

Return Address: Robert & Blayney Myers
P.O. Box 266
Underwood, WA 98651

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:** Robert & Blayney Myers

FILE NO.: NSA-14-20

PROJECT: To construct a two-story 40' x 16' x 24' (height) shop with 144 sq. ft. of decking, a one-story 20' x 28' x 14' (height) detached garage, which will be connected to the existing dwelling by a new covered breezeway, and a 1,000 gallon cistern, and associated utilities.

LOCATION: 242 Shaddox Springs Road, Underwood; Section 30 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #03-10-30-0-0-0302-00.

LEGAL: See attached page(s) 8.

ZONING: General Management Area – Small Woodland (F-3) and Open Space (OS).

DECISION: Based upon the record and the Staff Report, the application by Robert and Blayney Myers, 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 survey markers showing the location of the 40 foot wide easement for Shaddox Springs Road (20 feet on each side of the existing centerline) shall remain in place during the construction of the proposed buildings, in order to ensure that the buildings are located outside of the easement.
- 5) The following fire safety guidelines shall be followed:
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crowns and pruned to remove dead and low (less than eight (8)

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- 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.
 - 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) The shop/guest quarters shall not have a cooking area or kitchen, including a stove/range and associated venting. It shall not be rented as a dwelling unit. Prior to final inspection approval Community Development staff shall verify that no cooking area or kitchen has been installed in the accessory buildings.
 - 7) The height of shop shall not exceed 24 feet as measured from the top of finished grade to roof peak. The height of the detached garage shall not exceed 14 feet in height as measured from the top of finished grade to roof peak.
 - 8) 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.
 - 9) Excess materials from the excavation of the shop shall be distributed on the subject property. If the applicant and/or contractor chooses to have the excess materials hauled from the subject property, it shall be disposed of outside of the National Scenic Area or in a previously approved disposal site.
 - 10) Planted vegetation shall be maintained to ensure survival.
 - 11) The tree cover screening the shop, detached garage and breezeway to the south shall be retained, as marked by staff on the site plan.
 - 12) The exterior of the proposed structure shall be dark earth-tone in color. 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 exterior walls and trim – Cabot Spanish Moss, matching the existing dwelling; roofing - CertainTeed Flintlastic roofing membrane in Weathered Gray; flashing – dark

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brown; and water cistern – matte black. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

- 13) The windows and glass garage doors 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.
- 14) The structures shall be composed of non-reflective materials or materials with low reflectivity. The proposed wood siding, and roofing membrane by CertainTeed, Flintlastic, meets this criterion.
- 15) 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 Lighting Brochure.
- 16) 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. The trees to be removed shall be marked to indicate removal (i.e. with flagging or paint) prior to the site inspection by the Community Development Department in order for staff to ensure compliance with this condition.
- 17) All development shall remain outside of the 50 foot buffer to the on-site stream located on the east side of the property.
- 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.
- 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 12th day of January, 2015, 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 225 PAGE 759

AUDITOR FOR

OFFICIAL COPY

EXHIBIT "A"

