

Return Address: David Bearrs, Architect
27 Hazel Ave.
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: David Bearss, Architect

PROPERTY OWNER: Robin McConnell, Trustee

FILE NO.: NSA-13-21

PROJECT: To remodel an existing single-family dwelling and detached garage, this includes:

- 1,269 sq. ft. addition to the existing SFR
- altered roofline
- relocation of a garage door
- a new elevated driveway/parking area
- replacement of the on-site septic system
- new covered walkway/deck/porch
- approximately 1,100 sq. ft. of new lawn area (74 yd³ of fill from the excavation for the project)
- new 4 ft. tall rock wall
- new landscaping
- associated utilities

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LOCATION: 10462 Cook Underwood Road, Underwood; Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #03-10-20-0-0-1200-00.

LEGAL: See attached page(s) 9.

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

DECISION: Based upon the record and the Staff Report, the application by David Bearss, Architect, 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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.

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- 4) A variance to the east property line setback shall allow for the re-construction of the rock wall as shown on the site plan. The applicant/property owner is responsible for ensuring that the entire rock wall is contained on the subject property.
- 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) Any excess materials removed from the site shall be disposed of outside of the National Scenic Area or to a previously authorized location.
- 7) Planted vegetation shall be maintained to ensure survival.
- 8) Two coniferous and native screening trees shall be planted in the southeast corner of the subject property in the area which is marked on the site plan by staff. The *Building in the Scenic Area Handbook Recommended Plant List* recommend Ponderosa Pine, Douglas Fir, and Western Larch as fire tolerant. The trees shall be a minimum of six feet in height as measured from the top of root wad at the time of planting.
- 9) The applicant/property owner shall retain the seven mature trees as identified by staff on the site plan for screening purposes. These trees include three fir trees south of the proposed drainfield, the large "old growth" tree directly west of the garage which the applicant has identified for protection, and the three trees toward the north property line.
- 10) The applicant shall plant the screening vegetation as shown on the site plan, including the shrubs south of the rock wall, as well as on the north side of the garage and along the north property line behind the guardrail. As requested by the county engineer the proposed arborvitae shall not exceed three feet above the elevation of Cook Underwood Road.
- 11) The height of the house shall not exceed 29' 10", and the garage shall not exceed 20' 4" in height, as measured from the top of grade to roof peak and as shown on the elevation drawings submitted by the applicant.
- 12) 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.
- 13) 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, and at least half (1/2) shall be coniferous to provide winter screening. Some of the proposed plantings along the north property line may need to be altered in order to meet these required ratios.

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- 14) 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.
- 15) The structures shall be composed of nonreflective materials or materials with low reflectivity. The proposed rough sawn cedar, horizontal cedar lap siding, stucco, and stone for the siding as well as composite decking and metal railing are approved for use. The proposed Corten A 606 Type 4 CR metal roofing and siding is approved for use as long as the texture is consistent with the sample submitted by the applicant.
- 16) The windows used 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.
- 17) 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. See enclosed Lighting Brochure.
- 18) 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: Benjamin Moore Durango 2137-30, Benjamin Moore Southern Vine 2138-30, and Benjamin Morre Night Horizon 2134-10, Eldorado Stone, Nationwide Profile, Shadow Rock Design in the color Teton, Brown Oak decking. The proposed Corten installed must be dark earth tone in color with limited rust color. The Corten must be as dark as or darker than the sample submitted. The Corten shall not appear orange in color. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
- 19) The Corten roofing and siding, shall be visually subordinate in both dark earth tone color and reflectivity prior to the issuance of the Certificate of Occupancy.
- 20) 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.
- 21) 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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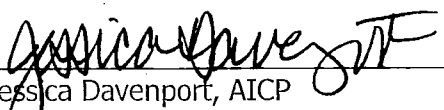
calling the Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us .

- 22) 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.
- 23) 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 14th 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

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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
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)
Board of County Commissioners (electronic)
State of Washington Department of Commerce – Paul Johnson (electronic)
Department of Fish and Wildlife (electronic)

Unofficial
Copy

EXHIBIT A

Parcel 1

A tract of land located in the Southeast Quarter of the Southwest quarter of Section 20, Township 3 North, Range 10 East, of the Willamette Meridian, County of Skamania and State of Washington, described as follows:

Beginning at the quarter corner on the south line of the said section 20; thence along the South line of said Section 20 West 133.29 feet to the initial point of the tract hereby described; thence North $25^{\circ}04'$ West, a distance of 160.29 feet to intersection with the Southerly right of way line of County Road No 3041 designated as the Cook-Underwood road; thence following the Southerly right of way line of said road South $56^{\circ}56'$ West, a distance of 266.11 feet to intersection with the south line of the said Section 20; thence along said South line East 290.85 feet to the initial point.

