

Return Address: William Swope
141 Mt. Meadow Drive
Underwood, WA 98651

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:**

William Swope

FILE NO.:

NSA-13-06

PROJECT:

- Addition of a 21' x 22' (462 sq. ft.) sunroom including a 6 ft. overhang to the existing single-family dwelling.
- Construction of a 56' x 24' (1,344 sq. ft.) agricultural building, with access and retaining wall.
- Fencing of approximately 0.14 acres of pasture.
- Planting of approximately 0.25 acres of lavender.
- Construction of a flag pole, maximum 25 ft. in height.
- Replace existing deck with new decking and patio.
- Installation of pathways and landscaping.
- Relocate the existing hot tub which may require the pouring of a 9' x 9' concrete slab.
- Excavation of approximately 240 yd³ of material adjacent to the existing workshop to create a parking area for the property owner's horse trailer, and to construct a retaining wall approximately 2' - 9' in height and approximately 80' in length.

03-10-21-2-0-0600-00
Lot 1 Cassell SP 3/36

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The excess materials will be disposed of onsite in order to level areas as shown on the site plan.

- New landscaping.

LOCATION: 141 Mt. Meadow Drive, Underwood, Section 21 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-2-0-0600-00.

LEGAL: Lot 1 Cassell Short Plat, Book 3 Page 36.

ZONING: General Management Area – Large-Scale Agricultural (Ag-1).

DECISION: Based upon the record and the Staff Report, the application by William Swope, 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:**

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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) A variance to the east property line setback shall allow it to be reduced from 20 feet to 12 feet for the construction of the proposed retaining wall associated with the excavated parking area.
- 5) The agricultural building shall meet the agricultural setbacks, which are 50 feet from the north property line, and 15 feet from the east property line.
- 6) The existing vegetative barrier along the north property line shall be retained in order to reduce the agricultural buffer to 50'.
- 7) A continuous vegetative screen shall be planted between the agricultural building and the eastern property line, and shall be consistent with the landscaping plan submitted by the applicant. A minimum of seven Douglas Fir trees shall be planted for the required vegetative barrier. The trees shall be a minimum of six feet in height, as measured from the top of root wad, at the time of planting, and shall be planted on 12 foot centers (see *Building in the Scenic Area Handbook, Recommended Plants for Screening*).
- 8) The proposed agricultural use, including the planting of the proposed lavender, shall be initiated within one year and complete within five years, as the proposed agricultural building was approved in conjunction with the proposed agricultural use.
- 9) The proposed flag pole shall not exceed 25 feet in height.
- 10) Agricultural product processing and packaging, namely the distilling of lavender, shall be limited to products that are grown primarily on the subject farm and sized to the subject operation.
- 11) 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.
- 12) Two additional Douglas Fir trees shall be added to the south end of the vegetative barrier along the eastern property line in order to provide screening of the agricultural building.
- 13) 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.

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- 14) The exterior of the proposed agricultural building, fencing, decking, and retaining wall 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 body of the structures – Ferret Brown #629; trim/gables – Tuscany Green; and roofing – Pewter Gray composite shingles by Pabco; fencing - Ferret Brown #629; retaining walls – Ferret Brown #629. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction. **The Cottage Red trim is not approved for use on the agricultural building.**
- 15) The exterior of the sunroom addition is allowed to match the color of the existing dwelling, which is Ferret Brown #629 (body), Cottage Red # 634 (trim), and Tuscany Green (gables), and Pabco Pewter Gray composite shingles.
- 16) The structures shall be composed of non-reflective materials or materials with low reflectivity. The proposed Hardi Plank siding, composition roofing materials, concrete, and stone meet this criterion.
- 17) The shrubs in front of the proposed sunroom as shown on the "south elevation" drawing shall be planted for screening purposes. These shrubs shall be of a species that will reach a minimum height of three feet at maturity.
- 18) The windows to be used in the sunroom 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.
- 19) All exterior lighting should be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through. See the enclosed "Lighting Brochure". Lighting associated with the flag pole shall be directed away from key viewing areas.
- 20) The height of the agricultural building shall not exceed 20 feet as measured from the top of footer to roof peak, and 18' as measured from the top of finished grade to roof peak, as shown on the elevation drawings and section drawings submitted by the applicant.
- 21) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 22) 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.