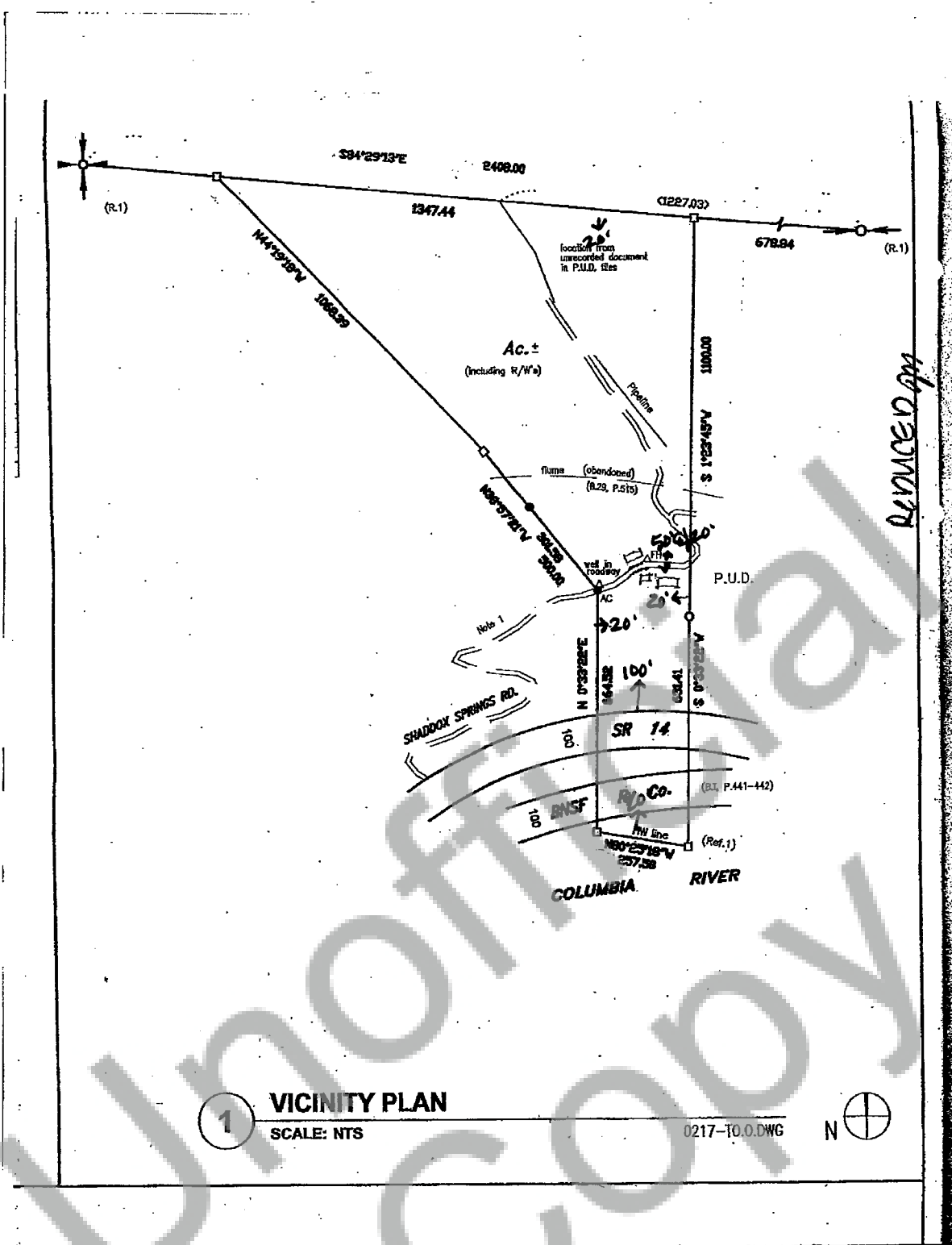
PARCEL I

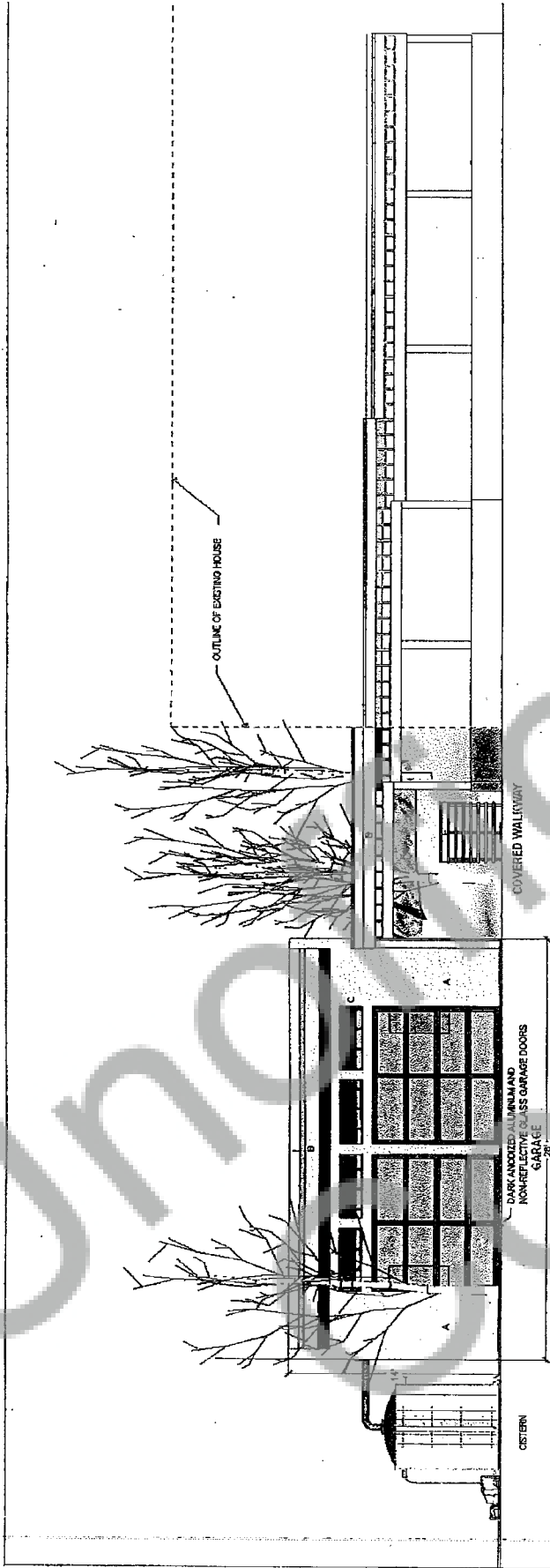
A parcel of land within a portion of Government Lots 1,2,3 and Northeast Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in Skamania County, Washington, and described as follows:

Beginning at a point on the North line of said Section 30 lying North 84°29'13" West, 678.84 feet from the North Quarter corner thereof, which point is the Northwest corner of a parcel conveyed to Skamania County P.U.D. No. 1 by that particular document recorded in Book 208 at Pages 833-834; thence along the edge of said parcel, South 01°23'45" West, 1100 feet to the Southwest corner thereof (which is marked with a 5/8" Iron rod with yellow plastic cap); thence South 00°33'22" West, 631.41 feet to the line of mean high water of the Columbia River; thence along said water line, North 80°25'18" West, 257.50 feet; thence North 00°33'22" East, parallel with the East line of said Government Lot 3 and Northeast Quarter of the Northwest Quarter to an angle point at the centerline of an existing roadway; thence North 38°57'21" West, 500 feet; thence North 44°19'18" West, 1068.39 feet to the North line of said Section 30; thence South 84°29'13" East, 1347.44 feet to the POINT OF BEGINNING; EXCEPTING THEREFROM that portion lying within S.R. 14 right of way; ALSO EXCEPTING THEREFROM that portion lying within Burlington Northern right of way; SUBJECT TO a common easement created by and pursuant to Skamania County Superior Court Case No. 97-2-00127-9; ALSO SUBJECT to easement and conditions granted to Skamania P.U.D. No. 1 in those particular instruments recorded in Book 125 at Page 34 and in Book 208 at Pages 833-834; all records of Skamania County Auditor.

PARCEL II Gary H. Martin, Skamania County Assessor
Date 6-24-02 Parcel NO 1030 00 0302 00
210 0305

A one-fourth interest in that portion of the Northwest Quarter of Section 30, Township 3 North, Range 10 East of the Willamette Meridian, in Skamania County, Washington which lies above the ordinary high water line of the North bank of the Columbia River, lying South of the SP & S (now BNSF) Railway Company's right of way and South of SR 14.





