

Return Address: Craig and Sheila Natvig
402 Dillon Road
Home Valley, 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:**

Craig and Sheila Natvig

FILE NO.:

NSA-14-05

PROJECT:

To construct a 30' x 50' x 24' (h) barn/equipment storage building, bury the existing water tank and remove the existing shed that currently houses the water tank, and construct fencing (48" in height) for the pasturing of horses.

LOCATION:

402 Dillon Road, Home Valley; Section 23 of T3N, R8E, W.M. and is identified as Skamania County Tax Lot Number 03-08-23-0-0-0300-00.

LEGAL:

See attached page(s) 9.

ZONING:

General Management Area – Small Woodland (F-3).

DECISION:

Based upon the record and the Staff Report, the application by Craig and Sheila Natvig, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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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 following fire safety guidelines shall be followed
 - a) All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees. Hazardous fuels shall be removed within the fuel break area.
 - b) Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.

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- c) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - d) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
 - e) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The barn/equipment storage building shall not exceed 1500 sq. ft. in footprint and 24 feet in height as measured from the top of natural grade to roof peak.
 - 6) The small shed shall be removed prior to the approval of the NSA final inspection.
 - 7) 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.
 - 8) Planted vegetation shall be maintained to ensure survival.
 - 9) The applicant shall retain the small cluster of trees southeast of the barn site and on the east side of Dillon Road for screening purposes. The trees to be retained have been marked by staff on the site plan.
 - 10) The applicant shall plant four new screening trees southwest of the barn along the southern property line in the area marked by staff on the site plan. The trees should be a minimum of 50 feet from the barn in order to meet the fuel break requirements of Section 22.14.050(A). Dead or dying screening trees shall be replaced in kind.
 - 11) 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 screening trees shall be installed as soon as practicable, and prior to project completion. The limbing beyond 8 feet off the ground and topping of screening trees shall be prohibited.
 - 12) At least half (1/2) of any trees planted for screening purposes shall be species native to the setting, and at least half (1/2) shall be coniferous to provide winter screening. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas).
 - 13) The exterior of the proposed structure shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs, trim, and

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fencing. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls, trim and doors – Behr SC-111 Wood Chip; and roofing - Owens Corning Oakridge architectural shingle in Brownwood; fencing – dark green posts and steel gray wire strands. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

- 14) The structures shall be composed of non-reflective materials or materials with low reflectivity. The proposed Hardie panel siding and architectural composition shingles are approved for use.
- 15) 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. Coach lights may not meet the criteria of this provision. The application shall use the enclosed "Lighting Brochure" to select lighting fixtures that will fully hood and shield the lighting elements.
- 16) As the subject property is located within a deer and elk winter range area, the wire strand fencing shall meet the following criteria:
 - a) The top wire 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 wires shall be at least ten (10) inches to make it easier for deer to free themselves if they become entangled.
 - c) The bottom wire shall be at least sixteen (16) inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.
 - d) Stays or braces placed between strands of wire shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.
 - e) Woven wire fencing is not allowed.
- 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

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calling the Community Development inspection line at 509-427-3922 or by emailing 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 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:
 - 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.

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- 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 26th day of June, 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.

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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.

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

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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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Legal Description

