

Return Address: Robert Nuckoles  
PO Box 537  
White Salmon, WA 98672

**Skamania County  
Community Development Department**

**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex

Post Office Box 790

Stevenson, Washington 98648

Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

**Administrative Decision**

**APPLICANT/  
OWNER:**

Robert Nuckoles and Elizabeth Petrick

**FILE NO.:**

NSA-11-05

**PROJECT:**

To construct a single-family dwelling, detached garage, driveway, on-site septic system, driveway, and associated utilities.

**LOCATION:**

Off Acorn Lane, Underwood; Section 23 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-23-2-0-0202-00.

**LEGAL:**

Lot 2 of the Nuckoles Short Plat, recorded on March 16, 2009, in Auditors file no. 2009172282.

**ZONING:**

General Management Area – Residential 2 (R-2)

**DECISION:**

Based upon the record and the Staff Report, the application 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

Skamania County Community Development Department  
File: NSA-11-05 (Nuckoles – Lot 2) Administrative Decision  
Page 2

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.
- 4) 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.
- 5) The detached garage shall not accommodate a cooking area or kitchen.
- 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) Planted vegetation shall be maintained to ensure survival.

Skamania County Community Development Department  
 File: NSA-11-05 (Nuckoles – Lot 2) Administrative Decision  
 Page 3

- 8) The applicant and or future land owners shall retain all existing mature screening trees that are within 100 feet of the single-family dwelling and detached garage, except as is necessary for safety or fire purposes. Limbing or topping of screening trees is prohibited. Dead or dying trees shall be replaced in-kind with a tree of the same species.
- 9) The exterior of the proposed development 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 and window casings, decks, gutters, roofs and trim. The applicant has proposed hardi plank siding and Pabco composition shingle roofing. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 10) 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.
- 11) 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, windows and window casings, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the siding – hardi plank painted "Durango" (Benjamin Moore) with trim painted "Bittersweet Chocolate"; and roofing – Pabco composite shingle in Pewter Grey. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 12) Except as is necessary for site development or safety purposes, **all existing on-site screening tree cover shall be retained.**
- 13) 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.
- 14) 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 509-427-3922.
- 15) Prior to release of a building permit, the applicant and/or future owner shall have an early spring western gray squirrel survey for active nesting locations completed to determine whether or not a timing restriction will be required in the year the parcel is developed.

Skamania County Community Development Department  
File: NSA-11-05 (Nuckoles – Lot 2) Administrative Decision  
Page 4

- 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.
- 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

Skamania County Community Development Department  
File: NSA-11-05 (Nuckoles – Lot 2) Administrative Decision  
Page 5

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 23 day of May, 2011, at Stevenson, Washington.



Nicole Hollatz, Land Use Planner  
Planning Division

#### 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.

#### 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.**

Skamania County Community Development Department  
File: NSA-11-05 (Nuckoles – Lot 2) Administrative Decision  
Page 6

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.

A copy of the Decision was sent to the following:

