

Return Address: Christian and Natalya Sartain  
3741 NW 15<sup>th</sup> Ave.  
Camas, WA 98607

**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:** Christian and Natalya Sartain

**PROPERTY OWNER:** Christian and Natalya Sartain

**FILE NO.:** NSA-14-36

**PROJECT:** To construct a 4,626 sq. ft. single-family dwelling (including attached garage, and roof covered porches), decking, patio, a 30' x 30' agricultural building, a 48' x 30' agricultural building, a 1,500 gallon water tank, a propane tank, to relocate the existing transformer, construction of driveways, an on-site septic system, associated utilities, woven-wire fencing and gates along the property lines, and to plant 40-60 fruit trees, grapes and berries. The applicants have proposed utilizing an RV on site during construction.

**LOCATION:** Brier Road, Washougal; Section of T1N, R5E, W.M., and identified as Skamania County Tax Lot #01-05-08-0-0-0808-00.

**LEGAL:** See Page 8.

**ZONING:** General Management Area – Small Scale Agricultural (Ag-2).

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**DECISION:** Based upon the record and the Staff Report, the application by Christian and Natalya Sartain, 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:** 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) Upon final inspection, Community Development staff will verify that the recreational vehicle used as a temporary dwelling during construction is disconnected from utility service and will not be used or rented as a dwelling unit.
- 5) Only that grading which is necessary for site development (building pads, utilities, etc.) shall be allowed. All graded areas shall be re-seeded with native vegetation prior to final

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inspection by the Community Development Department. Planted vegetation shall be maintained to ensure survival.

- 6) The applicant shall plant a minimum of 5 trees, as marked on the attached site plan, between Larch Mountain and the proposed dwelling in order to provide screening from the key viewing area. At least half (1/2) of the trees shall be native species and at least one-quarter (1/4) shall be coniferous. The plantings shall be done in a randomly staggered fashion so as to provide a natural appearance among the vegetation. The height of the initial plantings shall be at least 2 feet tall to achieve visual subordination within the next five years. The limbing and topping of screening trees is prohibited.
- 7) 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.
- 8) 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 screening vegetation, and replacement of such vegetation that does not survive.
- 9) All screening trees required to be planted shall be selected from the Recommended Plants for Screening from the Building in the Scenic Area Handbook, and the recommended planting size height of this document shall be followed. At least half (1/2) of any trees planted for screening purposes shall be native and one-quarter (1/4) shall be coniferous to provide winter screening.
- 10) 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:

Single-Family Dwelling	
Siding	Hardie Plank painted with Valspar "La Fonda Territory Green" or equal
Trim	Dark green
Doors	Milgard "Shutter Green" or equal
Windows	Milgard with SunCoat Max South coating to achieve 10.83% reflectivity
Roof	Ballasted EPDM Roof System with river washed

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	round stone ballast
Agricultural Buildings	
Body	Armstrong Steel "Territory Green" or equal
Roof	Armstrong Steel "Hunter Green" or equal


- 11) The new development shall be composed of non-reflective materials or materials with low reflectivity. The windows used for the dwelling 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.
- 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) All areas not developed on the site plan shall retain their pastoral setting.
- 14) The Community Development Department will conduct a site visit for Final Inspection to verify that all conditions of approval have been complied with. The 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).
- 15) 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

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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.
  - 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 23 day of November, 2015, at Stevenson, Washington.



Nicole McDermott  
Interim Planning Consultant  
Planning Division

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## 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.

## 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.

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### **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:

Property Owner

Adjacent property owners within 500 feet of the subject property that provided written comments following the Notice of Development Review

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)



## Exhibit A

A parcel of land located in the North half of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described as follows:

Commencing at the Northwest corner of Lot 1 of the Robert D. Ferguson Short Plat No. 3 as recorded in Book 2 of Short Plats, page 74, Skamania County records; thence West along the North line of the South half of the Northwest quarter of said Section 8 to the West line of said Section; thence South along said West line 669.52 feet to the South line of the North half of the Northwest quarter of said Section 8; thence East along said South line 900 feet, more or less, to the Southwest corner of Lot 2 of said Short plat No. 3; thence North along the West line of said Lots 2 and 1 to the Point of Beginning.

ALSO known as Lots 3 and 4 of the Short Plat recorded in Book 2 of Short Plats, page 74.

