

Return Address: Kenneth Guenther
171 Kueffler Road
Stevenson, WA 98648

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

Kenneth Guenther

FILE NO.:

NSA-11-35

PROJECT:

To remove the manufactured home cover that has fallen down (after-the-fact), and to remove the manufactured home (1962) from the property.

During the review of this application, staff found that the existing single-family dwelling (a 1984 manufactured home with an addition) was placed on the property without proper permits. The Skamania County Assessor's records indicate that it was moved onto the property in 2002. This application will recognize this dwelling and associated utilities as a replacement dwelling for the manufactured home to be removed. The manufactured home is 14' x 66', with a 28' x 15' addition, for a total footprint of 1,344 sq. ft. in size. The manufactured home has a 156 sq. ft. of roof covered porch.

LOCATION:

171 Kueffler Road, Skamania Section 26 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-26-4-0-0600-00.

LEGAL:

See attached page(s) 8.

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

DECISION: Based upon the record and the Staff Report, the application Kenneth Guenther, 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 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 1962 manufactured home to be removed, as indicated on the site plan, is not allowed to be used as a dwelling and shall be removed from the property prior to November 30, 2012. If the manufactured home is moved to a new location within Skamania County it shall be to an approved and permitted site.



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- 5) All disturbed areas shall be re-seeded with native vegetation prior to the final inspection by the Community Development Department. This includes the site of the Manufactured Home to be removed.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The exterior of the manufactured home and addition shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: dark green body, brown trim, and brown roofing as pictured in the Staff Report. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 8) The portions of the (1984) manufactured home and addition that have not been painted shall be painted, dark earth in color, prior to the Planning Division signing off on the final inspection.
- 9) The (1984) manufactured home and addition shall be composed of non reflective materials or materials with low reflectivity. Metal roofing is not allowed.
- 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) Except as necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
- 12) 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.
- 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 inspection line at 509-427-3922 or through the permit center public portal at <https://co-skamania-wa.smartgovcommunity.com/portal/Public/Welcome>.

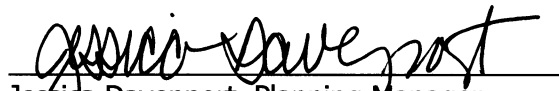
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- 15) The following procedures shall be effected when cultural resources are discovered during construction activities:
- a) Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural 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 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.

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- 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 21st day of June, 2012, at Stevenson, Washington.


 Jessica Davenport, Planning Manager
 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

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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 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 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)

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State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife (electronic)

Unofficial
Copy

126994 EXECUTOR'S DEED BOOK 161 PAGE 538

THE GRANTOR, KENNETH C. GUENTHER, as Executor of the Estate of Carl A.

Guenther, Jr., deceased, in distribution of the assets of said estate, conveys and warrants to
KENNETH C. GUENTHER, as his separate estate, the following described real estate situate in
the County of Skamania, State of Washington:

County of Skamania, State of Washington

FILED FOR RECORD
SKAMANIA CO. WASH.
BY Knapp O'Dell & Lewis
DEC 23 2 58 PM '96
AUDITOR
GARY M. OLSON

Beginning at a concrete monument set in the ground at a point 800 feet West and 177 feet South of the quarter corner on the east line of Section 26, Township 2 North, Range 6 E.W.M.; thence South 48.45 feet; thence West 5.68 feet to the initial point of the tract hereby described; thence North 37°29' West 12 feet; thence South 62°09' West 291.85 feet; thence South 68°41' West 147.9 feet; thence South 56°29' West 96.80 feet; thence South 01°47' West 52.15 feet; thence South 05°10' East 816.39 feet; thence North 69°30' East 548.00 feet; thence North 03°50' West 238.04 feet; thence North 01°50' East 190.61 feet; thence North 23°22' East 47.65 feet; thence North 68°26' West 238.94 feet; thence North 16°42' East 364 feet to the initial point; said tract containing 11.5 acres, more or less.

SKAMANIA COUNTY
SEP 20 2011
Gary H. Martin, Skamania County Assessor
12/23/96 Parcel # 2-6-26-4-600
Date [Signature]

TOGETHER with a 1962 Columbia 10' X 52' mobile home.

Carl A. Guenther, Jr., died testate on or about May 29, 1996. Kenneth C. Guenther is the duly appointed, qualified and acting Executor of his estate, which is Probate Cause No. 96-4-00011-5 in the Superior Court for Skamania County, Washington. This Deed is given pursuant to an Order of Solvency entered in said proceedings on June 20, 1996. The warranties contained herein shall bind only the estate and not Kenneth C. Guenther personally.

DATED this 9th day of December, 1996.