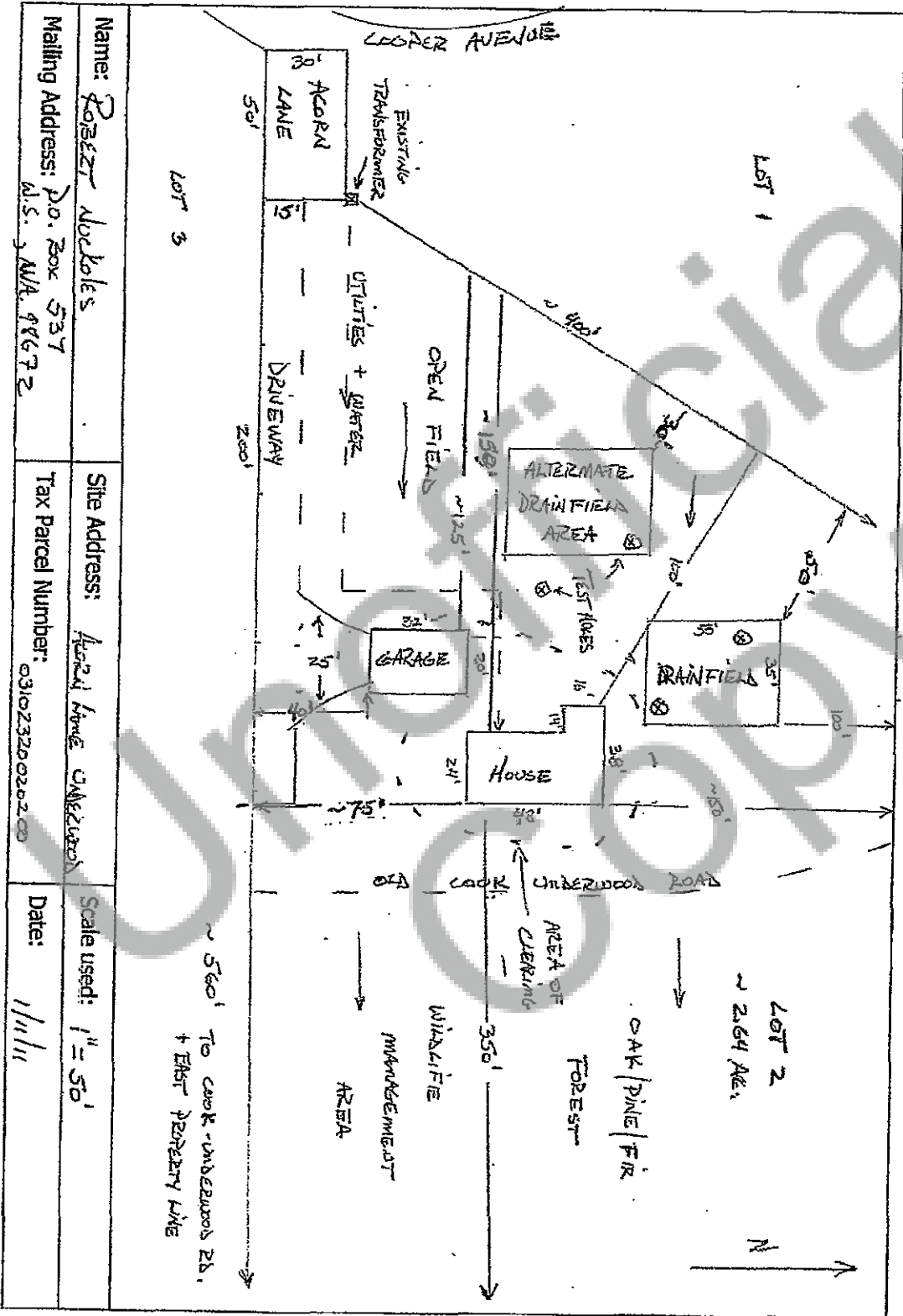
Skamania County Building Division

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 (electronic)  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission (electronic)  
U.S. Forest Service - NSA Office (electronic)  
Board of County Commissioners (electronic)  
State of Washington Department of Commerce (electronic)  
Department of Fish and Wildlife (electronic)

\*Use this template or attach a separate site plan drawing.

