

Return Address: David Haugen
491 Jones Lane
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: David Haugen

FILE NO.: NSA-17-28

DESCRIPTION: Change the use of the existing accessory building (guest house) to a single-family dwelling. Change the use of the existing single-family dwelling (mobile home) to an accessory building or alternatively remove the mobile home from the property. The applicant is also requesting after-the-fact approval for construction of a gravel driveway and a storage building (container) with attached lean-to.

LOCATION: 491 Jones Lane, Underwood, and identified as Skamania County Parcel #03-10-15-0-0-0902-00

LEGAL: Lot 2 of the Phillip Jones Short Plat, Book 2, Page 151

ZONING: GMA – Large-Scale Agricultural (AG-1)

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.

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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).

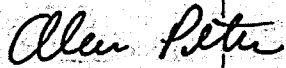
1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. **The kitchen in the existing mobile home shall be decommissioned. If cabinetry is left in place, the locations of removed major appliances must be filled-in or altered to prevent their replacement. No kitchen shall be allowed in this structure.**
3. **The mobile home is no longer permitted as a single-family dwelling, but is an accessory building. The use of the building shall be incidental and subordinate to the main residential use of the property.**
4. **The owner shall record a declaration in the Skamania County Auditor's Office specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that only one single-family dwelling exists on the subject parcel and that the mobile home is not to be used as a single-family dwelling, but is an accessory building with a use incidental and subordinate to the main residential use of the property.**
5. 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.
6. All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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.
7. No additional grading activities are permitted in this application, except any grading that may be necessary to restore the footprint of the mobile home to a natural appearance if it is removed.

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8. The existing tree cover shall be retained as much as possible, except as is necessary for safety purposes or as part of forest management practices.
9. All existing Oregon White Oak trees on the property are to be permanently retained.
10. 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.
11. 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.

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Dated and signed this 19th day of September, 2017, at Stevenson, Washington.



Alan Peters
Assistant Planning Director

Unofficial Copy

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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:

Persons submitting written comments in a timely manner
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

Site Plan NSA-17-28 (Haugen)

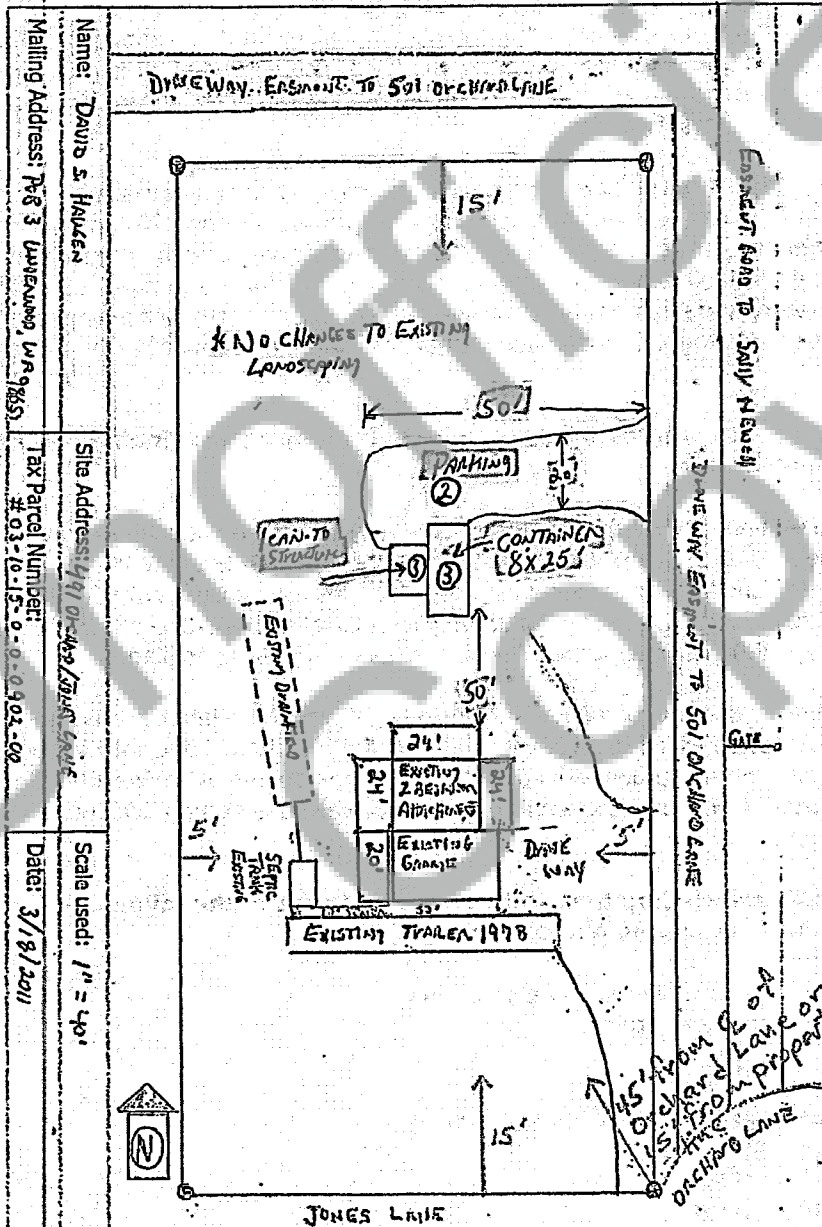
Skamania County Community Development Department - National Scenic Area Land Use Application
Updated as of December 1, 2010

*Use this template to attach a separate site plan drawing.