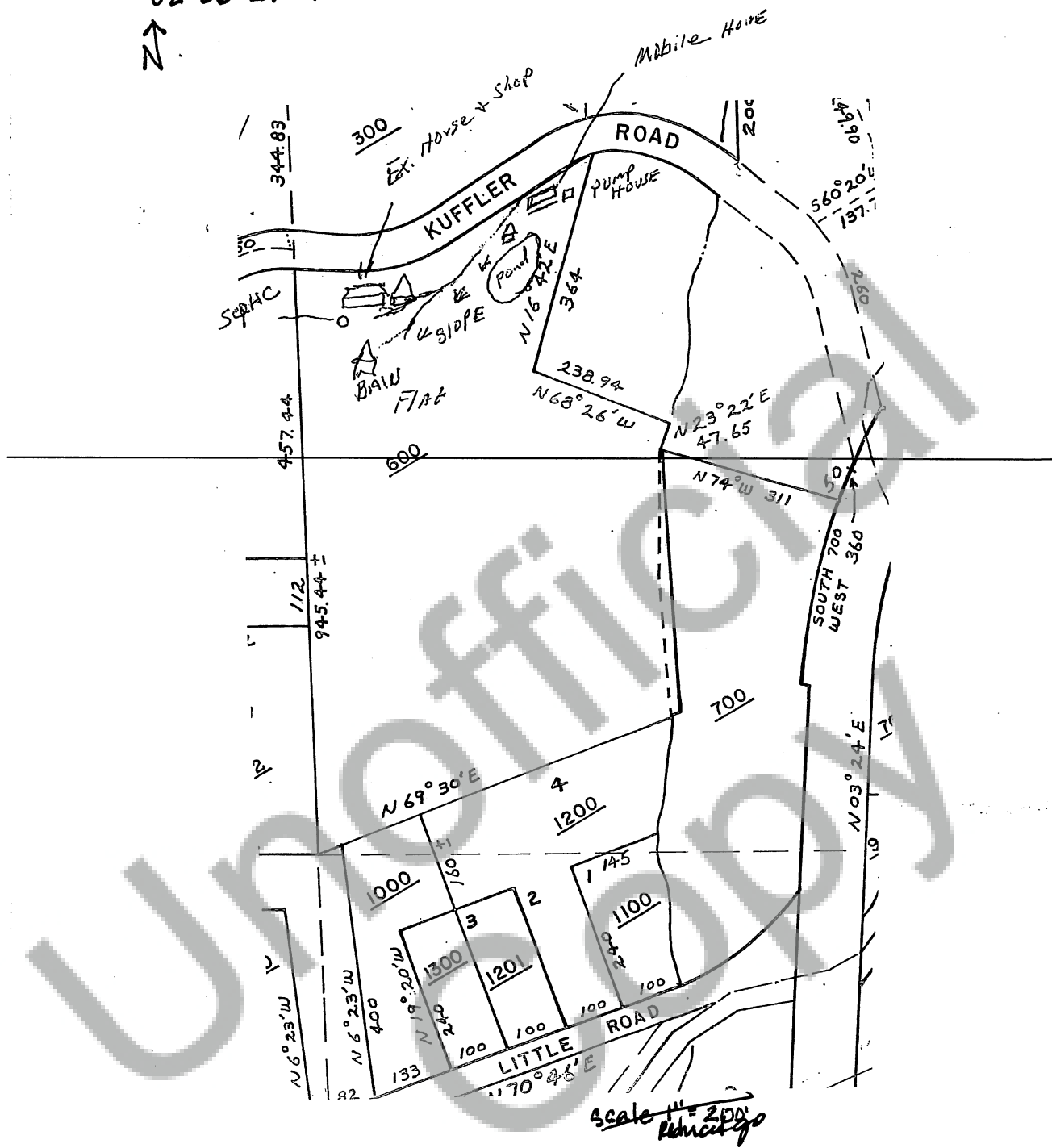
[Signature]
Kenneth C. Guenther, Executor of the Estate of
Carl A. Guenther, Jr., Deceased.