Parcel 2

A tract of land located in Government Lot 2 of Section 29, Township 3 North, Range 10 East of the Willamette Meridian, County of Skamania and State of Washington, described as follows:

Beginning at the Northeast corner of the said Government Lot 2; thence along the North line of the said Section 29, West 30 rods; thence South $53 \frac{1}{3}$ rods; thence East 30 rods; thence North along the quarter Section line $53 \frac{1}{3}$ rods to the point of beginning.

Skamania County Auditor
Date 8-20-12 Parcel 3-10-20-1200
(18) 3-10-27-300

Issue date
1/27/2014

DAVID BEARSS ARCHITECT
61408-003 www.davidbearss.com
27 Broad Ave. - Portland, ME 04103

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Underwood
10462 Cook Underwood Road
House Remodel
Pat and Robin McConnell
E. 51.008
100.00' (REF. 3)

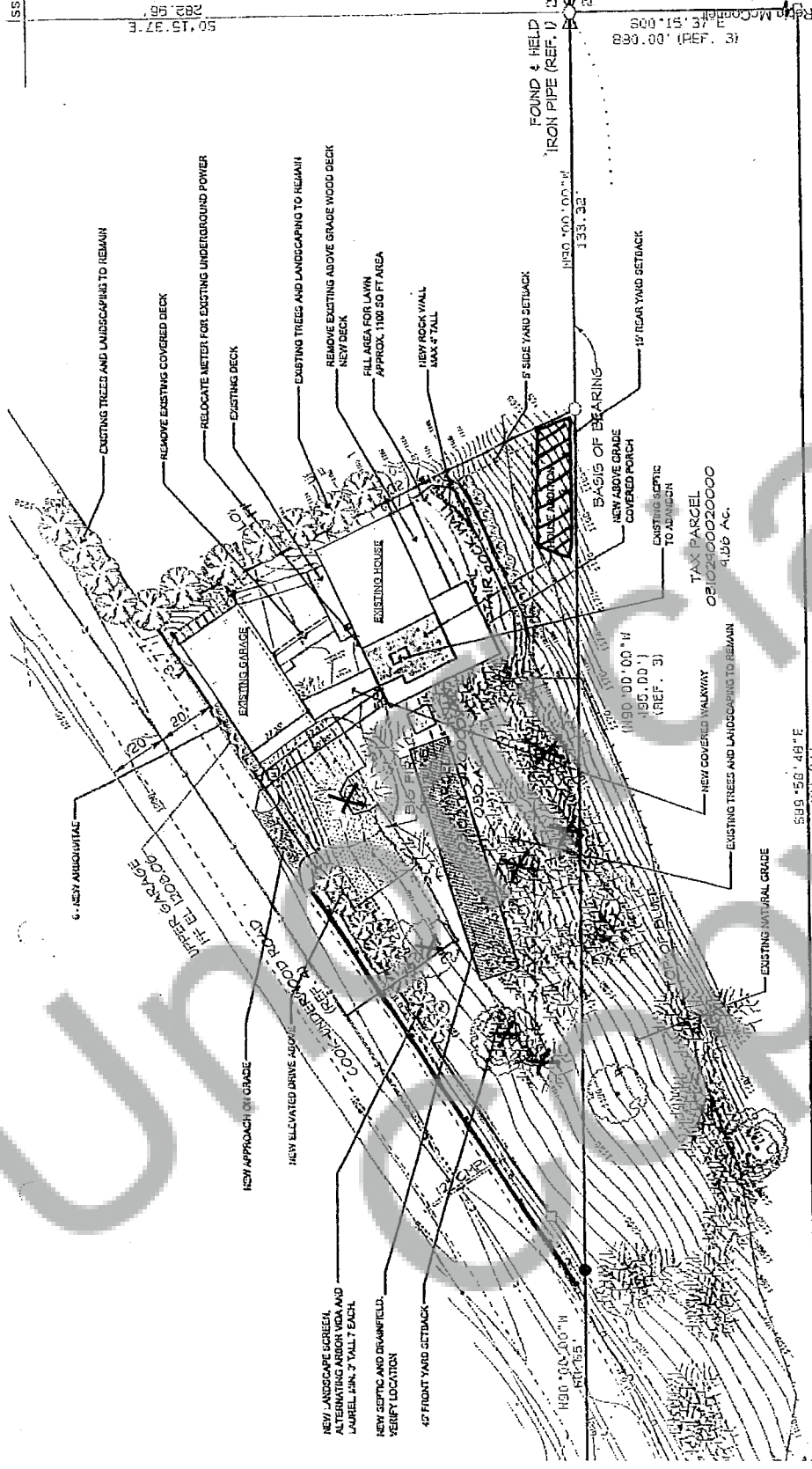
NSA.1
SITE PLAN

RECEIVED
SACAMANIA COUNTY
JAN 28 2014
COMMUNITY DEVELOPMENT
DEPARTMENT

SITE PLAN - TOPO
SCALE: 1"=10'
REDUCED 90



X = trees to be retained
[Hatched box symbol] = Area to plant 2 coniferous screening trees