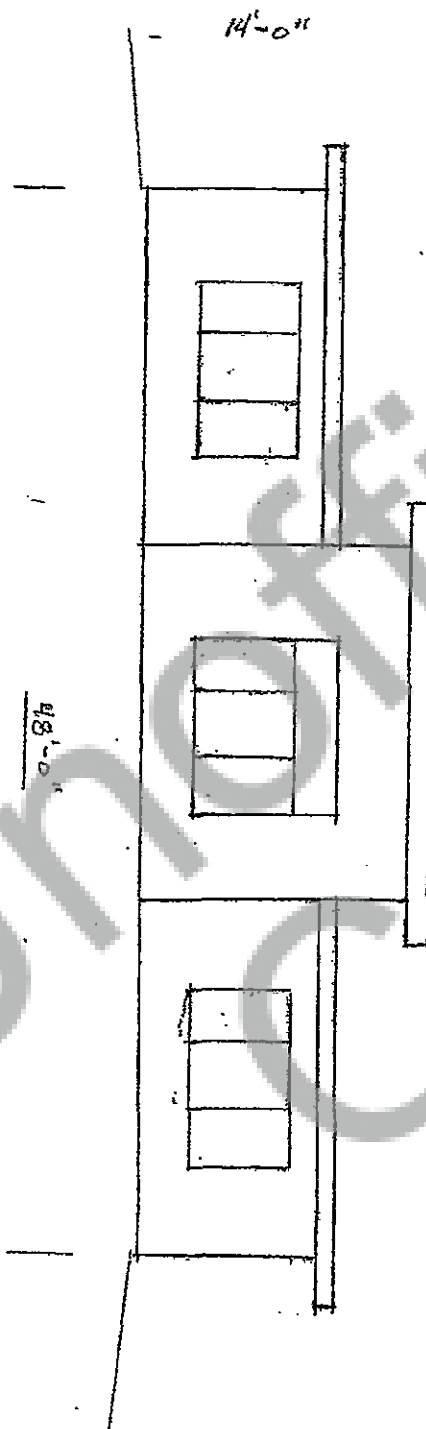
# SITE PLAN





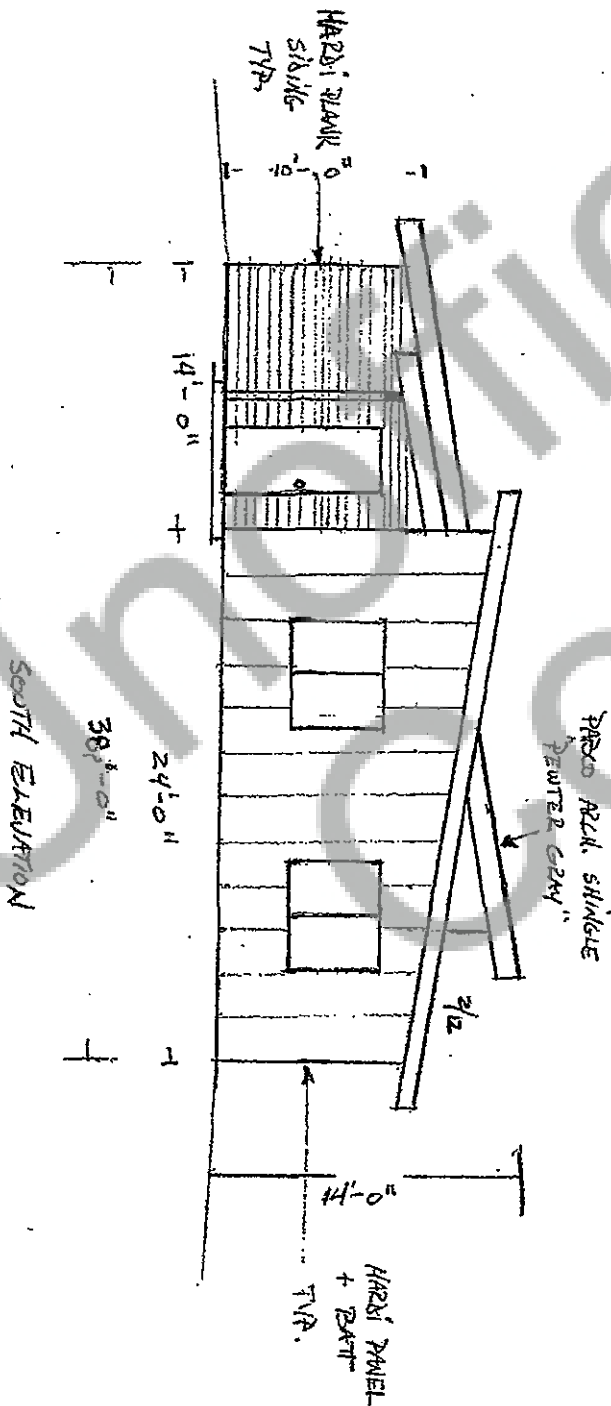
LOT 2 ACRES 1.442E  
031023200202.00  
1/8" = 1'-0"

EAST ELEVATION





LOT 2 ACORN HALL  
03602320020200  
1/8" = 1'-0"



#031023200200

SOUTH ELEVATION

20'-0"

12'-0"

GARAGE  
DOOR

13'-6"

18" = 1'-0"  
NOTES GRATE  
LOT 2