

Return Address: Adam and Jill McNealy
4082 Canyon Creek Road
Washougal, WA 98671

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:** Adam and Jill McNealy

FILE NO.: NSA-14-06

PROJECT: To construct a new single-family dwelling with daylight basement, decking, detached garage (48' x 31' x 24' (height)), to remove an existing shed, driveway, and associated utilities.

LOCATION: 121 Hudson Road, Washougal, Section 7 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot 01-05-07-0-0-0400-00.

LEGAL: See attached page 7.

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

DECISION: Based upon the record and the Staff Report, the application by Adam and Jill McNealy, 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 existing shed shall be removed prior to final inspection.
- 5) The height of the detached garage shall not exceed 24 feet as measured from the top of grade to roof peak.
- 6) The overall height of the single-family dwelling shall not exceed 34' as measured from the top of grade to roof peak, and the south side of the dwelling facing key viewing areas shall not exceed 25' in height as measured from the top of grade to roof peak, as shown on the elevation drawings.

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- 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) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. The applicant shall retain the two clusters of trees located southeast and southwest of the home site for screening purposes. The trees to be retained have been marked by staff on the site plan.
- 10) The exterior of the proposed 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 – "Bittersweet Chocolate" by Glidden Paint; trim - "Cinnamon Spice" or "Ground Nutmeg" by Glidden Paint; and roofing - GAF Timberline architectural shingles in Natural Shadow Slate. The Glidden paint colors "Olivewood" and "Afternoon Tea", and the untreated rough cut wood are not approved for use on the dwelling. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 11) The dwelling and decking shall be composed of non-reflective materials or materials with low reflectivity. The proposed Hardi Plank siding, rough cut wood, wood trim, and the architectural composition roofing materials meet this criterion.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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 24th day of July, 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:

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)

CONTACT COUNTY

BOOK 181 PAGE 861

JOHN G. LAWSON
Surveying & Engineering, Inc.
John G. Lawson, P.E., PLS

• Surveying • Environmental
• Engineering • Planning

11815 N.E. 99th Street, Bldg. 12, Suite 1234 Vancouver, WA 98682

(360) 256-8008 FAX (360) 256-7267

OFFICIAL COPY

Adjusted 5 Acre Northerly Tract of Collins Property

BEGINNING at a point on the North line of the Northwest one-quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East, Willamette Meridian; Said point bears South 88°24'38" East, 45.00 feet from the Northwest corner of said Northwest one-quarter of said Northeast one-quarter; Said point also being on the East Right-of-Way Line of Hudson Road;

THENCE South 01°23'03" West, 704.88 feet along said East Right-of-Way Line also being parallel with the West line of said Northwest one-quarter;

THENCE South 88°27'36" East, 233.00 feet parallel with the South line of said Northwest one-quarter;

THENCE North 01°23'03" East, 150.00 feet parallel with said West line of said Northwest one-quarter;

THENCE South 88°27'36" East, 199.00 feet;

THENCE North 01°23'03" East, 347.71 feet to a point on the South line of the Hamrick Tract recorded in Book 83, Page 85, Skamania County Records;

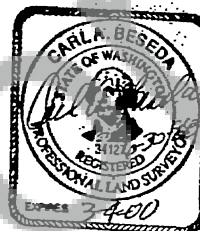
THENCE North 88°24'38" West, 272.94 feet along said South line of said Hamrick Tract also being parallel with the North line of said Northwest one-quarter to the Southwest corner of said Hamrick Tract;