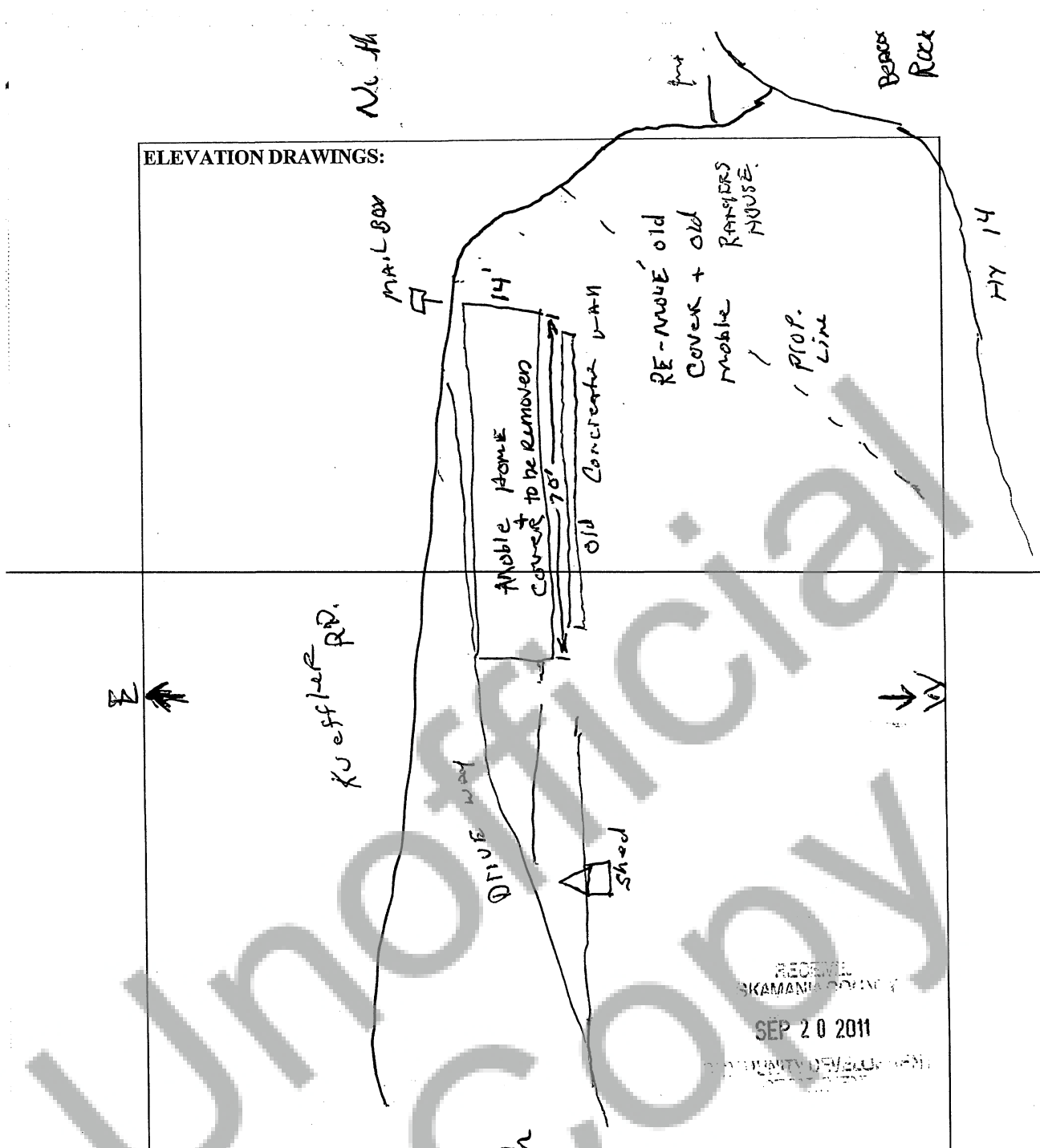
STATE OF WASHINGTON)
COUNTY OF CLARK)

On this 9th day of December, 1996, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KENNETH C. GUENTHER as Executor of the Estate of Carl A. Guenther, Jr., deceased, to me known to be