ALSO the West 13 acres of the South half of the of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO a tract of land located in the East half of the South half of the East half of the Northeast quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, being more particularly as follows:

BEGINNING at the Southeast corner of the Northeast quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian; thence North  $88^{\circ}30'37''$  West, 657.86 feet to the Southwest corner of the East half of the South half of the East half of the Northeast quarter of said Section 7; thence North  $01^{\circ}37'29''$  East along the West line of said East half of the South half of the East half of the Northeast quarter of said Section 7, 804.21 feet; thence South  $89^{\circ}22'42''$  East, 658.93 feet to a point on the West line of said Northeast quarter of said Section 7; thence South  $01^{\circ}41'34''$  West, along the West line of said Northeast quarter of said Section 7, 814.20 feet to the Point of Beginning.

EXCEPTING a tract of land located in the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, being more particularly described as follows:

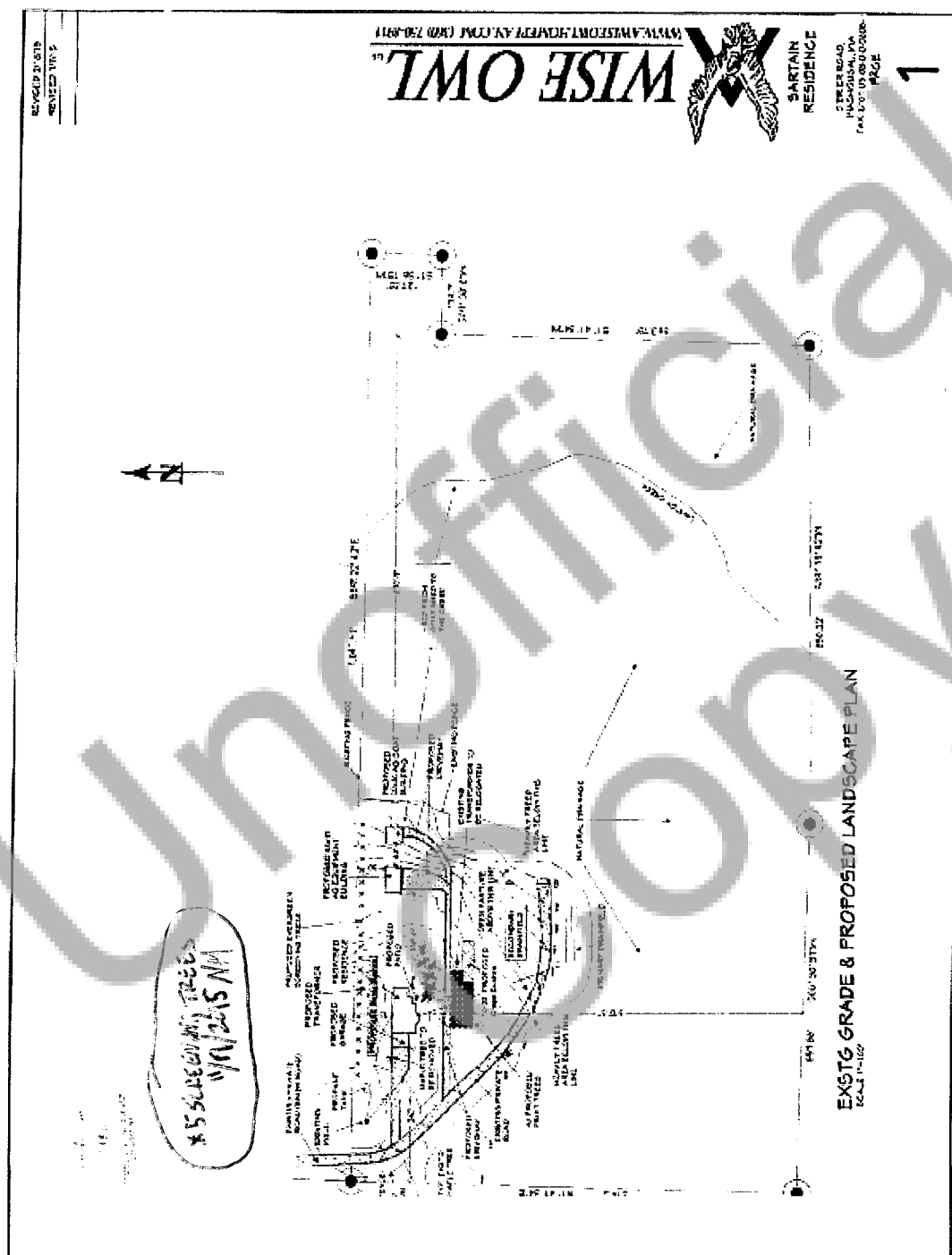
COMMENCING at the Southwest corner of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian; thence North  $01^{\circ}41'34''$  East, along the West line of said Northwest quarter of said Section 8, 814.20 feet to The Point of Beginning; thence continuing North  $01^{\circ}41'34''$  East, along the West line of said Northwest quarter of said Section 8, 524.44 feet to the Northwest corner of the vacated Lot 3 of Ferguson Short Plat recorded in Book 2, of Short Plats page 74; thence South  $89^{\circ}59'28''$  East, along the North line of the said vacated Lot 3, 988.46 feet to the Northeast corner of said Lot 3 of said Ferguson Short Plat recorded in Book 2, of Short Plats page 74; thence South  $01^{\circ}36'13''$  West, along the West line of Lots 1 and 2 of said Ferguson Short Plat, 535.00 feet; thence North  $89^{\circ}22'42''$  West, 989.04 feet to the Point of Beginning.