APPROVED
SALT SITE PLAN
DATE 2-9-12 BY M.J.M.

SITE PLAN

SETBACKS SHOWN ARE THE MINIMUM
REQUIRED FOR THE ZONING
CLASSIFICATION. ALL PORTIONS OF ALL
BUILDINGS INCLUDING EAVES, DECKS,
PORCHES, OVERHANGS MUST MEET THE
MINIMUM SETBACKS



Name: David S. Haugen

Mailing Address: Pkg 3 Unwashed, WA 98653

Site Address: 1410 402/501 Jones Lane

Tax Parcel Number: #03-10-15-0-0-0902-00

Scale used: 1" = 40'

Date: 3/8/2011

Setbacks for Septic Tank = 5' from foundation, 5' from property lines
Setbacks for Septic Drainfield = 10' from foundation and 5' from property
or easement line

Elevations

NSA-17-28 (Haugen)

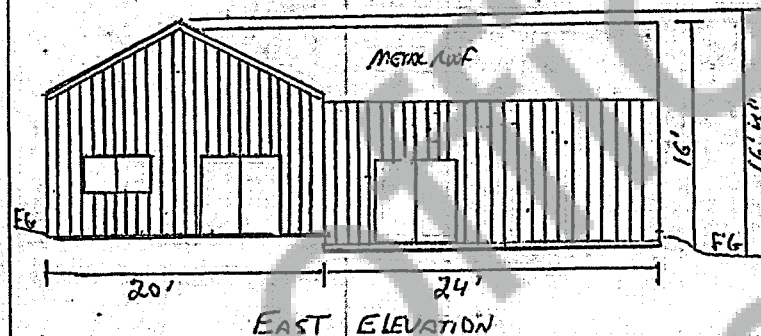
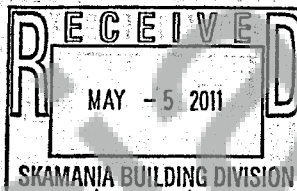
DOVE HAUGEN
612-817-3401
CGH

491 JONES LN
UNDELMOND, WA 98851

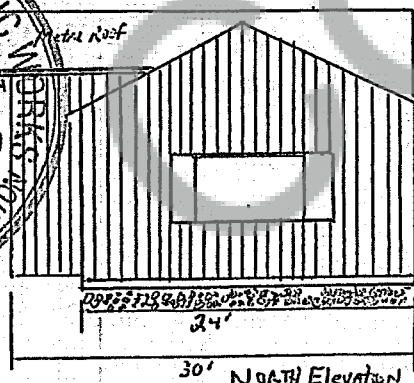
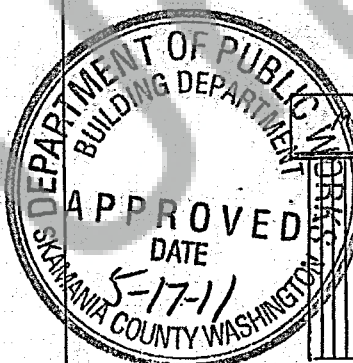
TR 20
#03-10-15-0-0-0-0902-00
LEGAL LOT 2 JONES SP. 815 2/PL 151

ELEVATION DRAWINGS

PREVIOUSLY APPROVED
NO CHANGES
Dove Haugen
6/2015



POST ADDRESSES
on house and at beginning
of driveway and house
numbers are not readily
visible to roadway



T-1-11 5/8" Siding

4" CONCRETE SLAB
3" A/C COMPLETED
5/8" JOISTS
4X4 STEEL MESH

1" = 10'

Additional pages must have 1" margin.

Elevation drawings must be in ink.

RP-65-11

Elevations

NSA-17-28 (Haugen)

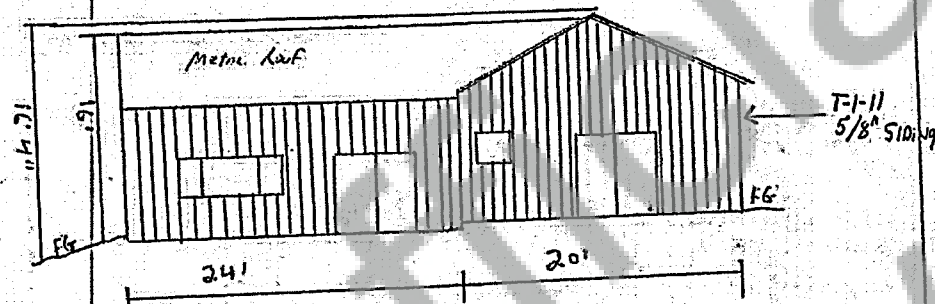
DAVE HAUGEN
491 JONES LN
LANDEN WASH WA 98651
612-810-2401 CELL

