

Return Address: Foes & Sullivan Builders, Inc.  
3106 NE 65<sup>th</sup> St., Ste. B  
Vancouver, WA 98663

**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:** Foes & Sullivan Builders, Inc.

**PROPERTY OWNER:** Kim Erion

**FILE NO.:** NSA-12-03

**PROJECT:** To remove a 12' x 8' tool shed. Construct a 40' x 36' detached shop. 878 sq. ft. of additions to the existing single-family dwelling including enclosing the entryway, adding a hot tub room with patio, and an attached wood storage shed. New landscaping including fill, gravel path, a new fire pit, and relocate the existing propane tank.

**LOCATION:** 1622 Ryan Travelli Road, Washougal; Section 2 of T1N, R5 E, W.M., and identified as Skamania County Tax Lot #01-05-02-0-0-0100-00.

**LEGAL:** See attached page(s) 8.

**ZONING:** Special Management Area - Forest (F).

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**DECISION:** Based upon the record and the Staff Report, the application by Foes & Sullivan Builders, 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 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 property line and setbacks shall be flagged by a licensed surveyor prior to any inspections occurring. The flagging shall remain during construction through final inspection.

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- 5) The height of the proposed shop shall not exceed 20 feet as measured from the top of slab on grade to roof peak, or 22 feet from the top of footer to roof peak.
- 6) The landscaping proposed by the applicant shall be installed consistent with the approved site plan. Additional screening trees shall be planted west of the proposed shop along the west property line, as marked by staff on the approved site plan. The applicant shall plant a minimum of three screening trees in this area. The trees shall be a minimum of five feet in height, as measured from the top of root wad, at the time of planting. The limbing and topping of screening trees shall be prohibited. The applicant/property owner shall verify that all landscaping is planted on the subject property and not on the adjacent parcel.
- 7) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.
- 8) The applicant and/or property owner shall retain the existing tree cover except as is necessary for site development, and safety purposes. The applicant shall retain the existing screening trees, as marked on the site plan by staff, including the trees south of the proposed shop and firewood storage addition on the eastern side of the property, as well as the trees south of the proposed hot tub addition at the southwest corner of the property.
- 9) The exterior of the proposed shop and additions to the single-family dwelling 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: for the house exterior walls and trim – dark gray matching the sample submitted; and roofing – black “Lamarite Slate” composite shingle. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction. The siding of the additions to the single-family dwelling is not allowed to match the red brick and white stone siding of the existing dwelling.
- 10) The detached shop and additions to the single-family dwelling shall be composed of non-reflective materials or materials with low reflectivity. The proposed Hardi plank and the Lamarite Slate composite shingles meet this criterion.
- 11) The windows installed in the hot tub room addition shall be either grey or bronze over low E glass with less than 11% exterior visible light reflectivity rating. The applicant shall submit a window manufacturer’s specification sheet showing this detail for the windows to be installed prior to the release of the building permit.
- 12) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably

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contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.


- 13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 14) Only that grading which is necessary for site development is permitted. All graded areas, including the fill area, shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
- 15) 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.
- 16) 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 Community Development inspection line at 509-427-3922 or by emailing [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us).
- 17) It has been recommended by the Confederated Tribes and Bands of the Yakama Nation that a professional monitor be present during all ground disturbing activities, and that the resulting monitoring report should be submitted to the Yakama Nation Cultural Resources Program for review. Skamania County Community Development recommends, but does not require, that the property owners obtain a professional archaeologist for monitoring of ground disturbing activities.
- 18) 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.

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- 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 22.30.030 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.
- 19) 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 22.30.050 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 22.30.050(C) of this Chapter are met and the mitigation plan is executed.

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Dated and Signed this 5<sup>th</sup> day of December 2013, at Stevenson, Washington.

  
Jessica Davenport, AICP  
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.

