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Skamania County
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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: Tim Halme, HFI Consultants, for Rob Coppedge

FILE NO.: NSA-16-27

DESCRIPTION: Proposed boundary line adjustment between parcels #02-06-34-0-0-1100-00 and #02-06-34-0-0-1200-00, new underground electrical services, and after-the-fact approval of a road closure gate.

LOCATION: Duncan Creek Rd, MP .30, Skamania, #02-06-34-0-0-1100-00 and #02-06-34-0-0-1200-00

LEGAL: See attached page 5.

ZONING: General Management Area – Small Woodland (F-3)

DECISION: Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Skamania County Community Development Department
NSA-16-27 (Coppedge) Administrative Decision
Page 2

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.
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 color of structures shall be dark earth-tones found at the specific site or the surrounding landscape. The dark green color used for the gate satisfies this requirement. Any changes to this approved color must be submitted to the Community Development Department for approval.
5. This approval includes a utility upgrade for the purpose of temporary recreational use. Permanent dwelling units or long-term occupation of a recreational vehicle on the property is not allowed with this approval. A camping or recreational vehicle shall be considered a dwelling unit if it is connected to a sewer system (including septic tank), water and electrical lines or is occupied on the same parcel for more than sixty days in any consecutive twelve-month period.
6. The property owner shall record access and utility easements as necessary to allow for shared use of the driveway and utilities on Parcels A and B.
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.

Skamania County Community Development Department
NSA-16-27 (Coppedge) Administrative Decision
Page 3

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.
 - 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 December, 2016, at Stevenson, Washington.



Alan Peters, Planner
Planning Division

Skamania County Community Development Department
NSA-16-27 (Coppedge) Administrative Decision
Page 4

NOTE:

Any new development 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.

A copy of this Decision, including the Staff Report, was sent to the following:

All owners of property within 500 ft. of the subject properties

The Friends of the Columbia Gorge

Yakama Indian Nation

Confederated Tribes of the Umatilla Indian Reservation

Confederated Tribes of the Warm Springs

Nez Perce Tribe

Cowlitz Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Department of Commerce – Paul Johnson

Department of Fish and Wildlife

Legal Descriptions

NSA-16-27 (Coppedge)

Parcel # 02-06-34-0-0-1100-00

A tract of land located in the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 34; thence East, along the North line of said quarter-quarter to the centerline of Nielson Road (formerly known as Duncan Creek Road); thence Southeasterly, along said centerline to the Northerly line of that tract of land conveyed to the State of Washington in the matter of State Road No. 8 Prindle to Skamania, by deed recorded November 13, 1925 in Deed Book U at page 448, records of Skamania County, Washington; thence Southwesterly, along said Northerly line a distance of 15 feet to the Easterly line of that tract of land conveyed to Skamania County for Road District No. 1, by deed recorded September 17, 1923 in Deed Book T at page 359, records of Skamania County, Washington; thence Northwesterly, along said Easterly line, a distance of 30 feet, more or less to the Northeast corner thereof; thence Southwesterly, along the Northerly line of said Skamania County tract, a distance of 100 feet to the Northwest corner thereof; thence Southeasterly, along the Westerly line of said Skamania County tract, a distance of 30 feet, more or less to the Northerly line of the above mentioned State of Washington tract; thence Southwesterly, along said Northerly line to the West line of the Northeast quarter of the Southwest quarter of said Section 34; thence North, along said West line to the Point of Beginning.

EXCEPTING THEREFROM that portion, if any, lying within Duncan Creek Addition recorded May 5, 1930 in Book A of Plats at page 84 and 85, records of Skamania County, Washington.

