

Return Address: Cape Horn Estates, LLC
4514 NE 103rd St.
Vancouver, WA 98686

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:**

Cape Horn Estates, LLC

FILE NO.:

NSA-15-02

PROJECT:

To construct two signs within Woodard Creek Road right-of-way. 1) 4' 8" (w) x 6' 4" (h) business sign at the driveway entrance. 2) 1' 3" (w) x 10' 5" (h) directional sign.

LOCATION:

Within County road right-of-way near 81 Woodard Creek Road (Sylvan Grange Hall #474), Skamania; Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 02-06-34-0-0-0600-00.

LEGAL:

See attached page(s) 7.

ZONING:

General Management Area - Rural Center (RC) and Residential (R-5).

DECISION:

Based upon the record and the Staff Report, the application by Cape Horn Estates, LLC, 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) Only that grading which is necessary for the construction of the signs shall be allowed. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department. Planted vegetation shall be maintained to ensure survival.
- 4) The applicant shall meet all conditions of approval enacted to achieve visual subordinance 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 subordinance criteria have been verified.
- 5) The Community Development Department will conduct at least two site visits. One staking inspection prior to construction to verify the location of the structures as stated by the Administrative Decision, and one Final Inspection upon project completion. 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.

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- 6) The backs of the signs and the support structures for the signs shall be dark earth tone in color and shall be unobtrusive, non-reflective and blend in with the setting.
- 7) 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.
- 8) 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 5 day of May, 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

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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:

Adjacent Property Owners Within 500 ft.
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

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Title Order No.: 00141614

EXHIBIT "A"

PARCEL I

COMMENCING at the center of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence South 160 feet; thence West 104 feet 9 inches; thence North 160 feet; thence East 104 feet 9 inches to the Point of Beginning.

PARCEL II

COMMENCING at the center of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence East 20 feet on the East and West center line of said Section; thence Southerly 170 feet paralleling the North and South center line of said Section; thence Westerly 20 feet to the North and South center line of said Section; thence North on said North and South center line 170 feet to the Place of Beginning.

PARCEL III

COMMENCING at the center of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, said point being the corner of Yettick's fence as now standing; thence West 104.8 feet to the Point of Beginning of the tract herein conveyed, said point being the Northwest corner of the tract heretofore conveyed to Sylvan Grange No. 474; thence West 216.1 feet; thence South 160 feet; thence East 216.1 feet; thence North 160 feet to the Point of Beginning.

Monetary Amount
Date 1-17-03 2002-2003-34-6-00
216.30

↑
North



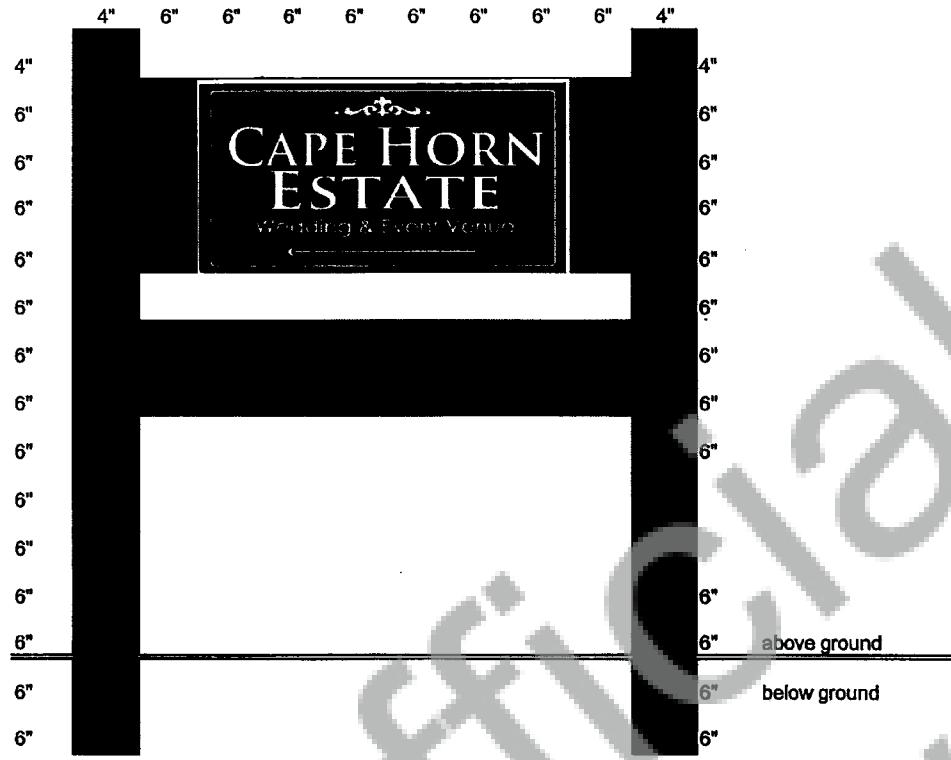
2015
COMMUNITY DEVELOPMENT
DEPARTMENT

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MANA COUNTY
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DEPARTMENT

1" = 79' REDUCED 2015

45-6145N, 122-0502W Scale: 1: 789

①



Materials & Color

Posts: 4 x 4 treated wood & brown
Sign backing: either cedar or pine & brown or green (to match main building)
Top Sign: aluminum & brown with white letters (or something similar), 24" x 36"
Lower Sign: cedar or aluminum & brown with white letters (or something similar)

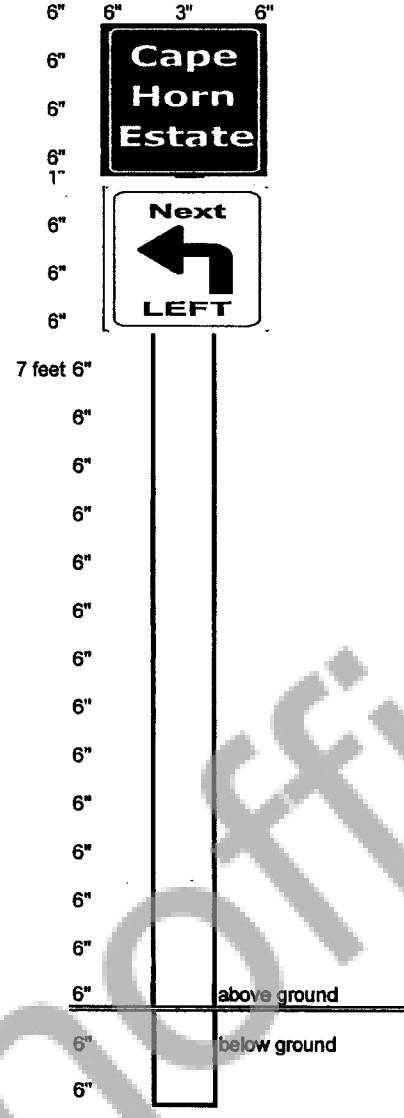
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SISKIYOU COUNTY

FEB - 4 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

(2)



Materials & Color

Post: 3" wide steel

Top Sign: aluminum & blue with white letters (or something similar), 1" x 12"

Lower Sign: aluminum & white with black letters/turn, 18" x 12"

RENUCED grs

RECEIVED
SKAMANIA COUNTY

FEB - 4 2015

COMMUNITY DEVELOPMENT
DEPARTMENT