

Return Address: Michael Mullett and Patti March  
723 Lafayette Ave  
Columbus, IN 47201

**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:** Michael Mullett and Patti March

**PROPERTY OWNER:** Michael Mullett and Patti March

**FILE NO.:** NSA-15-23

**PROJECT:** To construct a single-family dwelling (approximately 1,984 sq. ft.), an attached garage (approx. 576 sq. ft.), a roof top mounted solar panel system, a detached accessory structure (approximately 407 sq. ft.), a new on-site septic system, driveway and associated utilities. The application also proposes to consolidate the two tax lots into one through a lot line adjustment.

**LOCATION:** 12 Gosnell Road, Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lots #03-10-21-3-0-0702-00 and #03-10-21-3-0-0703-00.

**LEGAL:** See Pages 15-19.

**ZONING:** General Management Area – Residential 5 (R-5) and Open Space (OS).

**DECISION:** Based upon the record and the Staff Report, the application by Michael Mullett and Patti March, described above, **subject to the conditions set**

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**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. A variance to the above listed property line setback has been granted to allow the proposed retaining wall to be sited within the setback as shown on the attached site plan.
- 4) Deeds consolidating tax lots 03-10-21-3-0-0702-00 and 03-10-21-3-0-0703-00 shall be recorded in the Skamania County Auditor's office prior to release of building permits.
- 5) In compliance with the minimum agricultural setbacks, the proposed structures shall be located a minimum of 75 feet from the north side of Cook-Underwood Road right-of-way, as detailed on the site plan. A terrain barrier along the north property line has been

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proposed. The terrain barrier shall have a minimum height of 8 feet and shall be contoured at three-to-one slopes to look natural. The berm shall be landscaped consistent with the applicants proposed Cook-Underwood Road Planting Plan (Attachment D). The berming and landscaping shall be completed during the first phase of development and maintained in good condition.

- 6) The combined footprint of all accessory buildings on the subject parcel shall not exceed 1,500 square feet and the height of any individual accessory building shall not exceed 24 feet.
- 7) The proposed detached "guest quarters" shall not accommodate a cooking area or kitchen. Planning staff shall conduct a site visit to confirm the structure does not include a kitchen or cooking area prior to signing off on the certificate of occupancy and/or final inspection.
- 8) 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 inspection by the Community Development Department. Planted vegetation shall be maintained to ensure survival.
- 9) The applicants shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
- 10) 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.
- 11) The applicants shall adhere to the submitted vegetative screening plan (Attachment D). 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.
- 12) 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 "Iron Grey"
Trim	VALSPAR 5001-2B "Relaxed

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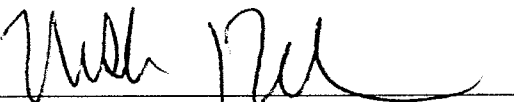
	Navy"
Doors	Milgard color to correspond with siding
Windows	Milgard LoE 11% or less reflectivity rating
Roof	Pabco Antique Black Asphalt shingles

- 13) 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.
- 14) 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.
- 15) 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).
- 16) 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.

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- 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.
- 17) 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 18 day of February, 2016, at Stevenson, Washington.

  
Nikki Hollatz  
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.

### WARNING

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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