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- 23) 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.
- 24) 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.
- 25) 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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- 26) 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 8th day of JANUARY, 2014, 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.

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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 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.

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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 (electronic)

Nez Perce Tribe

Cowlitz Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission (electronic)

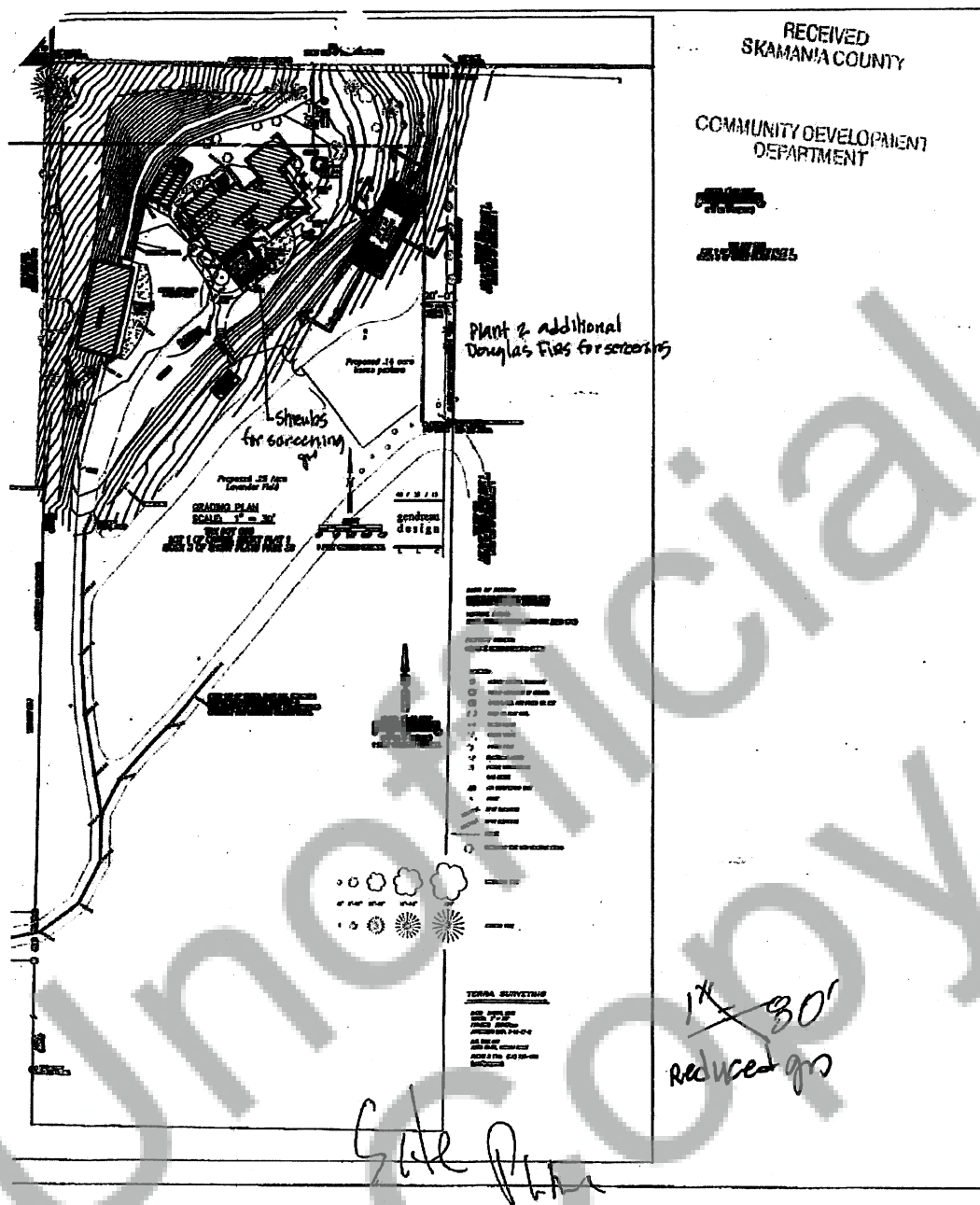
U.S. Forest Service - NSA Office (electronic)