ORDER NO. S13-0399HW

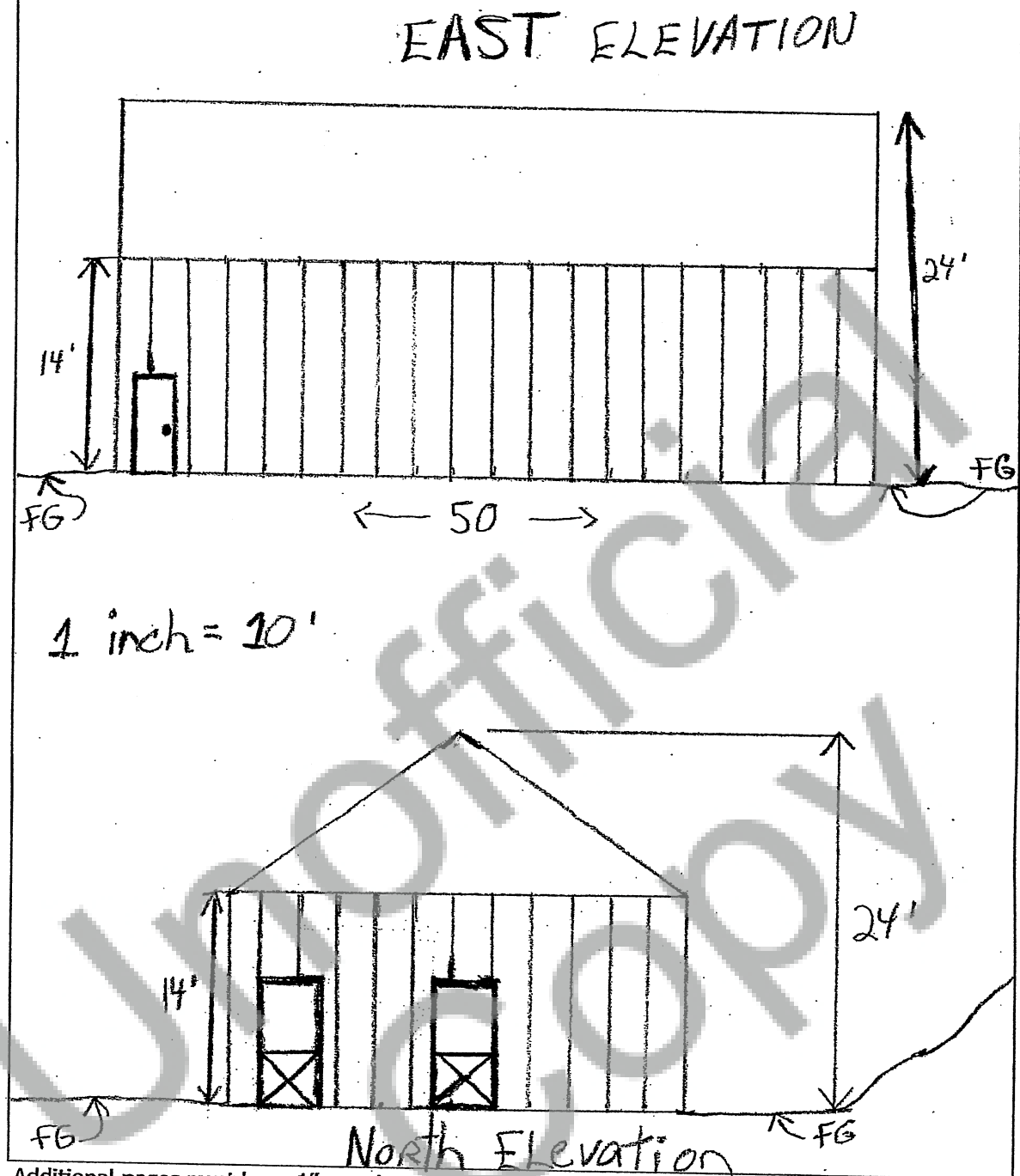
EXHIBIT "A"

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington, described as follows;

Beginning at the Northwest corner of the South Half of the Northwest Quarter of said Section 23; thence South along the West line of said Section 23, 350 feet; thence East parallel to the North line of said South Half of the Northwest Quarter, 498 feet; thence South parallel to the West line of said Section 23 to a point on the South line of the North Half of the South Half of the Northwest Quarter of said Section 23, said point being 660 feet, more or less, South of the North line of said South Half of said Northwest Quarter; thence South $89^{\circ} 02' 11''$ East 400 feet; thence North parallel with the West line of the Northwest Quarter of said Section 23, to the North line of the South Half of the Northwest Quarter of said Section 23; thence West along said North line to the point of beginning..