Kenneth Guenther
02-06-26-4-0-0600

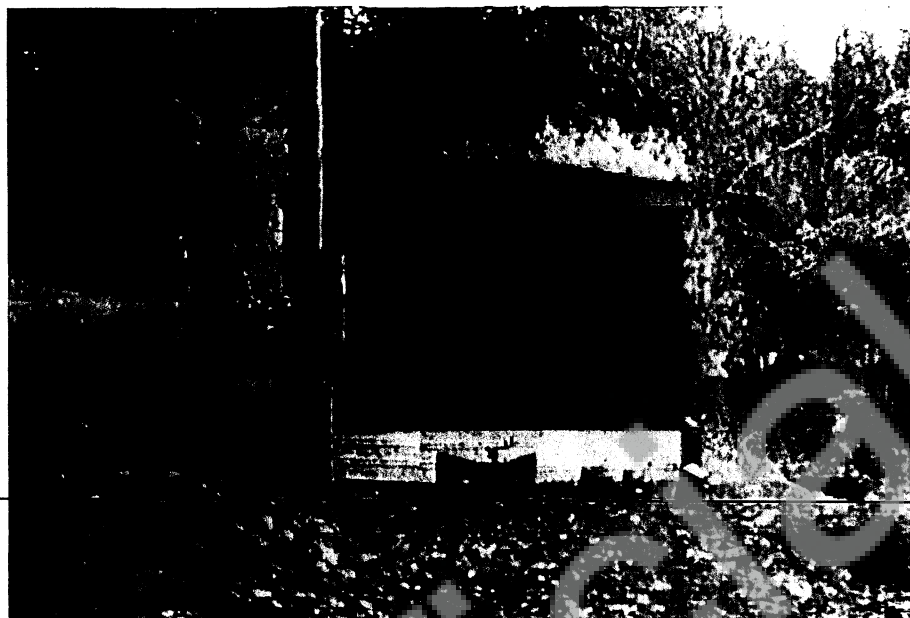
171 Kueffler Rd





Additional pages must have 1" margin.

Elevation drawings must be in ink.



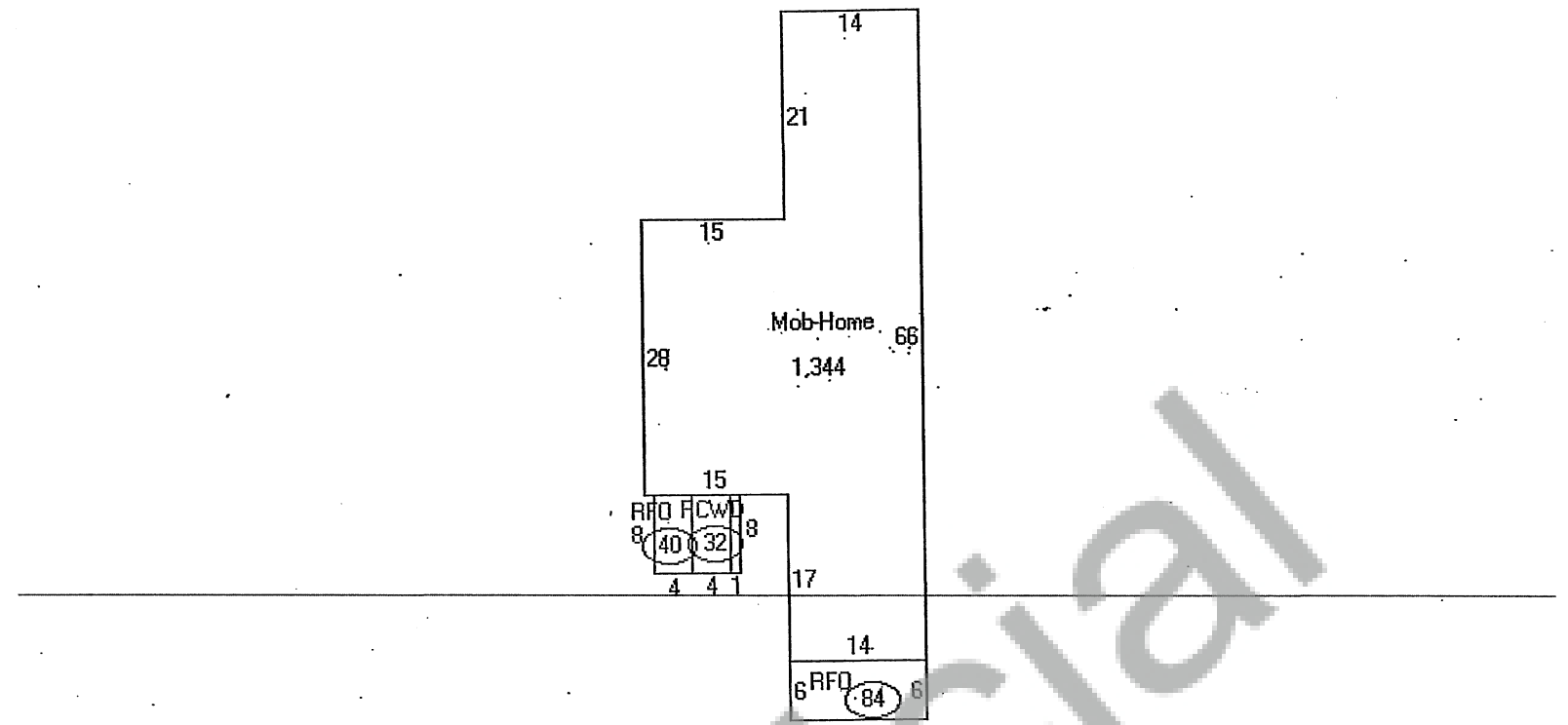
1162 Mobile home to be removed



1984 Manufactured home with addition to be recognized as the replacement single-family dwelling.



1984 M.H. W/ ADDITION TO 1/2 RECOGNIZED AS THE REPLACEMENT DWELLING.



Manufactured home w/ Addition to be recognized as the replacement single-family dwelling