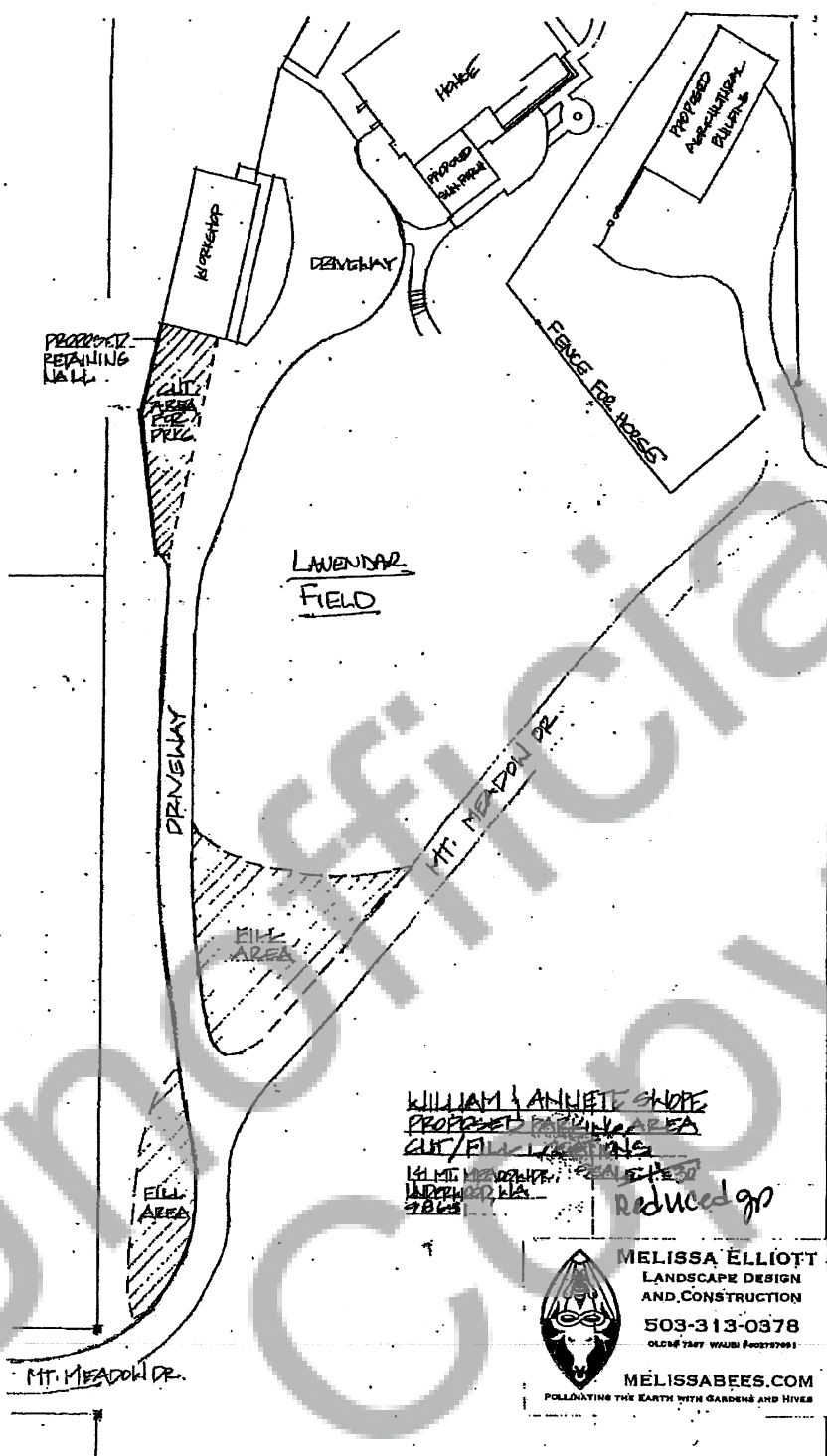
Board of County Commissioners (electronic)