NOTE: EXTERIOR FINISHES TO GENERALLY MATCH THOSE OF THE EXISTING HOUSE

EXTERIOR FINISH KEY

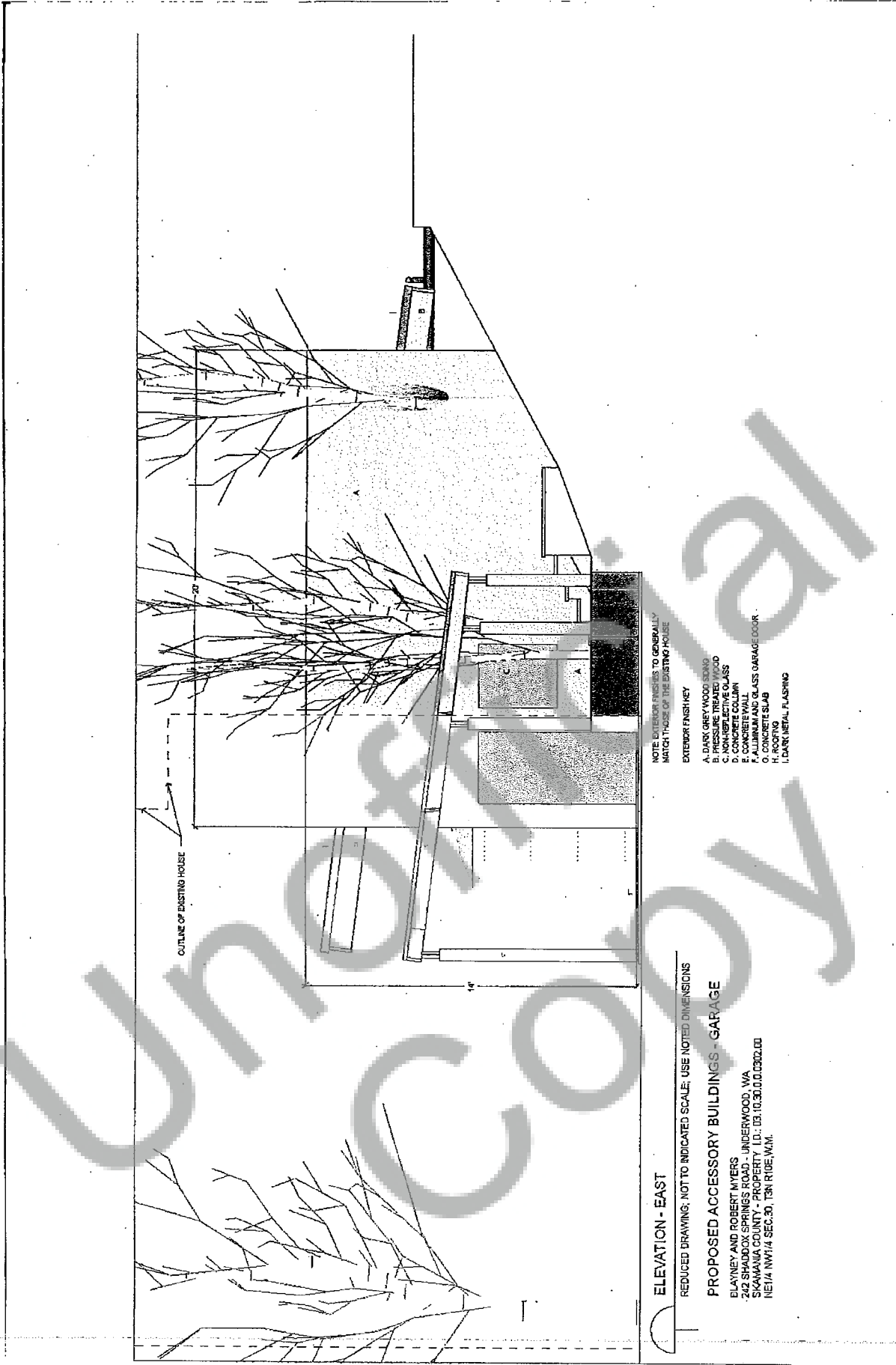
- A. DARK GREY WOOD Siding
- B. PRESSURE TREATED WOOD
- C. NON-REFLECTIVE GLASS
- D. CONCRETE COLUMN
- E. CONCRETE WALL
- F. ALUMINUM AND GLASS GARAGE DOOR
- G. ALUMINUM TRAILER SLAB
- H. ROOFING
- I. DARK METAL FLASHING
- J. METAL AND WOOD RAILING