PX ID # 03-10-15-0-3-0-0902 00
LEGAL LOT 2 JONES SP BK 2/16 151-

PREDIVELY APPROVED

ELEVATION DRAWINGS:

NO CHANGES:
DAVE HAUGEN
6/2017



WEST ELEVATION

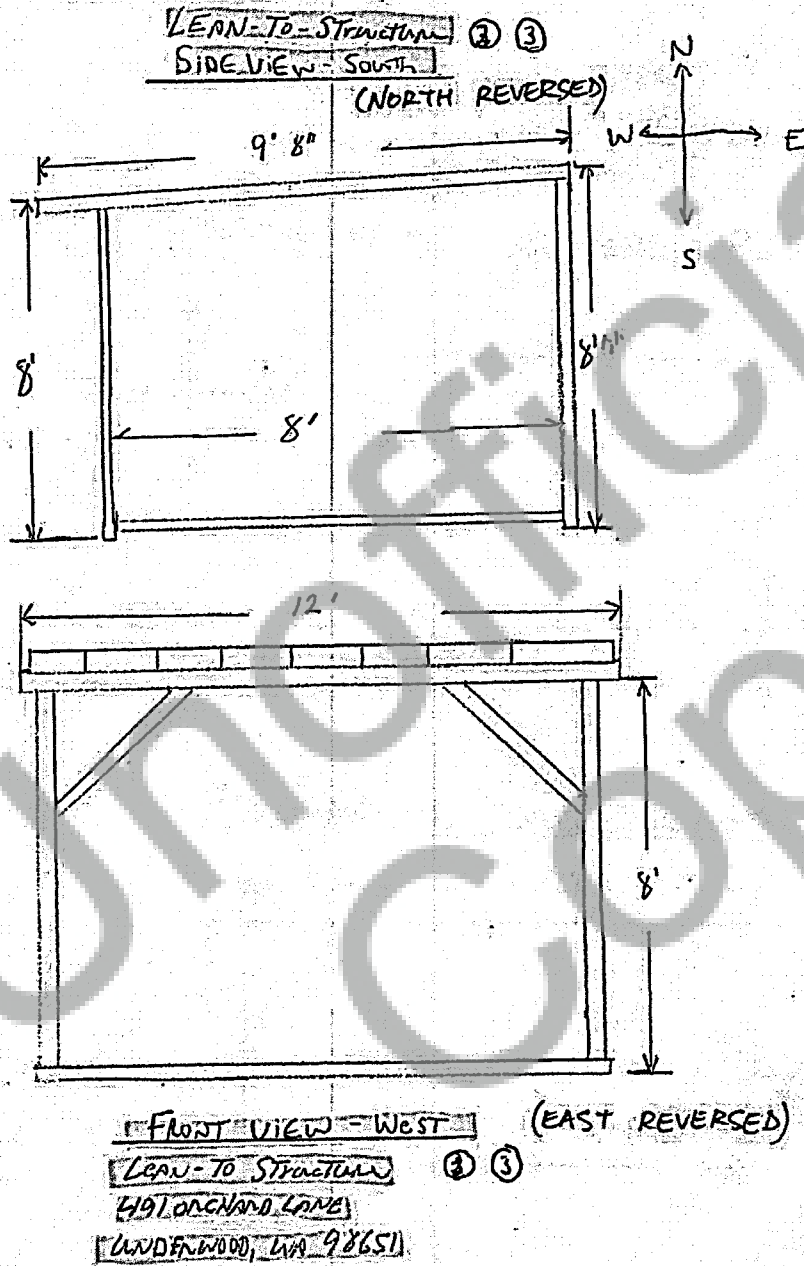
1"=10'

Additional pages must have 1" margin.

Elevation drawings must be in ink.

Elevations

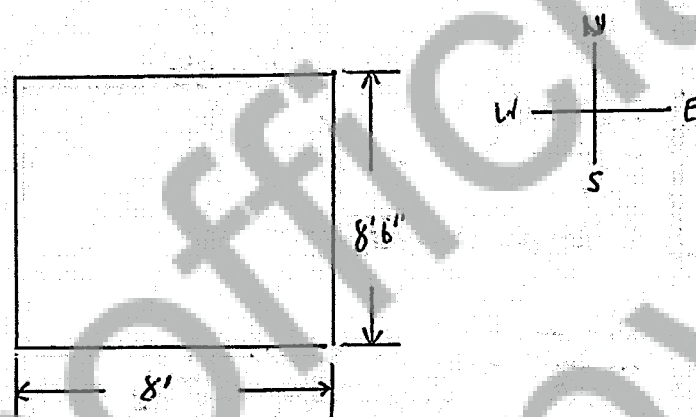
NSA-17-28 (Haugen)



Elevations NSA-17-28 (Haugen)

STORAGE CONTAINER (3)
491 ORCHARD LANE
LINDA WOOD, WA 98651

SIDE VIEW - SOUTH (NORTH REVERSED)



FRONT VIEW - WEST (EAST REVERSED)