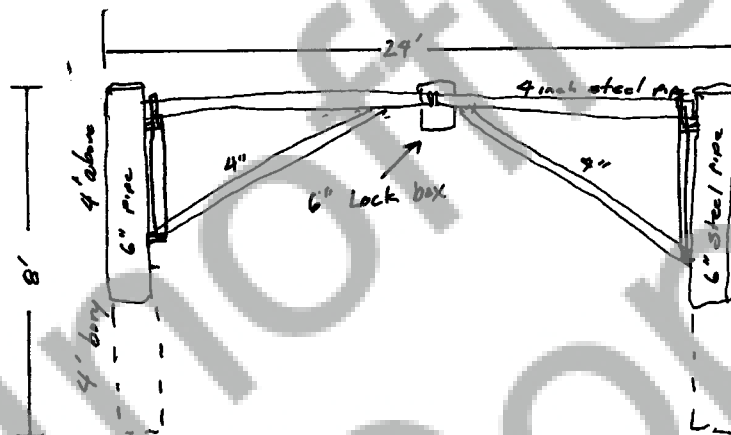
Parcel # 02-06-34-0-0-1200-00

That portion of the West half of the Southwest quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, lying Northerly of Duncan Creek Road.

Elevations

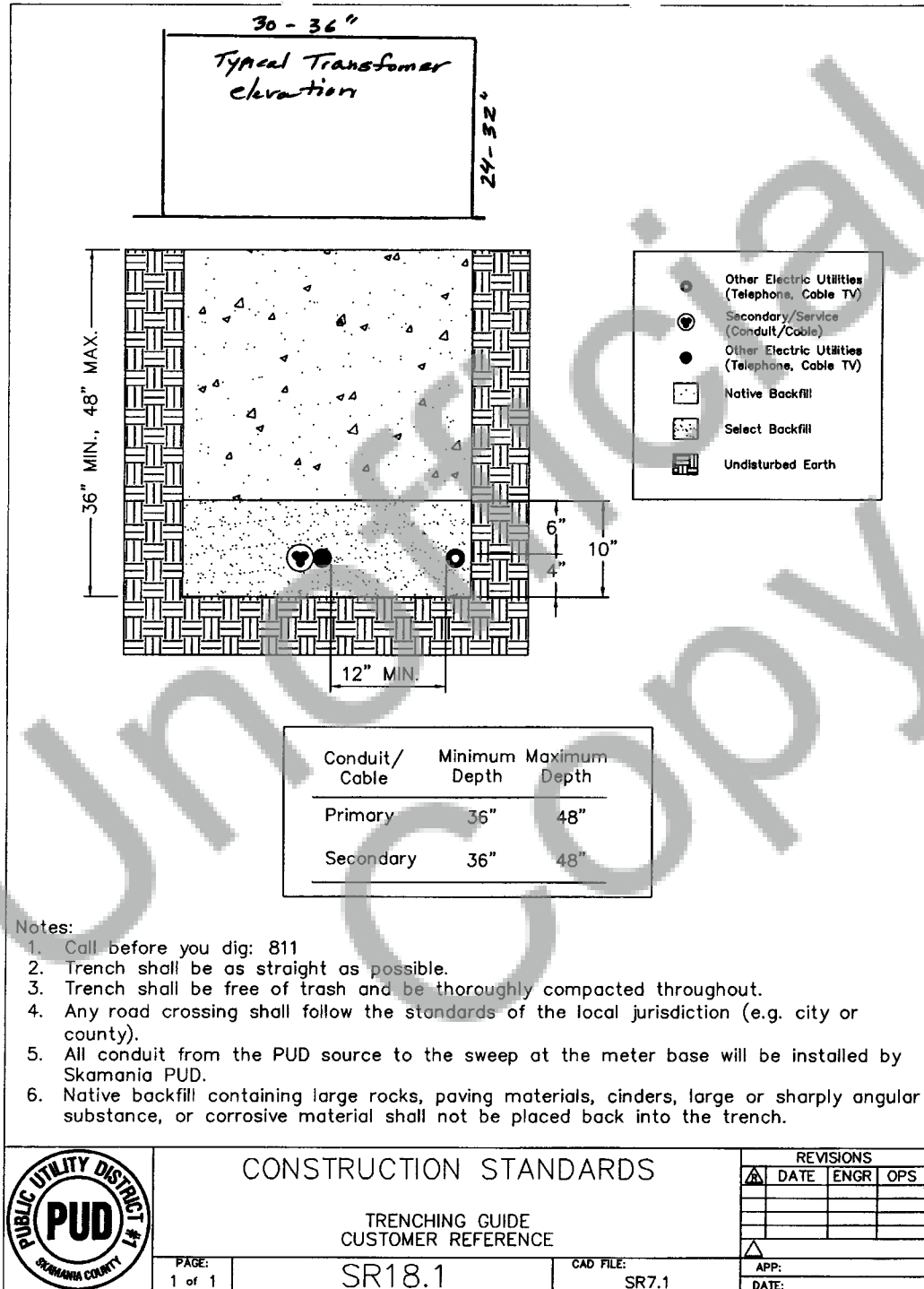
NSA-16-27 (Coppedge)