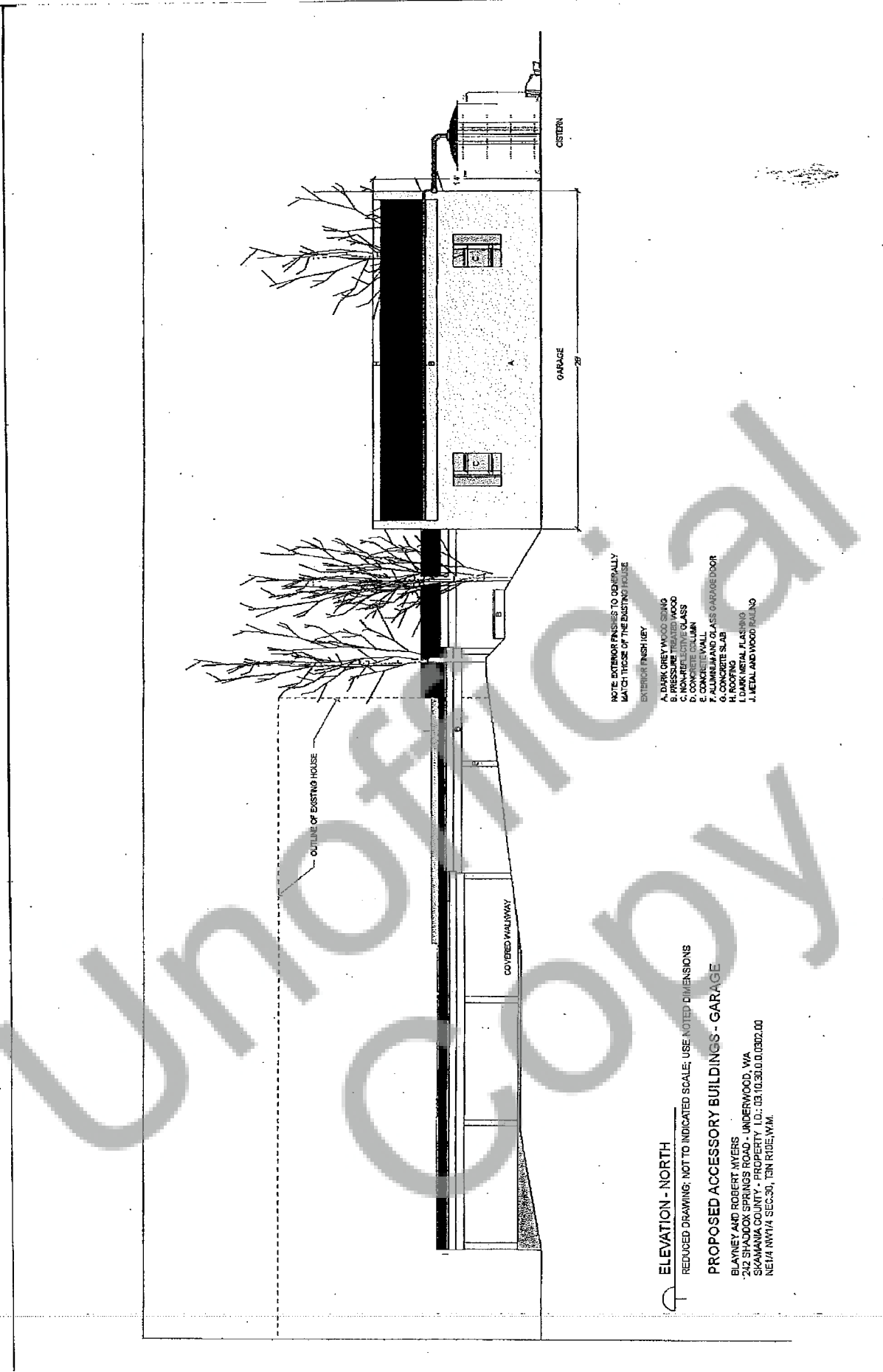
ELEVATION - SOUTH

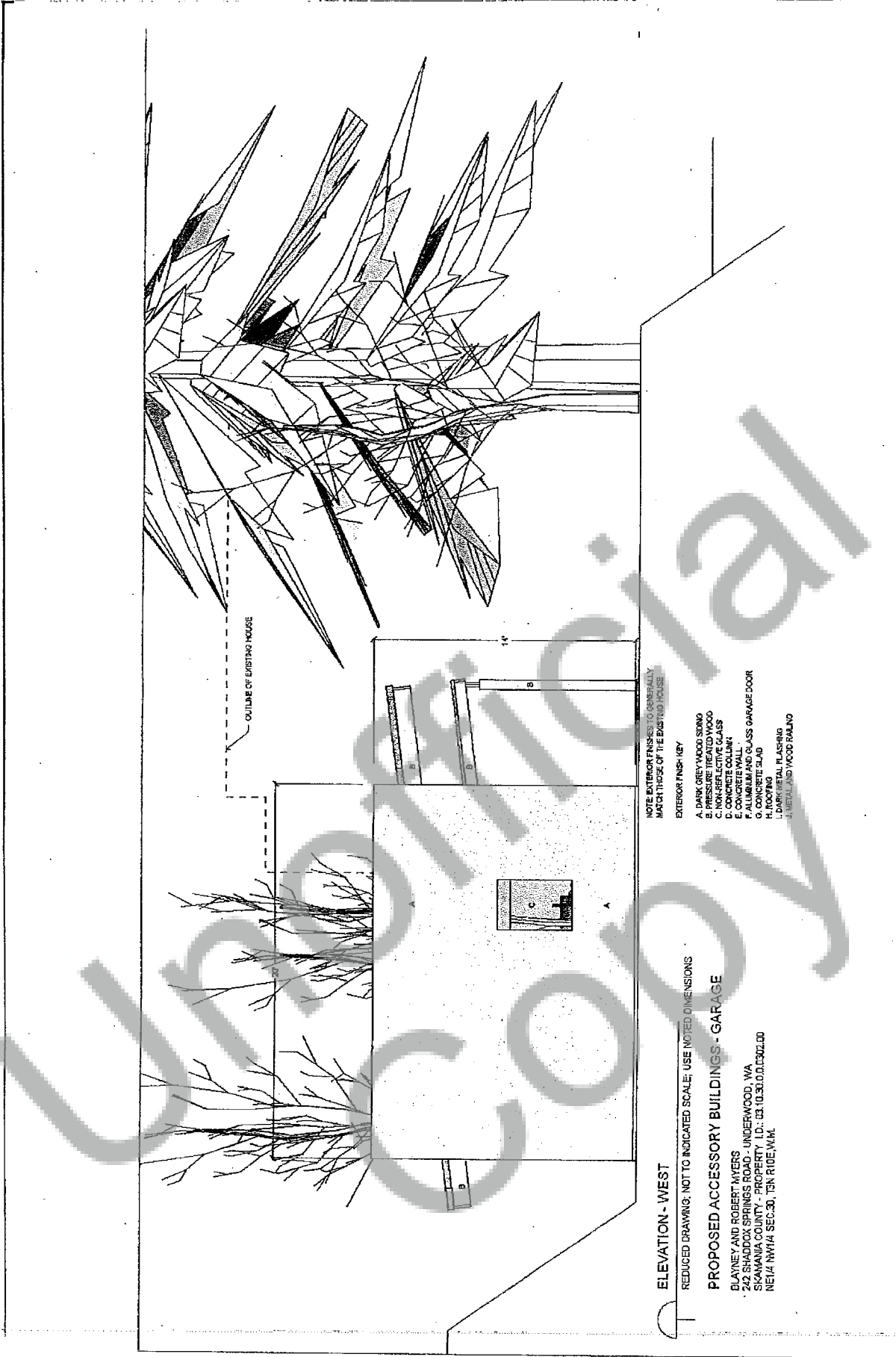
REDUCED DRAWING; NOT TO INDICATED SCALE; USE NOTED DIMENSIONS