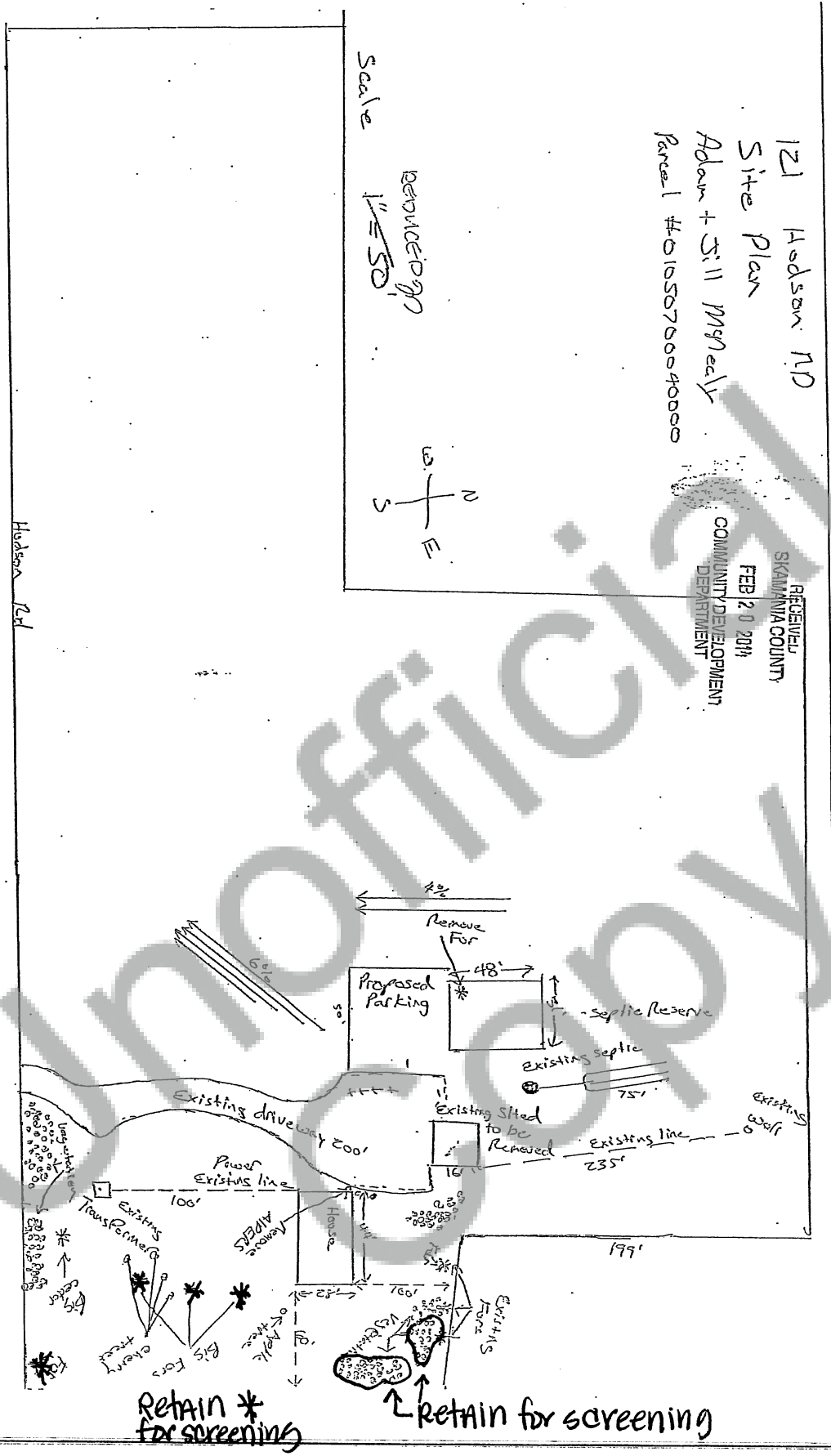
THENCE North 01°27'27" East, 206.80 feet along the West line of said Hamrick Tract to the Northwest corner thereof; Said Northwest corner of Hamrick Tract being on the North line of said Northwest one-quarter;

THENCE North 88°24'38" West, 159.32 feet along said North line of said Northwest one-quarter to the **POINT OF BEGINNING**.