Gate Elevation



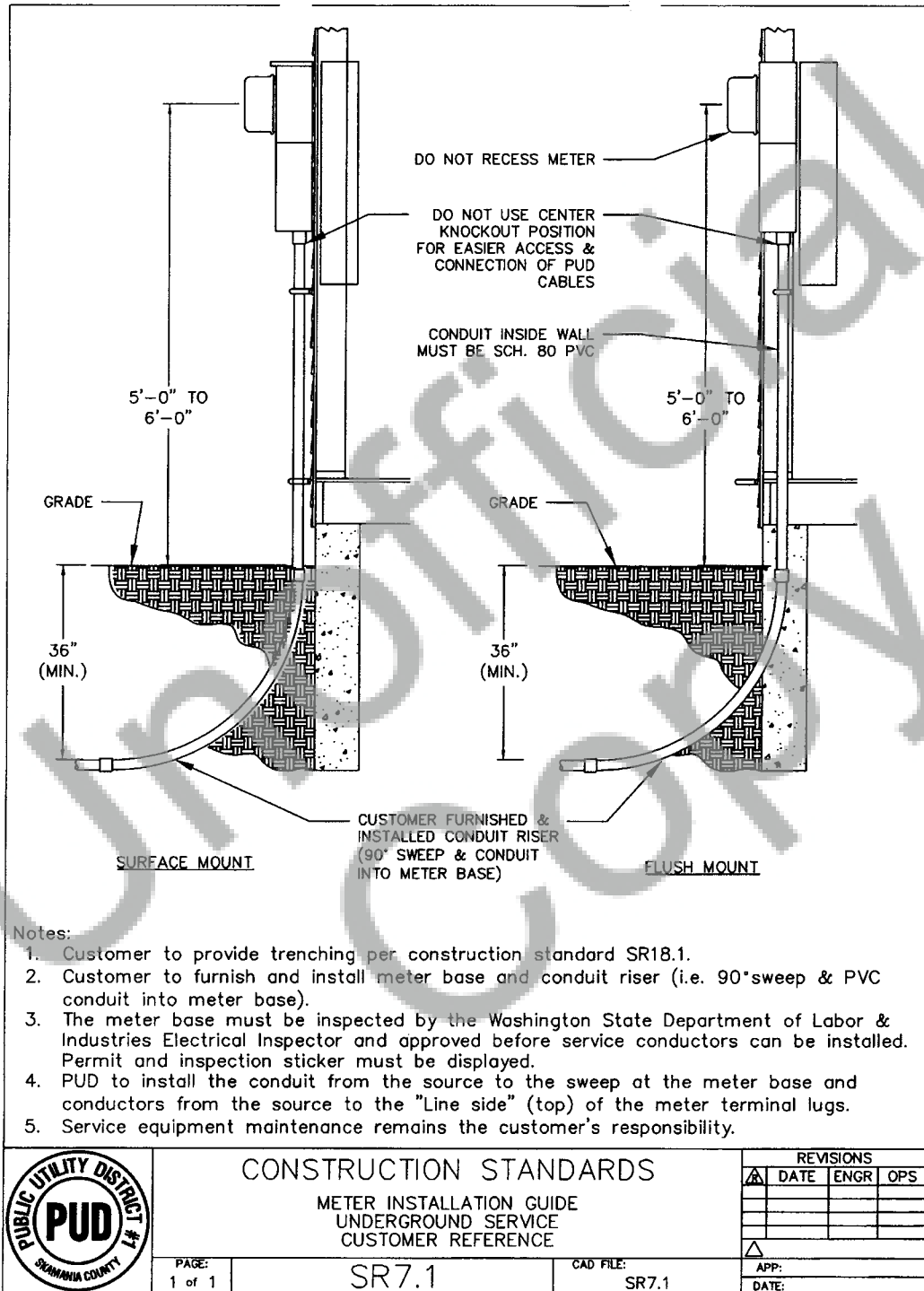
Elevations

NSA-16-27 (Coppedge)



Elevations

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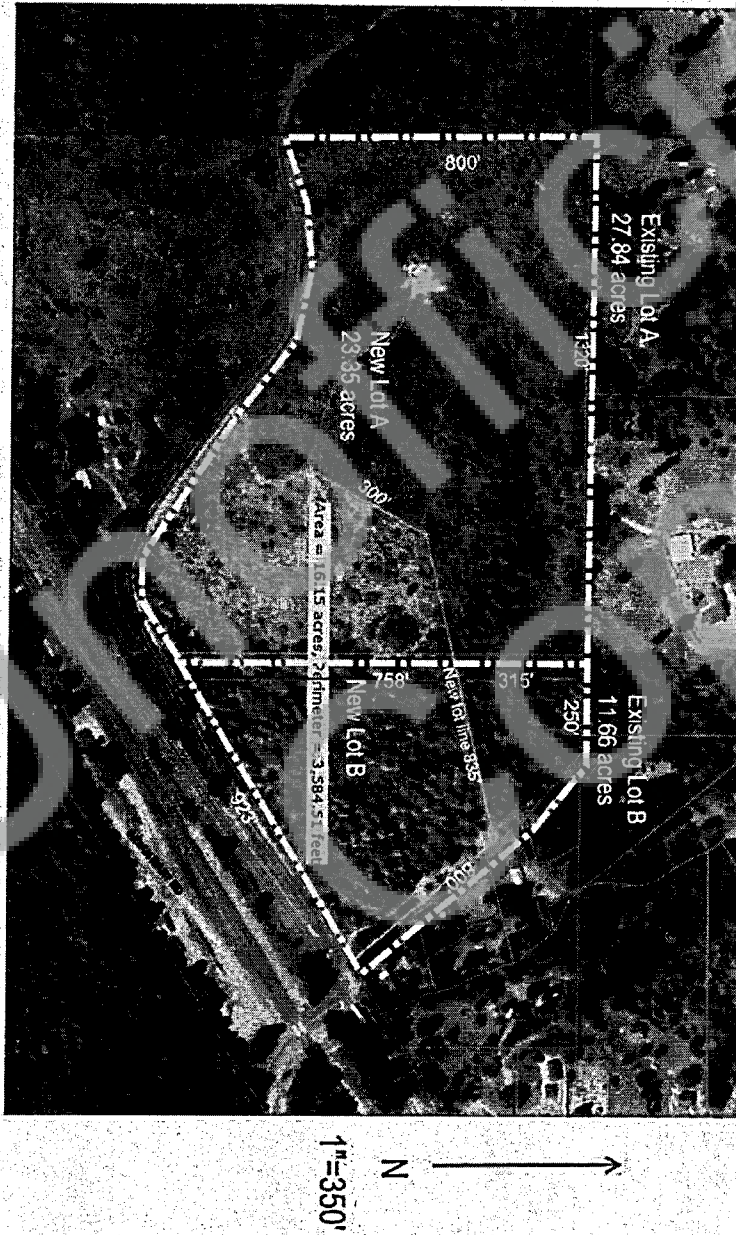


Site Plan
NSA-16-27 (Coppedge)

Exhibit: Boundary Line Adjustment

Lot dimensions are
approximate

Drawing
shows
existing
(yellow)
and
proposed
(green)
boundary
lines



Site Plan
NSA-16-27 (Coppedge)