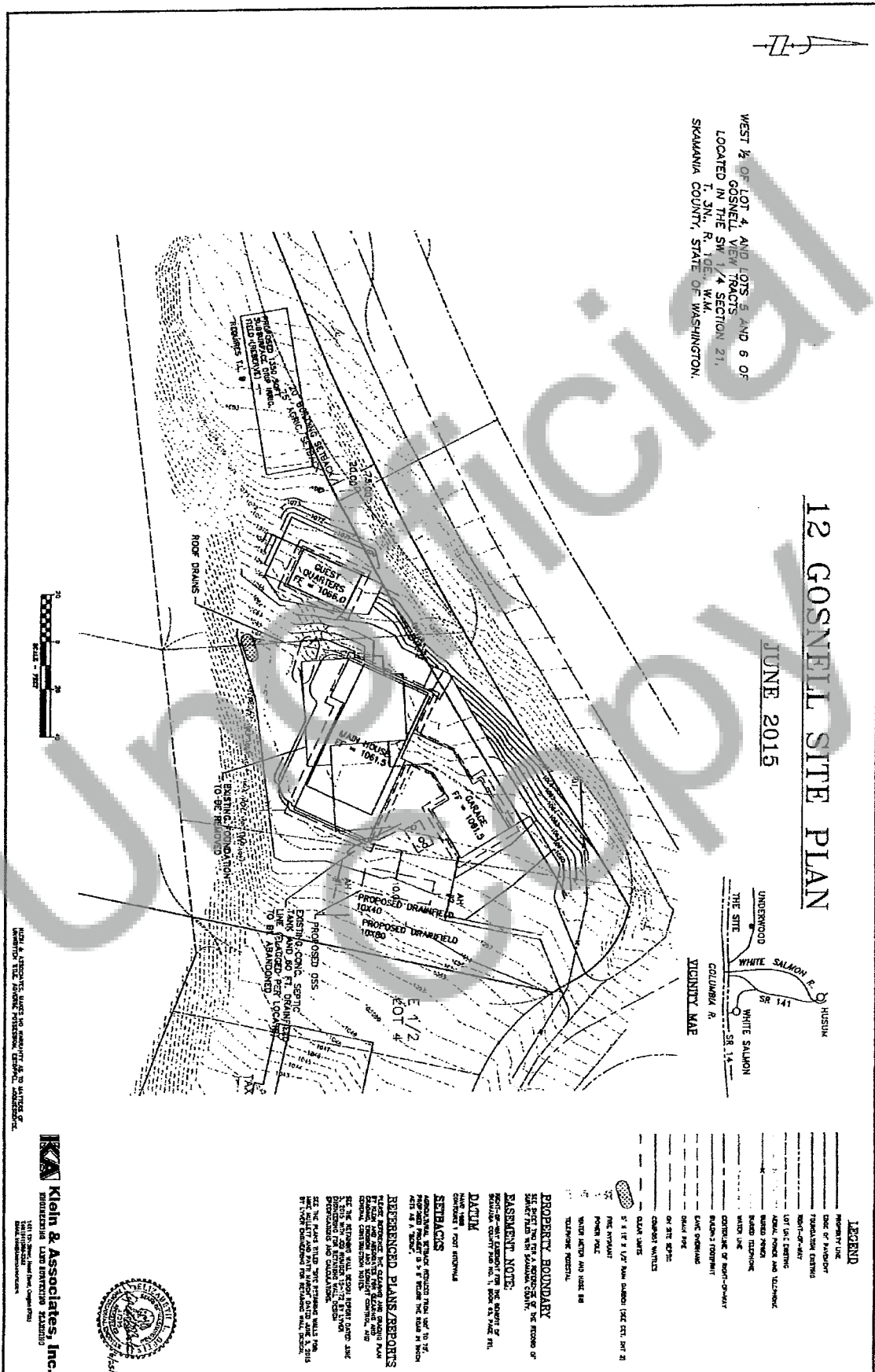
Columbia River Gorge Commission (electronic)

U.S. Forest Service - NSA Office (electronic)