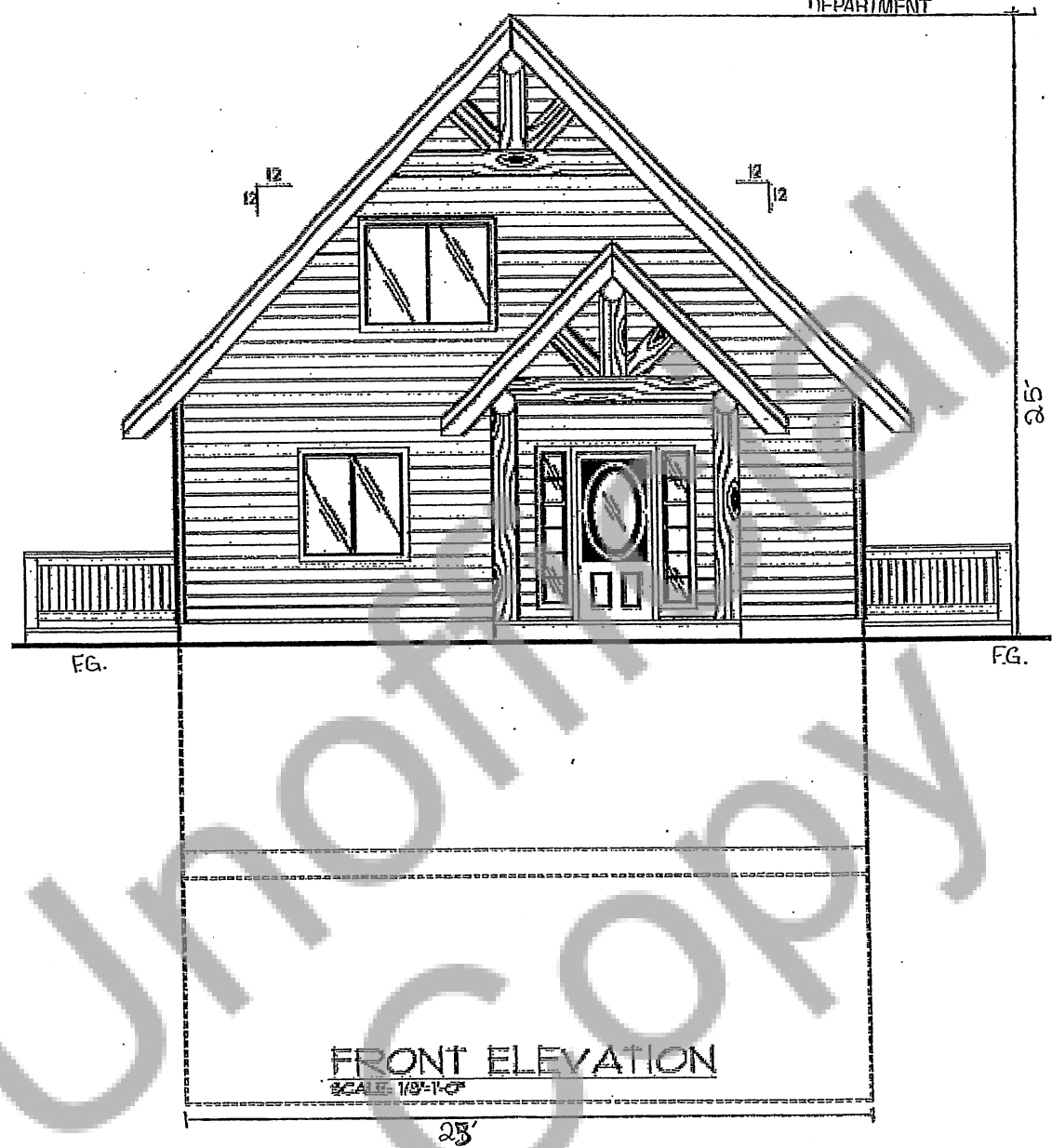
Contains 5.01 acres.