ELEVATIONS

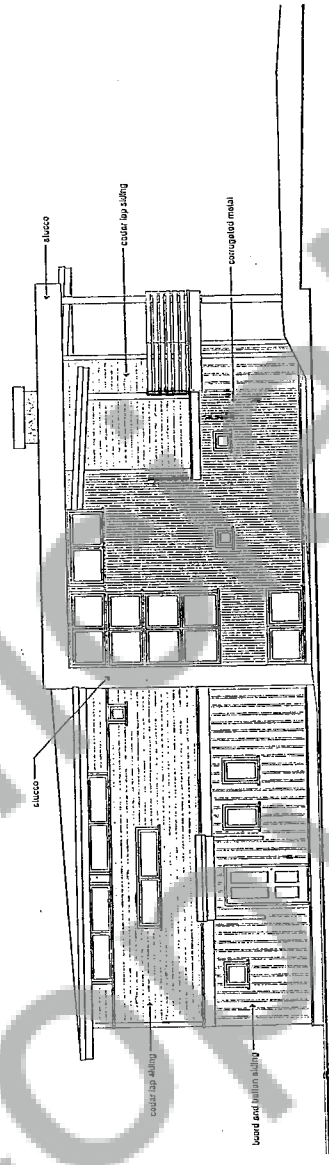
NSA.6

sheet

Pat and Robin McConnell
House Remodel
10462 Cook Underwood Road
Underwood Washington

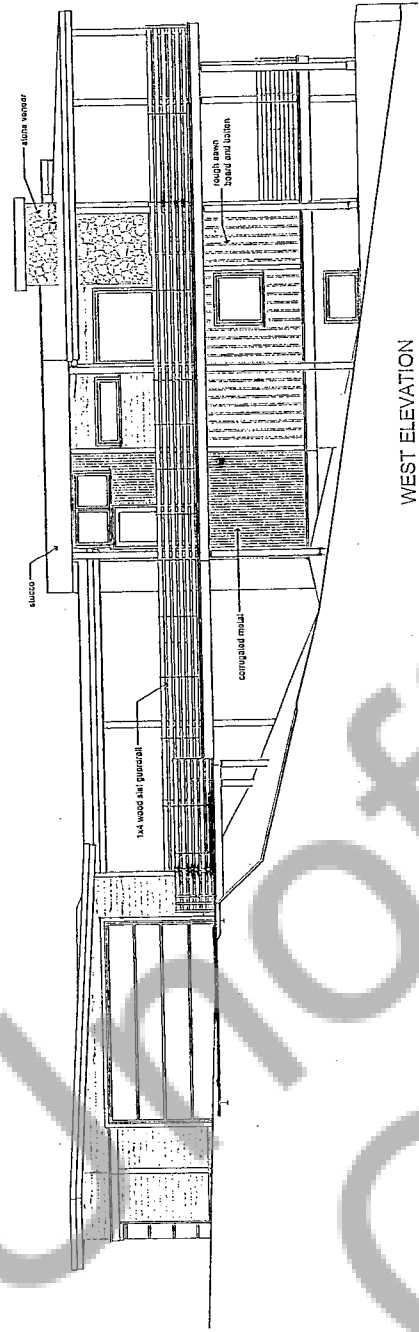
HOUSE NORTH ELEVATION

SCALE: 1/8" = 1'-0"
reduced 90



WEST ELEVATION

SCALE: 1/8" = 1'-0"