**APPEALS**

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

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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)

State of Washington Department of Commerce – Paul Johnson (electronic)

Department of Fish and Wildlife (electronic)

Washington Natural Heritage Program (WNHP)

Exhibit A

# CONTACT COUNTY

A tract of land in the North Half of Section 2, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

**BEGINNING** at a concrete monument at the Northwest corner of Section 2; thence South 00°00'00" West along the West line of the Northwest quarter of Section 2 for a distance of 2623.17 feet to a 1 inch iron pipe with brass cap at the West quarter corner of Section 2; thence North 86°04'21" East, 3014.07 feet to a 5/8 inch iron rod, hereinafter called Point "A", and the True Point of Beginning; thence North 31°55'00" West, 381.40 feet to a half inch iron rod; thence continuing North 31°55'00" West, 707.60 feet to a point, hereinafter called Point "B"; thence North 58°05'00" East, 200.00 feet; thence South 31°55'00" East, 1089.00 feet; thence South 58°05'00" West, 200.00 feet to a 5/8 inch iron rod at Point "A" and the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities as shown by Deed recorded under 141789, Book 212, page 722.

Date 9/25/04 Parcel # 1-S-2-100  
Gary H. Martin, Skamania County Assessor

Unofficial Copy

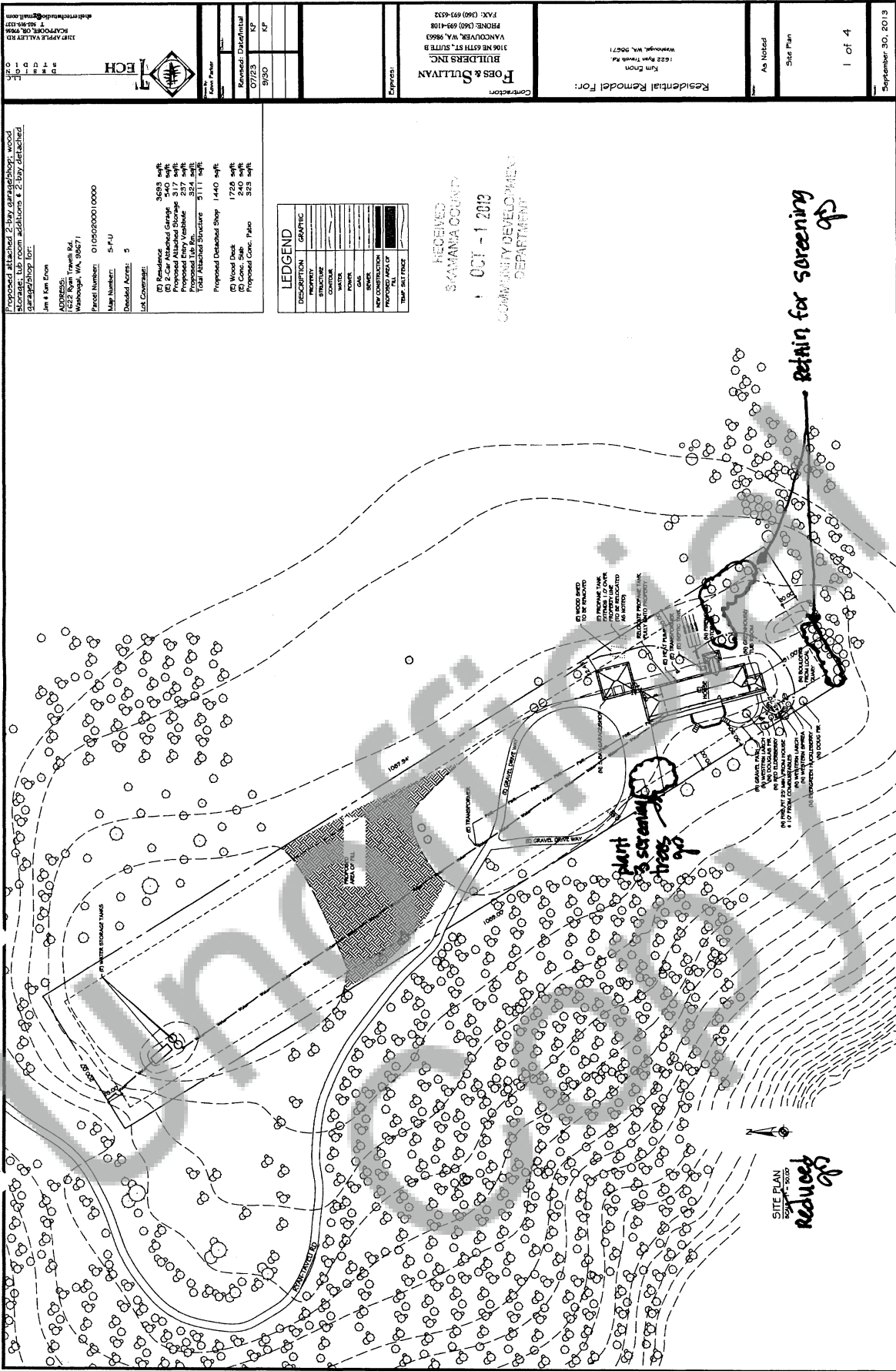
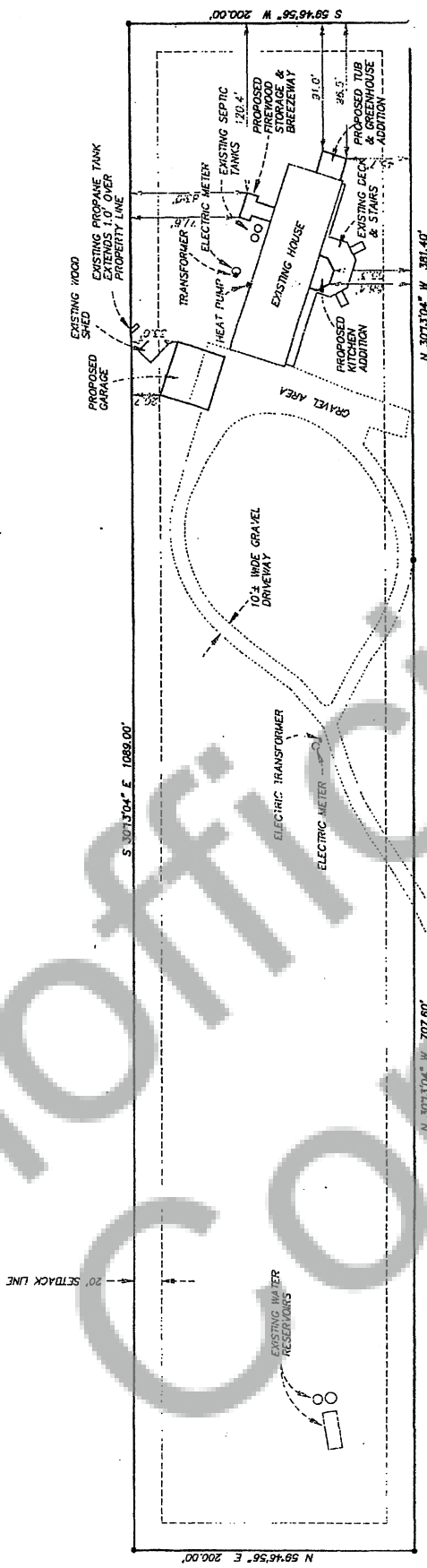
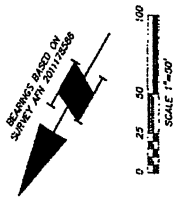


EXHIBIT SKETCH of EXISTING CONDITIONS  
and PROPOSED BUILDING ADDITIONS for  
L.K.E. CORPORATION  
in SECTION 2, T1N, R5E, W.M.  
SKAMANIA COUNTY, WA.



LEGEND  
• MONUMENT AS SET IN R.O.S. JUN 2011/78588

4-13-13

CLARENCE  
SKAMANIA COUNTY  
JUL 17 2013  
SKAMANIA COUNTY DEVELOPMENT  
DEPARTMENT

**HAGEDORN, INC.**  
Surveying and Engineering  
1924 Broadway Vancouver, Wa 98663  
PH: (360) 698-4428

SCALE: 1"=50'  
DATE: 4-13-13  
CHECKED BY: [Signature]  
DRAWN BY: [Signature]

6-10-13-016-EXHIBIT

Reduced 80