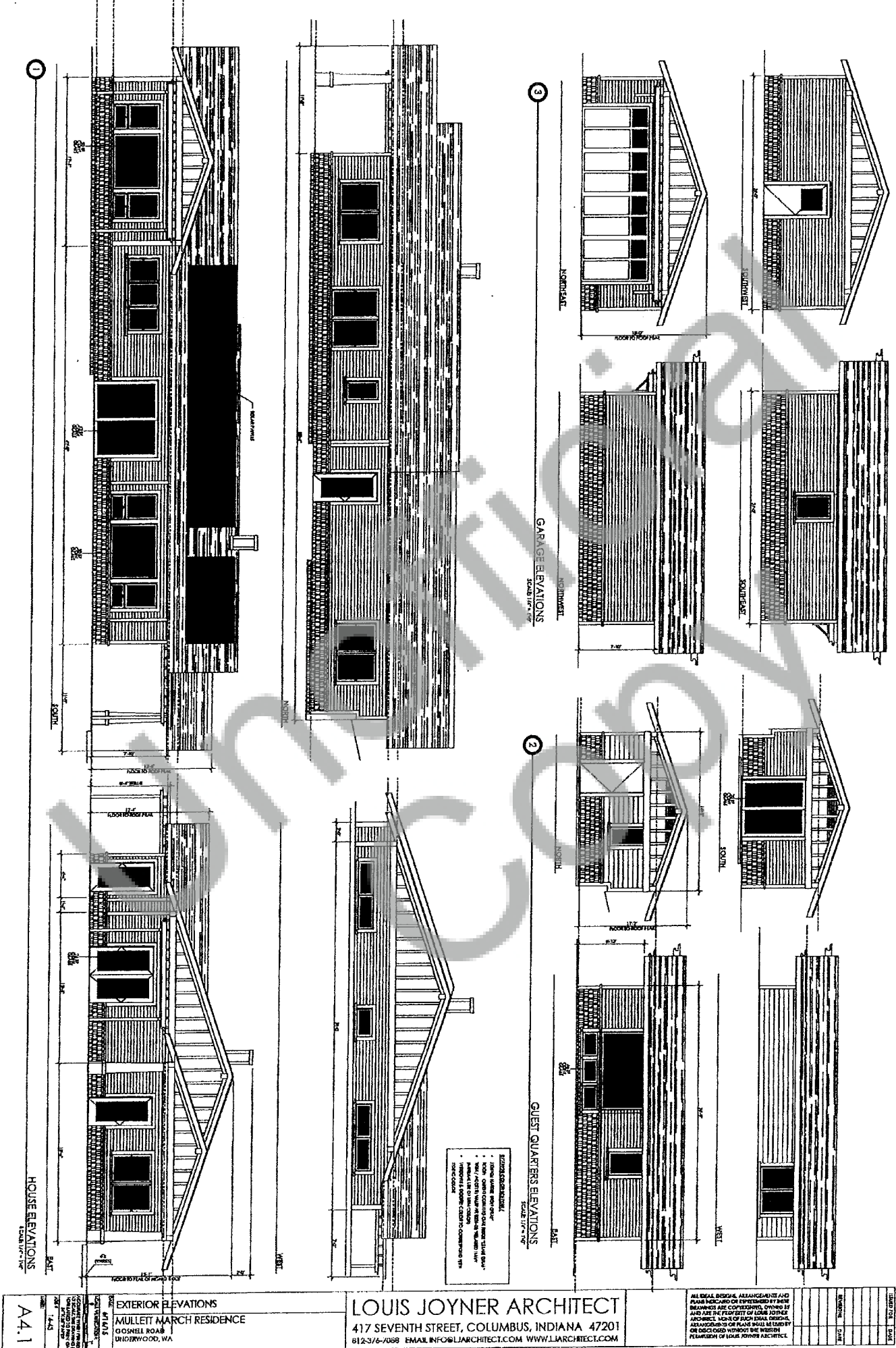
Board of County Commissioners (electronic)

State of Washington Department of Commerce – Paul Johnson (electronic)

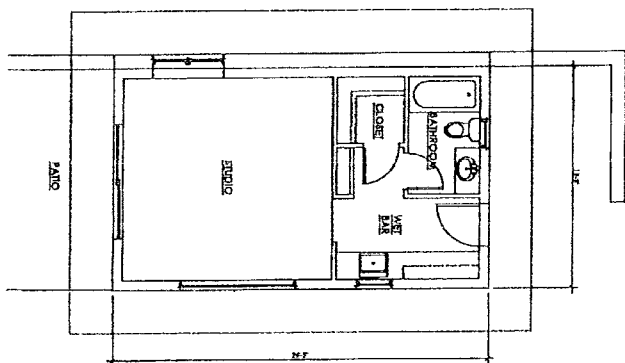
Department of Fish and Wildlife (electronic)



C:\Users\cm46\Dropbox\14-43 Mullett March Residence\Drawings\Smaller House All 2\A4.1 Mullett March Smaller House Plan.dwg, A4.1 ELEVATIONS (1/4" SCALE), 6/16/2015 5:47:00 PM

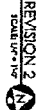


C:\Users\Louis\Dropbox\14-43 Mullett Residence\Design\Smaller House AR 2\43Mullett March Smaller House Plans.dwg, A3.3 FLOOR PLAN, 4/14/2015 5:46:57 PM

