

Return Address: Maui Meyer  
14 Oak Street  
Hood River, OR 97031

**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:** Maui Meyer

**PROPERTY OWNER:** Michael Rolnick

**FILE NO.:** NSA-13-27

**PROJECT:** To construct a new single-family dwelling (1,420 sq. ft. footprint, 20' 8" height), detached garage (24' x 24' x 16' 5" (h)) that will be attached by a breezeway, decking, remove existing 14' x 10' shed, remodel existing 20' x 13' structure to be an art studio altering the pitched roof to a shed roof and adding a covered porch entry, gravel driveway, rail fence along Cook Underwood Road, driveway gate, and associated utilities.

The applicant has been working with the Underwood Conservation District and has marked several trees to be removed on the southern portion of the property. The applicant has proposed to mill some of the trees on site for personal use in their proposed project

**LOCATION:** 12302 Cook Underwood Road, Underwood, Section 21 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-1-0-0101-00.

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

**ZONING:** General Management Area- Residential (R-5).

**DECISION:** Based upon the record and the Staff Report, the application by Maui Meyer, 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) The milling of lumber is not allowed on the subject property, as it has been found to be an industrial use. Milling of downed trees must occur off site and outside of the National Scenic Area.
- 4) 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

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staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

- 5) 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.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The applicant shall plant and/or retain the screening trees as shown on the site plan, page one of the project drawings submitted by the applicant, for screening purposes. Except for site development or safety purposes, the existing trees screening the development from key viewing areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind. The tree cover south of the new development shall be retained consistent with the Rural Residential landscape setting requirements described in condition of approval number nine.
- 8) The new screening trees to be planted as shown on the site plan shall be a minimum of 5 feet in height (above root wad) at the time of planting. The trees shown as new fir trees on the site plan shall be species that will grow to a minimum mature height of 30 feet. The screening trees shall be installed as soon as practicable, and prior to project completion. The limbing up, beyond 8 feet off the ground, and topping of screening trees shall be prohibited.
- 9) 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.
- 10) At least half (1/2) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
- 11) At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 12) The exterior of the proposed structures 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 – Timber Bark Hardie Panel, "Foothill"; fascia/flushing – "Overcoat Gray" by Benjamin Moore; and roofing – "Driftwood" by Pabco Premiere. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction. "Mountain Brush" and "Dune Gray" by Cabot do not meet the dark earth tone requirement and are not approved for use.

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- 13) The structures shall be composed of non-reflective materials or materials with low reflectivity. The proposed hardie panel, cedar siding, Douglas fir beams, asphalt shingle roofing, and SunCoat LowE windows by Milgard are approved for use.
- 14) All exterior lighting shall 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.
- 15) The single-family dwelling shall not exceed 23 feet in height as measured from the top of footer to roof peak. The detached garage shall not exceed 18' 5" in height as measured from the top of footer to roof peak. The remodeled art studio shall not exceed 13 feet in height.
- 16) As the property is within deer and elk winter range, the three rail fence shall meet the following criteria:
  - a) The top rail shall not be more than forty-two (42) inches high to make it easier for deer to jump over the fence.
  - b) The distance between the top two rails shall be at least ten (10) inches to make it easier for deer to free themselves if they become entangled.
  - c) The bottom rail shall be at least sixteen (16) inches above the ground to allow fawns to crawl under the fence.
- 17) 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.
- 18) 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).
- 19) 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 and Skamania County Community Development 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.
- 20) 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.
- 21) 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 24<sup>th</sup> day of March, 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.

#### 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 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:

Michael Rolnick

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)

That portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 16, and of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 21 Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 16; thence North along said subdivision Line 55 Feet to the center line of County Road No. 3041, designated as the Cook-Underwood Road; thence following the center line of said Road North  $40^{\circ} 30'$  East, a distance of 200 feet; thence South  $49^{\circ} 30'$  East, a distance of 84.7 feet; thence South  $04^{\circ} 32'$  West, a distance of 814.8 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence West along said South line 129.9 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence North 660 feet to the point of beginning.

Tax Parcel Number(s): 03-10-21-1-0-0101-00

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