

Return Address: New Tradition Homes  
Attn: Jarett Helmes  
11815 NE 113<sup>th</sup> St., Suite 110  
Vancouver, WA 98662

**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:** New Tradition Homes

**PROPERTY OWNER:** William Shambo

**FILE NO.:** NSA-14-04

**PROJECT:** To construct a single-family dwelling with an attached garage (3302 sq. ft.) and associated utilities.

**LOCATION:** 691 School House Road, Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #03-10-22-0-0-0602-00.

**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 New Tradition Homes, 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 single-family dwelling shall be a minimum of 200 feet from adjacent properties as required by the forest siting criteria.
- 5) 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.

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- 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.
  - 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.
- 6) A declaration shall be signed by the landowner and recorded in the Skamania County Auditor's records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices on lands classified as F-1, F-2, F-3, ag-1 and Ag-2. Proof of recording must be submitted to the Community Development Department prior to the issuance of a building permit.
  - 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 trees located in the southeast corner of the subject property shall be retained for screening purposes, as marked by staff on the site plan.
  - 10) 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.
  - 11) The height of the house shall not exceed 24' as measured from the top of grade to roof peak and as shown on the elevation drawings submitted by the applicant.
  - 12) 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 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 – Sherwin William "Brainstorm Bronze" SW 6104 and "Kaffee" SW 7033; and roofing – IKO Cambridge in Driftwood. The proposed Sherwin Williams "Craft Paper" is not approved for use as it is not a dark earth

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tone color. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

- 13) The structures shall be composed of non-reflective materials or materials with low reflectivity. The proposed Hardi panel siding and architectural composition shingles are approved for use.
- 14) 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 enclosed lighting brochure.
- 15) Prior to the issuance of a building permit, a Declaration of Deed Restrictions shall be recorded in the Skamania County Auditor's Office by the applicant/property owner. The Declaration of Deed Restrictions shall include:
  - a) Declaration statement that references the subject parcel.
  - b) An exhibit of the protected buffer area titled "Undisturbed Areas & Features" from file no. NSA-01-46.
  - c) Refer interested parties to the Skamania County Community Development Department for further information and shall reference file number NSA-14-04.
- 16) Temporary construction fencing shall be installed along the Heritage Resource Buffer Line prior to any ground disturbance taking place. The applicant shall request a siting inspection to be conducted by staff in order to verify the location of the construction fencing and the staking of the house before they are authorized to disturb the ground. No ground disturbance shall occur within the Heritage Resource Buffer area.
- 17) A professional monitor shall be present during all ground disturbing activities, and that the resulting monitoring report shall be submitted to the Yakama Nation Cultural Resources Program and Skamania County Community Development for review.
- 18) 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.
- 19) 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).

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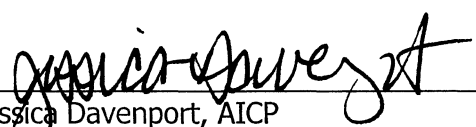
- 20) The following procedures shall be effected when cultural resources are discovered during construction activities:
- a) **Halt Construction.** All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance 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.
  - 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.



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- 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 17<sup>th</sup> day of July, 2014, at Stevenson, Washington.

  
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 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

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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:

William Shambo  
 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)

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U.S. Forest Service - NSA Office (electronic)  
Marge Dryden, CRGNSA Heritage Program Manager  
Board of County Commissioners (electronic)  
State of Washington Department of Commerce – Paul Johnson (electronic)  
Department of Fish and Wildlife (electronic)  
Washington Natural Heritage Program (electronic)

Unofficial  
Copy



BOOK 228 PAGE 874

## Attachment 2A

Amended  
Legal Description Tract 2

A portion of Tax Lot 600 (Book 132, Pages 630 - 631, Skamania County Deed Records), Section 22, Township 3 North, Range 10 East W.M., Skamania County, Washington, as shown as Tract 2 on that survey recorded in Volume 3 of Surveys at pages 434 and 435, more particularly described as follows:

**TRACT 2** - The East, approximately 25.16 acres, of Tax Lot 600, described by deed recorded in Book 132 at Pages 631 and 632, in Section 22, Township 3 North, Range 10 East of the Willamette, Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 22; thence along the West line of said section S00-48-21 W, 528.0 feet to a 1/2" x 30" iron rod with plastic cap marked "FERRIER LS 20682"; thence S89-28-29E, 1284.80 feet to a 1/2" x 30" iron rod with plastic cap marked "FERRIER LS 20682" being the **TRUE POINT OF BEGINNING** of this tract of land;; thence S00-36-00W, 801.52 feet to the centerline of School House Road; thence along said centerline S89-33-10E, 1368.83 feet to the Centerline N1/16th corner of Section 22, being a 2 1/2 Aluminum Cap set by LS 11873; thence along the centerline of said section N00-36-00E, 799.66 feet to a point; thence N89-28-29W, 1368.82 feet, back to the **TRUE POINT OF BEGINNING**. Containing 25.16 total acres, less road easements for 24.16 net acres, more or less, all situated in Skamania County, Washington

Gary H. Martin, Skamania County Assessor

Date 8/30/02 Parcel # 03-10-22-0-0-00-00  
for Applying above.





Reduced

☁ = Retain trees for screening

\* Western portion of the property (forested) vegetation Removal prohibited, See file No. NEA-01-40. <sup>gd</sup>