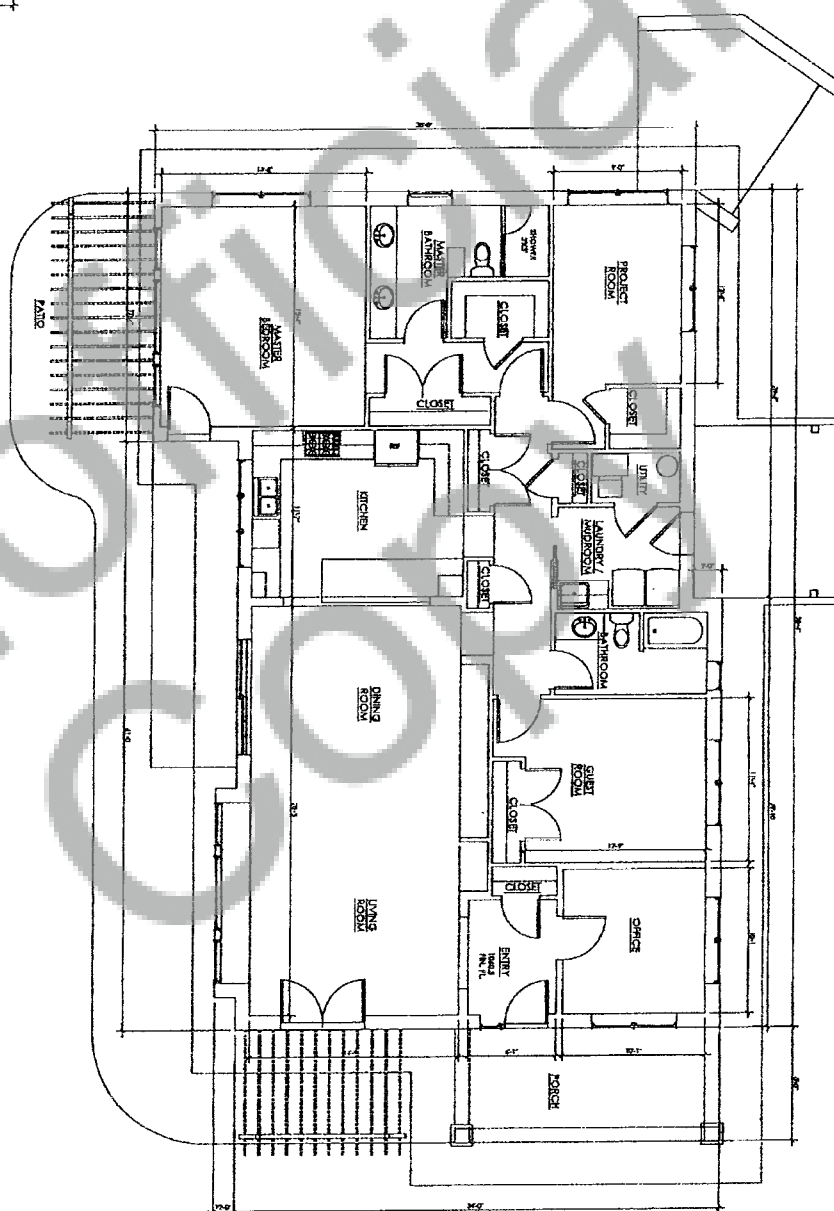


1

FLOOR PLAN-SMALLER HOUSE REVISION 2



GRAND AREA:	1,294 S.F.
HOUSE:	407 S.F.
CLIENT HOUSE:	573 S.F.
GRADE:	