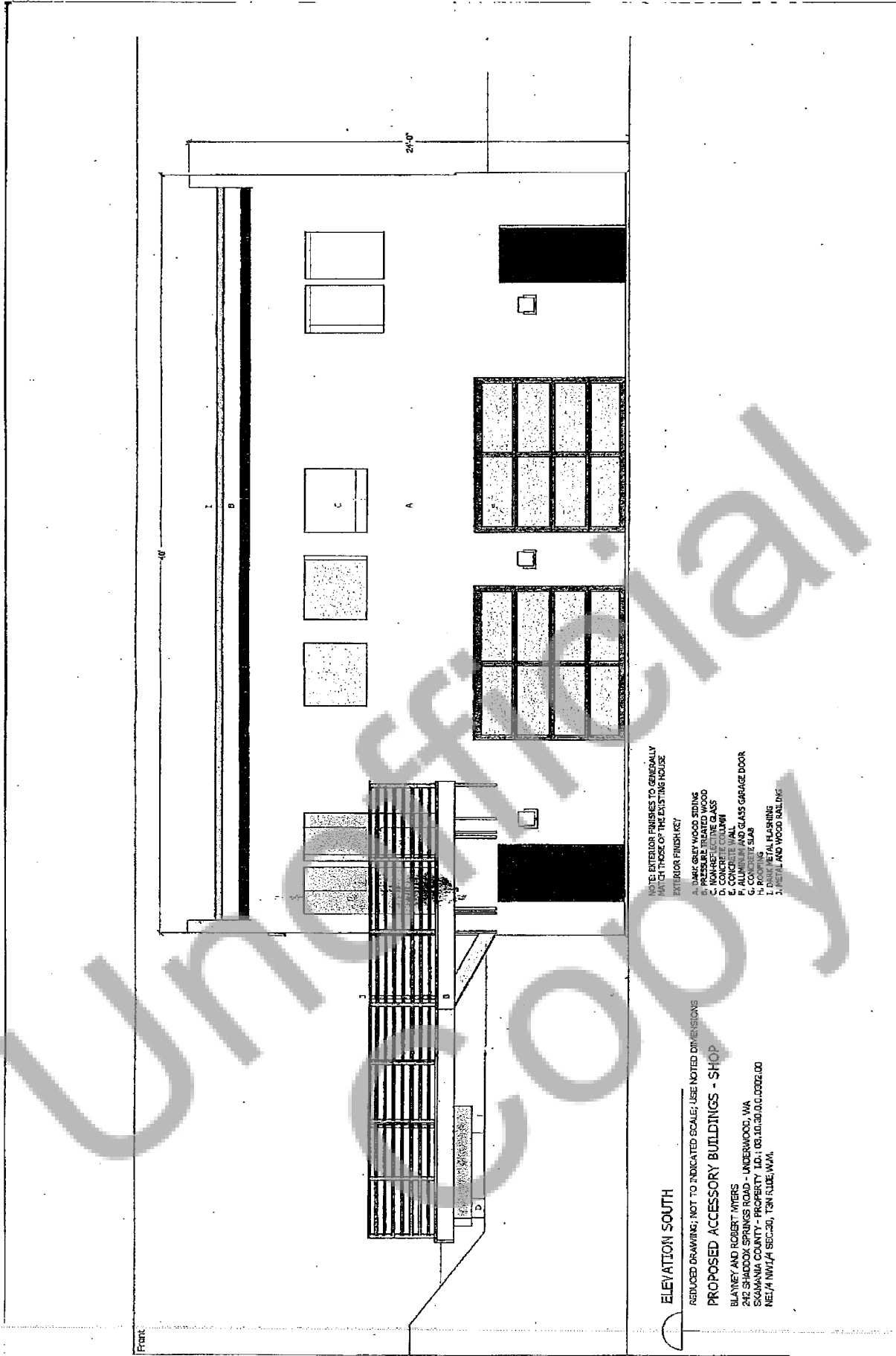
PROPOSED ACCESSORY BUILDINGS - GARAGE

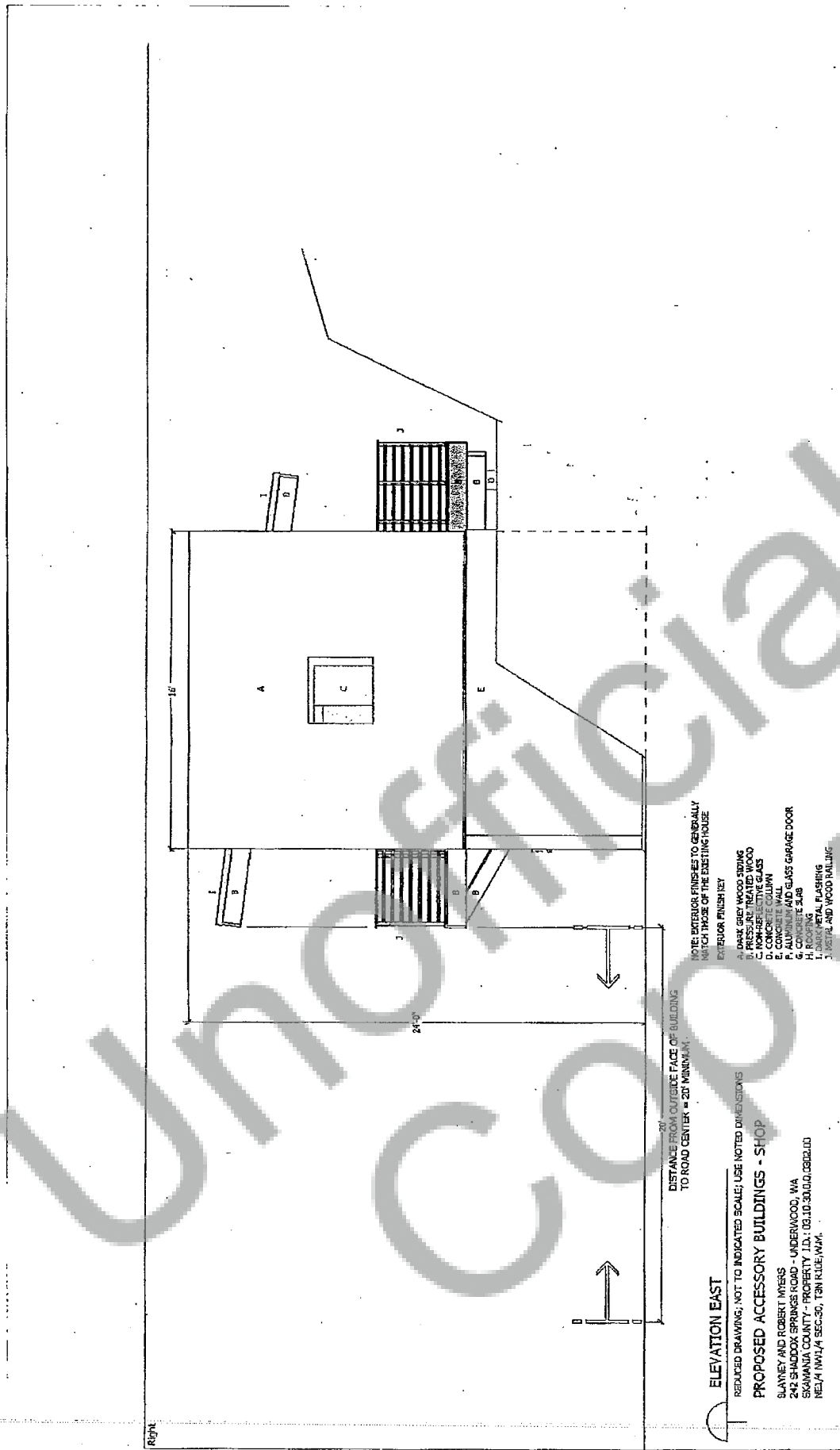
BLAYNEY AND ROBERT MYERS
242 SHADDOX SPRINGS ROAD - UNDERWOOD, VA
SKAMANA COUNTY - PROPERTY I.D.: 03.10.30.0.0.0302.00
NET1/4 NW1/4 SEC.30, T3N R10E, W4M

