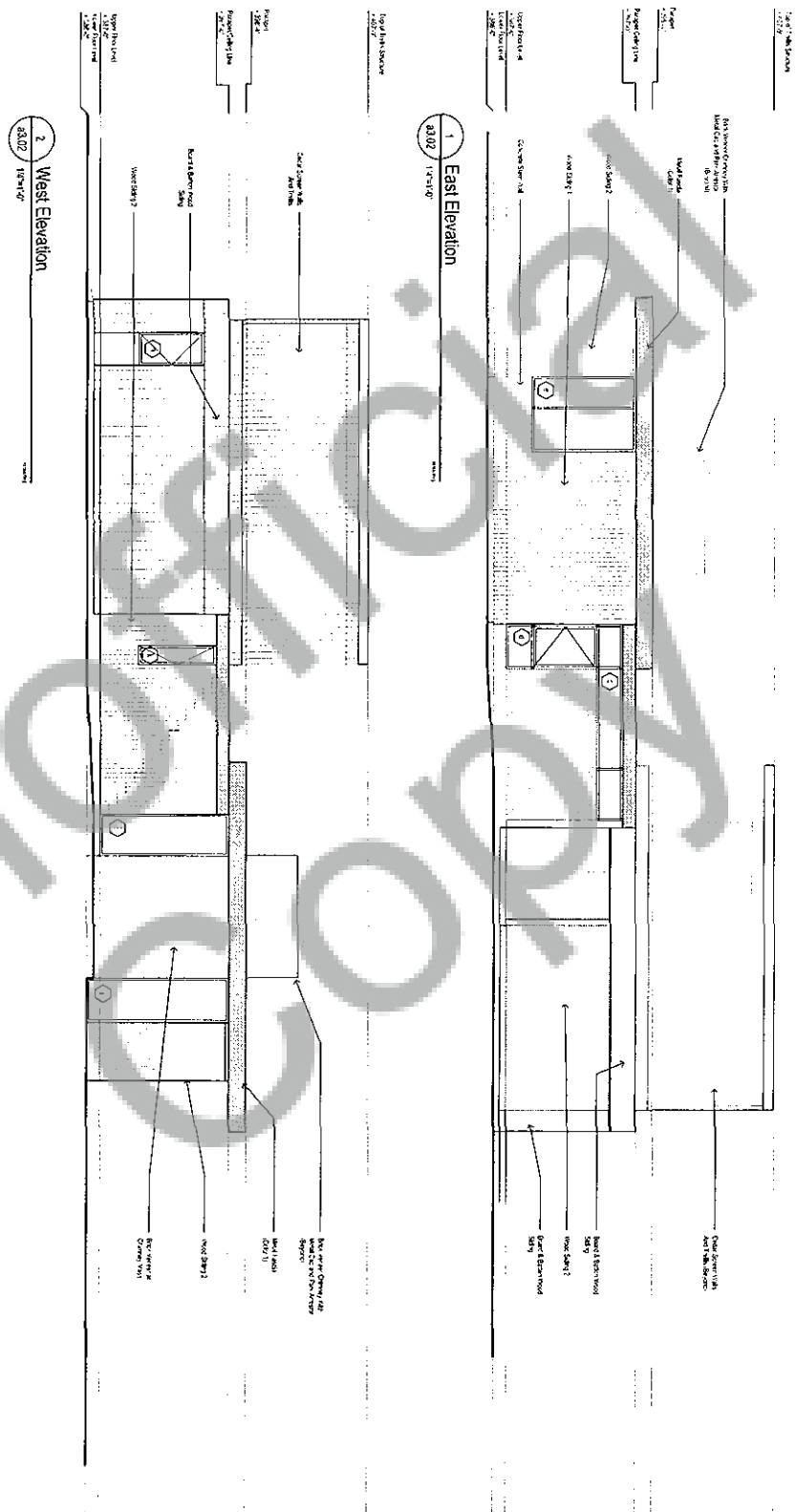
exterior elevations

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions:
Date: Issue:
DR Revisions 4.05.10

Quinn Residence
62 Beacon Highlands Road
Skamania, WA
W.P.A. job number: 1070

W.P.A.
works partnership architecture llc
524 S. Burnside St. Suite 320 Portland, OR 97214
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works@collective.net



PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions:
Date:

DR Revisions 4.05.10

Quinn Residence

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