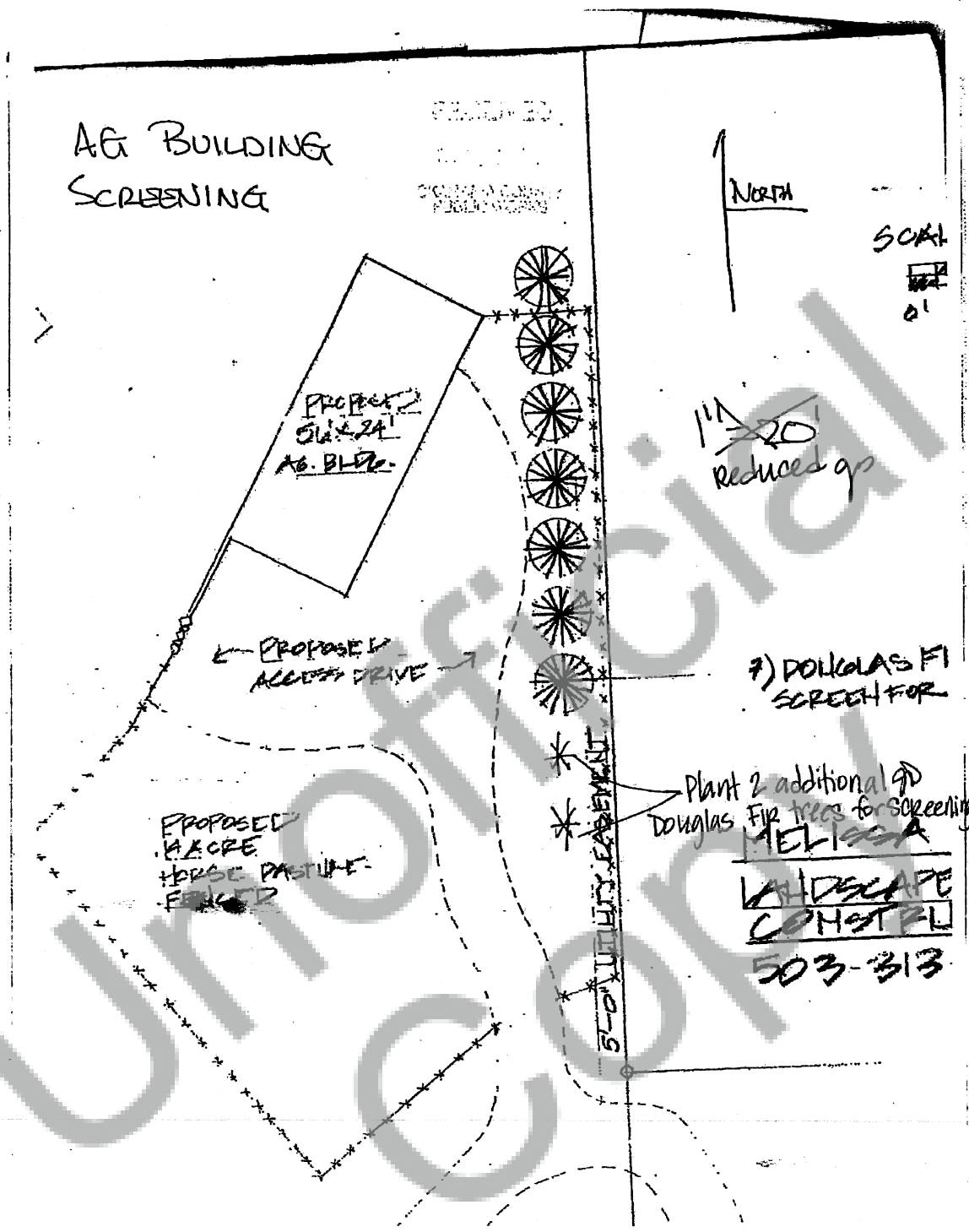
State of Washington Department of Commerce – Paul Johnson (electronic)