Skamania County Assessor  
Date 7-7-14 Parcel 1-5-8-808  
1-5-8-808-06

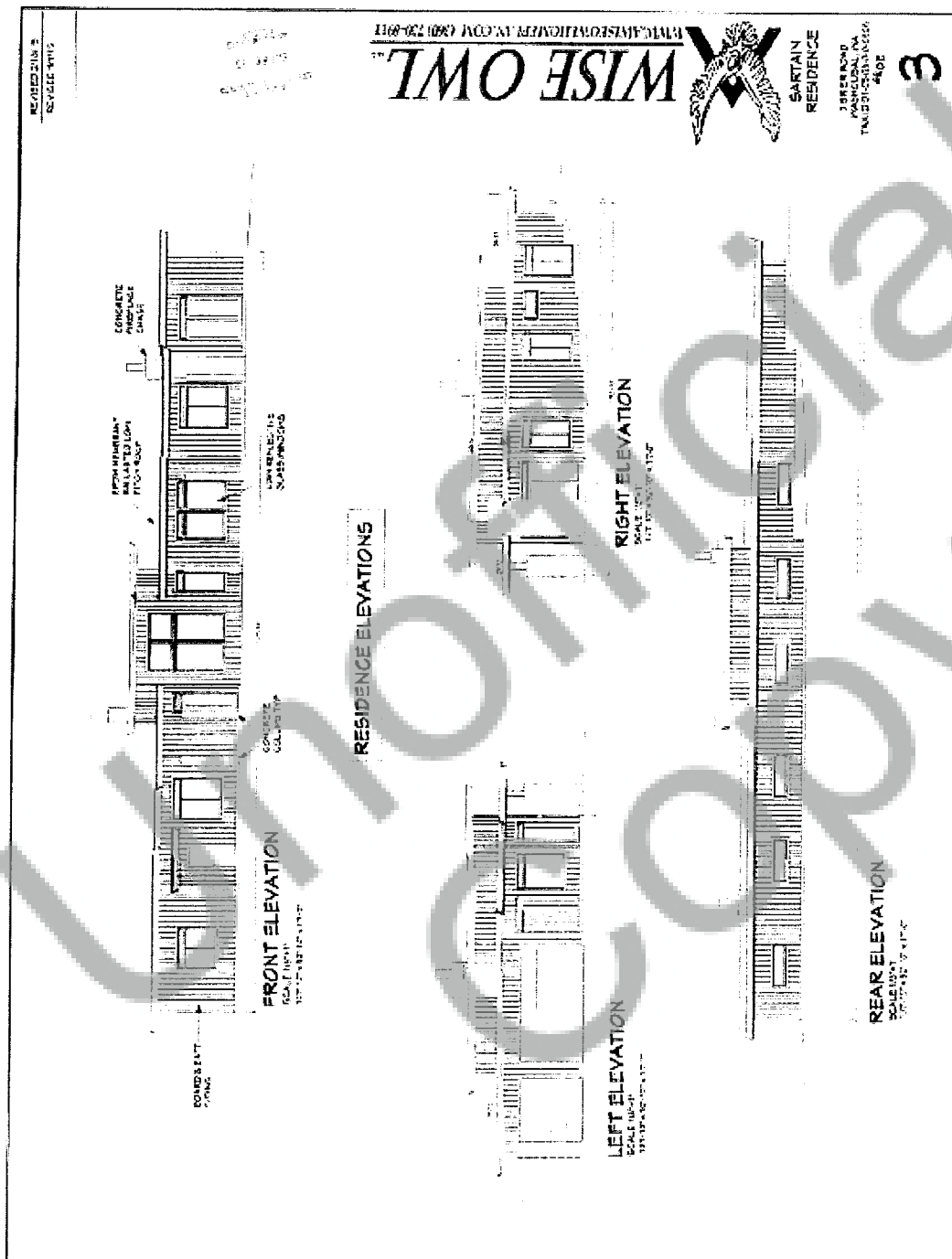
PRW  
mko



**Site Plan – Not to Scale**



Single-Family Dwelling Elevations – Not to Scale



Agricultural Building Elevations – Not to Scale