<p><b>A3.3</b></p>	<p>FLOOR PLAN</p> <p>MULLET MARCH RESIDENCE</p> <p>417 SEVENTH STREET, COLUMBUS, INDIANA 47201</p> <p>812-376-7068 EMAIL INFO@LJARCHITECT.COM WWW.LJARCHITECT.COM</p>	<p>LOUIS JOYNER ARCHITECT</p> <p>417 SEVENTH STREET, COLUMBUS, INDIANA 47201</p> <p>812-376-7068 EMAIL INFO@LJARCHITECT.COM WWW.LJARCHITECT.COM</p>	<p>ALL DESIGN, DEVELOPMENT AND PLANS INDICATED OR REFERENCED BY THESE DRAWINGS ARE THE PROPERTY OF LOUIS JOYNER ARCHITECT. NO PART OF THESE DRAWINGS, ANY INFORMATION OR PLANS SHALL BE USED BY OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF LOUIS JOYNER ARCHITECT.</p>
	<p>DATE: 4/14/15</p> <p>BY: LJO</p> <p>CHK: LJO</p> <p>APP: LJO</p>	<p>DATE: 4/14/15</p> <p>BY: LJO</p> <p>CHK: LJO</p> <p>APP: LJO</p>	

RECEIVED  
SKAMANIA COUNTY

JUN 29 2015

COMMUNITY DEVELOPMENT  
DEPARTMENT

**12 Gosnell Road, Skamania County**  
**Project Narrative: National Scenic Area Permit**

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**Attachment D**  
**Vegetative Screening Plan**

Unofficial Copy

43 Total plants of which 37 are native and 24 are evergreen

	<b>Native</b>	<b>Non-Native</b>
<b>Decidious</b>	6 Amelanchier 2 Cornus nutallii 8 Cornus stolonifera 1 Cornus kousa 2 Philadelphus Lewisii	
<b>Evergreen</b>	18 Mahonia aquifolium	4 Picea pungen 'fastiga' 2 Rhododendron

(Plantings noted on the schematic which are directly south of the guest quarters and main house are flowers and herbs in beds and are not all specifically identified.)

## Screening vegetation

Key viewing areas for 12 Gosnell are Cook Underwood Road, the Fish Hatchery on Washington SR 14 and the Columbia River and Interstate 84. The fire that destroyed the home at 12 Gosnell as well as 4 others left the property devoid of any significant vegetation.

A number of visual subordination mitigation measures have been employed and are described elsewhere in the application and are being supplemented by screening vegetation designed to further enhance the visual subordination from Cook Underwood Rd. and the SR 14 entrance to the Fish Hatchery.

Plantings have been chosen to meet the scenic area requirements of 50% native and 50% evergreen. As much as possible, they have also been chosen according to fire-wise principles, and to meet height requirements regarding PUD electric lines which run between the property and Cook Underwood Rd.

Mock orange (*philadelphus lewisii*), a native drought resistant deciduous shrub (10'x10') will be planted in locations that will obscure the limited areas of the southeast corners of the main residence and guest quarters which are not already hidden by the topography of the lot.

Plantings to the north of the guesthouse and along Cook Underwood Road will obscure the structures from this KVA by including tall and shorter plants, evergreen and deciduous and layers of plants for screening.

Plantings along Cook Underwood Road include:

- 6 *Amelanchier alnifolia* (serviceberry) a 12'x10' native deciduous tree,
- 2 *Cornus nutallii* 'Eddie's White', a 13'x8' native deciduous tree,
- 8 *Cornus stolonifera*, 6'x8' native deciduous shrub,
- 18 *Mahonia aquifolium*, a 7'x4' native evergreen,
- 1 *Cornus Kousa* an 8'x6' native deciduous tree,
- 4 *Picea pungen* 'Fastiga' a non-native evergreen blue spruce,
- 2 *Rhododendron* 'English Roseum', 5'x6.5' non-native evergreen.



AFN #2013002736 Recorded 12/17/2013 at 03:09 PM DocType: DEED Filed by:  
AMERITITLE Page: 1 of 5 Auditor Timothy O. Todd Skamania County, WA

When recorded return to:

MICHAEL A. MULLETT  
and PATRICIA N. MARCH  
723 LAFAYETTE  
COLUMBUS, IN 47201

**REAL ESTATE EXCISE TAX**

30445  
DEC 17, 2013

Filed for at the request of:  
AMERITITLE

PAID 3830.00  
CA Deputy  
SKAMANIA COUNTY TREASURER

Escrow No. WS33685

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) I. Sterling Anderson, Lynne Esther Dolan and Beverly Elaine Hawks, as the Co-Trustees of the Amended & Restated Family Trust 1, dated July 20, 2009, who acquired title as I. Sterling Anderson and C. Evalyn Anderson, Trustees of the I. Sterling Anderson and C. Evalyn Anderson Family Trust 1, dated November 22, 1996 for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to MICHAEL A. MULLETT and PATRICIA N. MARCH, husband and wife the following described real estate, situated in the County of SKAMANIA, State of Washington:

All of Lot 5, and Lot 4 EXCEPT the Easterly 40 feet thereof, of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; and

All that portion of the South half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwest corner of the Easterly 40 feet of the said Lot 4, and Easterly of a line extending South 10°26' West from the Southwesterly corner of the said Lot 5.

ALSO Lot 6 of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; together with that portion, if any, of vacated Cook-Underwood Road (County Road No. 3041), vacated June 25, 1973 by Resolution No. 918 of the Board of County Commissioners of Skamania County, which would attach thereto by operation of law.

All that portion of the South half of the Northeast quarter of the Southwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwesterly corner of said Lot 5 of Gosnell View Tracts.

This conveyance is subject to the exceptions shown on Attachment A.

Skamania County Assessor  
Date 12/17/13 Parcel# 03-10-21-3-702 &  
03-10-21-3-703

Abbreviated Legal: (Required if full legal not inserted above.) Lot 5,6, Ptn. Lot 4, GOSNELL VIEW TRACTS, Ptn NE1/4 SE1/4,

Tax Parcel Number(s): 03 10 21 3 0 0702 00; 03 10 21 3 0 0703 00 *AWP*

Dated: 12-11-13

I, Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009

BY: I. Sterling Anderson Co-Trustee  
I. STERLING ANDERSON, Co-Trustee

STATE OF Washington  
COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that I, Sterling Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the I, Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11 day of December, 20 13

Pam Langstraat  
Notary Signature  
Printed Name: PAM LANGSTRAAT  
Notary Public in and for the State of WA  
Residing at: Lynden  
My appointment expires: 9-1-2016



Dated: 12-11-13

I, Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009

BY: Lynn Esther Dolan Co-Trustee  
LYNN ESTHER DOLAN, Co-TrusteeSTATE OF Washington  
COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that Lynn Esther Dolan is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the I. Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11 day of December, 2013.

Pam Langstraat  
Notary Signature  
Printed Name: PAM LANGSTRAAT  
Notary Public in and for the State of WA  
Residing at: Lynden  
My appointment expires: 9-1-2016



Dated: 12.11.13

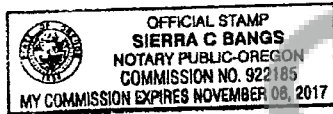
I. Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009

BY: Beverly Elaine Hawks  
BEVERLY ELAINE HAWKS, Co-Trustee

STATE OF Oregon  
COUNTY OF Multnomah

I certify that I know or have satisfactory evidence that Beverly Elaine Hawks is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the I. Sterling Anderson and C. Evalyn Anderson Family Trust 1, as amended and restated July 20, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11<sup>th</sup> day of December 2013.



[Signature]  
Notary Signature  
Printed Name: Sierra Bangs  
Notary Public in and for the State of OR  
Residing at: The UPS Store  
My appointment expires: 11/6/17

Attachment 'A'

EASEMENT and the terms and conditions thereof:

Grantee: Pacific Power and Light Company  
Purpose: Electric transmission and distribution  
Area Affected: Said premises  
Recorded: February 1, 1939  
Auditor's File No: 21959, Book 27, page 312

EASEMENT and the terms and conditions thereof:

Grantee: Pacific Power and Light Company  
Purpose: Electric transmission and distribution  
Area Affected: Said premises  
Recorded: February 1, 1939  
Auditor's File No: 26960, Book 27, page 313

Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No: Book 64, page 253.

EASEMENT and the terms and conditions thereof:

Grantee: [Public Utility District No. 1 of Skamania County, Washington, including joint users]  
Purpose: Right of way  
Area Affected: Said premises  
Auditor's File No: Book 65, page 921

Possible discrepancy of the location of the West line of said property as shown by Survey dated July 24, 2012, Project No. 12-07-13 by Klein & Associates, Inc.