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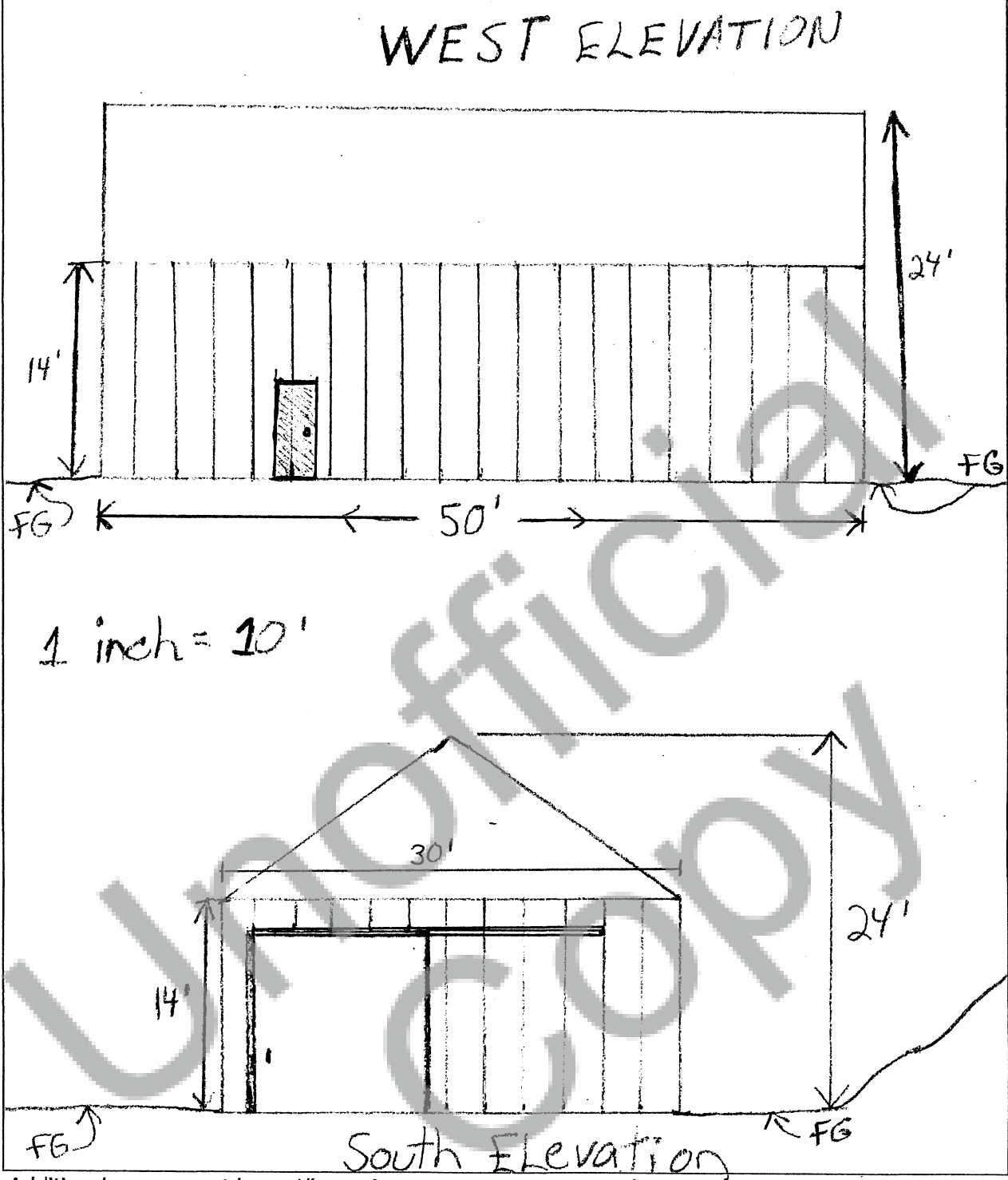
ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.

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