LRP ✓

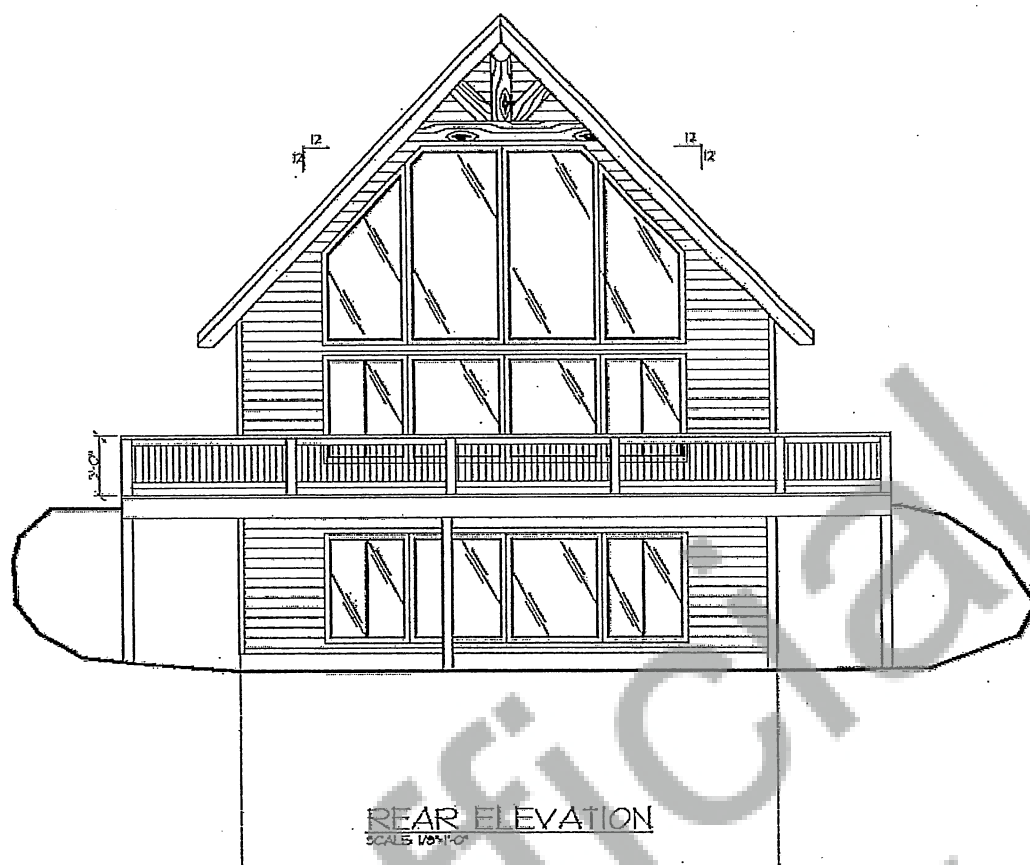




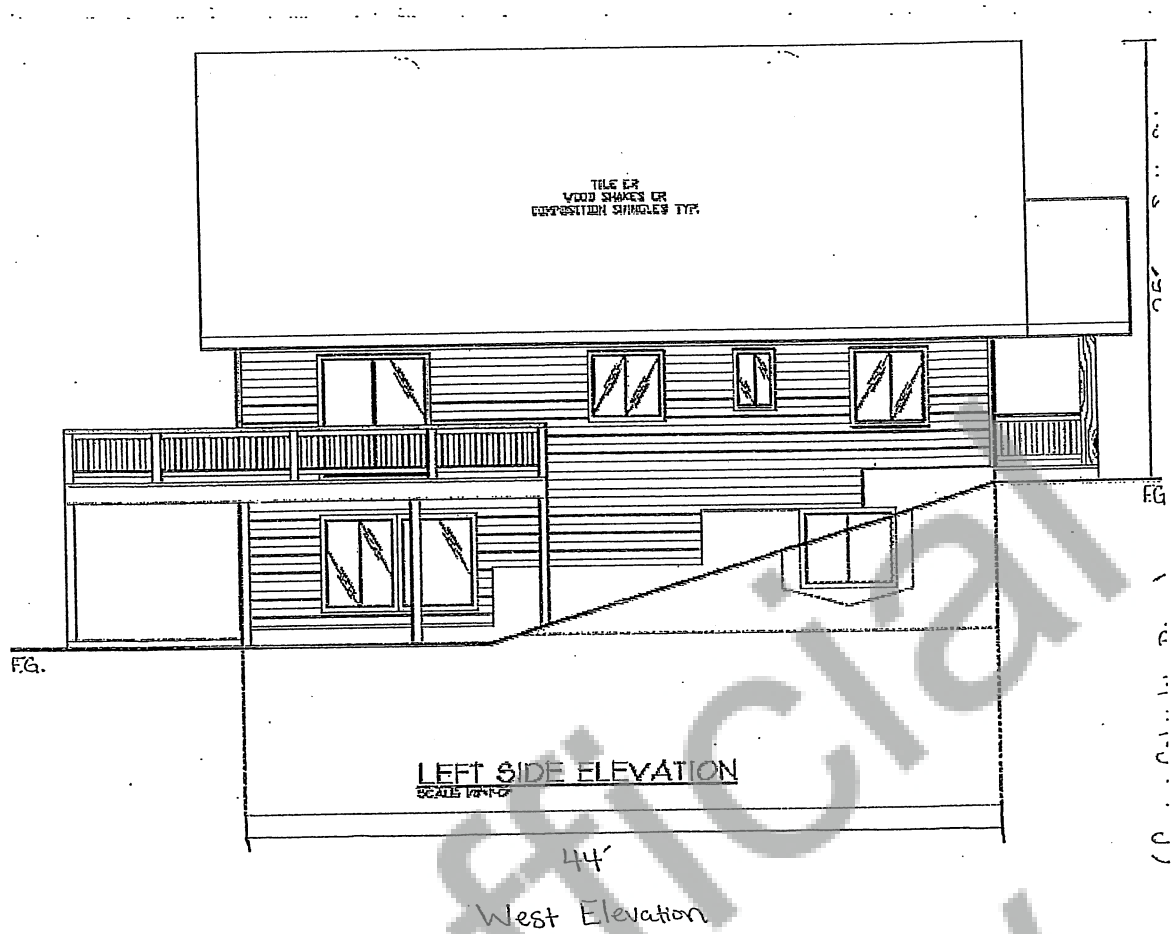