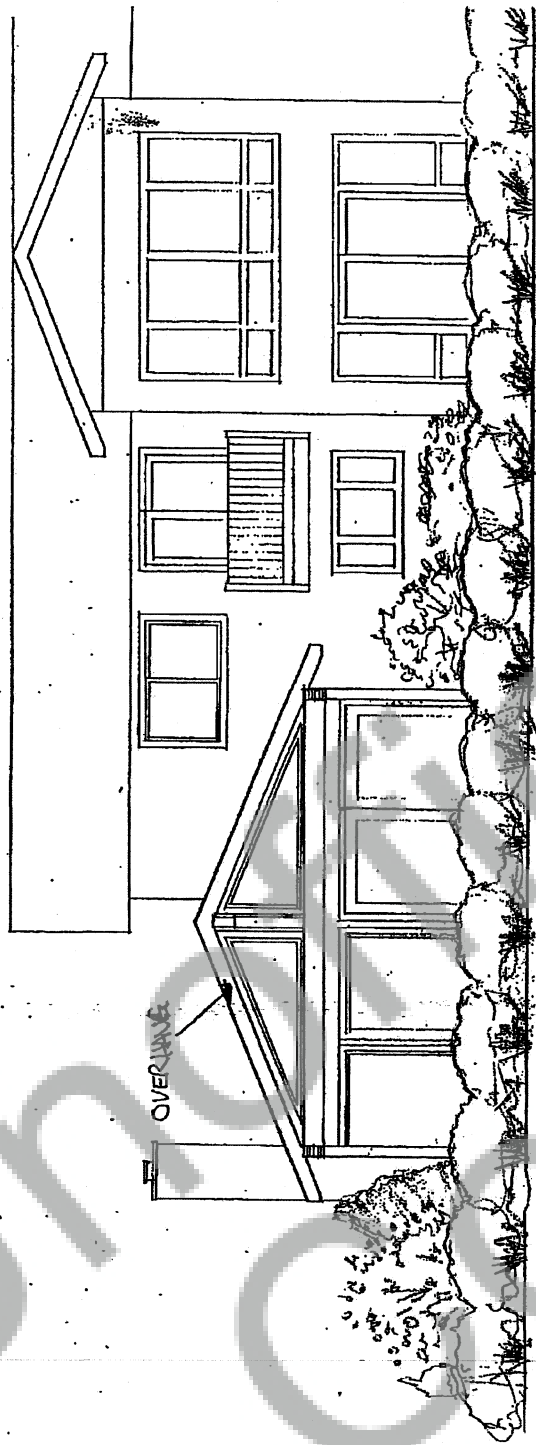
Department of Fish and Wildlife (electronic)

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shrubs. Required for screening for OUT ELEVATION
 CIL - 20' TO 25' FOR EACH W/ AND ELEVATION
 SAMPLE - EXPOSED
PROTECTION
 IN THE HORIZONTAL PLANE
 INDICATES W/ AND ELEVATION

SOUTH ELEVATION
FROM FOREST W/ UNDERPAINTS
SCALE: 1/2" = 1'-0" REDUCED

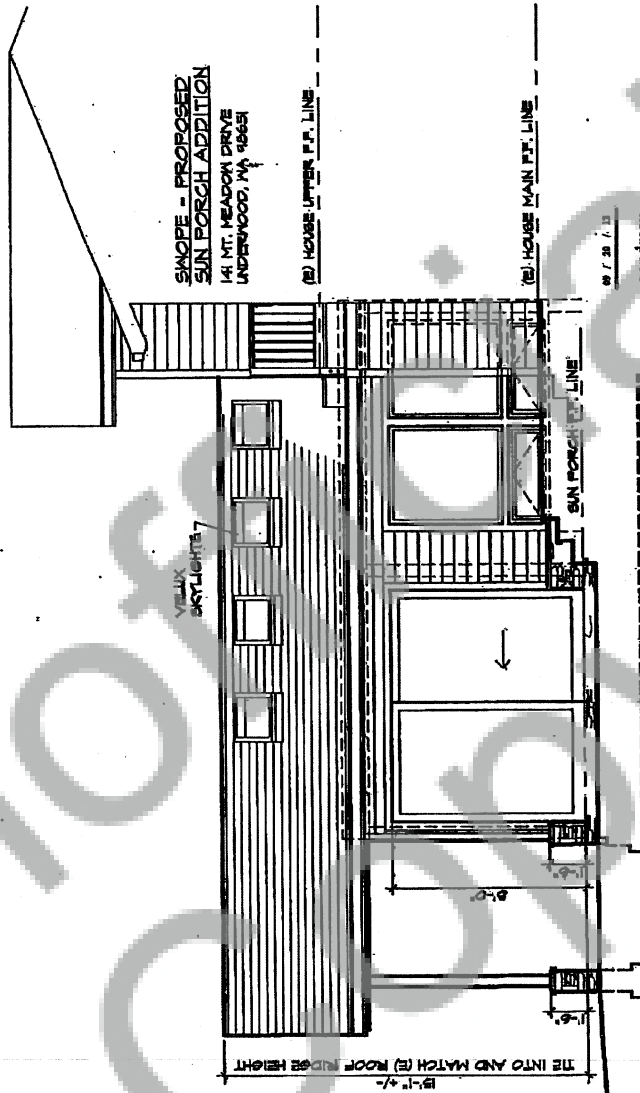
MELISSA ELLIOTT
LANDSCAPE DESIGN
AND CONSTRUCTION
503-313-0978



