

Return Address: Daniel Renton  
Minister & Glaesar Surveying, Inc.  
2200 East Evergreen Blvd.  
Vancouver, WA 98661

**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:** Daniel Renton, Minister & Glaesar Surveying, Inc.

**PROPERTY OWNER:** John S. Hadley, Jr., Mae Hadley, et al., and Donna Pearson

**FILE NO.:** NSA-10-15

**PROJECT:** The subject property has two tax parcel numbers for taxing purposes only. Research indicates that the subject property is one legal lot of record. This application proposes to divide the property into two parcels, a 34.69 acre parcel (#1300) and a 20 acre parcel (#100).

To install a power pole, overhead power line, and underground power on proposed parcel #100.

To remove the third dwelling that was constructed on the property without permits (on proposed parcel #100). The subject property has two other existing dwellings. The land division will result with one dwelling on each parcel.

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**LOCATION:** 521 Franz Road, Skamania; Section 32 of T2N, R6 E, W.M., and identified as Skamania County Tax Lot #02-06-32-0-0-1300-00.

30911 SR 14, Skamania; Section 5 of T1N, R6E, W.M., and identified as Skamania County Tax Lot #01-06-05-0-0-0100-00.

**LEGAL:** Attached Page(s) 7.

**ZONING:** General Management Area- Small Woodland (F-3).

**DECISION:** Based upon the record and the Staff Report, the application Daniel Renton, Minister & Glaesar Surveying, Inc., 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

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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 removal of the third dwelling that was constructed without permits (in the year 2000) shall occur no later than October 31, 2012. All components of the dwelling, including the foundation shall be removed from the site. The site shall be re-graded and reseeded with native vegetation. The removal of this house shall be verified by the Skamania County Community Development Department prior to signing off on the deeds to be recorded for the land division approved under this application review.
- 5) Only that grading which is necessary for the removal of the illegal house, re-grading of the site, and the installation of the power pole is permitted. All graded areas shall be reseeded with native vegetation prior to final inspection by the Community Development Department.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The power pole and overhead power line shall be dark earth tone in color. A typical power pole, dark brown in color, and typical black overhead power line meets this provision. If the applicant chooses to use any colors other than these, physical samples shall be submitted to the Community Development Department prior to installation.
- 8) The power pole and overhead power line shall be composed of non reflective or materials with low reflectivity.
- 9) 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.
- 10) The proposed power pole shall remain below the forest canopy level.
- 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) A site visit for final inspection will be conducted by the Community Development Department. A final inspection approval will not be issued until compliance with all conditions of approval; including the visual subordination criteria have been verified. The final inspection should be arranged by calling the Building Division inspection line at 509-427-3922 or through the permit center public portal at <https://co-skamaniawa.smartgovcommunity.com/portal/Public/Welcome> . The inspection may take up to four business days from the time of calling for the inspection.
- 13) The following procedures shall be effected when cultural resources are discovered during construction activities:


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- 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.
- 14) 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.

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- 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 4<sup>th</sup> 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 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.



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## **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 \$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)  
 State of Washington Department of Commerce – Paul Johnson (electronic)  
 Department of Fish and Wildlife (electronic)

CONTACT COUNTY  
Parcel I:  
That portion of the Northeast Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of the right of way acquired by the State of Washington for State Highway 14.  
AUDITOR FOR

OFFICIAL COPY  
Parcel II:  
A portion of Government Lot 7 in Section 5, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at Station 707 plus 04.4 on the centerline of the State Road No. 8 according to the survey thereof, said point of commencement being on the centerline North and South through Section 5, Township 1 North, Range 6 East of the Willamette Meridian; thence following the centerline of said State Road No. 8, North 65°05' East 400 feet, more or less, to the intersection of said centerline with the West line of the old survey of said State Road No. 8; to the True Point of Beginning, thence North 275 feet; thence Easterly and Northerly on a straight line to the Northeast corner of Government Lot 7; thence South on the East line of Lot 7 to the centerline of State Road No. 14; thence West and South along the centerline of said State Road to the Point of Beginning.  
EXCEPT that portion conveyed to Thomas Tucker, et ux, by instrument recorded in Book 142, Page 922.

B. Real Property Located in Skamania County, Washington  
Abbr. Legal Description: SE ¼ SEC 32 T2N R6E  
Tax Parcel No. 02-06-32-0-0-1300-00; -80; -81; -07

The Southeast Quarter of the Southeast Quarter of Section 32, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

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Skamania County Auditor  
Date 5-14-12 Parcel 1-6-5-100  
02-06-32-1300

Unofficial Copy