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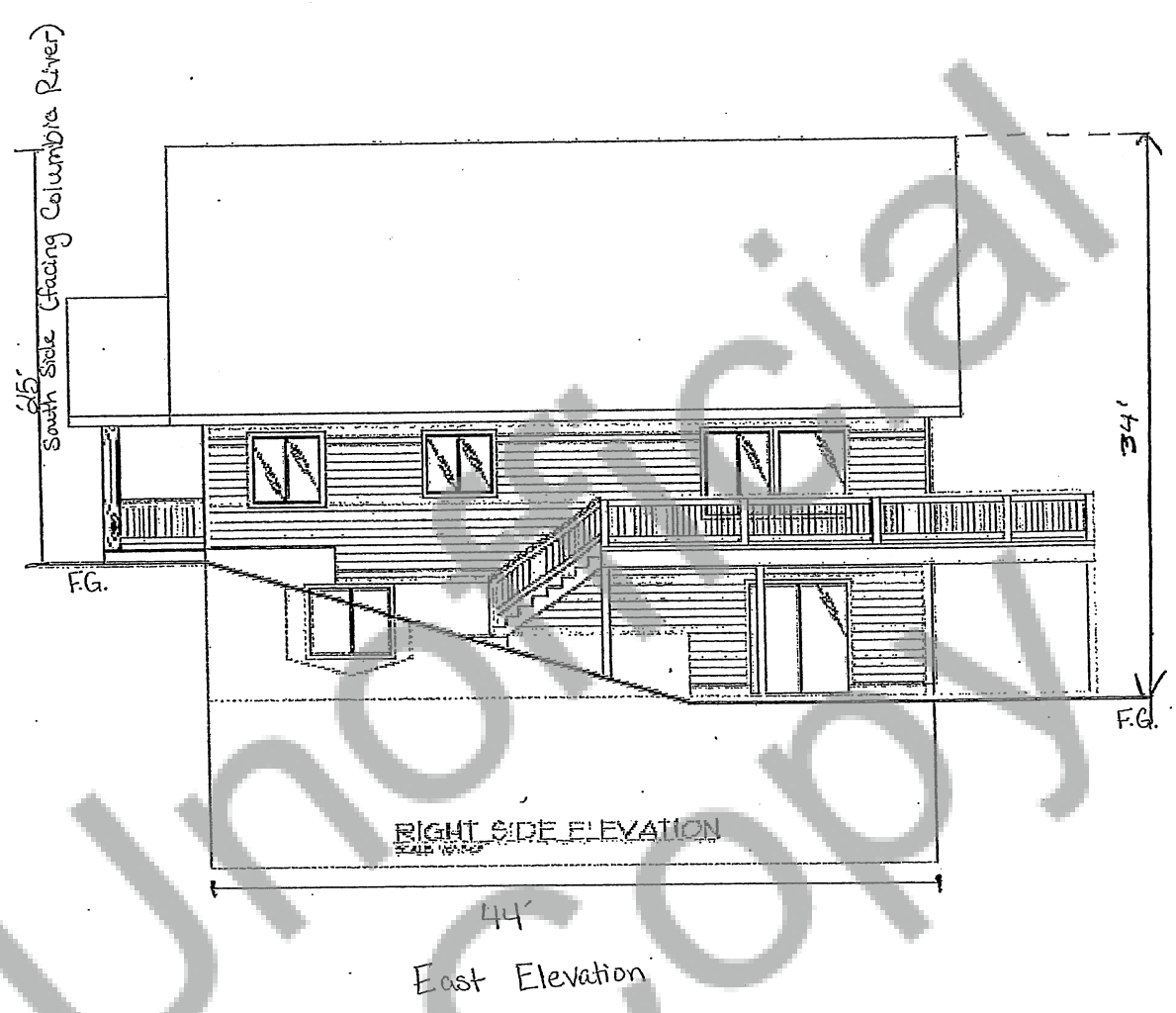