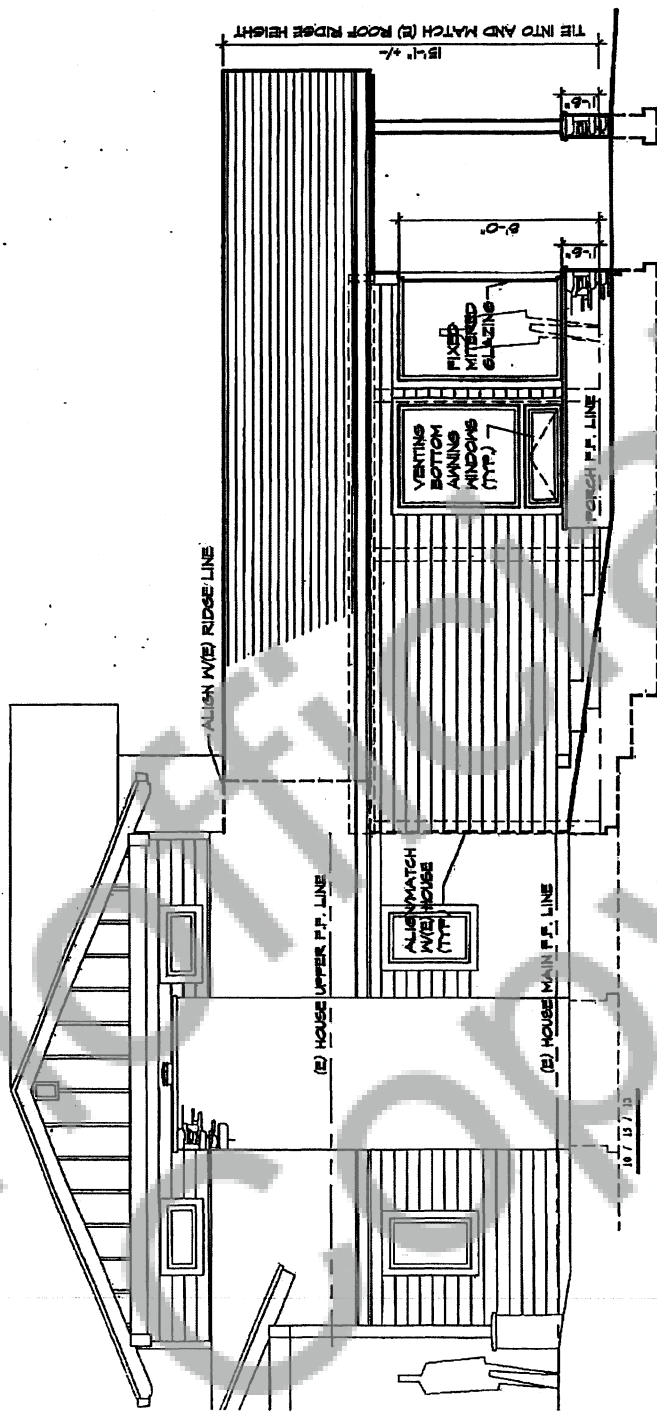
MELISSABEES.COM
 POLLINATING THE EARTH WITH GARDENS AND HIVES

trout lake map - Google Maps
<https://maps.google.com/maps?q=trout+lake+map&ie=UTF-8&hq=&near=0x549667833...> 9/17/2013