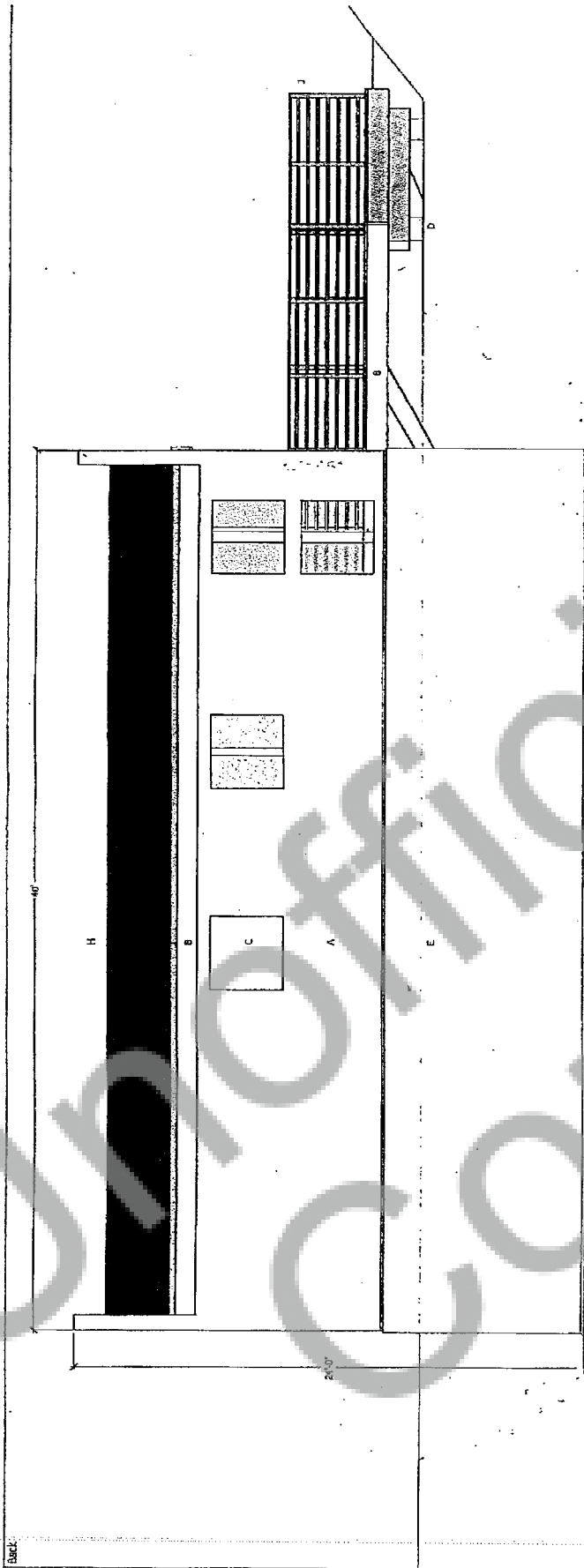












NOTE: EXTERIOR FINISHES TO GENERALLY MATCH THOSE OF THE EXISTING HOUSE

EXTERIOR FINISH KEY

- A. DARK GRAY WOOD SIDING
- B. PRESSURE TREATED WOOD
- C. CONCRETE FOUNDATION
- D. CONCRETE COLUMN
- E. CONCRETE WALL
- F. ALUMINUM AND GLASS GARAGE DOOR
- G. CONCRETE SLAB
- H. DARK METAL FLASHING
- I. METAL AND WOOD RAILING

ELEVATION NORTH

REDUCED DRAWING; NOT TO INDICATED SCALE; USE NOTED DIMENSIONS

PROPOSED ACCESSORY BUILDINGS - SHOP

BLAWIE AND ROBERT MYERS
242 SHADDOX SPRINGS ROAD - UNDERWOOD, WA
SKAMANIA COUNTY - PROPERTY 1.D.1: 03.10.31.0.0.1202.00
NEL/4 NW1/4 SEC.30, T3N R10E W1M