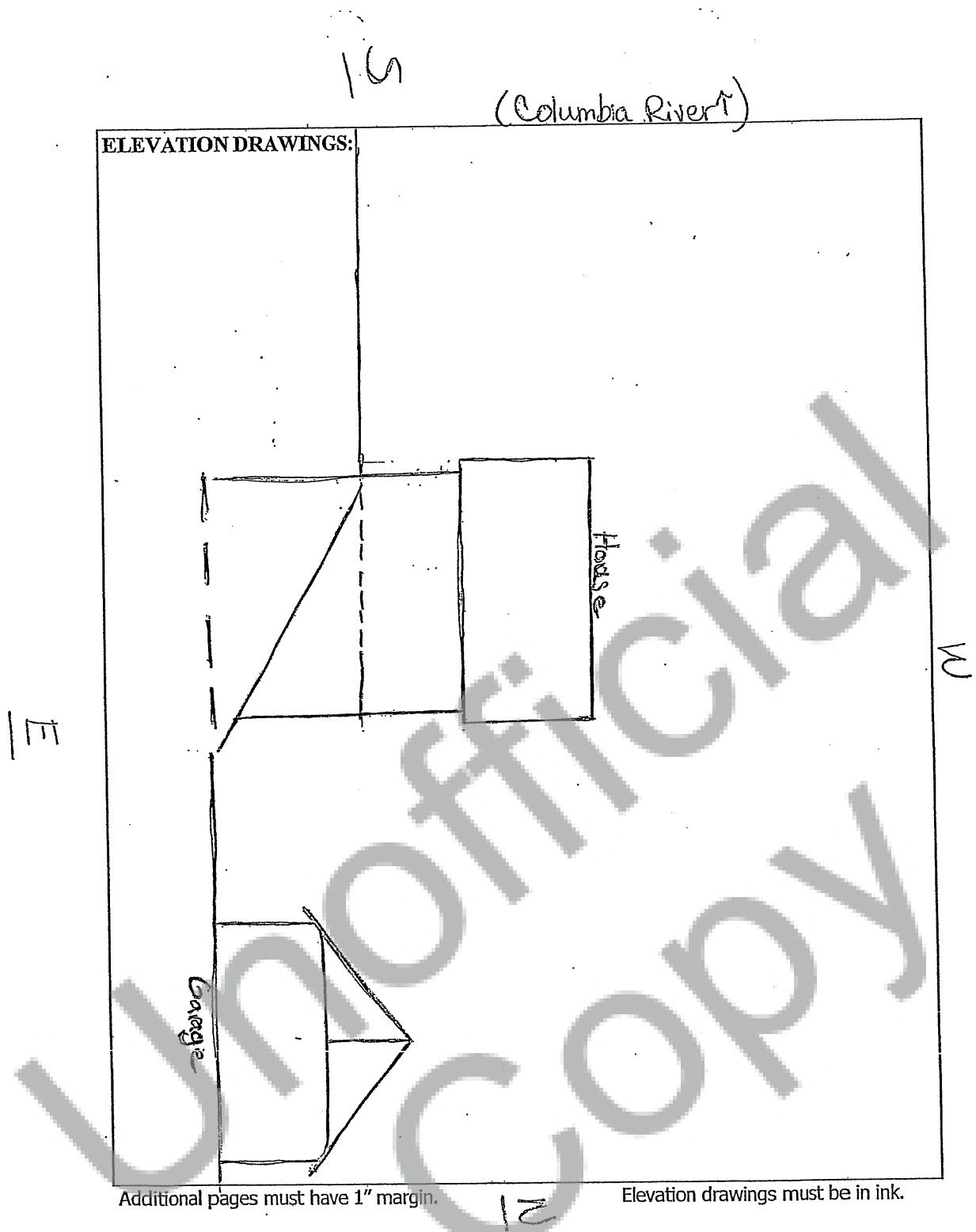
South Elevation
(toward Columbia River)