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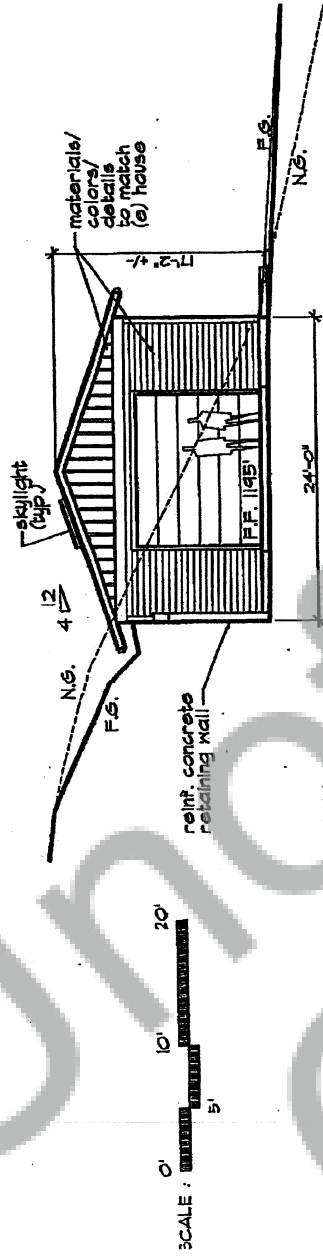
EAST ELEVATION
SCALE: 3/8" = 1'-0" PROPOSED SUN PORCH
Reduced 90



WEST ELEVATION
SCALE: 3/8" = 1'-0" PROPOSED PORCH
Revised 9/3

SKOPE - PROPOSED
PORCH ADDITION
141 MT. MEADOW DRIVE
UNDERWOOD, MA 01981

gendreau
design
1 1 2
© 2013



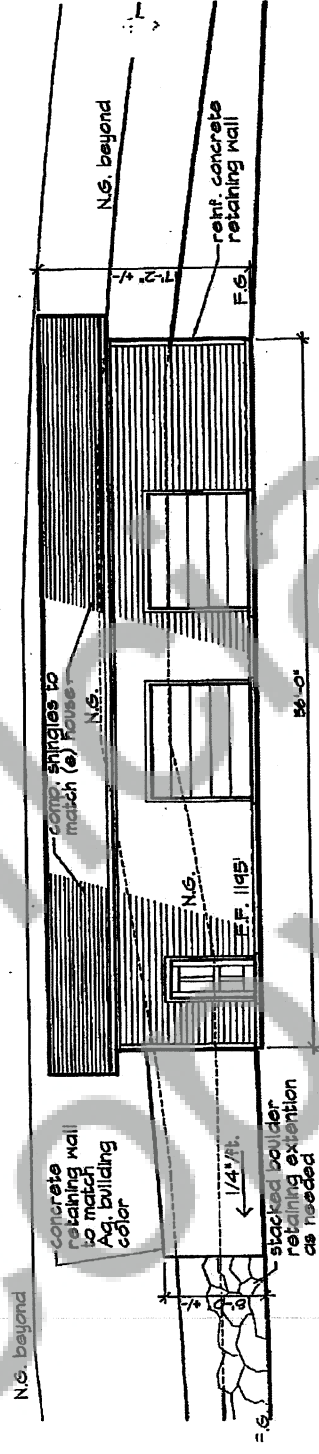
SKOPE - PROPOSED
AGRICULTURAL BUILDING
141 MT. MEADOW DRIVE
UNDERWOOD, WA 98661

SOUTHWEST ELEVATION

PROPOSED AG. BLDG.

SCALE: 3/32" = 1'-0"