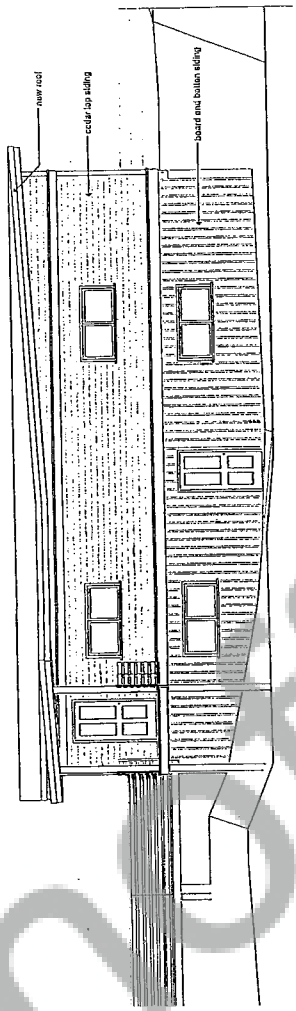


issue date
1/27/2014

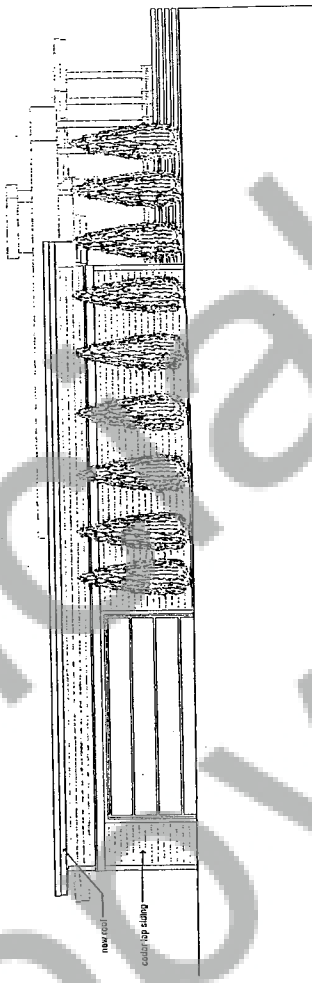
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issue date
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garage SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



garage NORTH ELEVATION
SCALE: 1/8" = 1'-0"
Revised 90

Pat and Robin McConnell
House Remodel
10452 Cook Underwood Road
Underwood Washington

NSA.7
ELEVATIONS

EXTERIOR VIEWS

NSA.8

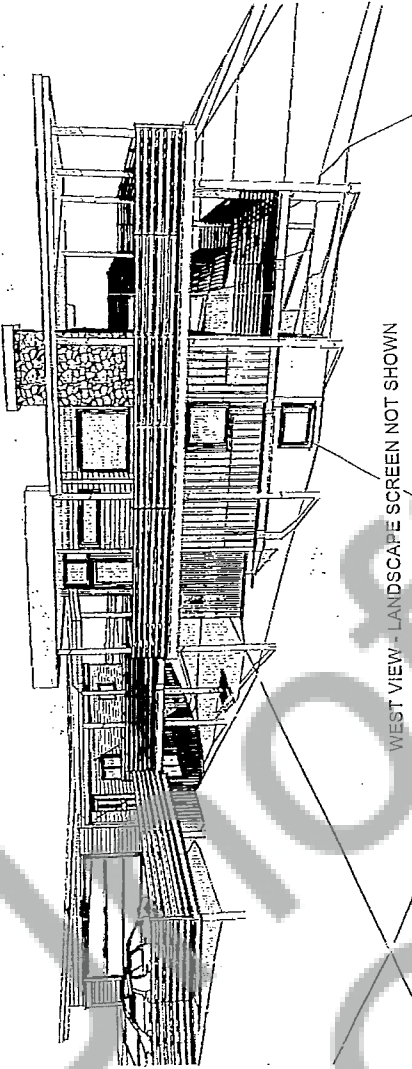
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Underwood Washington

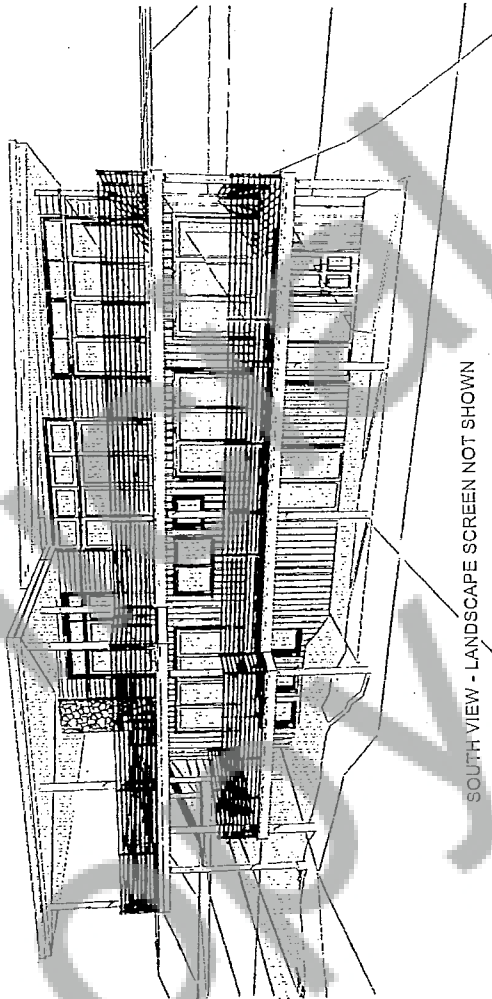
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WEST VIEW - LANDSCAPE SCREEN NOT SHOWN



SOUTH VIEW - LANDSCAPE SCREEN NOT SHOWN

EXTERIOR VIEWS

NSA.9

sheet

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