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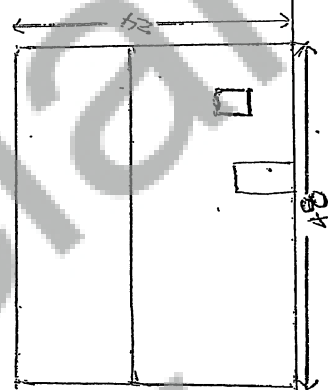




Skamania County Community Development Department
National Scenic Area Land Use Application (Includes Site Analysis Level II review process requirements as per Resolution 2011-23)
Last Updated: June 13, 2011

See additional pages (3)

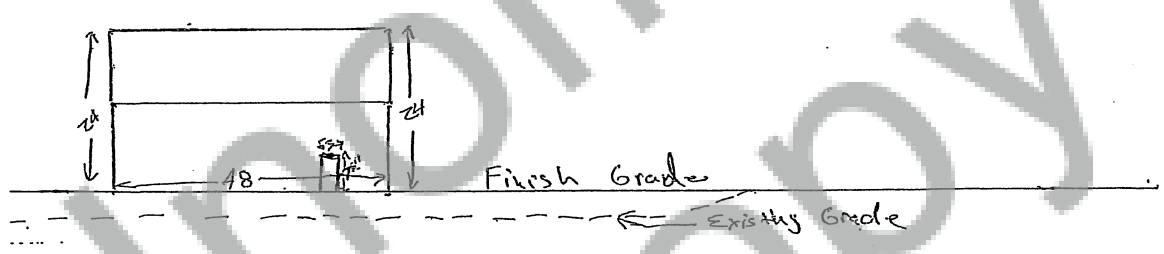
Garage South Side
121 Hudson Rd.
Washougal, WA 98671



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1"=25'
North View
121 Holson RD

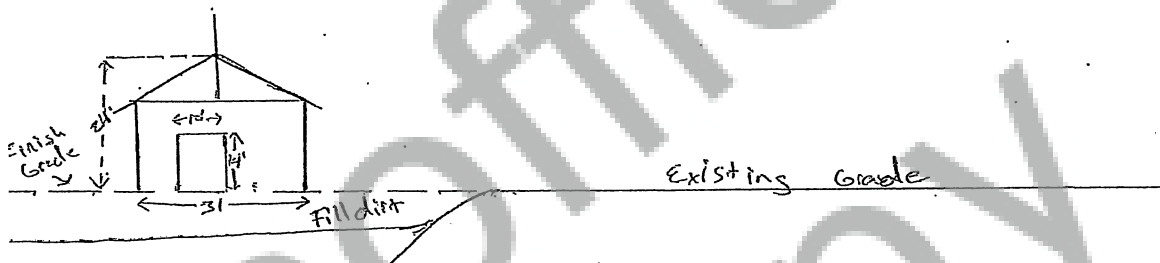
Garage
Elevation Drawing



1" = 25'

Garage
Elevation Drawing

West View
121 Hudson Rd



Garage East View (side)

121 Hudson Rd.

Washougal, WA 98671

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