0 1 2 3 4 5
GENDREAU
DESIGN
L L C
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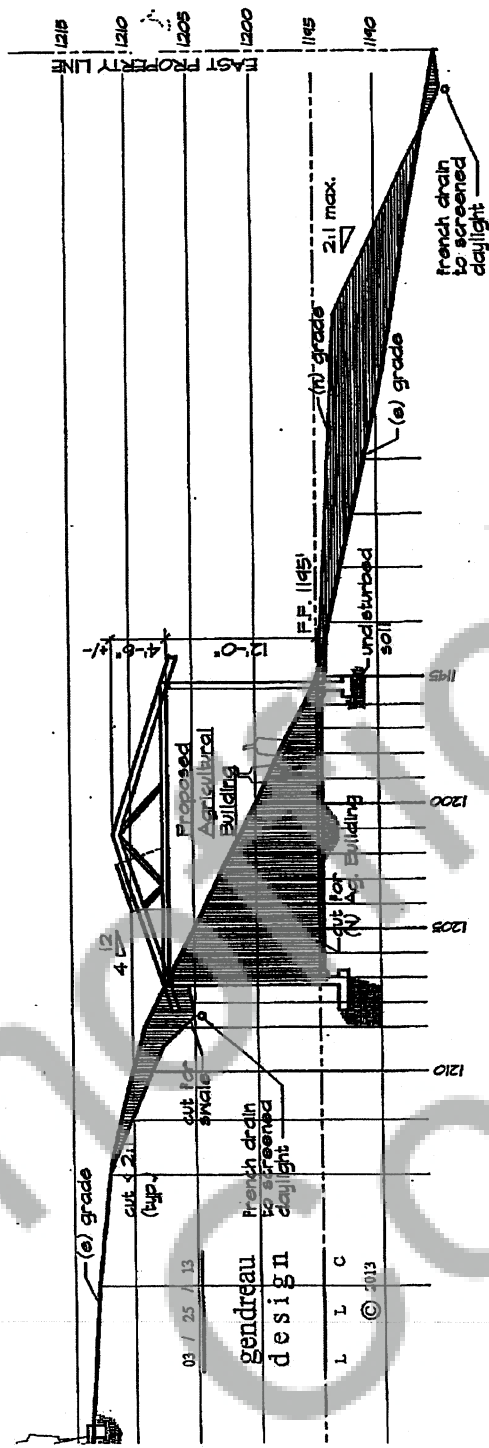
SOUTHEAST ELEVATION

PROPOSED AG. BLDG.

SCALE: 3/32" = 1'-0"

Revised 9/10

SWOPE - PROPOSED
AGRICULTURAL BUILDING
141 MT. MEADOW DRIVE
UNDERWOOD, WA 98631



TRANSVERSE SECTION THROUGH MID PROPOSED AG. BUILDING A - A

SCALE: 1" = 10' 20' 5' reduced 3/4"

Proposed location - Northeast corner of property within required building setback lines

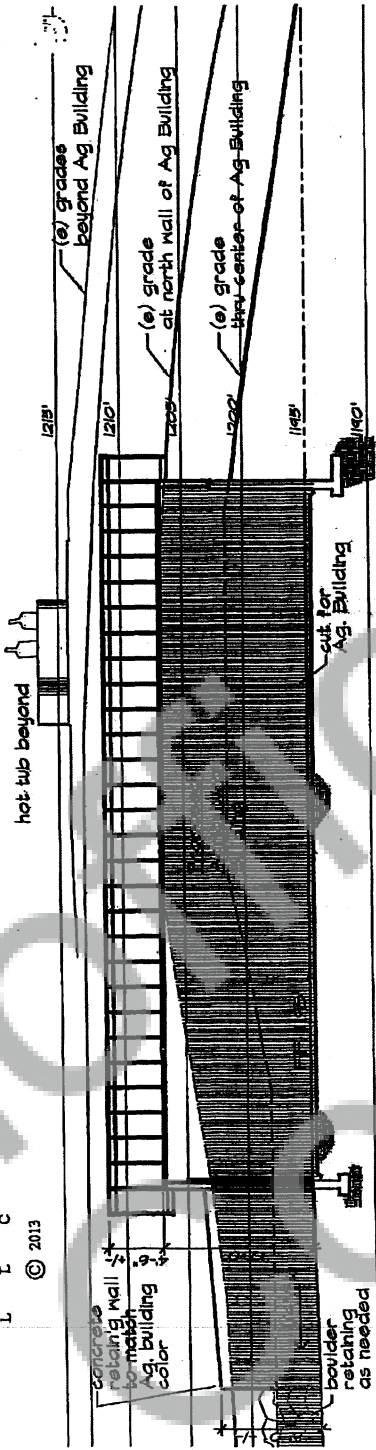
Reduced 90

03 / 25 / 13

gendreau
design

L L C
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SCOPE - PROPOSED
AGRICULTURAL BUILDING
141 MT. MEADOW DRIVE
UNDERWOOD, MA 01961



LONGITUDINAL SECTION THROUGH PROPOSED AG. BUILDING B - B

SCALE 1" = 10' 20' 5'

Proposed location - Northeast corner of property within required building setback lines

Reduced 9m